

# Monthly Indicators

Residential real estate activity in Arapahoe, Douglas, Jefferson and Denver Counties, comprised of single-family properties, townhomes and condominiums.



## July 2019

Percent changes calculated using year-over-year comparisons and rounded figures.

New Listings were down 4.1 percent for single family homes but increased 7.8 percent for townhouse-condo properties. Under Contracts increased 7.6 percent for single family homes and 12.7 percent for townhouse-condo properties.

The Median Sales Price was up 3.7 percent to \$485,000 for single family homes and 3.2 percent to \$313,750 for townhouse-condo properties. Days on Market increased 14.3 percent for single family homes and 61.1 percent for condo properties.

During the record-setting 121-month economic expansion, the unemployment rate has dropped from 10.0 percent in 2009 to 3.7 percent, yet many consumers continue to struggle financially. Low mortgage interest rates have helped offset low housing affordability, but high home prices are outpacing median household income growth. In a move to stoke continued economic prosperity, the Federal Reserve reduced the benchmark interest rate by a quarter point to about 2.25 percent, marking the first reduction in more than a decade.

## Activity Snapshot

**- 0.6%**

**+ 5.4%**

**+ 2.7%**

One-Year Change in  
**Active Listings**  
All Properties

One-Year Change in  
**Sold Listings**  
All Properties

One-Year Change in  
**Median Sales Price**  
All Properties

Single Family Market Overview	<b>2</b>
Townhouse-Condo Market Overview	<b>3</b>
Inventory of Active Listings	<b>4</b>
Under Contract	<b>5</b>
New Listings	<b>6</b>
Sold Listings	<b>7</b>
Days on Market Until Sale	<b>8</b>
Median Sales Price	<b>9</b>
Average Sales Price	<b>10</b>
Percent of List Price Received	<b>11</b>
Housing Affordability Index	<b>12</b>
Total Market Overview	<b>13</b>
Sold Listings and Inventory by Price Range	<b>14</b>
Glossary of Terms	<b>15</b>

# Single Family Market Overview



Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	7-2018	7-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
Active Listings		4,920	<b>4,657</b>	- 5.3%	--	--	--
Under Contract		2,726	<b>2,932</b>	+ 7.6%	18,474	<b>19,016</b>	+ 2.9%
New Listings		3,319	<b>3,182</b>	- 4.1%	22,462	<b>23,263</b>	+ 3.6%
Sold Listings		2,865	<b>2,978</b>	+ 3.9%	17,263	<b>17,285</b>	+ 0.1%
Days on Market		21	<b>24</b>	+ 14.3%	23	<b>27</b>	+ 17.4%
Median Sales Price		\$467,500	<b>\$485,000</b>	+ 3.7%	\$462,000	<b>\$471,377</b>	+ 2.0%
Avg. Sales Price		\$548,918	<b>\$567,591</b>	+ 3.4%	\$545,829	<b>\$559,309</b>	+ 2.5%
Pct. of List Price Received		99.9%	<b>99.4%</b>	- 0.5%	100.3%	<b>99.4%</b>	- 0.9%
Affordability Index		77	<b>79</b>	+ 2.6%	78	<b>81</b>	+ 3.8%

# Townhouse-Condo Market Overview



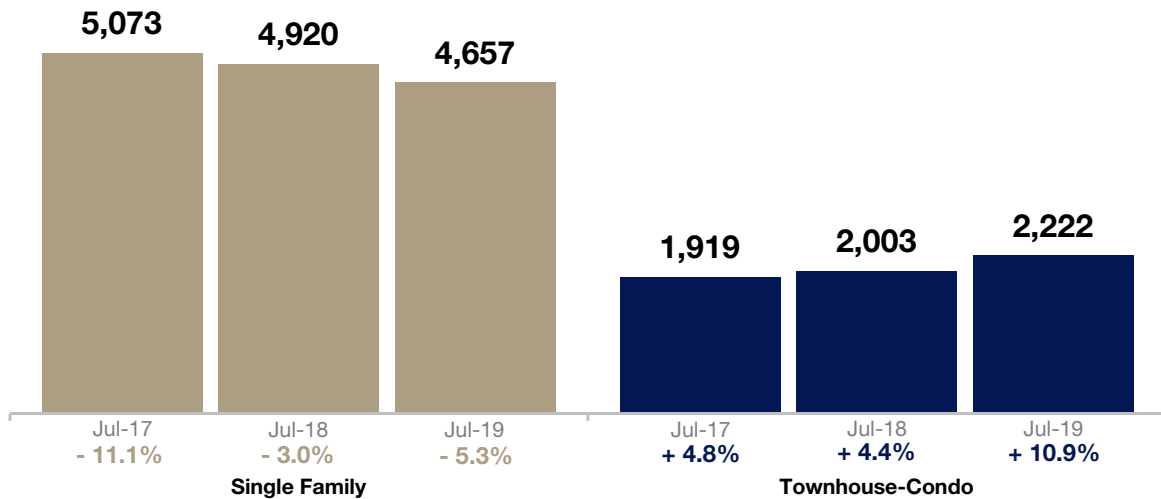
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	7-2018	7-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
Active Listings		2,003	<b>2,222</b>	+ 10.9%	--	--	--
Under Contract		1,236	<b>1,393</b>	+ 12.7%	8,356	<b>8,838</b>	+ 5.8%
New Listings		1,458	<b>1,571</b>	+ 7.8%	9,781	<b>10,930</b>	+ 11.7%
Sold Listings		1,235	<b>1,344</b>	+ 8.8%	7,900	<b>8,034</b>	+ 1.7%
Days on Market		18	<b>29</b>	+ 61.1%	22	<b>30</b>	+ 36.4%
Median Sales Price		\$304,000	<b>\$313,750</b>	+ 3.2%	\$300,000	<b>\$308,000</b>	+ 2.7%
Avg. Sales Price		\$354,411	<b>\$365,658</b>	+ 3.2%	\$358,374	<b>\$370,977</b>	+ 3.5%
Pct. of List Price Received		100.3%	<b>99.0%</b>	- 1.3%	100.5%	<b>99.3%</b>	- 1.2%
Affordability Index		119	<b>122</b>	+ 2.5%	121	<b>124</b>	+ 2.5%

# Inventory of Active Listings

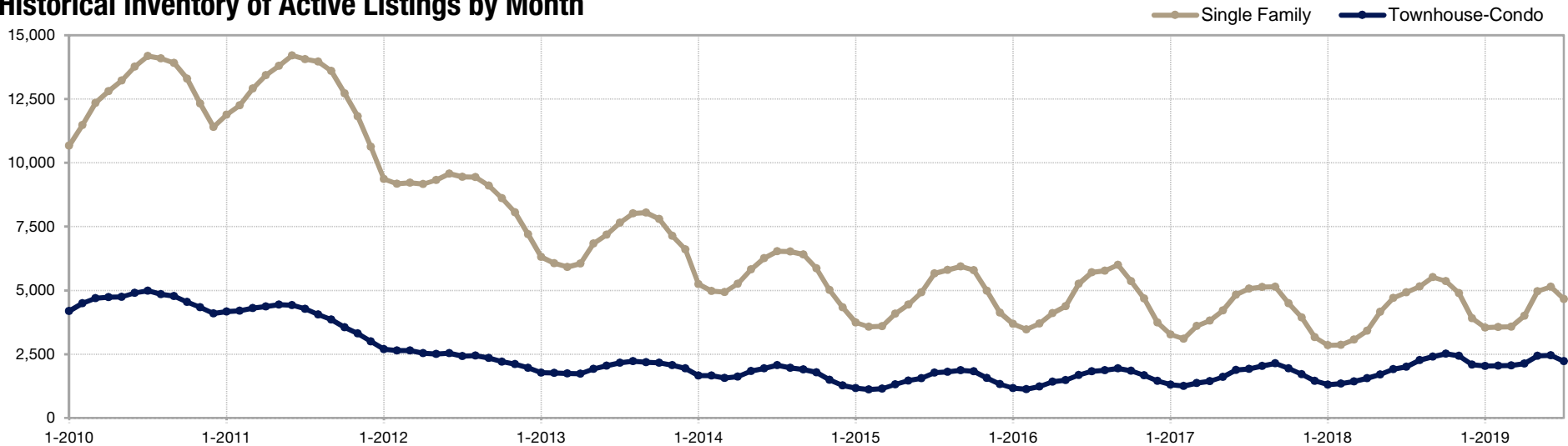


## July



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2018	5,155	+0.5%	2,263	+11.2%
Sep-2018	5,517	+7.3%	2,407	+12.2%
Oct-2018	5,356	+19.3%	2,515	+29.2%
Nov-2018	4,892	+24.0%	2,435	+42.1%
Dec-2018	3,907	+23.2%	2,088	+43.8%
Jan-2019	3,546	+24.6%	2,039	+55.8%
Feb-2019	3,563	+24.3%	2,048	+52.3%
Mar-2019	3,578	+16.7%	2,055	+43.7%
Apr-2019	4,005	+17.3%	2,128	+36.5%
May-2019	4,961	+19.2%	2,433	+43.4%
Jun-2019	5,142	+9.5%	2,451	+27.9%
<b>Jul-2019</b>	<b>4,657</b>	<b>-5.3%</b>	<b>2,222</b>	<b>+10.9%</b>

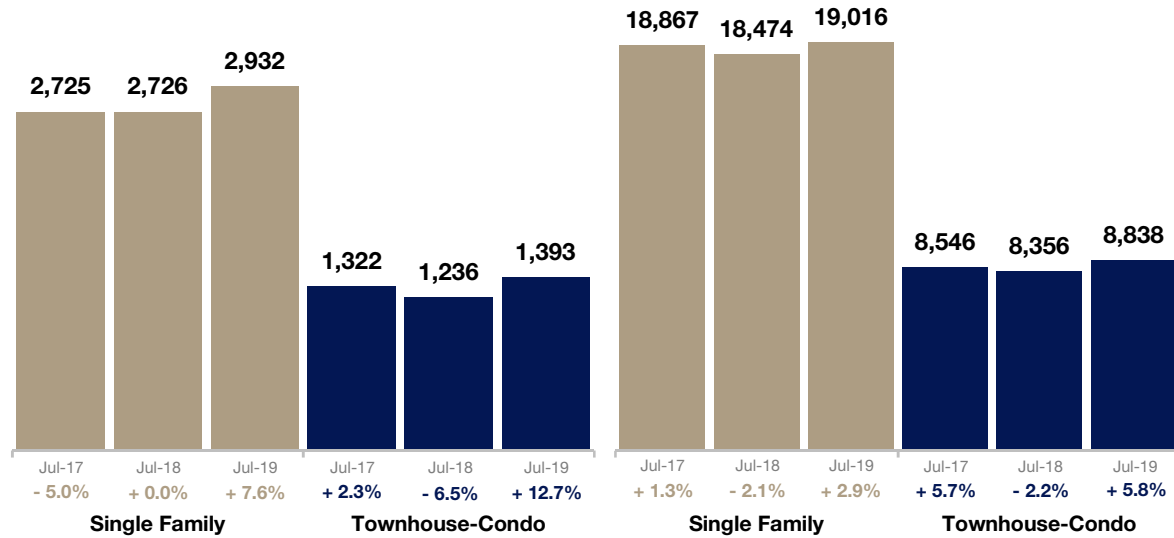
## Historical Inventory of Active Listings by Month



# Under Contract

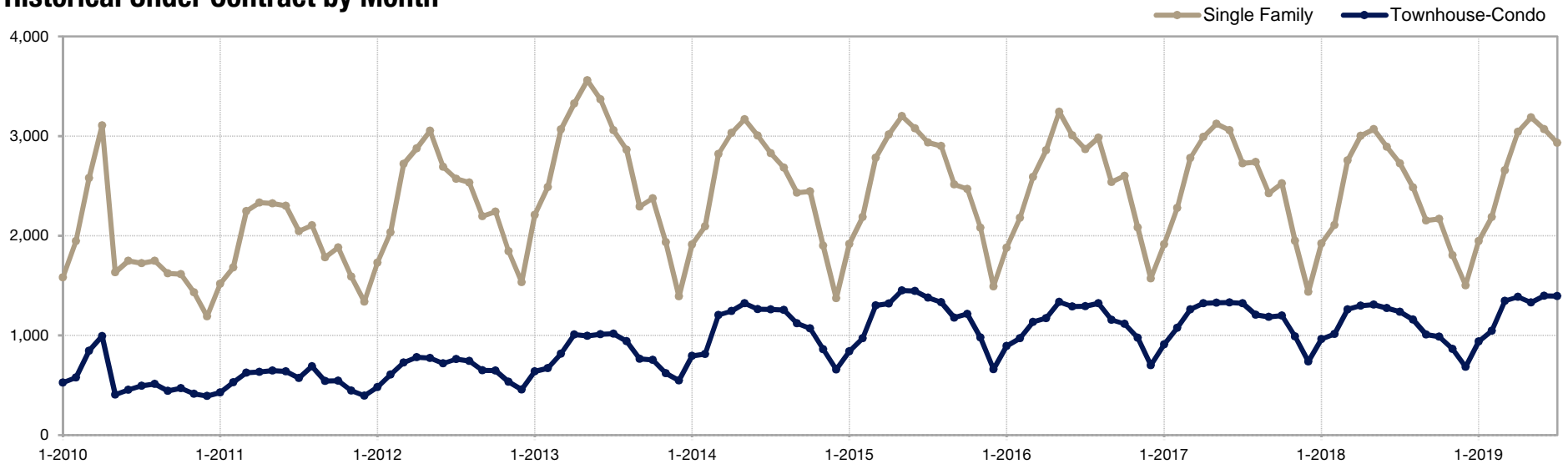


## July



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2018	2,485	-9.2%	1,158	-4.1%
Sep-2018	2,153	-11.3%	1,009	-14.8%
Oct-2018	2,169	-14.1%	988	-17.5%
Nov-2018	1,803	-7.5%	863	-12.8%
Dec-2018	1,501	+4.5%	684	-7.2%
Jan-2019	1,946	+1.2%	939	-2.6%
Feb-2019	2,186	+3.8%	1,047	+3.2%
Mar-2019	2,655	-3.7%	1,346	+6.8%
Apr-2019	3,042	+1.3%	1,386	+6.7%
May-2019	3,187	+3.9%	1,330	+1.7%
Jun-2019	3,068	+6.0%	1,397	+9.7%
<b>Jul-2019</b>	<b>2,932</b>	<b>+7.6%</b>	<b>1,393</b>	<b>+12.7%</b>

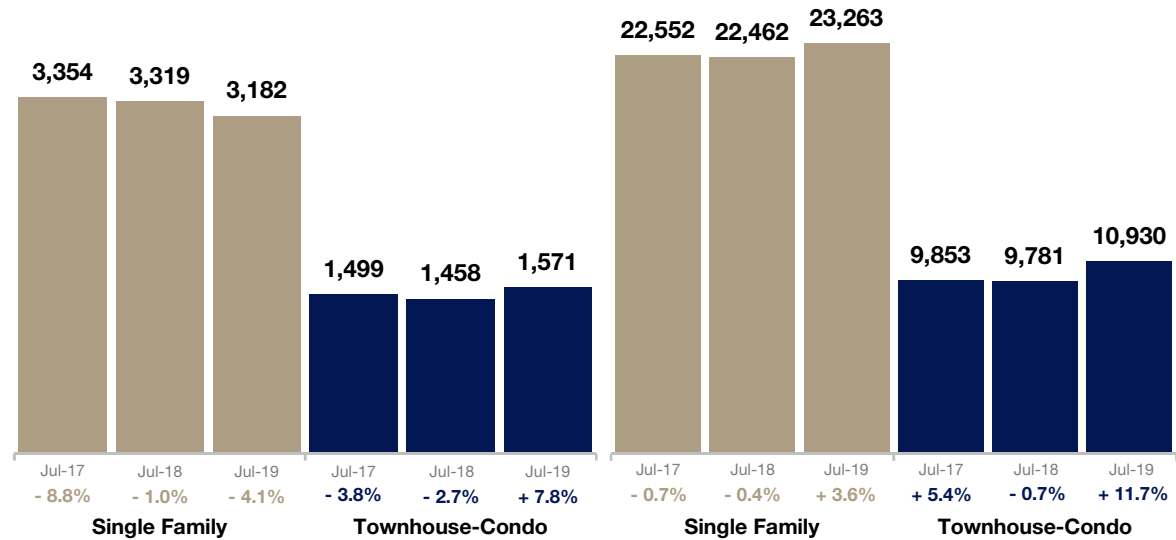
## Historical Under Contract by Month



# New Listings



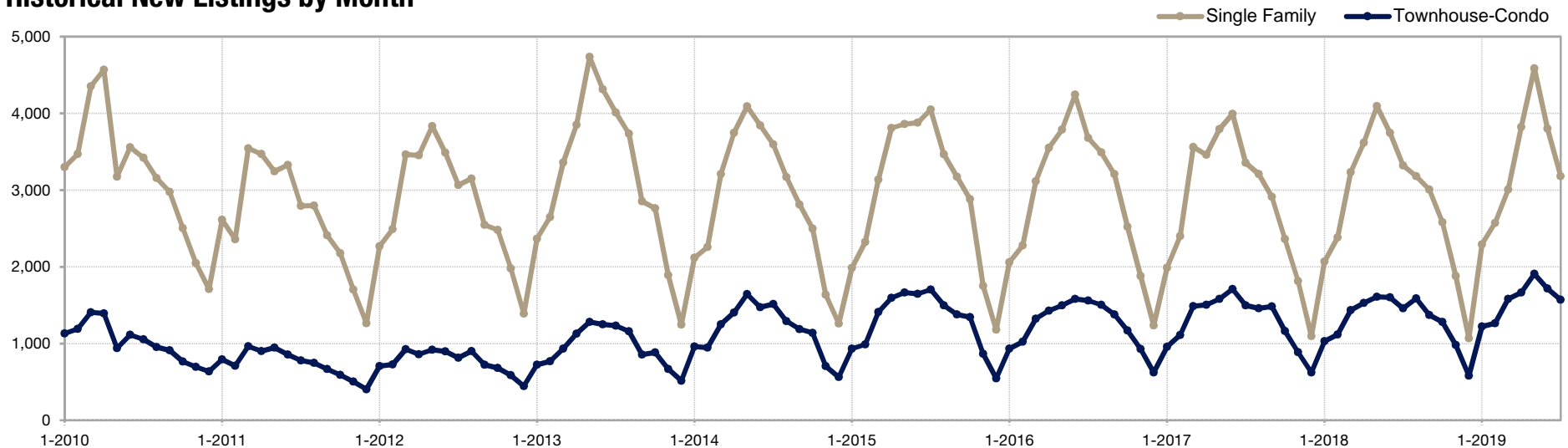
## July



## Year to Date

New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2018	3,182	-0.8%	1,587	+8.6%
Sep-2018	3,006	+3.3%	1,374	-7.3%
Oct-2018	2,583	+9.4%	1,281	+10.0%
Nov-2018	1,882	+3.6%	981	+10.6%
Dec-2018	1,070	-2.6%	580	-7.1%
Jan-2019	2,291	+10.7%	1,222	+18.5%
Feb-2019	2,571	+7.9%	1,264	+13.2%
Mar-2019	3,008	-7.0%	1,580	+10.0%
Apr-2019	3,822	+5.7%	1,666	+9.0%
May-2019	4,586	+12.0%	1,909	+18.7%
Jun-2019	3,803	+1.5%	1,718	+7.2%
<b>Jul-2019</b>	<b>3,182</b>	<b>-4.1%</b>	<b>1,571</b>	<b>+7.8%</b>

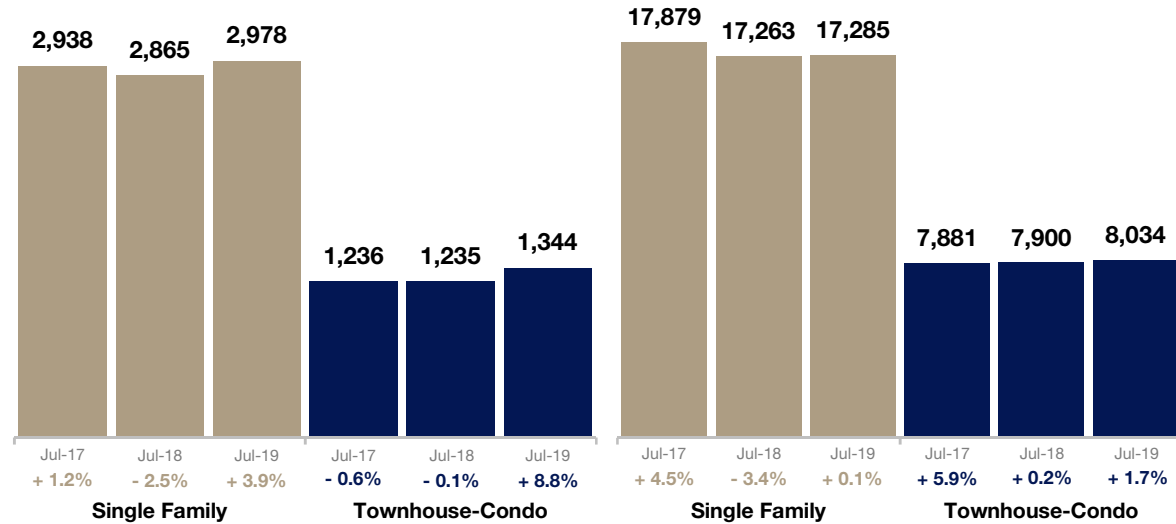
## Historical New Listings by Month



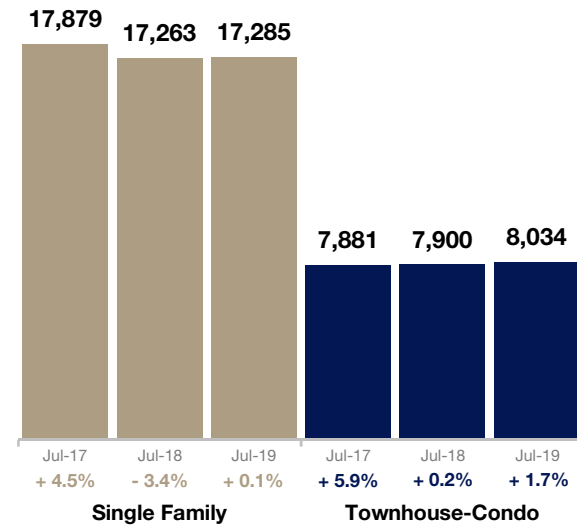
# Sold Listings



## July

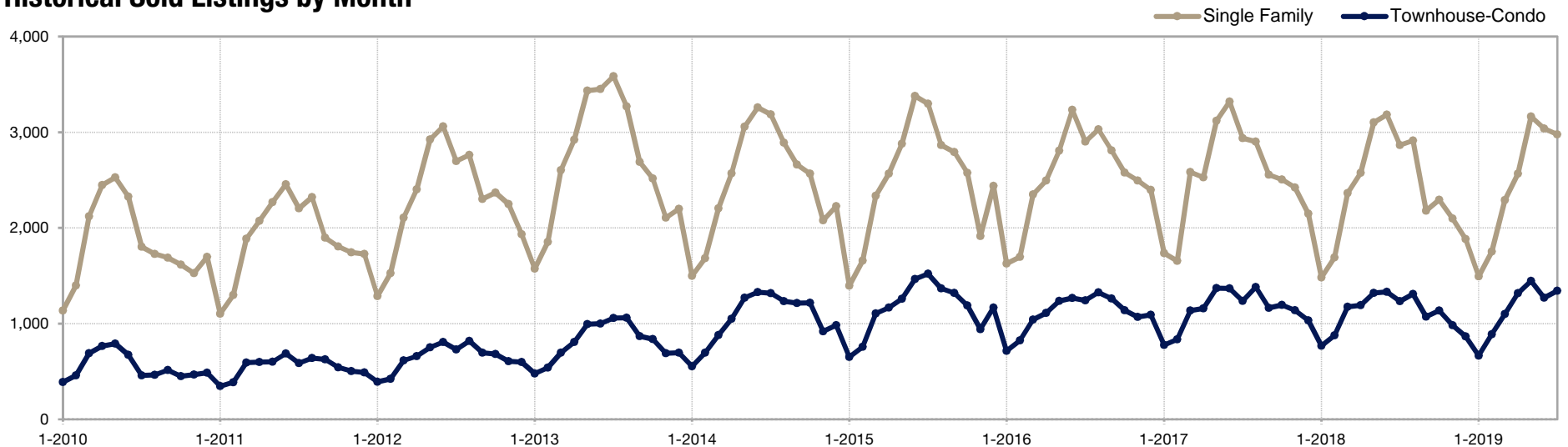


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2018	2,913	+0.3%	1,309	-5.3%
Sep-2018	2,179	-14.7%	1,072	-8.1%
Oct-2018	2,293	-8.5%	1,137	-4.9%
Nov-2018	2,100	-13.3%	984	-13.6%
Dec-2018	1,883	-12.4%	867	-16.2%
Jan-2019	1,494	+0.8%	667	-13.3%
Feb-2019	1,754	+3.7%	888	+1.1%
Mar-2019	2,291	-3.1%	1,101	-6.3%
Apr-2019	2,567	-0.3%	1,317	+10.5%
May-2019	3,164	+2.0%	1,447	+9.6%
Jun-2019	3,037	-4.6%	1,270	-4.6%
<b>Jul-2019</b>	<b>2,978</b>	<b>+3.9%</b>	<b>1,344</b>	<b>+8.8%</b>

## Historical Sold Listings by Month

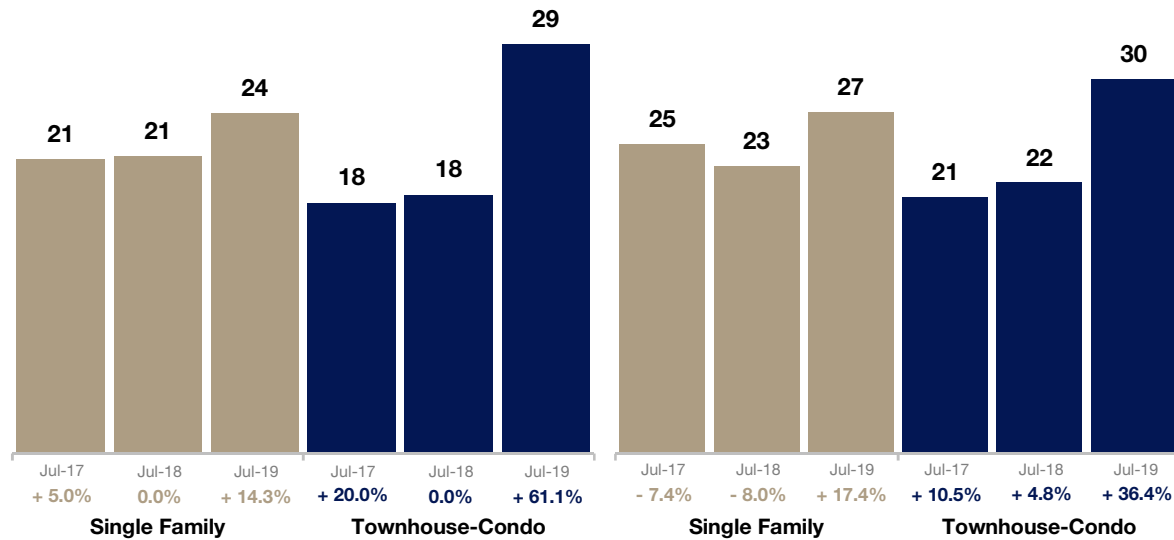


# Days on Market Until Sale



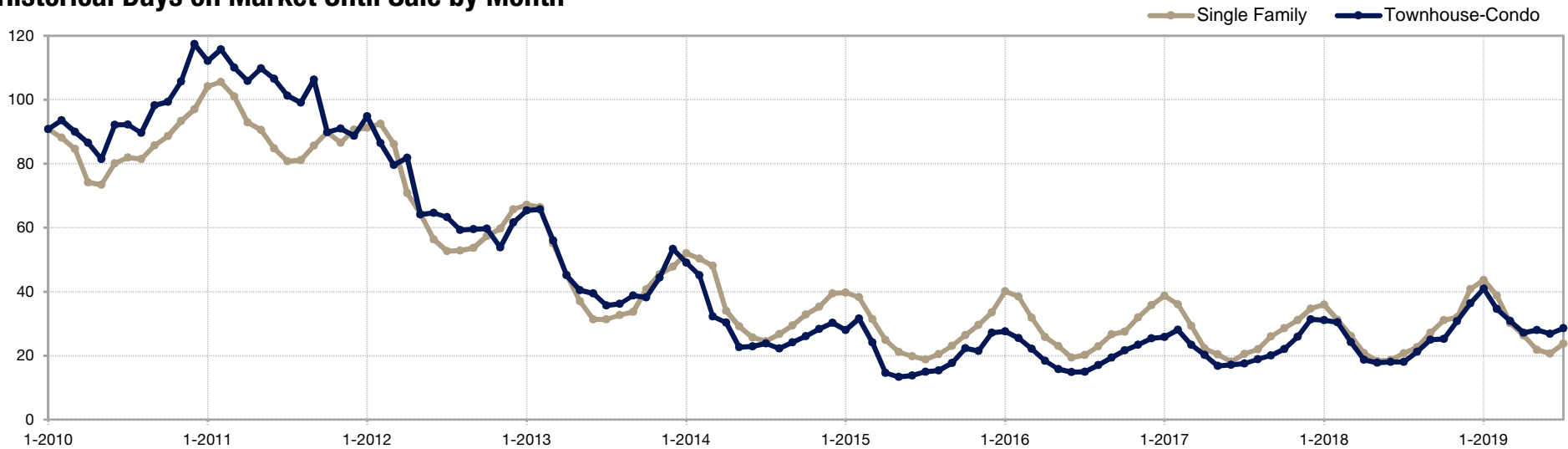
## July

## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2018	23	+4.5%	21	+10.5%
Sep-2018	27	+3.8%	25	+25.0%
Oct-2018	31	+6.9%	25	+13.6%
Nov-2018	32	+3.2%	31	+19.2%
Dec-2018	41	+17.1%	36	+16.1%
Jan-2019	44	+22.2%	41	+32.3%
Feb-2019	39	+25.8%	35	+16.7%
Mar-2019	30	+15.4%	31	+29.2%
Apr-2019	26	+23.8%	27	+42.1%
May-2019	22	+22.2%	28	+55.6%
Jun-2019	21	+10.5%	27	+50.0%
<b>Jul-2019</b>	<b>24</b>	<b>+14.3%</b>	<b>29</b>	<b>+61.1%</b>

## Historical Days on Market Until Sale by Month

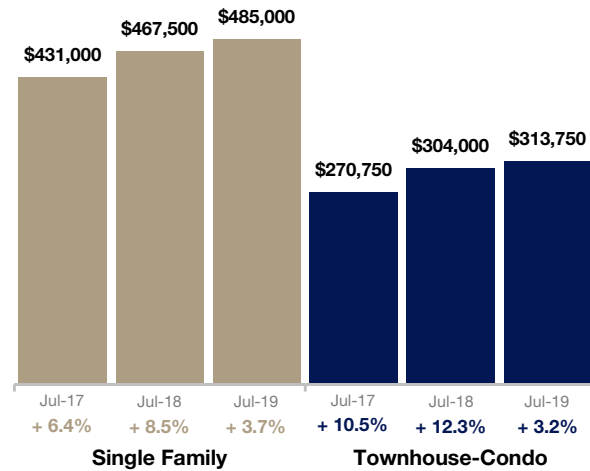




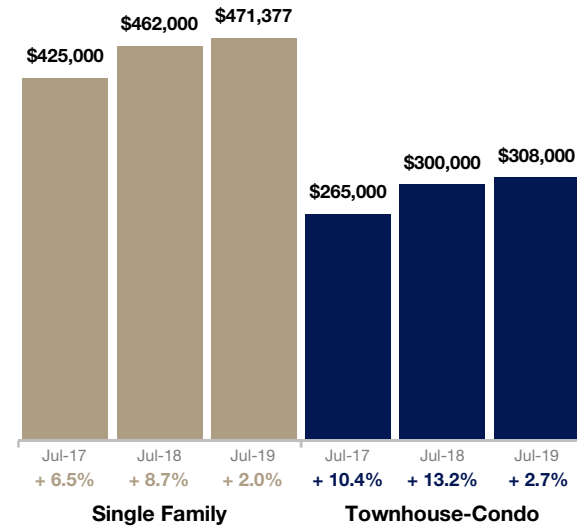
# Median Sales Price



## July

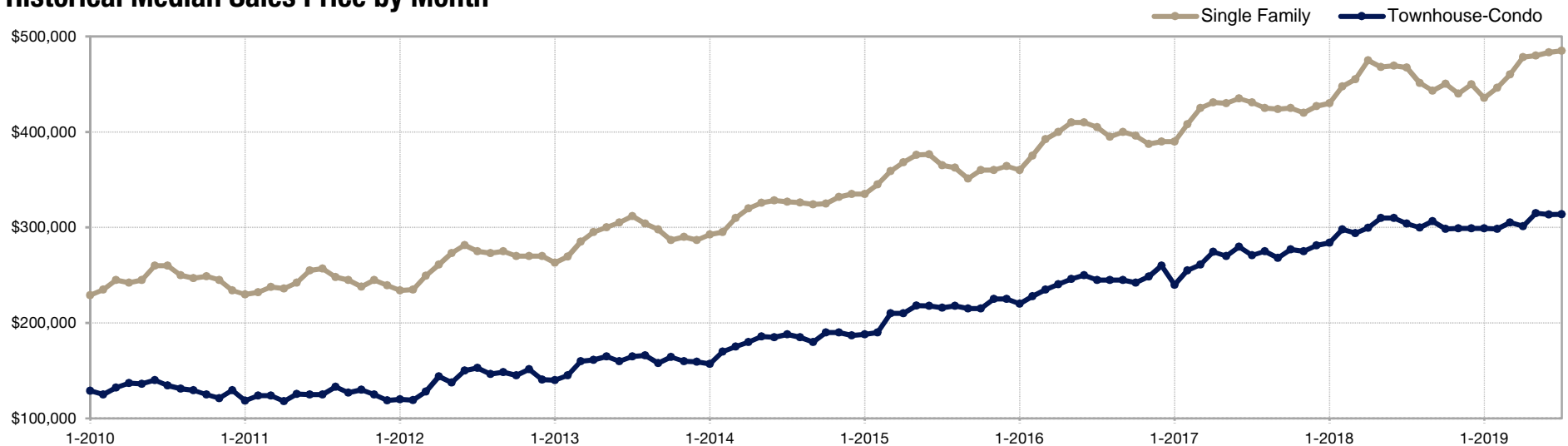


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2018	\$451,087	+6.1%	\$299,900	+9.1%
Sep-2018	\$443,000	+4.5%	\$306,500	+14.4%
Oct-2018	\$450,250	+5.9%	\$298,500	+7.8%
Nov-2018	\$440,000	+4.8%	\$299,000	+8.8%
Dec-2018	\$449,950	+5.4%	\$298,900	+6.3%
Jan-2019	\$435,500	+1.3%	\$298,900	+5.2%
Feb-2019	\$446,250	-0.3%	\$298,550	+0.3%
Mar-2019	\$460,000	+1.1%	\$305,000	+3.7%
Apr-2019	\$478,250	+0.7%	\$301,200	+0.6%
May-2019	\$480,000	+2.6%	\$315,000	+1.6%
Jun-2019	\$483,181	+3.0%	\$313,500	+1.1%
<b>Jul-2019</b>	<b>\$485,000</b>	<b>+3.7%</b>	<b>\$313,750</b>	<b>+3.2%</b>

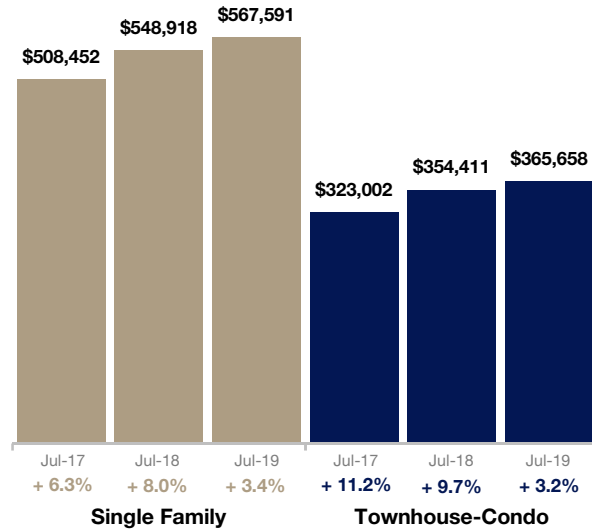
## Historical Median Sales Price by Month



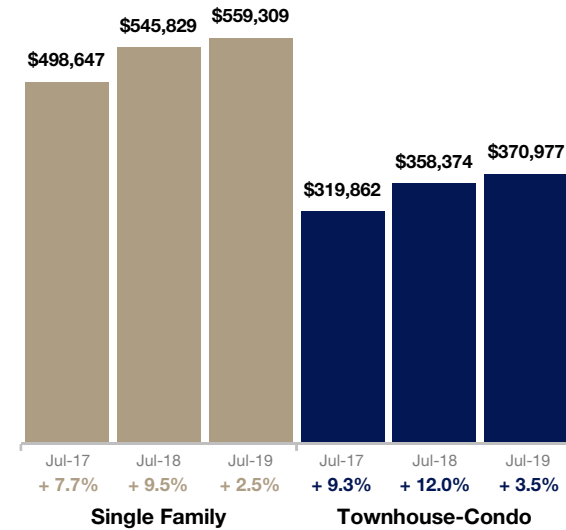
# Average Sales Price



## July

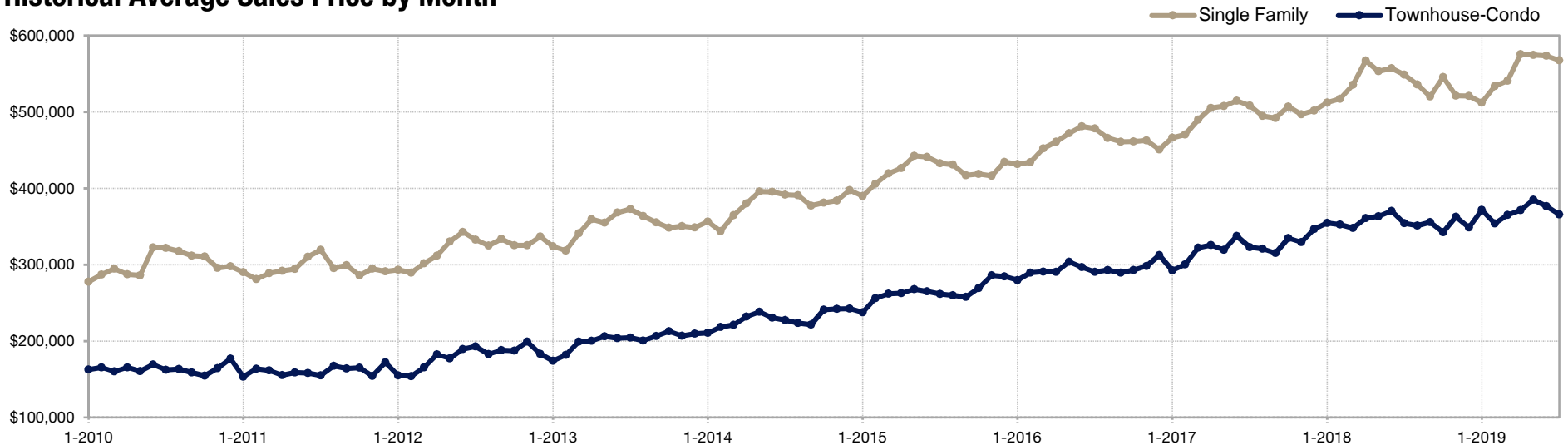


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2018	\$536,007	+8.3%	\$351,109	+9.4%
Sep-2018	\$520,334	+5.8%	\$355,844	+12.8%
Oct-2018	\$545,530	+7.6%	\$342,384	+2.3%
Nov-2018	\$521,161	+4.9%	\$362,862	+10.1%
Dec-2018	\$520,800	+3.8%	\$348,721	+0.5%
Jan-2019	\$512,280	+0.0%	\$371,892	+4.9%
Feb-2019	\$533,683	+3.2%	\$353,905	+0.4%
Mar-2019	\$540,797	+1.0%	\$365,193	+4.9%
Apr-2019	\$575,623	+1.5%	\$371,367	+2.9%
May-2019	\$574,479	+3.9%	\$385,090	+6.0%
Jun-2019	\$573,498	+2.9%	\$376,594	+1.7%
<b>Jul-2019</b>	<b>\$567,591</b>	<b>+3.4%</b>	<b>\$365,658</b>	<b>+3.2%</b>

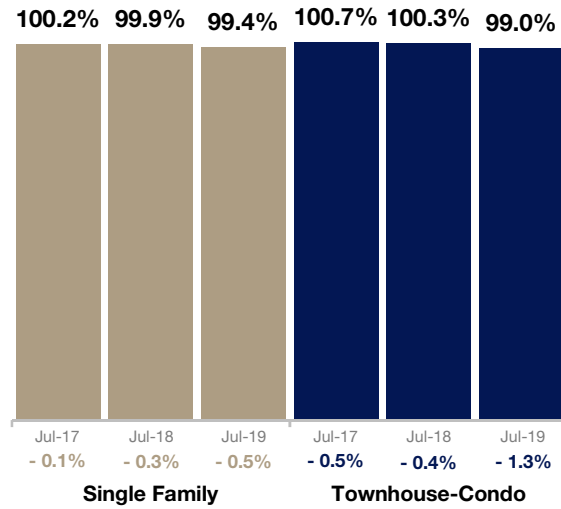
## Historical Average Sales Price by Month



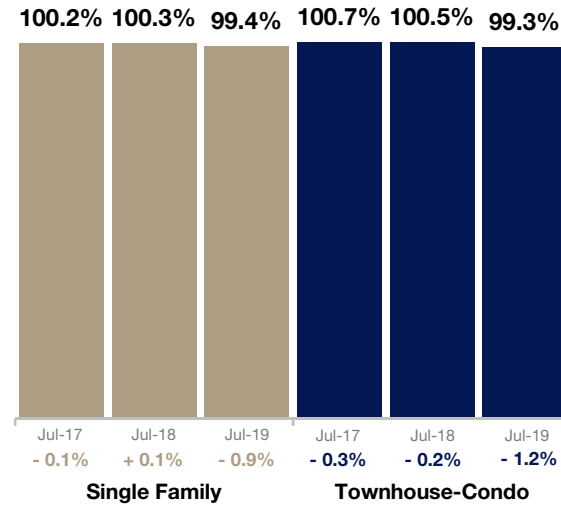
# Percent of List Price Received



## July

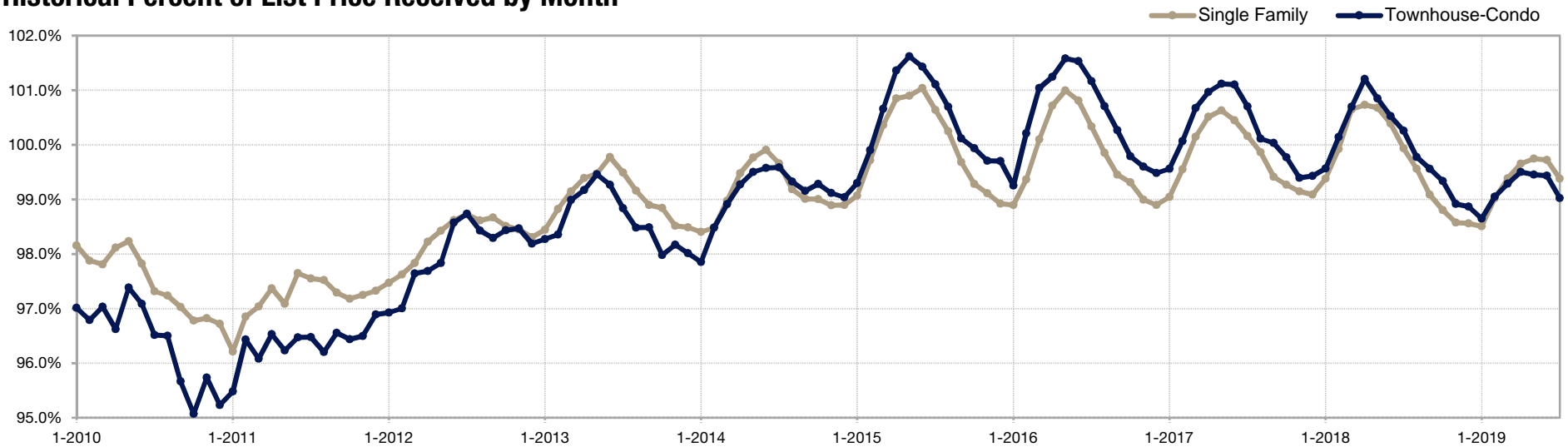


## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2018	99.6%	-0.3%	99.8%	-0.3%
Sep-2018	99.1%	-0.3%	99.6%	-0.4%
Oct-2018	98.8%	-0.5%	99.3%	-0.5%
Nov-2018	98.6%	-0.5%	98.9%	-0.5%
Dec-2018	98.6%	-0.5%	98.9%	-0.5%
Jan-2019	98.5%	-0.9%	98.6%	-1.0%
Feb-2019	99.0%	-0.9%	99.0%	-1.1%
Mar-2019	99.4%	-1.2%	99.3%	-1.4%
Apr-2019	99.7%	-1.0%	99.5%	-1.7%
May-2019	99.7%	-1.0%	99.5%	-1.3%
Jun-2019	99.7%	-0.7%	99.4%	-1.1%
<b>Jul-2019</b>	<b>99.4%</b>	<b>-0.5%</b>	<b>99.0%</b>	<b>-1.3%</b>

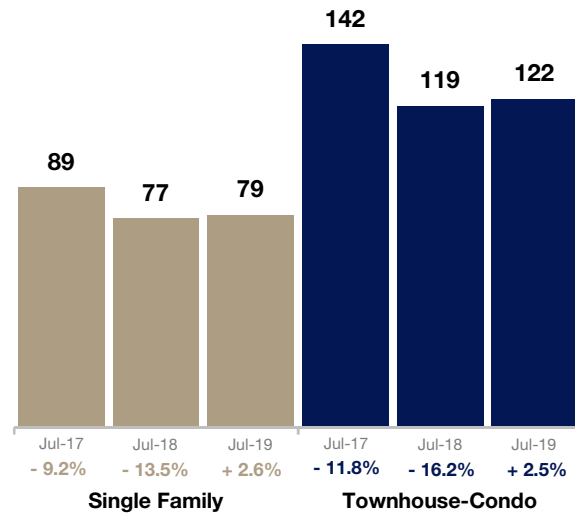
## Historical Percent of List Price Received by Month



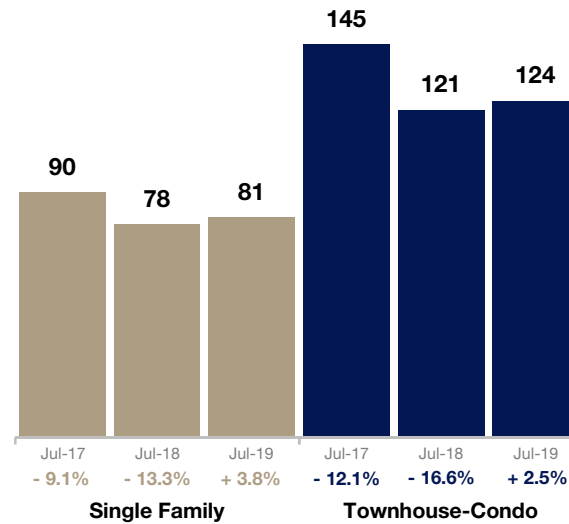
# Housing Affordability Index



## July

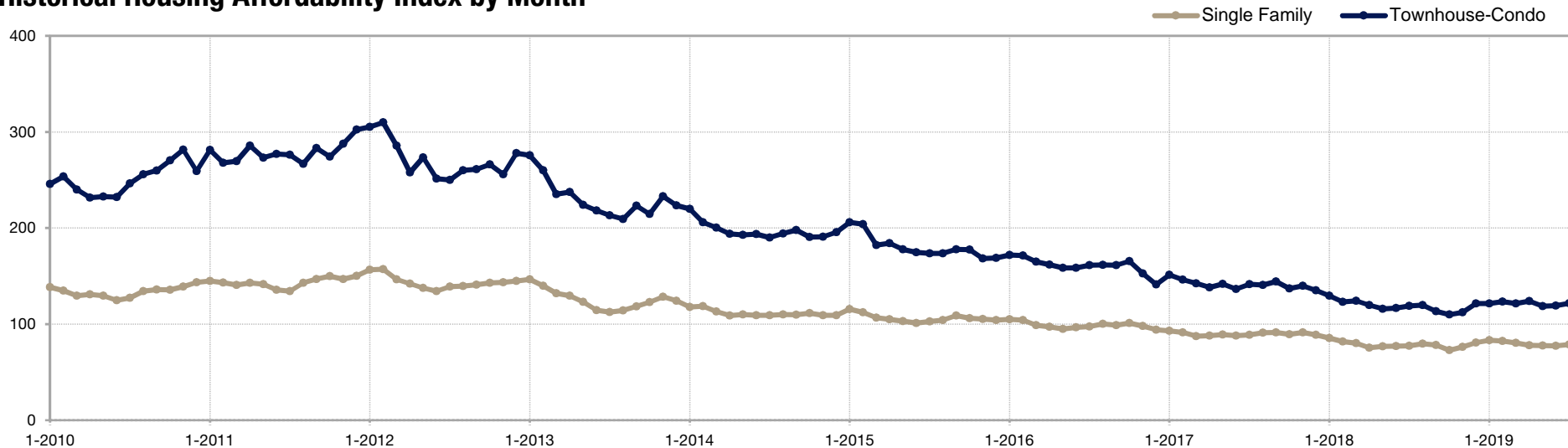


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2018	80	-12.1%	120	-14.9%
Sep-2018	78	-14.3%	113	-21.5%
Oct-2018	73	-18.0%	110	-19.7%
Nov-2018	76	-17.4%	112	-20.0%
Dec-2018	81	-9.0%	121	-10.4%
Jan-2019	83	-3.5%	122	-5.4%
Feb-2019	83	+1.2%	123	0.0%
Mar-2019	81	+1.3%	122	-1.6%
Apr-2019	78	+2.6%	124	+3.3%
May-2019	78	+1.3%	119	+2.6%
Jun-2019	77	0.0%	119	+1.7%
<b>Jul-2019</b>	<b>79</b>	<b>+2.6%</b>	<b>122</b>	<b>+2.5%</b>

## Historical Housing Affordability Index by Month



# Total Market Overview



Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	7-2018	7-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
Active Listings		6,923	<b>6,879</b>	- 0.6%	--	--	--
Under Contract		3,962	<b>4,325</b>	+ 9.2%	26,830	<b>27,854</b>	+ 3.8%
New Listings		4,777	<b>4,753</b>	- 0.5%	32,243	<b>34,193</b>	+ 6.0%
Sold Listings		4,100	<b>4,322</b>	+ 5.4%	25,163	<b>25,319</b>	+ 0.6%
Days on Market		20	<b>25</b>	+ 25.0%	23	<b>28</b>	+ 21.7%
Median Sales Price		\$428,500	<b>\$440,000</b>	+ 2.7%	\$424,000	<b>\$430,000</b>	+ 1.4%
Avg. Sales Price		\$490,328	<b>\$504,796</b>	+ 3.0%	\$486,972	<b>\$499,547</b>	+ 2.6%
Pct. of List Price Received		100.0%	<b>99.3%</b>	- 0.7%	100.4%	<b>99.4%</b>	- 1.0%
Affordability Index		84	<b>87</b>	+ 3.6%	85	<b>89</b>	+ 4.7%

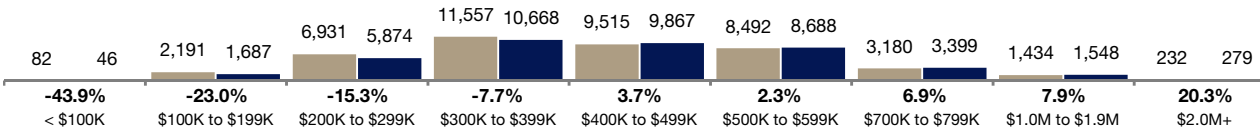
# Sold Listings

Actual sales that have closed in a given month.



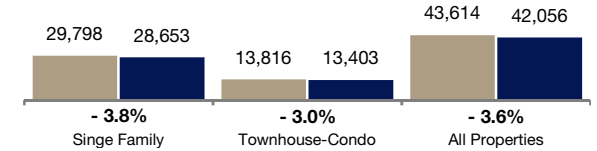
## By Price Range – All Properties – Rolling 12 Months

7-2018 7-2019



## By Property Type

7-2018 7-2019



### Rolling 12 Months

### Compared to Prior Month

### Year to Date

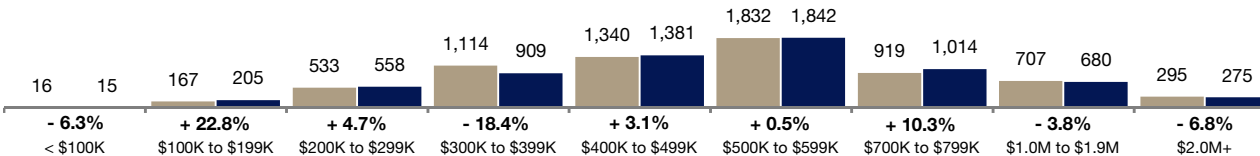
By Price Range	Single Family			Condo			Single Family			Condo			Single Family			Condo		
	7-2018	7-2019	Change	7-2018	7-2019	Change	6-2019	7-2019	Change	6-2019	7-2019	Change	7-2018	7-2019	Change	7-2018	7-2019	Change
\$99,999 and Below	13	4	-69.2%	69	42	-39.1%	0	0	--	1	2	+100.0%	5	0	-100.0%	26	19	-26.9%
\$100,000 to \$199,999	70	52	-25.7%	2,121	1,635	-22.9%	2	5	+150.0%	119	153	+28.6%	34	25	-26.5%	1,043	945	-9.4%
\$200,000 to \$299,999	1,764	1,098	-37.8%	5,167	4,776	-7.6%	84	62	-26.2%	446	459	+2.9%	727	561	-22.8%	2,848	2,803	-1.6%
\$300,000 to \$399,999	8,699	7,499	-13.8%	2,858	3,169	+10.9%	660	639	-3.2%	321	344	+7.2%	4,506	4,143	-8.1%	1,719	1,946	+13.2%
\$400,000 to \$499,999	7,907	8,195	+3.6%	1,608	1,672	+4.0%	884	890	+0.7%	174	161	-7.5%	4,750	5,024	+5.8%	977	994	+1.7%
\$500,000 to \$699,999	7,243	7,375	+1.8%	1,249	1,313	+5.1%	852	853	+0.1%	138	141	+2.2%	4,572	4,704	+2.9%	829	801	-3.4%
\$700,000 to \$999,999	2,613	2,816	+7.8%	567	583	+2.8%	355	348	-2.0%	47	62	+31.9%	1,695	1,766	+4.2%	355	375	+5.6%
\$1,000,000 to \$1,999,999	1,284	1,364	+6.2%	150	184	+22.7%	170	157	-7.6%	18	19	+5.6%	847	906	+7.0%	85	130	+52.9%
\$2,000,000 and Above	205	250	+22.0%	27	29	+7.4%	30	24	-20.0%	6	3	-50.0%	127	156	+22.8%	18	21	+16.7%
<b>All Price Ranges</b>	<b>29,798</b>	<b>28,653</b>	<b>-3.8%</b>	<b>13,816</b>	<b>13,403</b>	<b>-3.0%</b>	<b>3,037</b>	<b>2,978</b>	<b>-1.9%</b>	<b>1,270</b>	<b>1,344</b>	<b>+5.8%</b>	<b>17,263</b>	<b>17,285</b>	<b>+0.1%</b>	<b>7,900</b>	<b>8,034</b>	<b>+1.7%</b>

# Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

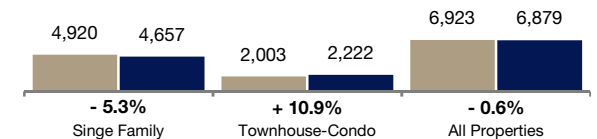
## By Price Range – All Properties

7-2018 7-2019



## By Property Type

7-2018 7-2019



### Year over Year

### Compared to Prior Month

### Year to Date

By Price Range	Single Family			Condo			Single Family			Condo			Single Family		Condo	
	7-2018	7-2019	Change	7-2018	7-2019	Change	6-2019	7-2019	Change	6-2019	7-2019	Change	There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.			
\$99,999 and Below	3	3	0.0%	13	12	-7.7%	3	3	0.0%	11	12	+9.1%				
\$100,000 to \$199,999	16	0	-100.0%	151	205	+35.8%	4	0	-100.0%	215	205	-4.7%				
\$200,000 to \$299,999	102	35	-65.7%	431	523	+21.3%	44	35	-20.5%	588	523	-11.1%				
\$300,000 to \$399,999	714	477	-33.2%	400	432	+8.0%	570	477	-16.3%	480	432	-10.0%				
\$400,000 to \$499,999	994	1,012	+1.8%	346	369	+6.6%	1,052	1,012	-3.8%	411	369	-10.2%				
\$500,000 to \$699,999	1,469	1,484	+1.0%	363	358	-1.4%	1,743	1,484	-14.9%	386	358	-7.3%				
\$700,000 to \$999,999	739	793	+7.3%	180	221	+22.8%	837	793	-5.3%	243	221	-9.1%				
\$1,000,000 to \$1,999,999	619	597	-3.6%	88	83	-5.7%	616	597	-3.1%	99	83	-16.2%				
\$2,000,000 and Above	264	256	-3.0%	31	19	-38.7%	273	256	-6.2%	18	19	+5.6%				
<b>All Price Ranges</b>	<b>4,920</b>	<b>4,657</b>	<b>-5.3%</b>	<b>2,003</b>	<b>2,222</b>	<b>+10.9%</b>	<b>5,142</b>	<b>4,657</b>	<b>-9.4%</b>	<b>2,451</b>	<b>2,222</b>	<b>-9.3%</b>				

# Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



<b>Inventory of Active Listings</b>	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
<b>Under Contract</b>	A count of the properties that have offers accepted on them in a given month.
<b>New Listings</b>	A measure of how much new supply is coming onto the market from sellers.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<b>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<b>Median Sales Price</b>	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
<b>Average Sales Price</b>	A sum of all home sales prices divided by total number of sales.
<b>Percent of List Price Received</b>	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
<b>Housing Affordability Index</b>	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.