

# Monthly Indicators



February 2019

A RESEARCH TOOL PROVIDED BY RECOLORADO®  
RESIDENTIAL LISTINGS – SINGLE FAMILY DETACHED AND ATTACHED

## Quick Facts

+ 12.8%      + 2.0%      - 0.2%

Change in New Listings	Change in Sold Listings	Change in Median Sold Price
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# Market Overview



Key market metrics for the current month and year-to-date. Residential Listings – Single Family Detached and Attached.

Key Metrics	Historical Sparklines	2-2018	2-2019	+ / -	Last Year YTD	This Year YTD	+ / -
		2018	2019	Change	2018	2019	Change
<b>Active Listings</b>		6,187	8,375	+ 35.4%	--	--	--
<b>Under Contract Listings</b>		5,662	6,208	+ 9.6%	11,066	11,925	+ 7.8%
<b>New Listings</b>		5,490	6,191	+ 12.8%	10,522	12,090	+ 14.9%
<b>Sold Listings</b>		4,062	4,143	+ 2.0%	7,765	7,717	- 0.6%
<b>Total Days on Market</b>		37	42	+ 13.5%	37	43	+ 16.2%
<b>Median Sold Price*</b>		\$391,815	\$391,000	- 0.2%	\$385,000	\$389,900	+ 1.3%
<b>Average Sold Price*</b>		\$442,392	\$454,050	+ 2.6%	\$439,215	\$451,567	+ 2.8%
<b>Percent of Sold Price to List Price*</b>		99.8%	98.9%	- 0.9%	99.5%	98.7%	- 0.8%

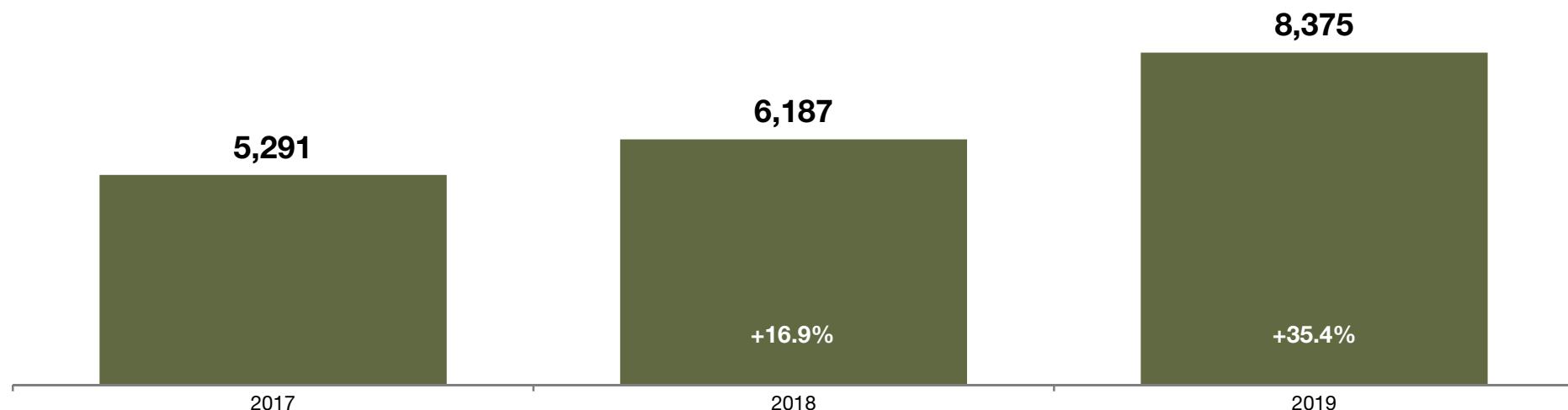
\* Does not account for seller concessions and/or down payment assistance.

# Active Listings

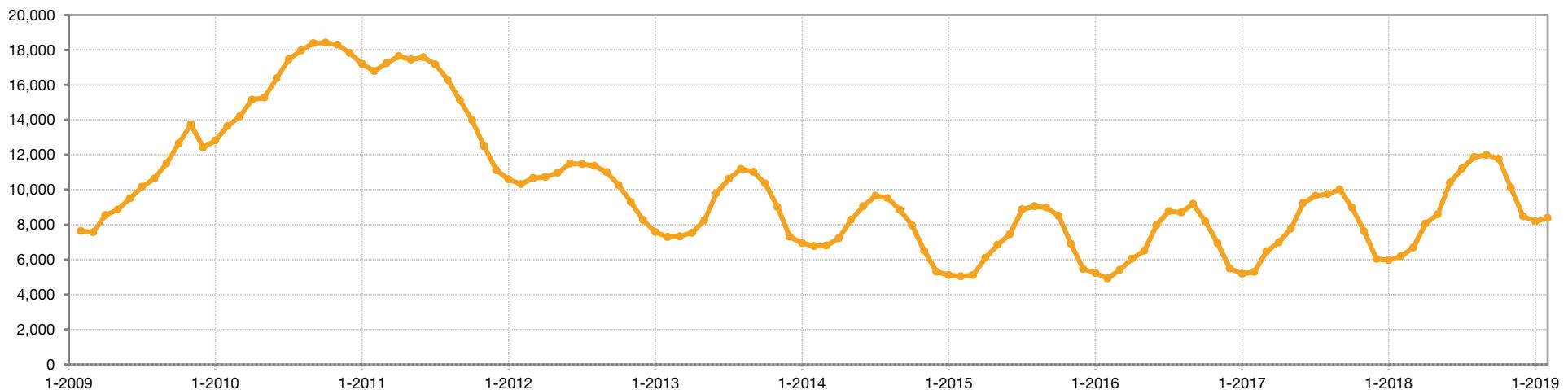


The number of homes that were in "active" status at the end of the month.

February



## Historical Active Listing Count

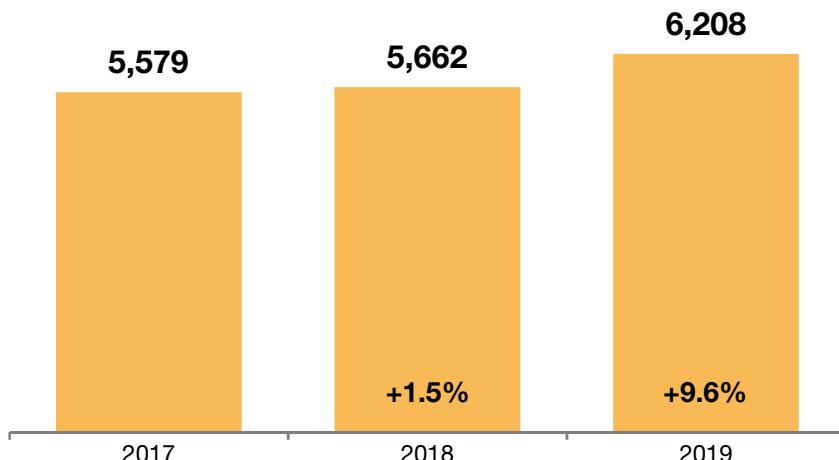


# Under Contract Listings

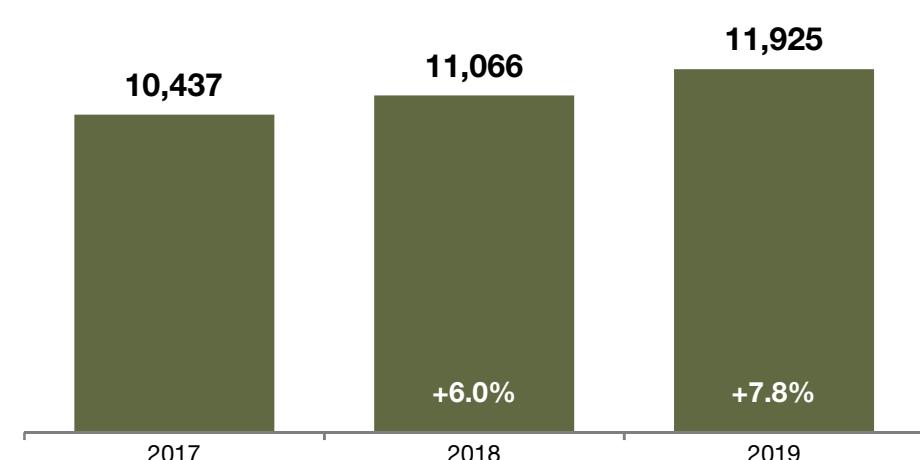


A count of the properties on which offers have been accepted in a given month.

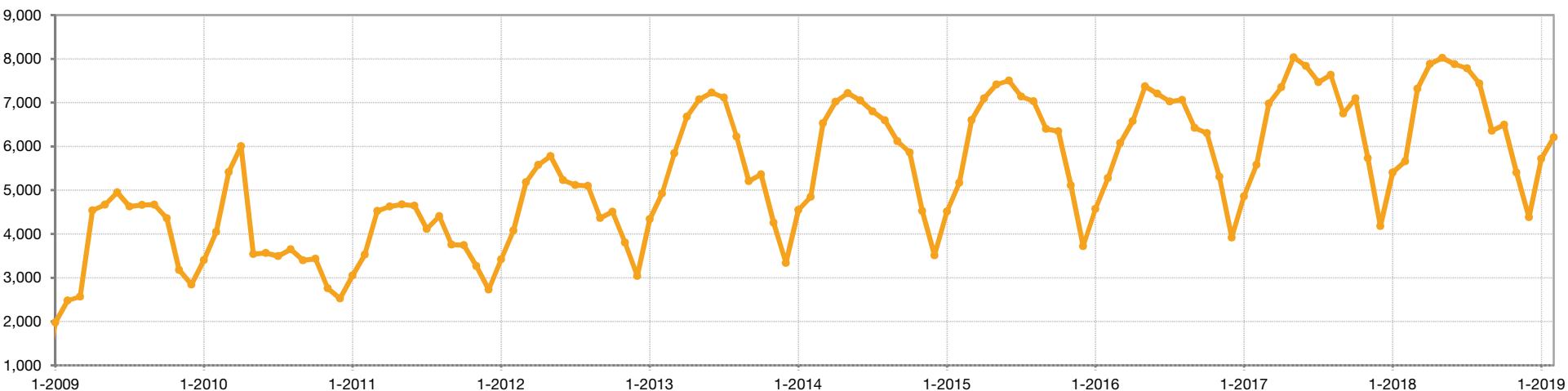
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Year To Date (YTD)



## Historical Under Contract Count



Note: The method used to calculate the "Under Contract" metric was updated in August 2012 so comparisons to previously reported figures may differ.

All data from REcolorado®. Report © 2019 ShowingTime. Due to differences in statistical methodologies, figures may vary from other market reports provided by REcolorado®. | 4

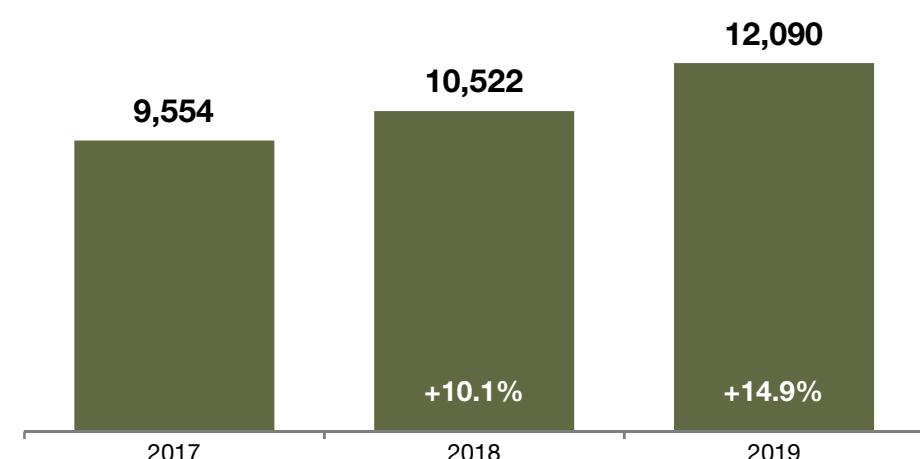
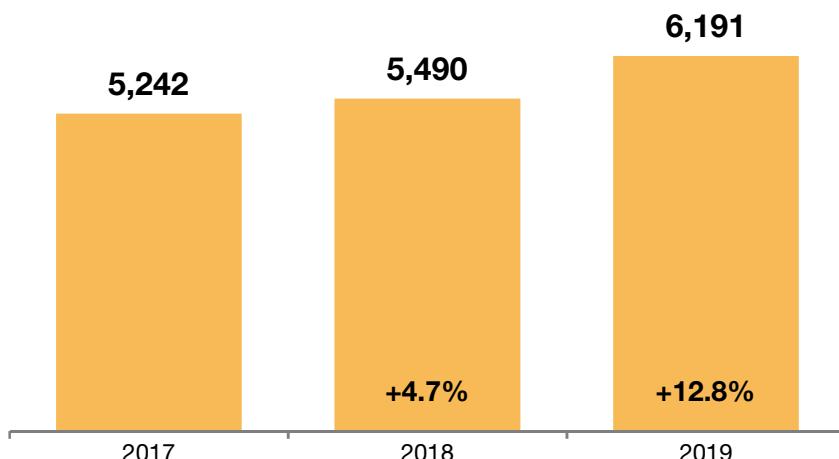
# New Listings



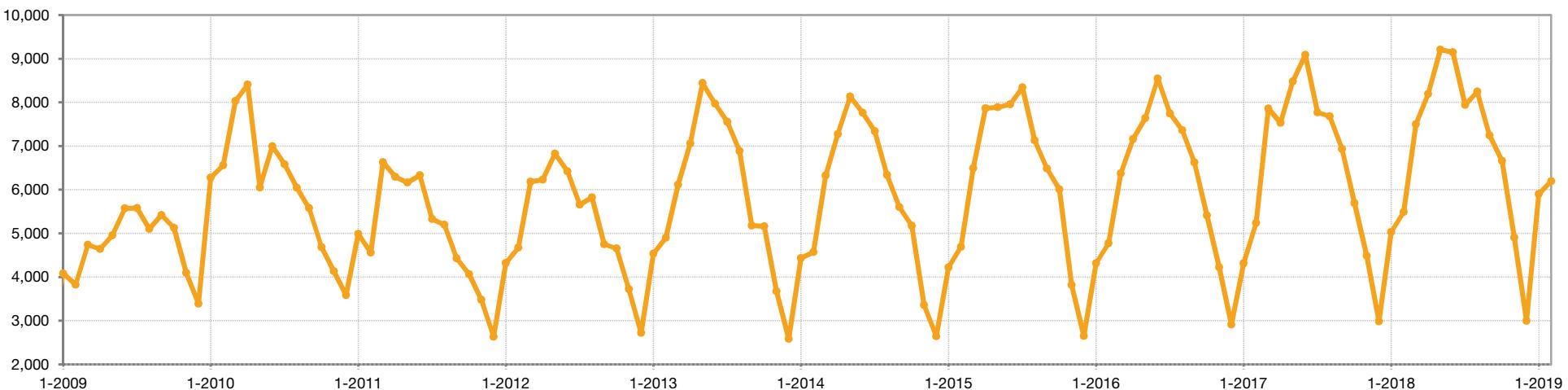
A count of the properties that have been newly listed on the market in a given month.

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Historical New Listing Activity

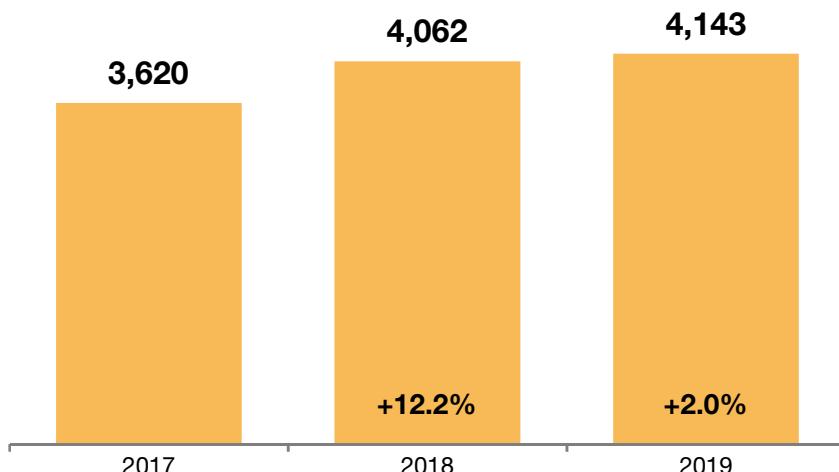


# Sold Listings

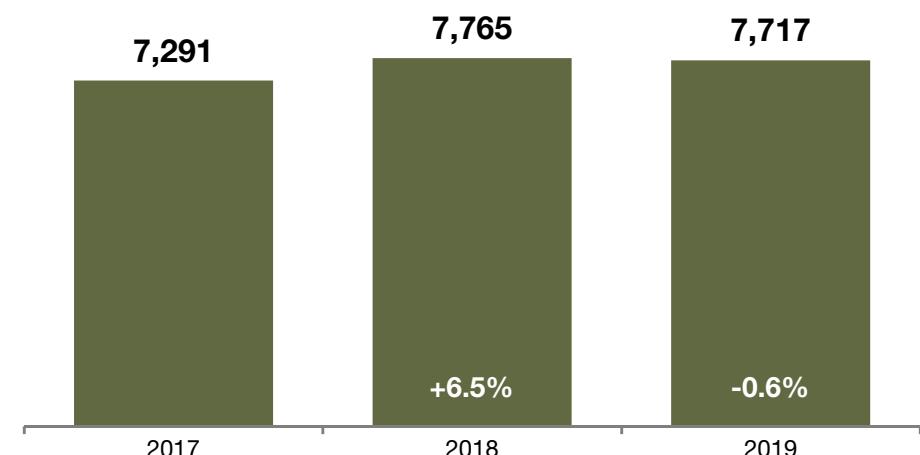


A count of the properties that have sold in a given month.

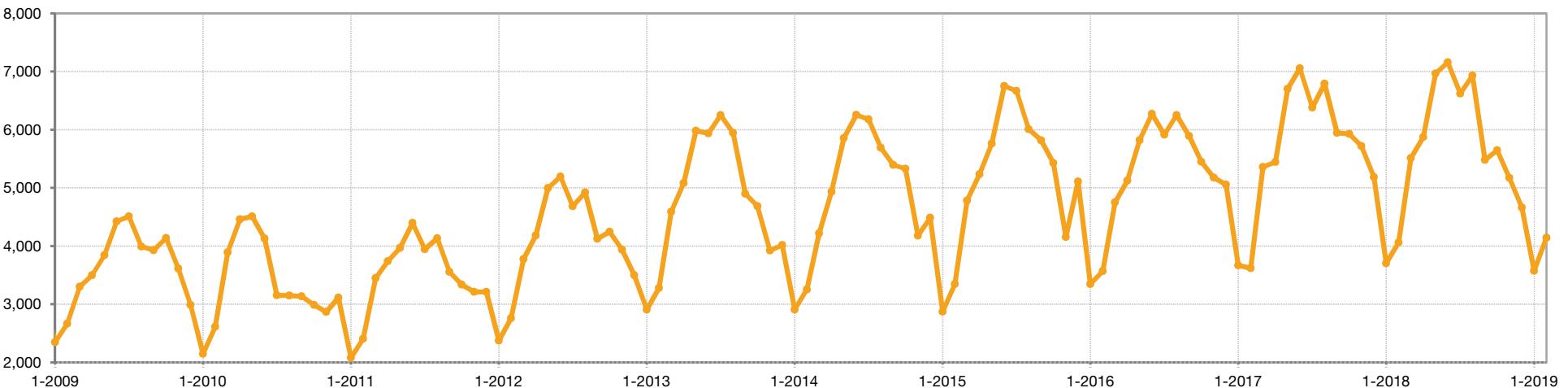
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Historical Sold Listing Activity

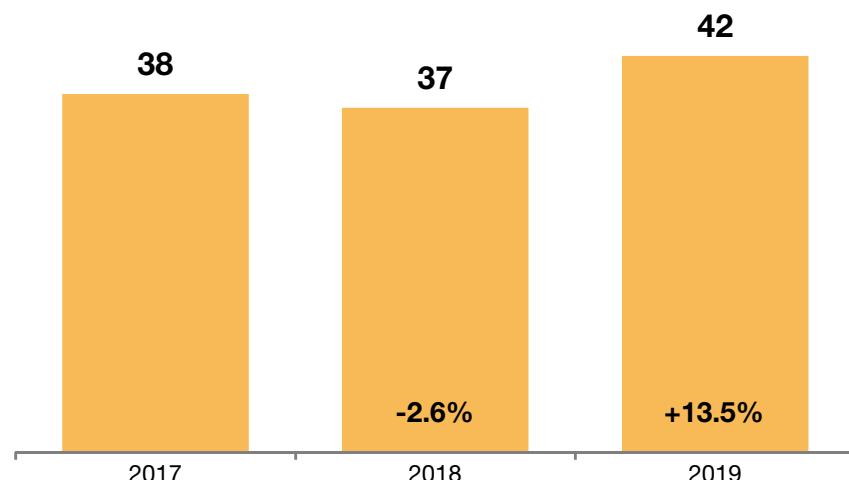


# Total Days on Market

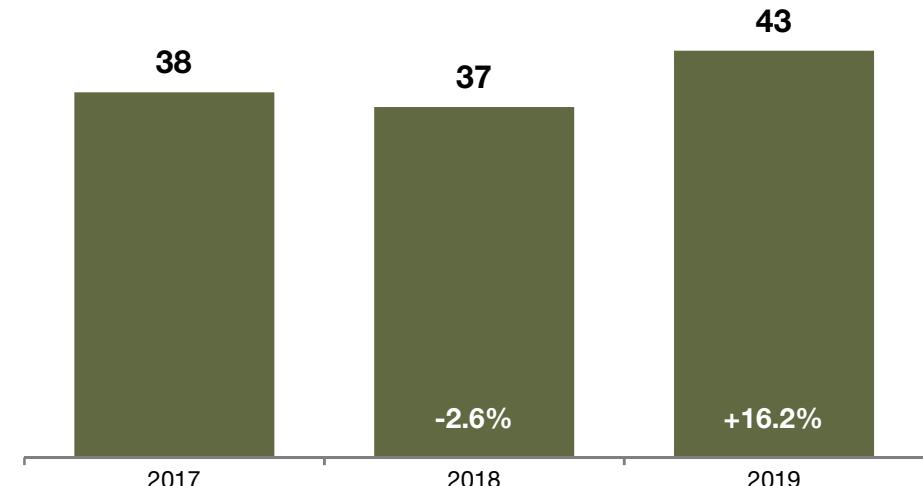


The average number of days between when a property is first listed and when an offer is accepted. Sold listings only.

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Year To Date (YTD)



## Historical Total Days on Market

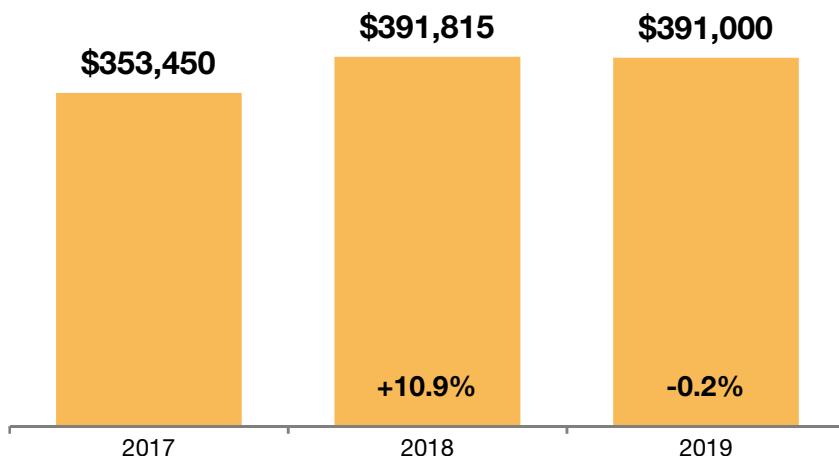


# Median Sold Price

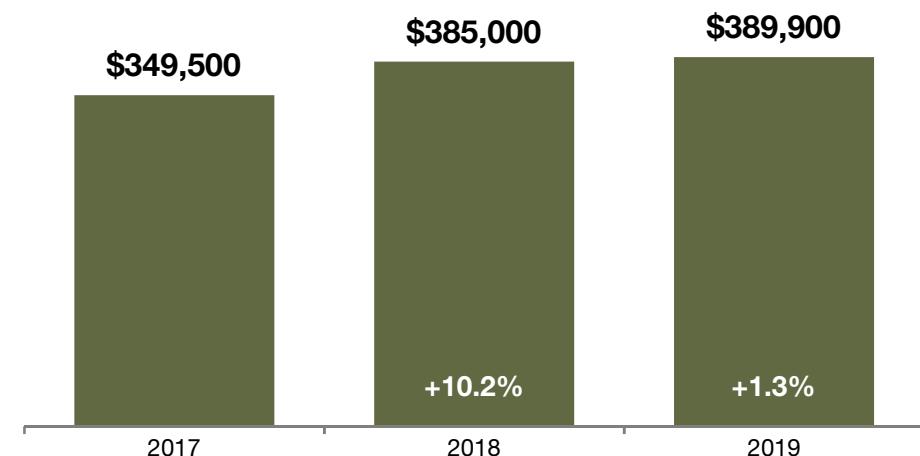


The median sold price for all sold listings in a given month. Does not account for seller concessions and/or down payment assistance.

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Year To Date (YTD)



## Historical Median Sold Price

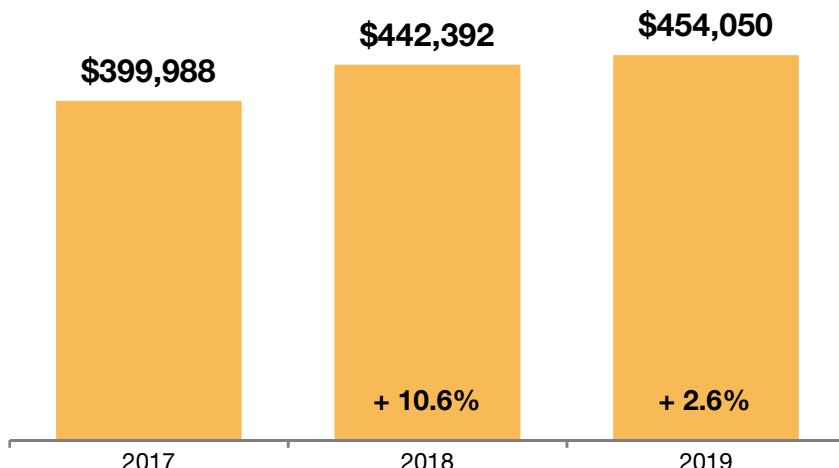


# Average Sold Price

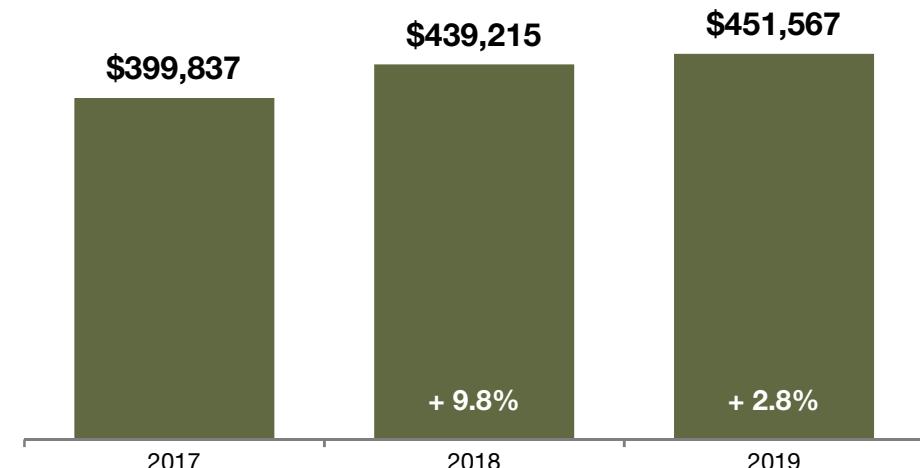


The average sold price for all sold listings in a given month. Does not account for seller concessions and/or down payment assistance.

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Year To Date (YTD)



Historical Average Sold Price



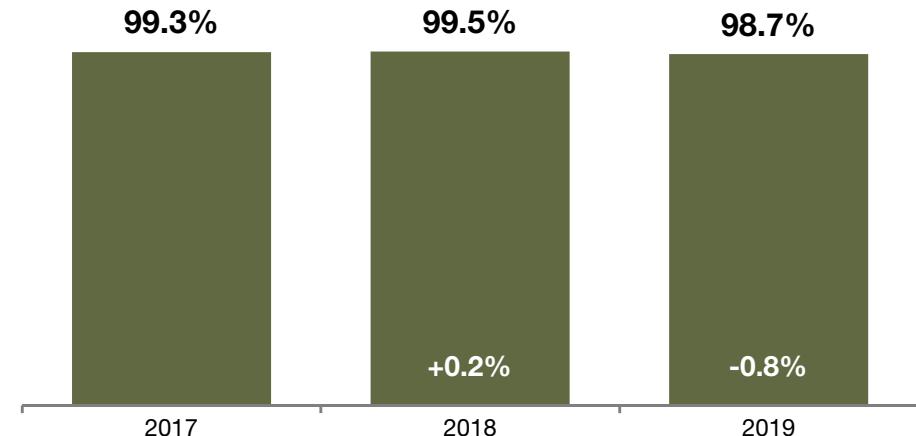
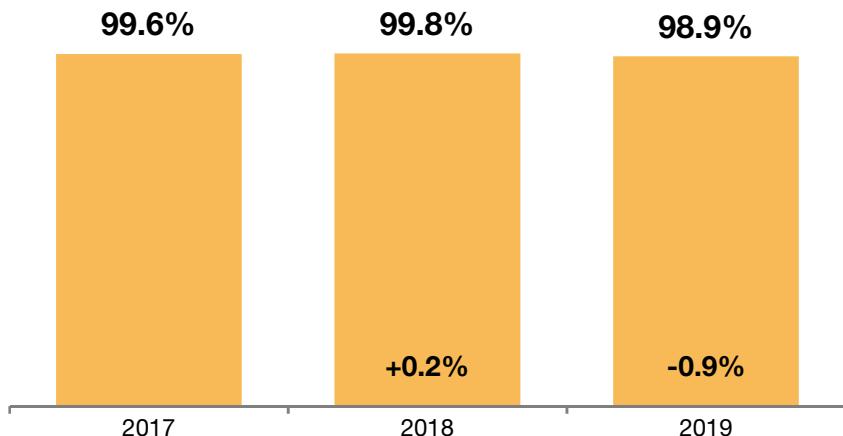
# Percent of Sold Price to List Price



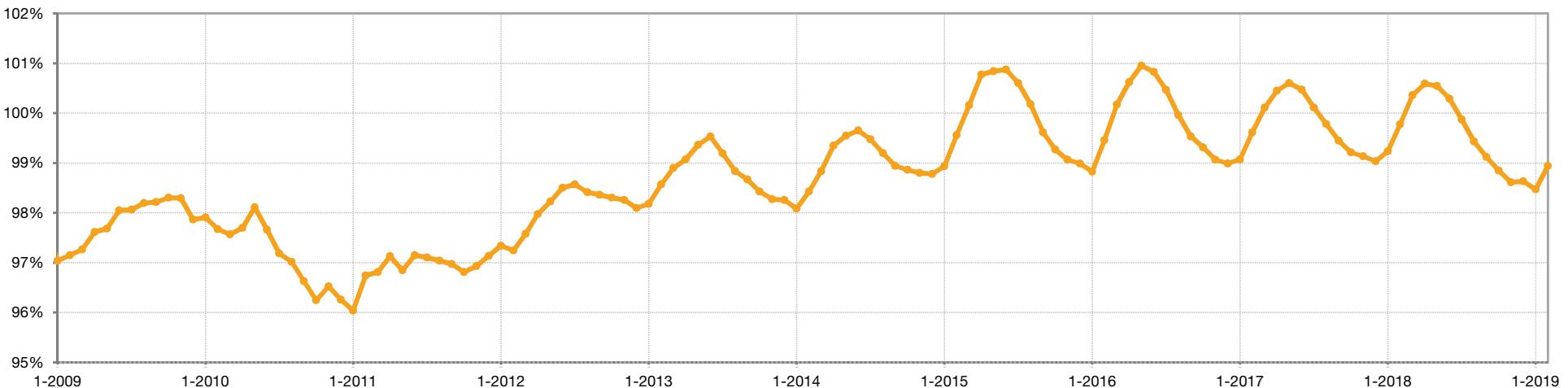
Calculated by comparing final sold price to list price for sold listings. Does not account for seller concessions and/or down payment assistance.

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Year To Date (YTD)



## Historical Percent of Sold Price to List Price



# Single Family Detached Market Overview



Key market metrics for the current month and year-to-date.

Key Metrics	Historical Sparklines	2-2018	2-2019	+ / -	Last Year YTD	This Year YTD	+ / -
		2018	2019	% Change	2018	2019	% Change
Active Listings		4,701	<b>5,961</b>	+ 26.8%	--	--	--
Under Contract Listings		4,147	<b>4,567</b>	+ 10.1%	8,049	<b>8,758</b>	+ 8.8%
New Listings		4,030	<b>4,443</b>	+ 10.2%	7,663	<b>8,643</b>	+ 12.8%
Sold Listings		2,926	<b>3,011</b>	+ 2.9%	5,587	<b>5,640</b>	+ 0.9%
Total Days on Market		38	<b>44</b>	+ 17.2%	39	<b>44</b>	+ 15.3%
Median Sold Price*		\$420,250	<b>\$417,500</b>	- 0.7%	\$411,988	<b>\$415,000</b>	+ 0.7%
Average Sold Price*		\$479,199	<b>\$492,908</b>	+ 2.9%	\$475,059	<b>\$487,734</b>	+ 2.7%
Percent of Sold Price to List Price*		99.7%	<b>98.9%</b>	- 0.8%	99.4%	<b>98.7%</b>	- 0.7%

\* Does not account for seller concessions and/or down payment assistance.

# Single Family Attached Market Overview



Key market metrics for the current month and year-to-date.

Key Metrics	Historical Sparklines	2-2018	2-2019	+ / -	Last Year YTD	This Year YTD	+ / -
		2018	2019	% Change	2018	2019	% Change
Active Listings		1,486	2,414	+ 62.4%	--	--	--
Under Contract Listings		1,515	1,641	+ 8.3%	3,017	3,167	+ 5.0%
New Listings		1,460	1,748	+ 19.7%	2,859	3,447	+ 20.6%
Sold Listings		1,136	1,132	- 0.4%	2,178	2,077	- 4.6%
Total Days on Market		33	36	+ 8.0%	33	38	+ 17.3%
Median Sold Price*		\$300,000	\$298,050	- 0.6%	\$292,000	\$295,000	+ 1.0%
Average Sold Price*		\$347,587	\$350,760	+ 0.9%	\$347,285	\$353,377	+ 1.8%
Percent of Sold Price to List Price*		100.1%	99.0%	- 1.1%	99.8%	98.8%	- 1.0%

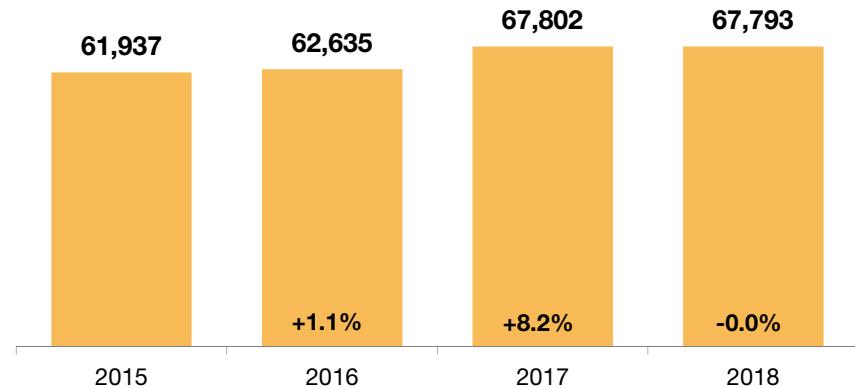
\* Does not account for seller concessions and/or down payment assistance.

# Annual Review

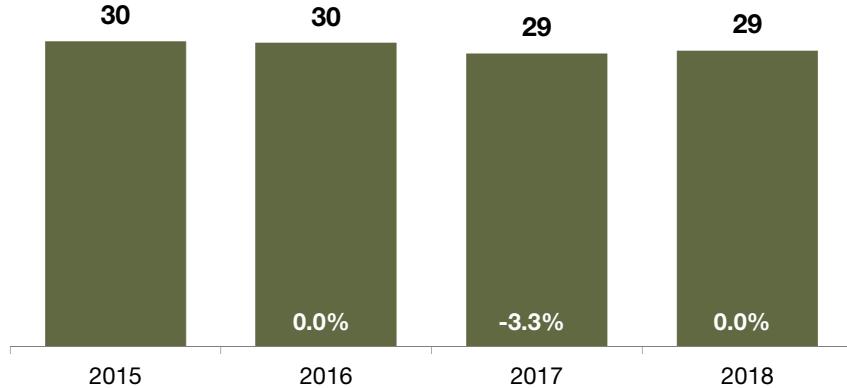


Historical look at key market metrics for the overall region.

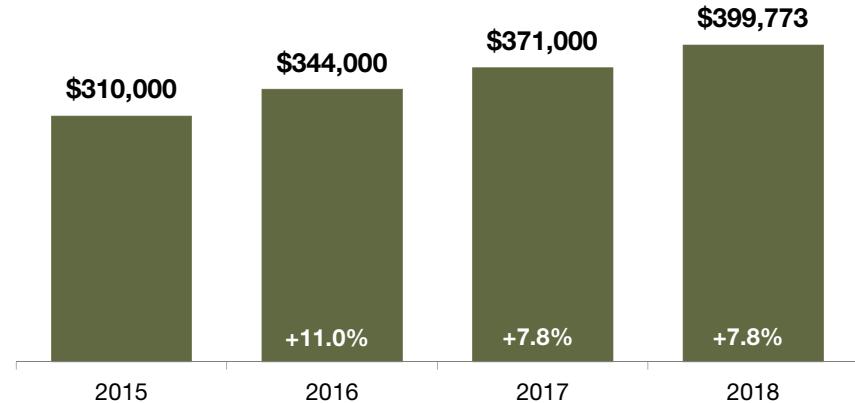
## Sold Listings



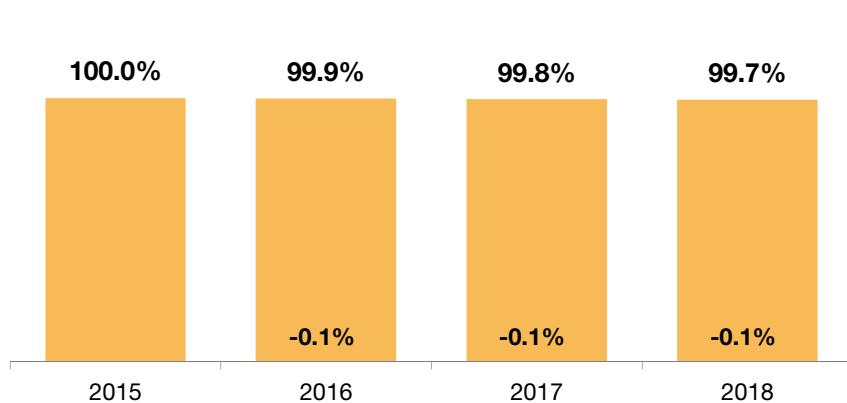
## Total Days on Market



## Median Sold Price\*



## Percent of Sold Price to List Price\*



\* Does not account for seller concessions and/or down payment assistance.