Monthly Indicators

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

September 2018

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

New Listings were up 4.5 percent for single family homes but decreased 7.0 percent for townhouse-condo properties. Under Contracts decreased 3.5 percent for single family homes and 8.4 percent for townhouse-condo properties.

The Median Sales Price was up 4.8 percent to $444,500 for single family homes and 14.2 percent to $305,977 for townhouse-condo properties. Days on Market increased 3.8 percent for single family homes and 25.0 percent for condo properties.

Tracking reputable news sources for housing market predictions makes good sense, as does observing trends based on meaningful statistics. By the numbers, we continue to see pockets of unprecedented price heights combined with low days on market and an economic backdrop conducive to consistent demand. We were reminded by Hurricane Florence of how quickly a situation can change. Rather than dwelling on predictions of a somber future, it is worth the effort to manage the fundamentals that will lead to an ongoing display of healthy balance.

Activity Snapshot

- 9.8%	- 16.4%	+ 6.5%
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**

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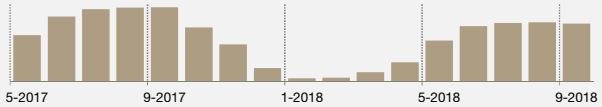
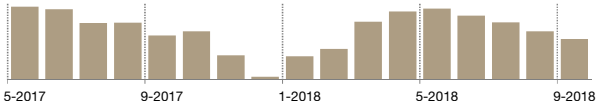
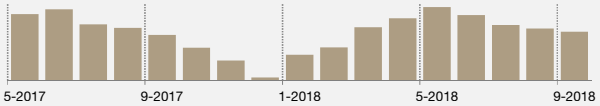
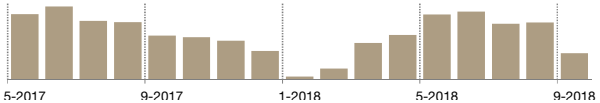
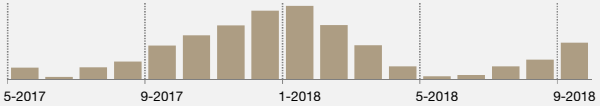
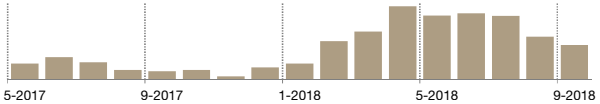
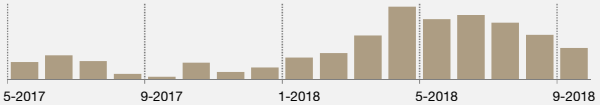
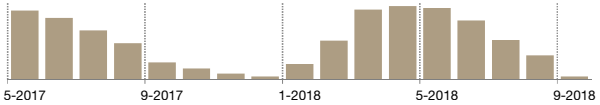
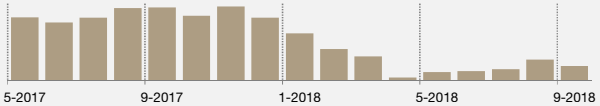
Current as of October 3, 2018. All data from REcolorado®. Report © 2018 ShowingTime.

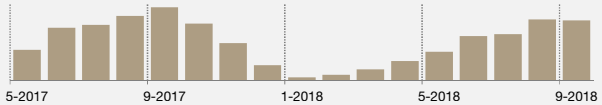
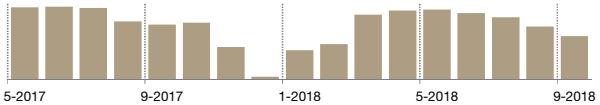
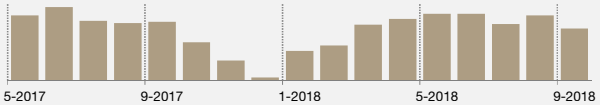
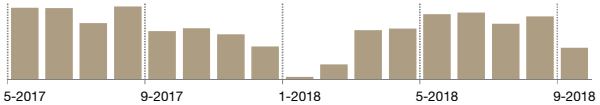
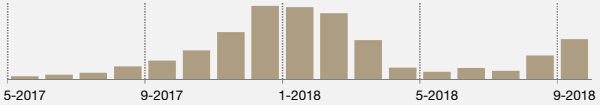
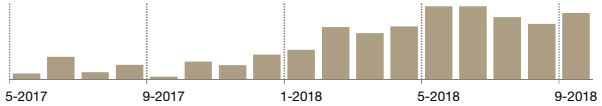
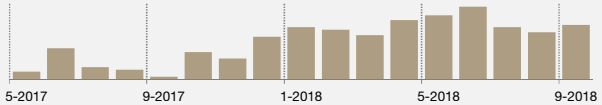
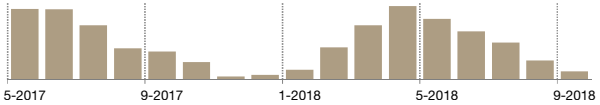
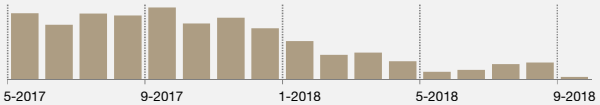
Single Family Market Overview

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

Key Metrics	Historical Sparkbars	9-2017	9-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
Active Listings		5,081	**4,539**	- 10.7%	--	**--**	--
Under Contract		2,427	**2,341**	- 3.5%	24,035	**23,380**	- 2.7%
New Listings		2,912	**3,044**	+ 4.5%	28,672	**28,707**	+ 0.1%
Sold Listings		2,555	**2,089**	- 18.2%	23,337	**22,246**	- 4.7%
Days on Market		26	**27**	+ 3.8%	25	**23**	- 8.0%
Median Sales Price		$424,000	**$444,500**	+ 4.8%	$425,000	**$460,000**	+ 8.2%
Avg. Sales Price		$491,965	**$522,535**	+ 6.2%	$497,447	**$542,329**	+ 9.0%
Pct. of List Price Received		99.4%	**99.1%**	- 0.3%	100.1%	**100.1%**	0.0%
Affordability Index		91	**78**	- 14.3%	91	**76**	- 16.5%

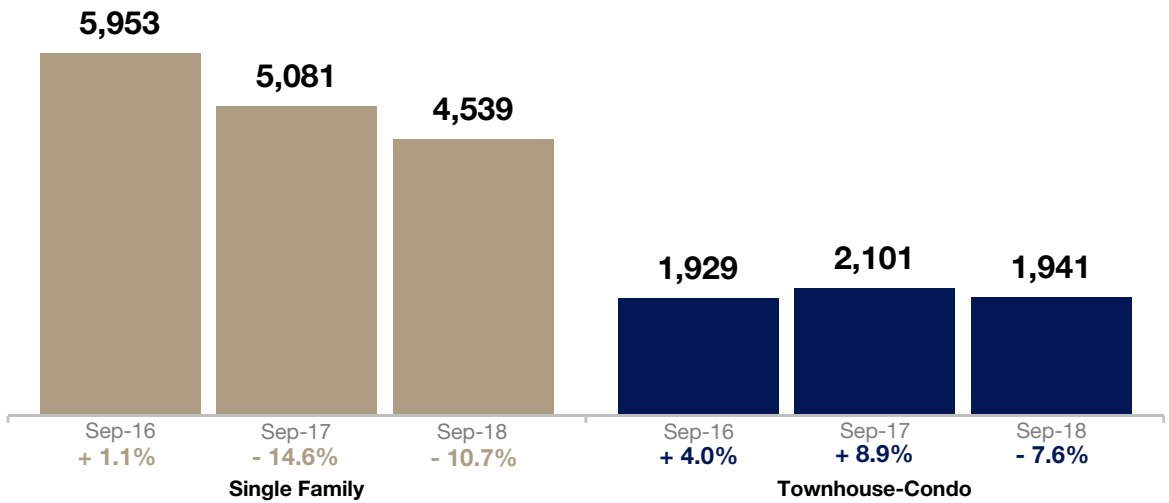
Townhouse-Condo Market Overview

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

Key Metrics	Historical Sparkbars	9-2017	9-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
Active Listings		2,101	**1,941**	- 7.6%	--	**--**	--
Under Contract		1,183	**1,084**	- 8.4%	10,953	**10,629**	- 3.0%
New Listings		1,482	**1,379**	- 7.0%	12,796	**12,724**	- 0.6%
Sold Listings		1,166	**1,023**	- 12.3%	10,429	**10,199**	- 2.2%
Days on Market		20	**25**	+ 25.0%	20	**22**	+ 10.0%
Median Sales Price		$268,000	**$305,977**	+ 14.2%	$267,500	**$300,000**	+ 12.1%
Avg. Sales Price		$315,419	**$356,310**	+ 13.0%	$319,491	**$357,202**	+ 11.8%
Pct. of List Price Received		100.0%	**99.5%**	- 0.5%	100.5%	**100.3%**	- 0.2%
Affordability Index		144	**114**	- 20.8%	145	**116**	- 20.0%

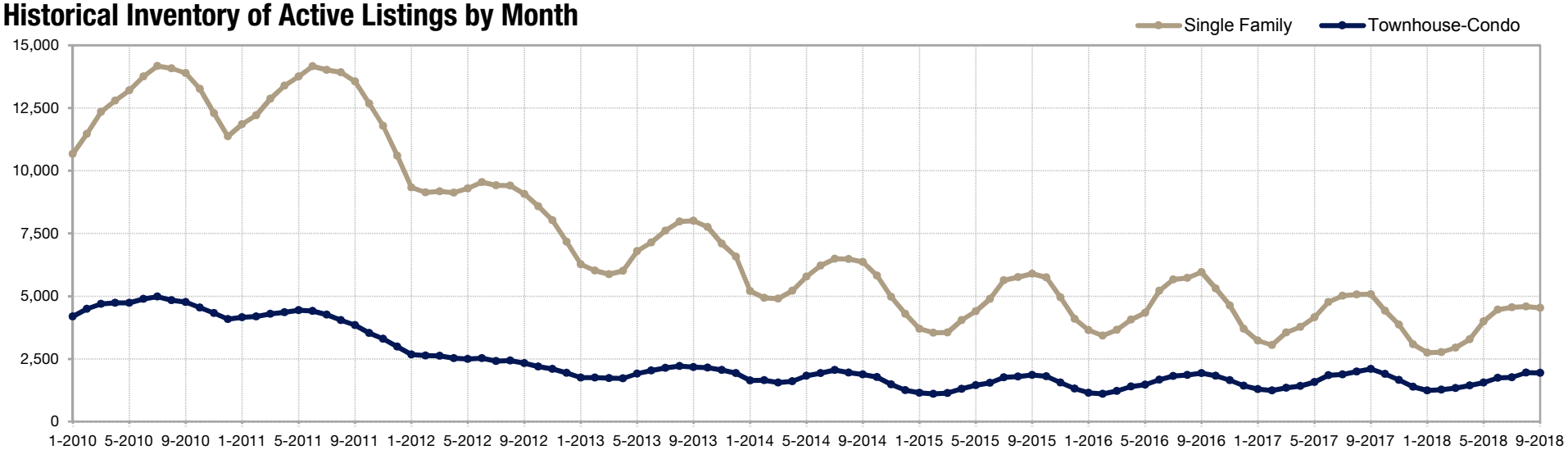
Inventory of Active Listings

September



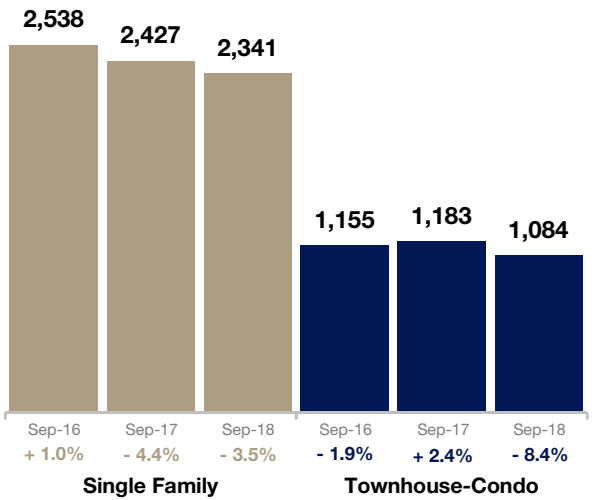
Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2017	4,421	-16.8%	1,901	+3.9%
Nov-2017	3,865	-16.6%	1,663	+0.6%
Dec-2017	3,086	-16.5%	1,393	-2.8%
Jan-2018	2,751	-14.7%	1,244	-3.6%
Feb-2018	2,767	-9.3%	1,274	+2.7%
Mar-2018	2,949	-17.0%	1,341	-0.5%
Apr-2018	3,276	-13.1%	1,442	+1.6%
May-2018	3,987	-4.3%	1,555	-1.5%
Jun-2018	4,459	-6.5%	1,747	-5.5%
Jul-2018	4,561	-9.1%	1,770	-6.0%
Aug-2018	4,585	-9.6%	1,950	-2.2%
Sep-2018	**4,539**	**-10.7%**	**1,941**	**-7.6%**

Historical Inventory of Active Listings by Month

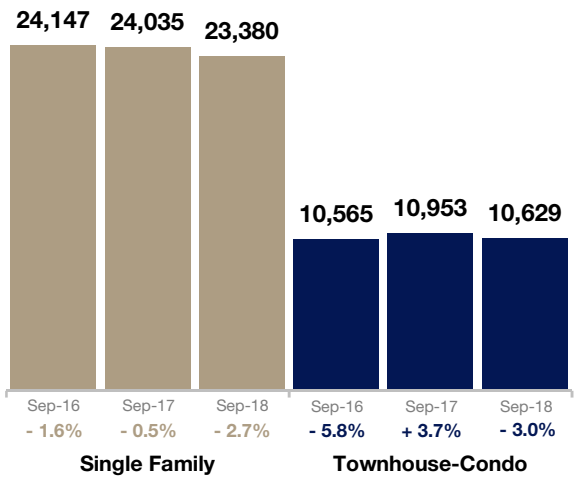


Under Contract

September

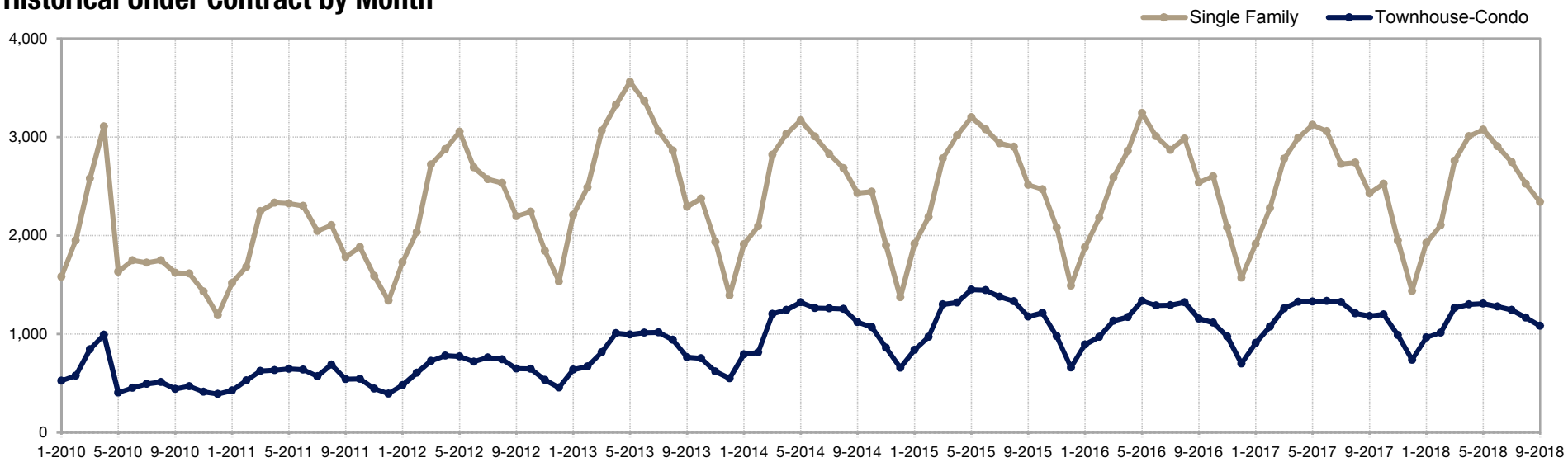


Year to Date



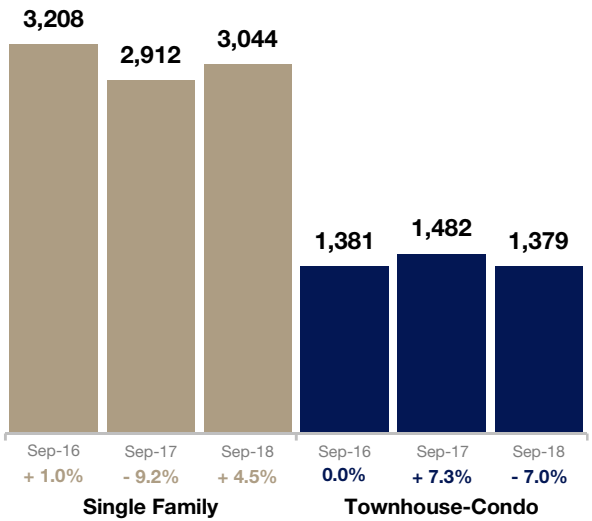
Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2017	2,525	-2.9%	1,199	+7.5%
Nov-2017	1,950	-6.4%	991	+1.6%
Dec-2017	1,436	-8.6%	739	+5.4%
Jan-2018	1,924	+0.6%	965	+6.2%
Feb-2018	2,104	-7.7%	1,015	-5.6%
Mar-2018	2,758	-0.8%	1,266	+0.5%
Apr-2018	3,007	+0.5%	1,301	-2.0%
May-2018	3,073	-1.6%	1,309	-1.6%
Jun-2018	2,905	-5.0%	1,279	-4.2%
Jul-2018	2,744	+0.7%	1,244	-6.0%
Aug-2018	2,524	-7.8%	1,166	-3.6%
Sep-2018	**2,341**	**-3.5%**	**1,084**	**-8.4%**

Historical Under Contract by Month

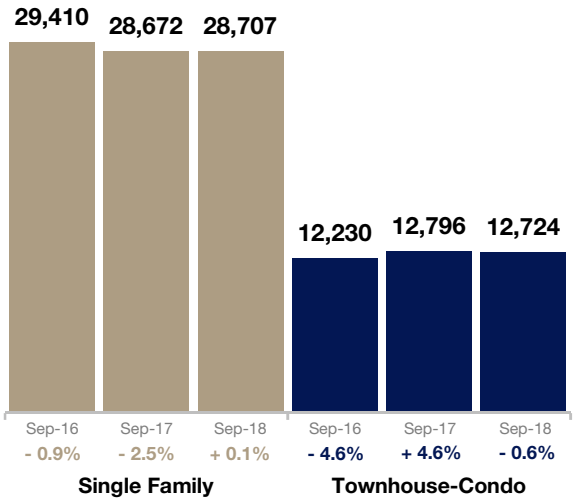


New Listings

September

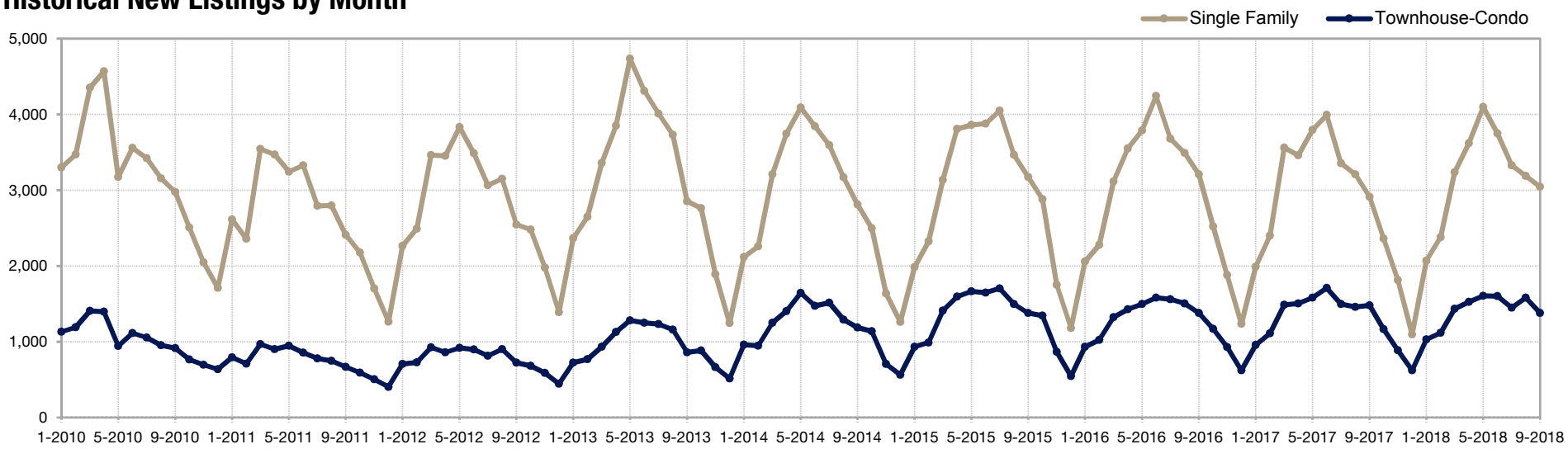


Year to Date



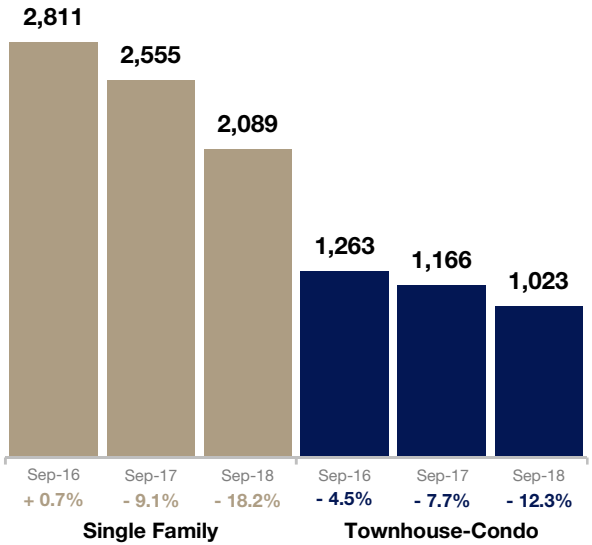
New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2017	2,361	-6.4%	1,166	-0.3%
Nov-2017	1,815	-3.5%	887	-4.7%
Dec-2017	1,098	-11.3%	623	0.0%
Jan-2018	2,068	+4.0%	1,031	+7.5%
Feb-2018	2,381	-0.8%	1,118	+0.5%
Mar-2018	3,236	-9.2%	1,435	-3.5%
Apr-2018	3,619	+4.6%	1,524	+1.3%
May-2018	4,096	+7.9%	1,605	+1.5%
Jun-2018	3,748	-6.1%	1,603	-6.3%
Jul-2018	3,328	-0.8%	1,449	-3.3%
Aug-2018	3,187	-0.7%	1,580	+8.1%
Sep-2018	**3,044**	**+4.5%**	**1,379**	**-7.0%**

Historical New Listings by Month

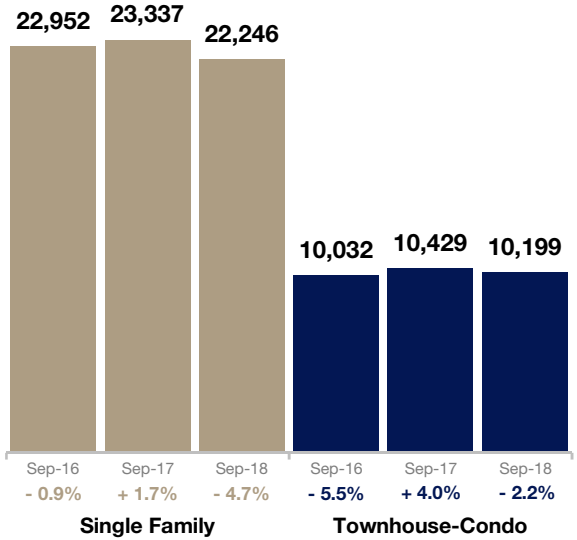


Sold Listings

September

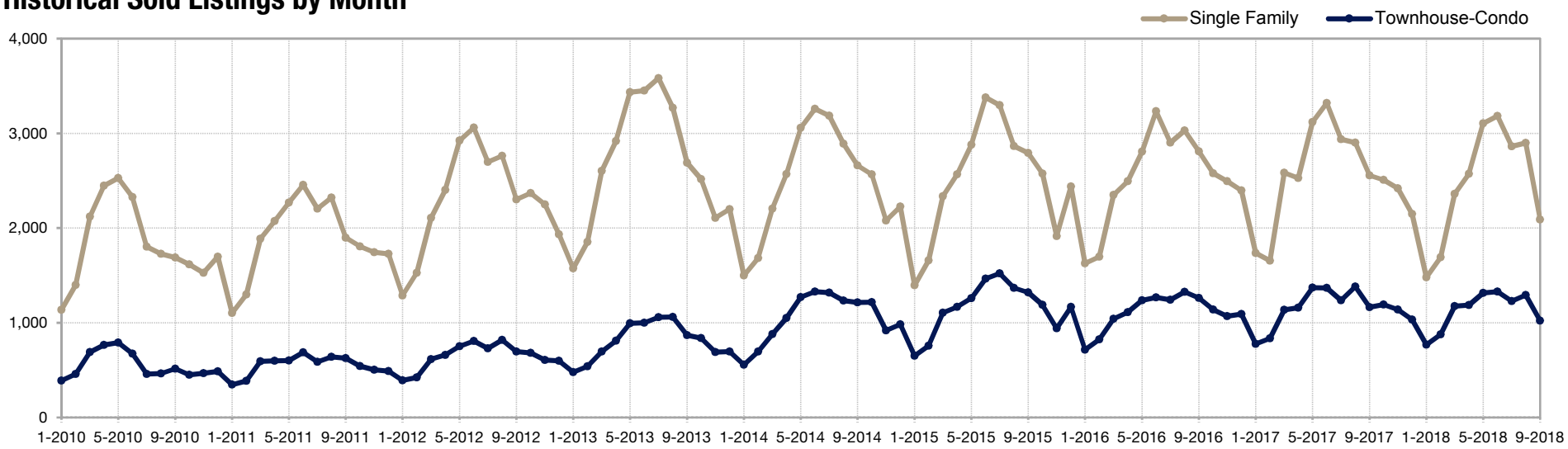


Year to Date



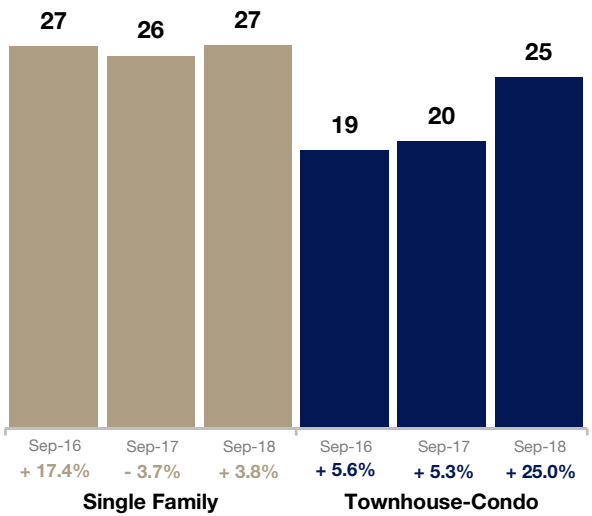
Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2017	2,508	-2.8%	1,192	+4.5%
Nov-2017	2,419	-3.0%	1,139	+6.3%
Dec-2017	2,149	-10.4%	1,034	-5.4%
Jan-2018	1,481	-14.6%	769	-1.0%
Feb-2018	1,691	+2.2%	877	+4.8%
Mar-2018	2,362	-8.6%	1,175	+3.4%
Apr-2018	2,574	+1.9%	1,188	+2.6%
May-2018	3,106	-0.4%	1,314	-4.1%
Jun-2018	3,182	-4.2%	1,329	-2.8%
Jul-2018	2,863	-2.6%	1,230	-0.5%
Aug-2018	2,898	-0.2%	1,294	-6.4%
Sep-2018	**2,089**	**-18.2%**	**1,023**	**-12.3%**

Historical Sold Listings by Month

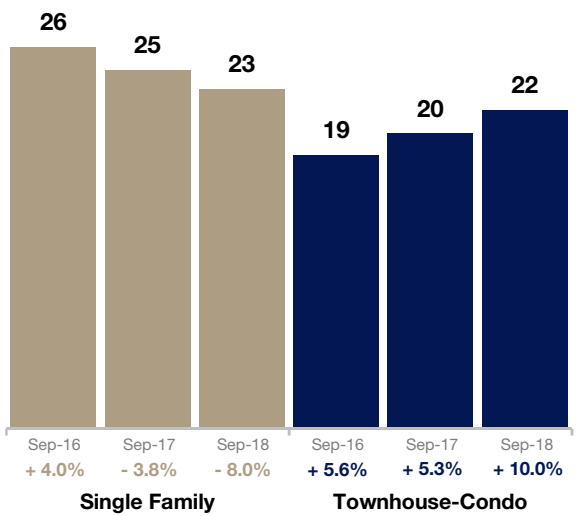


Days on Market Until Sale

September

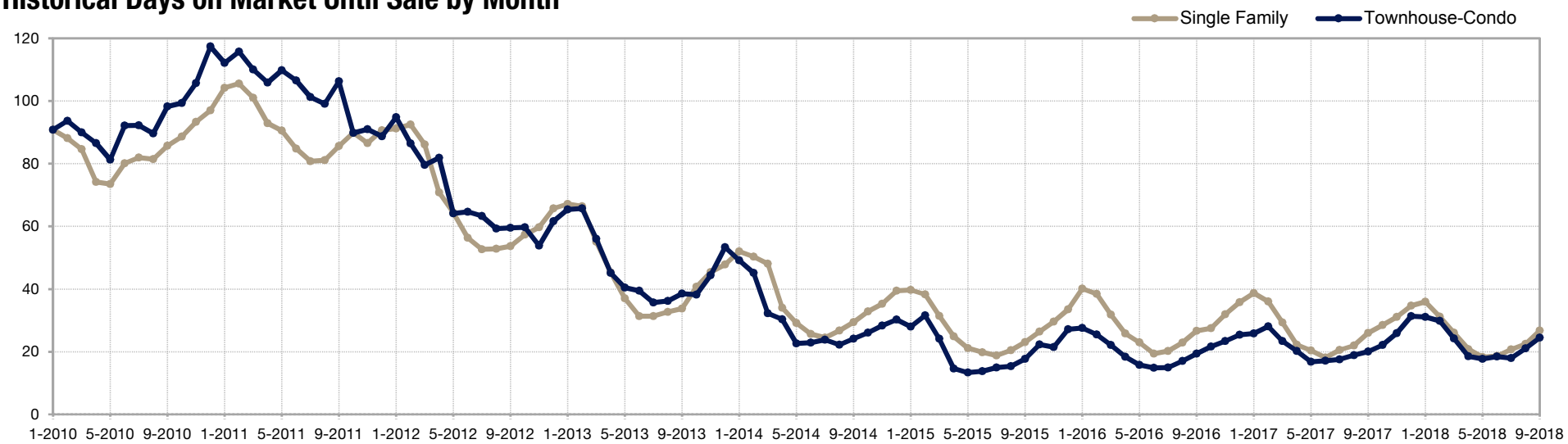


Year to Date



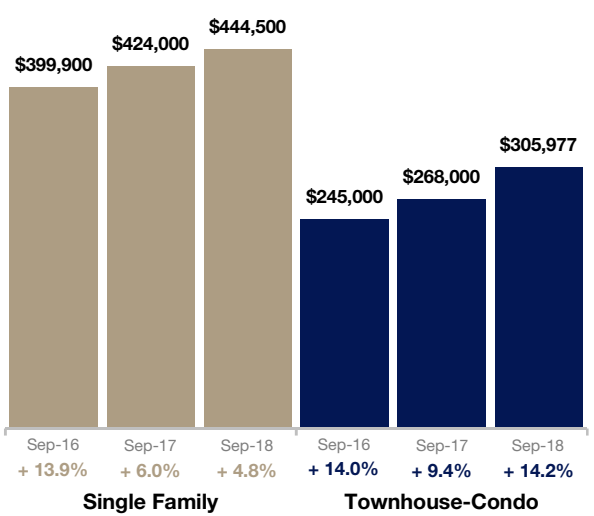
Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2017	29	+3.6%	22	0.0%
Nov-2017	31	-3.1%	26	+13.0%
Dec-2017	35	-2.8%	31	+24.0%
Jan-2018	36	-7.7%	31	+19.2%
Feb-2018	31	-13.9%	30	+7.1%
Mar-2018	26	-10.3%	24	+4.3%
Apr-2018	21	-4.5%	19	-5.0%
May-2018	18	-10.0%	18	+5.9%
Jun-2018	19	+5.6%	18	+5.9%
Jul-2018	21	0.0%	18	0.0%
Aug-2018	22	0.0%	21	+10.5%
Sep-2018	**27**	**+3.8%**	**25**	**+25.0%**

Historical Days on Market Until Sale by Month

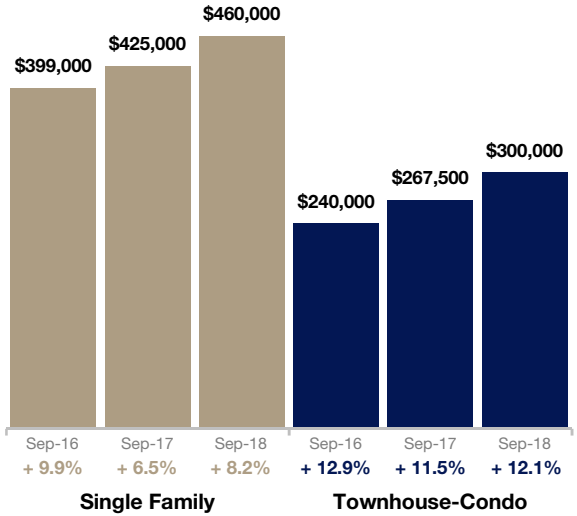


Median Sales Price

September

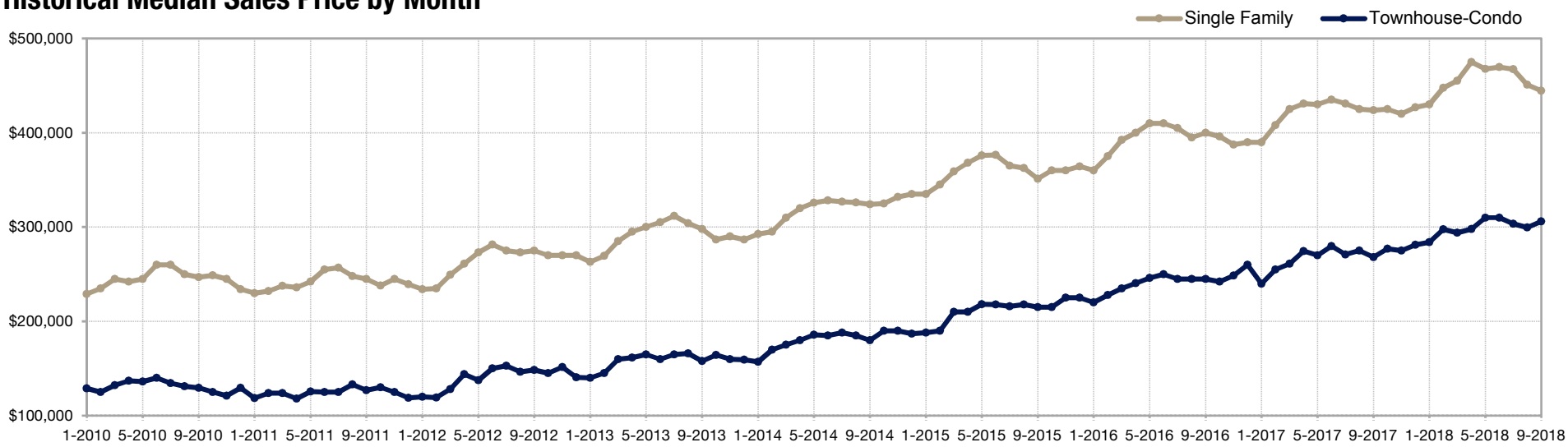


Year to Date



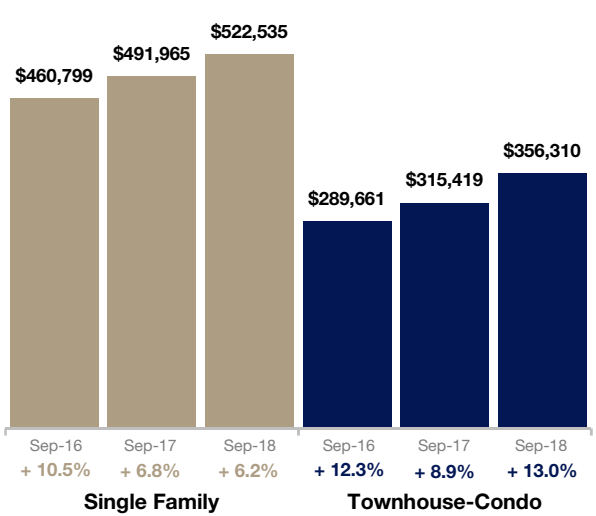
Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2017	$425,000	+7.4%	$277,000	+14.5%
Nov-2017	$420,000	+8.4%	$274,900	+10.6%
Dec-2017	$427,000	+9.5%	$281,250	+8.2%
Jan-2018	$430,000	+10.3%	$284,000	+18.3%
Feb-2018	$447,500	+9.7%	$297,500	+16.7%
Mar-2018	$455,000	+7.1%	$294,000	+12.6%
Apr-2018	$475,000	+10.2%	$298,000	+8.6%
May-2018	$467,700	+8.8%	$310,000	+14.8%
Jun-2018	$469,500	+7.9%	$310,000	+10.8%
Jul-2018	$467,500	+8.5%	$303,550	+12.1%
Aug-2018	$451,000	+6.1%	$299,500	+8.9%
Sep-2018	**$444,500**	**+4.8%**	**$305,977**	**+14.2%**

Historical Median Sales Price by Month

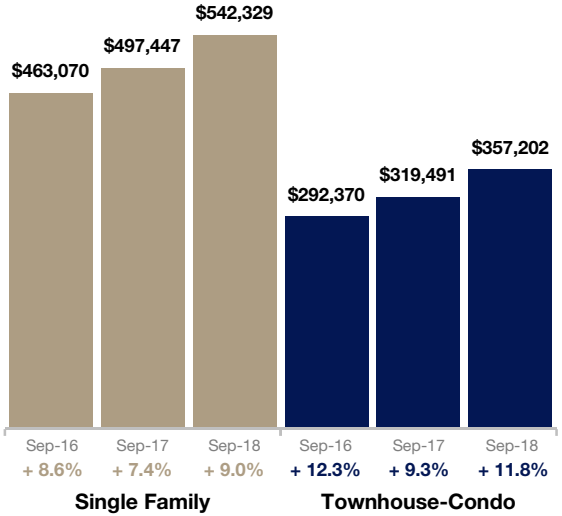


Average Sales Price

September

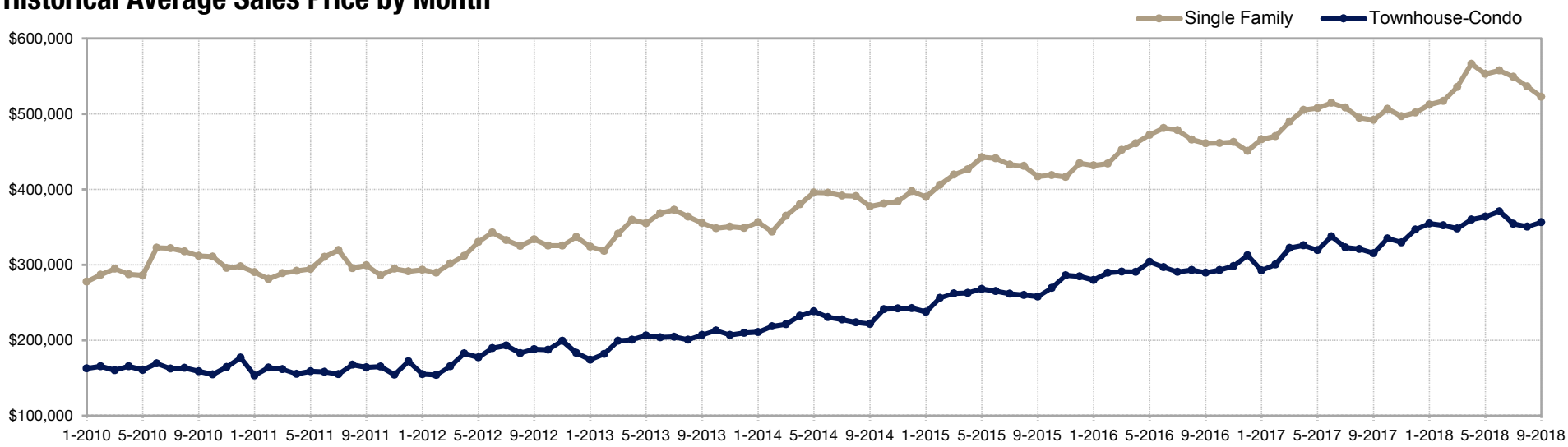


Year to Date



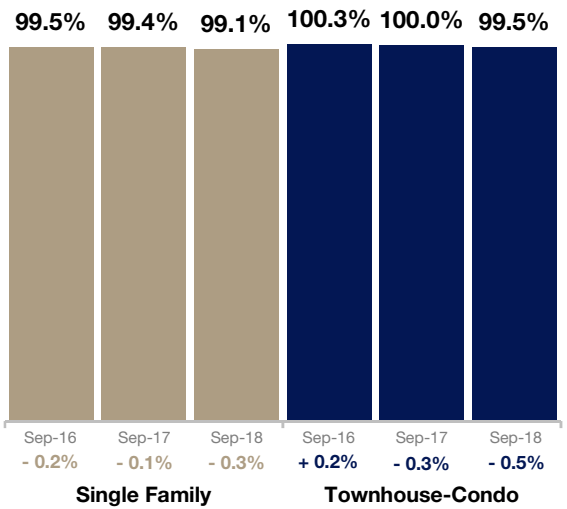
Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2017	$506,722	+9.9%	$334,759	+14.2%
Nov-2017	$496,820	+7.4%	$329,662	+10.6%
Dec-2017	$501,863	+11.3%	$346,820	+11.0%
Jan-2018	$512,319	+9.9%	$354,508	+21.1%
Feb-2018	$516,954	+9.9%	$352,376	+17.3%
Mar-2018	$535,475	+9.3%	$348,103	+8.1%
Apr-2018	$566,270	+12.1%	$359,937	+10.5%
May-2018	$553,066	+9.0%	$363,884	+13.9%
Jun-2018	$557,445	+8.3%	$370,744	+9.8%
Jul-2018	$549,162	+8.0%	$354,431	+9.7%
Aug-2018	$536,217	+8.4%	$350,473	+9.2%
Sep-2018	**$522,535**	**+6.2%**	**$356,310**	**+13.0%**

Historical Average Sales Price by Month

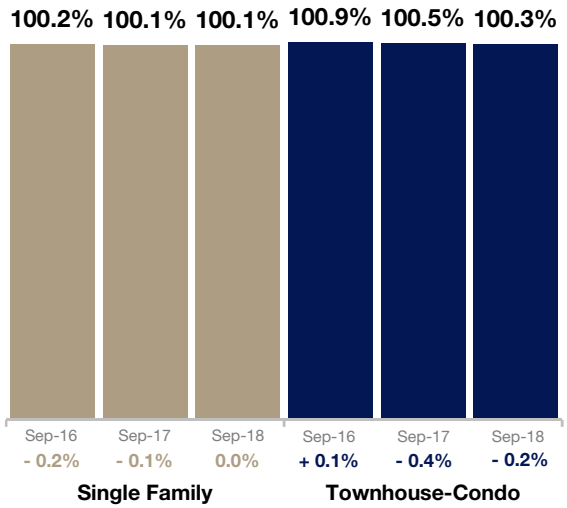


Percent of List Price Received

September

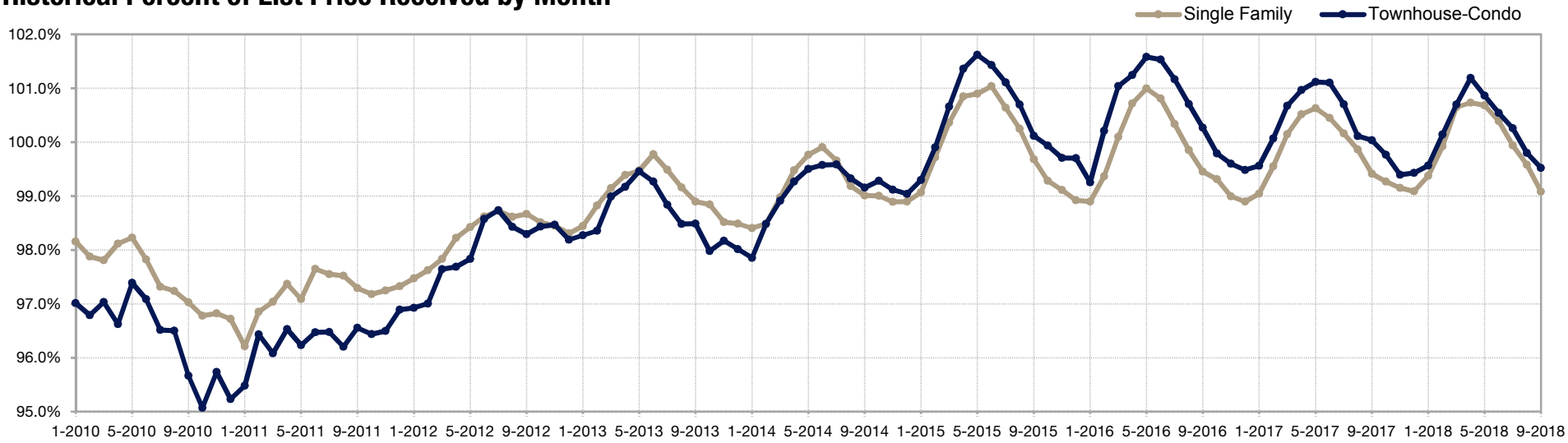


Year to Date



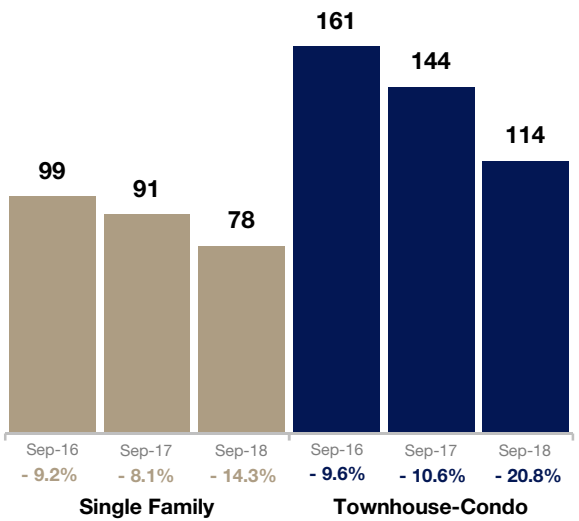
Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2017	99.3%	0.0%	99.8%	0.0%
Nov-2017	99.2%	+0.2%	99.4%	-0.2%
Dec-2017	99.1%	+0.2%	99.4%	-0.1%
Jan-2018	99.4%	+0.4%	99.6%	0.0%
Feb-2018	99.9%	+0.3%	100.1%	0.0%
Mar-2018	100.6%	+0.5%	100.7%	0.0%
Apr-2018	100.7%	+0.2%	101.2%	+0.2%
May-2018	100.7%	+0.1%	100.9%	-0.2%
Jun-2018	100.4%	-0.1%	100.5%	-0.6%
Jul-2018	99.9%	-0.3%	100.3%	-0.4%
Aug-2018	99.6%	-0.3%	99.8%	-0.3%
Sep-2018	**99.1%**	**-0.3%**	**99.5%**	**-0.5%**

Historical Percent of List Price Received by Month

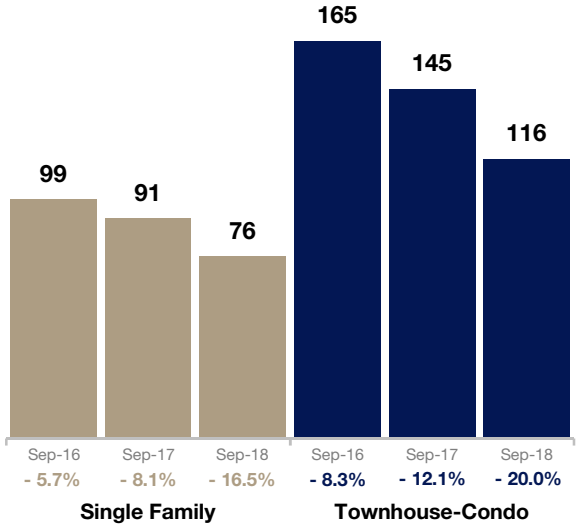


Housing Affordability Index

September

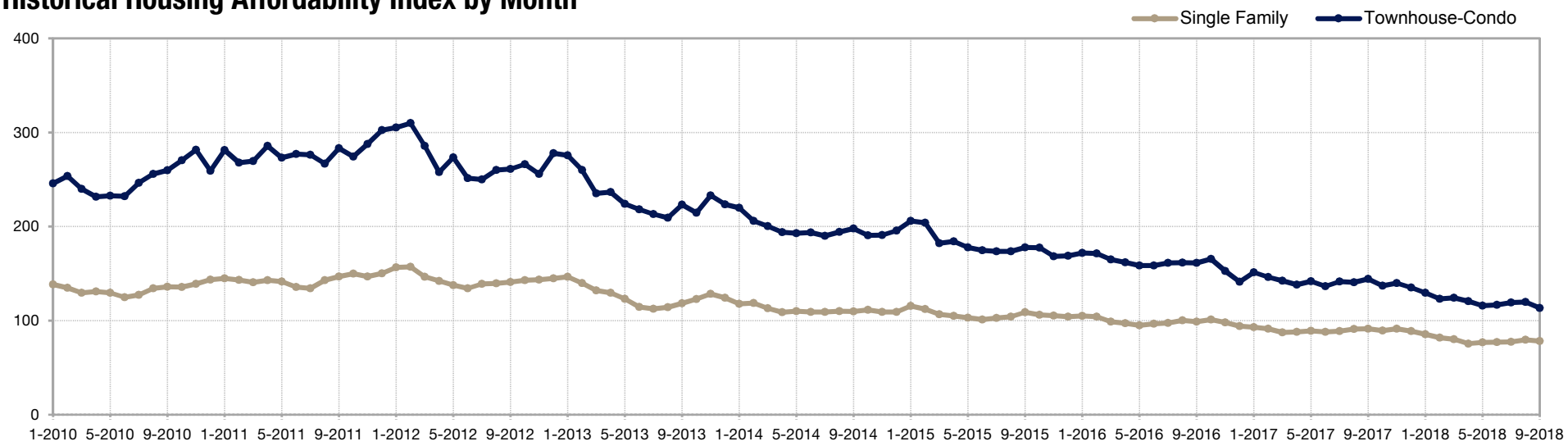


Year to Date



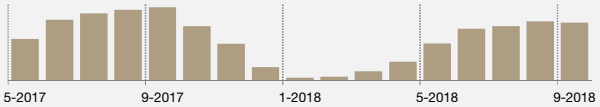
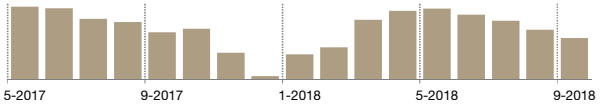
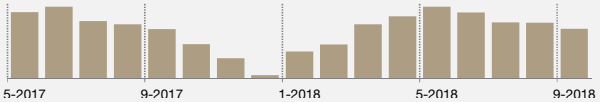
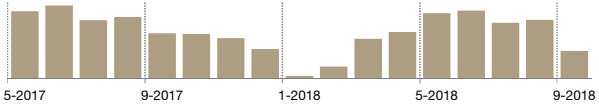
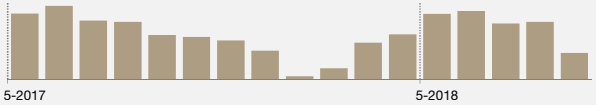
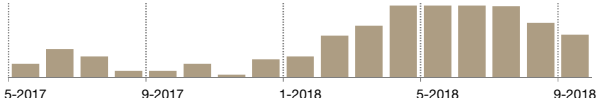
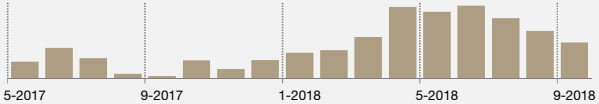
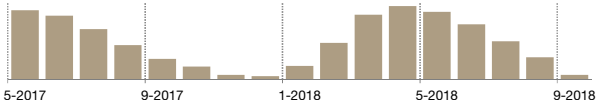
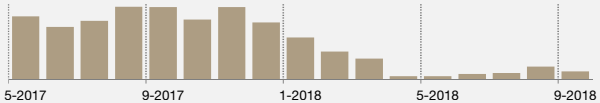
Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2017	89	-11.9%	137	-17.0%
Nov-2017	92	-6.1%	140	-8.5%
Dec-2017	89	-5.3%	135	-4.3%
Jan-2018	85	-8.6%	129	-14.6%
Feb-2018	82	-10.9%	123	-15.8%
Mar-2018	80	-9.1%	124	-12.7%
Apr-2018	76	-13.6%	121	-12.3%
May-2018	77	-13.5%	116	-18.3%
Jun-2018	77	-12.5%	117	-14.6%
Jul-2018	77	-13.5%	119	-16.2%
Aug-2018	80	-12.1%	120	-14.9%
Sep-2018	**78**	**-14.3%**	**114**	**-20.8%**

Historical Housing Affordability Index by Month



Total Market Overview

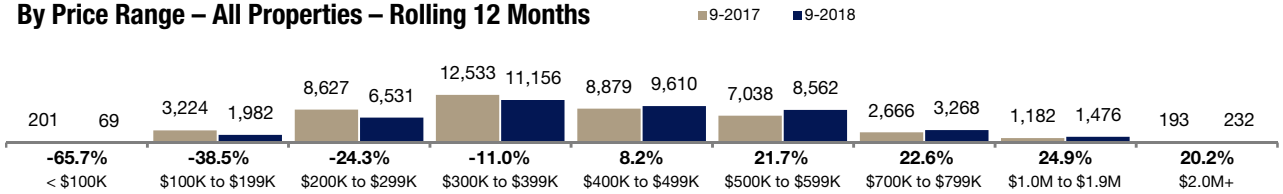
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	9-2017	9-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
Active Listings		7,182	**6,480**	- 9.8%	--	**--**	--
Under Contract		3,610	**3,425**	- 5.1%	34,988	**34,009**	- 2.8%
New Listings		4,394	**4,423**	+ 0.7%	41,468	**41,431**	- 0.1%
Sold Listings		3,721	**3,112**	- 16.4%	33,766	**32,445**	- 3.9%
Days on Market		24	**26**	+ 8.3%	23	**23**	0.0%
Median Sales Price		$385,000	**$410,000**	+ 6.5%	$385,500	**$420,000**	+ 8.9%
Avg. Sales Price		$436,643	**$467,893**	+ 7.2%	$442,475	**$484,129**	+ 9.4%
Pct. of List Price Received		99.6%	**99.2%**	- 0.4%	100.2%	**100.2%**	0.0%
Affordability Index		100	**85**	- 15.0%	100	**83**	- 17.0%

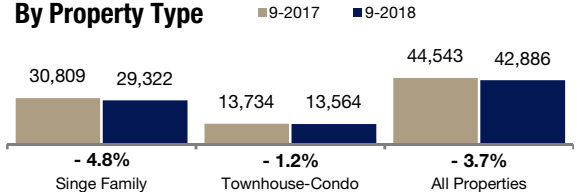
Sold Listings

Actual sales that have closed in a given month.

By Price Range – All Properties – Rolling 12 Months



By Property Type

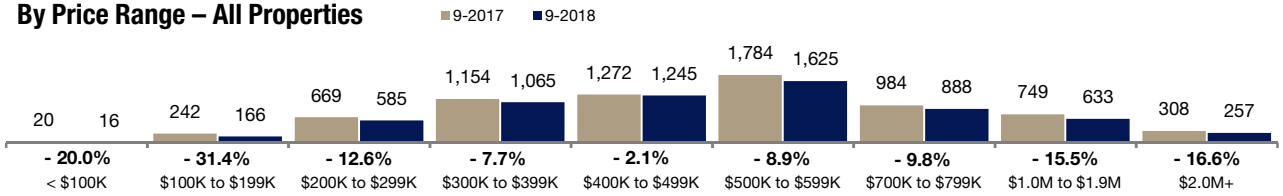


	Rolling 12 Months						Compared to Prior Month						Year to Date					
	Single Family			Condo			Single Family			Condo			Single Family			Condo		
By Price Range	9-2017	9-2018	Change	9-2017	9-2018	Change	8-2018	9-2018	Change	8-2018	9-2018	Change	9-2017	9-2018	Change	9-2017	9-2018	Change
$99,999 and Below	17	12	- 29.4%	184	57	- 69.0%	2	1	- 50.0%	6	3	- 50.0%	13	8	- 38.5%	120	35	- 70.8%
$100,000 to $199,999	158	71	- 55.1%	3,066	1,911	- 37.7%	8	5	- 37.5%	173	112	- 35.3%	94	48	- 48.9%	2,167	1,323	- 38.9%
$200,000 to $299,999	3,497	1,520	- 56.5%	5,130	5,011	- 2.3%	118	95	- 19.5%	472	378	- 19.9%	2,244	940	- 58.1%	3,956	3,693	- 6.6%
$300,000 to $399,999	10,033	8,298	- 17.3%	2,500	2,858	+ 14.3%	792	636	- 19.7%	291	230	- 21.0%	7,469	5,929	- 20.6%	1,964	2,237	+ 13.9%
$400,000 to $499,999	7,550	7,968	+ 5.5%	1,329	1,642	+ 23.6%	845	595	- 29.6%	164	141	- 14.0%	5,825	6,192	+ 6.3%	1,053	1,280	+ 21.6%
$500,000 to $699,999	6,103	7,241	+ 18.6%	935	1,321	+ 41.3%	703	477	- 32.1%	118	102	- 13.6%	4,935	5,749	+ 16.5%	712	1,048	+ 47.2%
$700,000 to $999,999	2,235	2,673	+ 19.6%	431	595	+ 38.1%	278	187	- 32.7%	58	48	- 17.2%	1,803	2,161	+ 19.9%	326	459	+ 40.8%
$1,000,000 to $1,999,999	1,032	1,333	+ 29.2%	150	143	- 4.7%	134	78	- 41.8%	11	9	- 18.2%	808	1,060	+ 31.2%	124	105	- 15.3%
$2,000,000 and Above	184	206	+ 12.0%	9	26	+ 188.9%	18	15	- 16.7%	1	0	- 100.0%	146	159	+ 8.9%	7	19	+ 171.4%
All Price Ranges	**30,809**	**29,322**	**- 4.8%**	**13,734**	**13,564**	**- 1.2%**	**2,898**	**2,089**	**- 27.9%**	**1,294**	**1,023**	**- 20.9%**	**23,337**	**22,246**	**- 4.7%**	**10,429**	**10,199**	**- 2.2%**

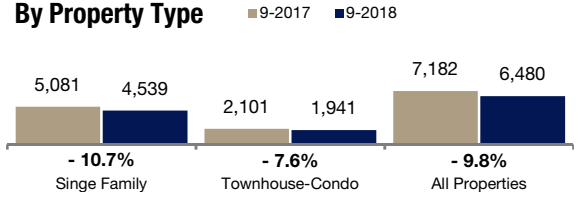
Inventory of Active Listings

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

By Price Range – All Properties



By Property Type



	Year over Year						Compared to Prior Month						Year to Date	
	Single Family			Condo			Single Family			Condo			Single Family	Condo
By Price Range	9-2017	9-2018	Change	9-2017	9-2018	Change	8-2018	9-2018	Change	8-2018	9-2018	Change		
$99,999 and Below	7	3	- 57.1%	13	13	0.0%	4	3	- 25.0%	13	13	0.0%		
$100,000 to $199,999	18	5	- 72.2%	224	161	- 28.1%	6	5	- 16.7%	162	161	- 0.6%		
$200,000 to $299,999	194	91	- 53.1%	475	494	+ 4.0%	82	91	+ 11.0%	493	494	+ 0.2%		
$300,000 to $399,999	791	671	- 15.2%	363	394	+ 8.5%	685	671	- 2.0%	401	394	- 1.7%		
$400,000 to $499,999	933	979	+ 4.9%	339	266	- 21.5%	985	979	- 0.6%	299	266	- 11.0%		
$500,000 to $699,999	1,420	1,323	- 6.8%	364	302	- 17.0%	1,350	1,323	- 2.0%	289	302	+ 4.5%		
$700,000 to $999,999	779	693	- 11.0%	205	195	- 4.9%	692	693	+ 0.1%	191	195	+ 2.1%		
$1,000,000 to $1,999,999	661	539	- 18.5%	88	94	+ 6.8%	543	539	- 0.7%	77	94	+ 22.1%		
$2,000,000 and Above	278	235	- 15.5%	30	22	- 26.7%	238	235	- 1.3%	25	22	- 12.0%		
All Price Ranges	**5,081**	**4,539**	**- 10.7%**	**2,101**	**1,941**	**- 7.6%**	**4,585**	**4,539**	**- 1.0%**	**1,950**	**1,941**	**- 0.5%**		

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.

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®

Inventory of Active Listings	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.
Under Contract	A count of the properties that have offers accepted on them in a given month.
New Listings	A measure of how much new supply is coming onto the market from sellers.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
Median Sales Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Average Sales Price	A sum of all home sales prices divided by total number of sales.
Percent of List Price Received	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
Housing Affordability Index	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.

Local Market Update for September 2018

A Research Tool Provided by the Colorado Association of REALTORS®

Arapahoe County

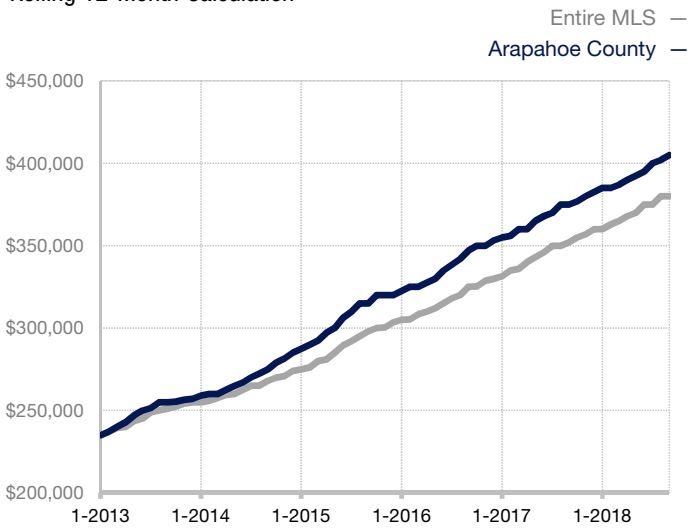
Single Family	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	1,158	**1,199**	+ 3.5%	--	**--**	--
Under Contract	672	**642**	- 4.5%	6,695	**6,167**	- 7.9%
New Listings	756	**826**	+ 9.3%	7,717	**7,616**	- 1.3%
Sold Listings	692	**569**	- 17.8%	6,546	**5,857**	- 10.5%
Days on Market Until Sale	21	**23**	+ 9.5%	22	**20**	- 9.1%
Median Sales Price*	$375,000	**$399,900**	+ 6.6%	$381,500	**$415,000**	+ 8.8%
Average Sales Price*	$443,748	**$470,775**	+ 6.1%	$453,308	**$495,705**	+ 9.4%
Percent of List Price Received*	99.6%	**99.1%**	- 0.5%	100.3%	**100.2%**	- 0.1%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

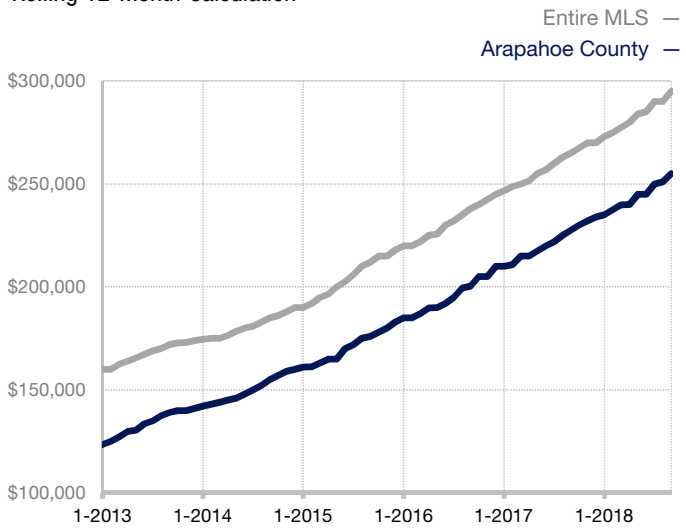
Townhouse-Condo	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	422	**504**	+ 19.4%	--	**--**	--
Under Contract	362	**340**	- 6.1%	3,266	**3,100**	- 5.1%
New Listings	397	**410**	+ 3.3%	3,607	**3,638**	+ 0.9%
Sold Listings	367	**305**	- 16.9%	3,171	**2,933**	- 7.5%
Days on Market Until Sale	13	**19**	+ 46.2%	17	**16**	- 5.9%
Median Sales Price*	$241,000	**$266,000**	+ 10.4%	$230,000	**$259,900**	+ 13.0%
Average Sales Price*	$252,515	**$287,739**	+ 13.9%	$248,277	**$275,914**	+ 11.1%
Percent of List Price Received*	100.4%	**99.8%**	- 0.6%	100.9%	**100.7%**	- 0.2%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Current as of October 3, 2018. All data from REcolorado Inc. Report © 2018 ShowingTime.

Local Market Update for September 2018

A Research Tool Provided by the Colorado Association of REALTORS®

Arvada

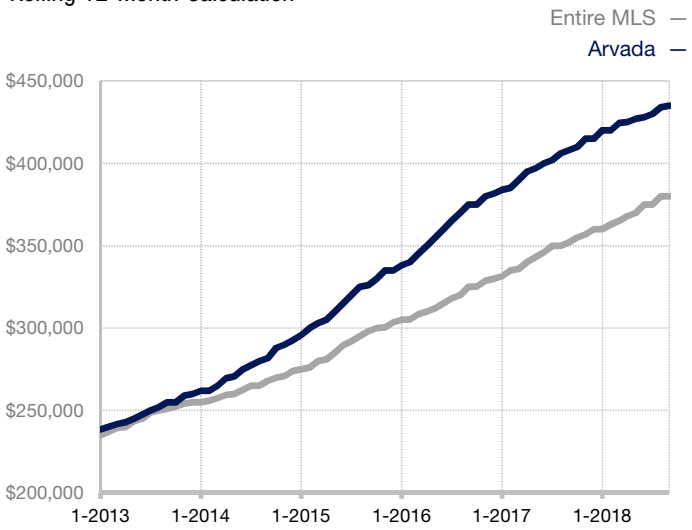
Single Family	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	400	**307**	- 23.3%	--	**--**	--
Under Contract	191	**185**	- 3.1%	1,812	**1,818**	+ 0.3%
New Listings	247	**255**	+ 3.2%	2,183	**2,184**	+ 0.0%
Sold Listings	195	**135**	- 30.8%	1,737	**1,732**	- 0.3%
Days on Market Until Sale	30	**31**	+ 3.3%	29	**24**	- 17.2%
Median Sales Price*	$415,000	**$444,000**	+ 7.0%	$415,000	**$440,000**	+ 6.0%
Average Sales Price*	$443,924	**$498,705**	+ 12.3%	$453,180	**$485,919**	+ 7.2%
Percent of List Price Received*	99.3%	**98.7%**	- 0.6%	100.2%	**100.1%**	- 0.1%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

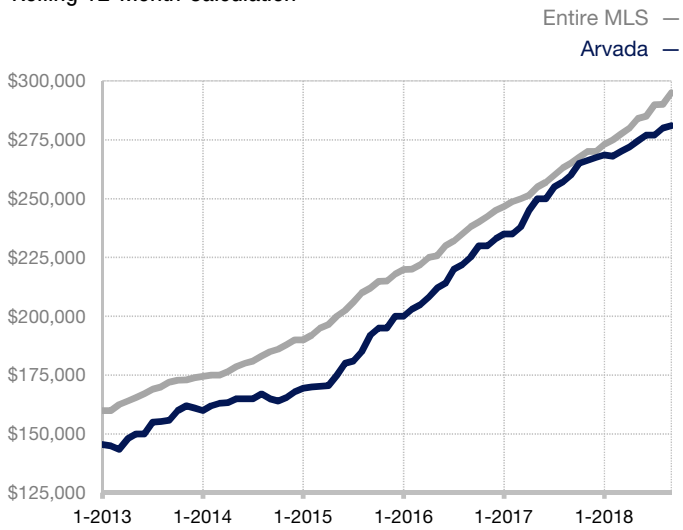
Townhouse-Condo	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	73	**87**	+ 19.2%	--	**--**	--
Under Contract	52	**53**	+ 1.9%	491	**496**	+ 1.0%
New Listings	70	**74**	+ 5.7%	559	**604**	+ 8.1%
Sold Listings	45	**55**	+ 22.2%	454	**454**	0.0%
Days on Market Until Sale	16	**18**	+ 12.5%	18	**16**	- 11.1%
Median Sales Price*	$290,000	**$309,900**	+ 6.9%	$266,600	**$285,000**	+ 6.9%
Average Sales Price*	$297,563	**$319,048**	+ 7.2%	$279,793	**$310,302**	+ 10.9%
Percent of List Price Received*	100.5%	**100.0%**	- 0.5%	101.1%	**101.0%**	- 0.1%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



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Local Market Update for September 2018

A Research Tool Provided by the Colorado Association of REALTORS®

Aurora

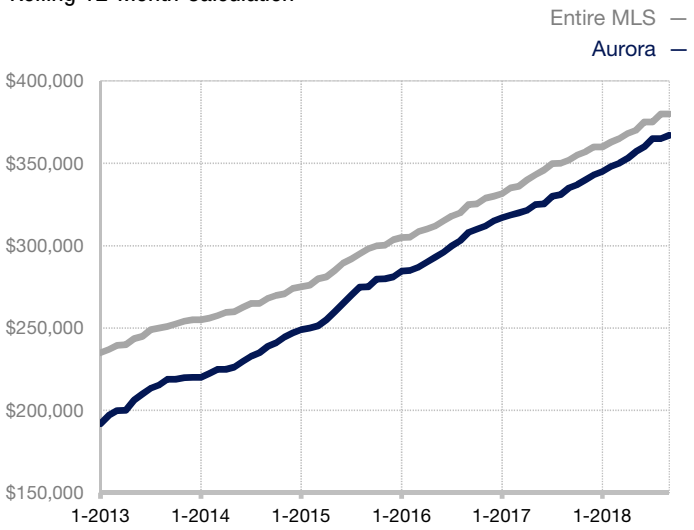
Single Family	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	689	**767**	+ 11.3%	--	**--**	--
Under Contract	454	**456**	+ 0.4%	4,375	**4,195**	- 4.1%
New Listings	489	**565**	+ 15.5%	5,035	**5,138**	+ 2.0%
Sold Listings	472	**374**	- 20.8%	4,246	**3,967**	- 6.6%
Days on Market Until Sale	21	**27**	+ 28.6%	20	**21**	+ 5.0%
Median Sales Price*	$350,500	**$375,000**	+ 7.0%	$340,000	**$372,500**	+ 9.6%
Average Sales Price*	$377,455	**$400,442**	+ 6.1%	$367,991	**$402,299**	+ 9.3%
Percent of List Price Received*	100.1%	**99.5%**	- 0.6%	100.8%	**100.7%**	- 0.1%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

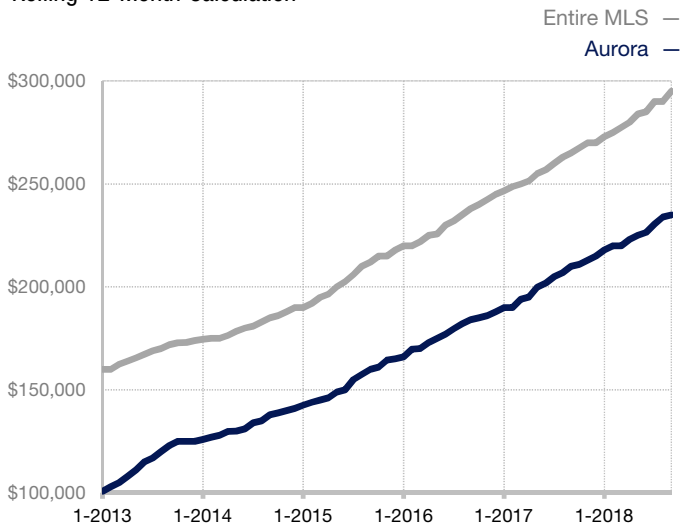
Townhouse-Condo	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	314	**322**	+ 2.5%	--	**--**	--
Under Contract	244	**225**	- 7.8%	2,325	**2,178**	- 6.3%
New Listings	276	**281**	+ 1.8%	2,586	**2,542**	- 1.7%
Sold Listings	261	**218**	- 16.5%	2,266	**2,096**	- 7.5%
Days on Market Until Sale	13	**19**	+ 46.2%	17	**17**	0.0%
Median Sales Price*	$217,000	**$250,000**	+ 15.2%	$212,500	**$240,000**	+ 12.9%
Average Sales Price*	$219,670	**$263,490**	+ 19.9%	$221,769	**$249,630**	+ 12.6%
Percent of List Price Received*	100.5%	**100.1%**	- 0.4%	101.0%	**100.9%**	- 0.1%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



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Local Market Update for September 2018

A Research Tool Provided by the Colorado Association of REALTORS®

Castle Pines

Single Family	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	66	**43**	- 34.8%	--	**--**	--
Under Contract	14	**26**	+ 85.7%	188	**185**	- 1.6%
New Listings	21	**24**	+ 14.3%	247	**238**	- 3.6%
Sold Listings	21	**10**	- 52.4%	178	**164**	- 7.9%
Days on Market Until Sale	45	**28**	- 37.8%	44	**40**	- 9.1%
Median Sales Price*	$645,000	**$708,850**	+ 9.9%	$595,500	**$650,000**	+ 9.2%
Average Sales Price*	$647,271	**$697,870**	+ 7.8%	$657,742	**$746,629**	+ 13.5%
Percent of List Price Received*	98.8%	**99.9%**	+ 1.1%	98.6%	**98.9%**	+ 0.3%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	1	**1**	0.0%	--	**--**	--
Under Contract	1	**1**	0.0%	14	**8**	- 42.9%
New Listings	1	**1**	0.0%	14	**10**	- 28.6%
Sold Listings	0	**0**	--	13	**8**	- 38.5%
Days on Market Until Sale	0	**0**	--	17	**13**	- 23.5%
Median Sales Price*	$0	**$0**	--	$394,000	**$398,000**	+ 1.0%
Average Sales Price*	$0	**$0**	--	$392,331	**$398,238**	+ 1.5%
Percent of List Price Received*	0.0%	**0.0%**	--	99.0%	**99.0%**	0.0%

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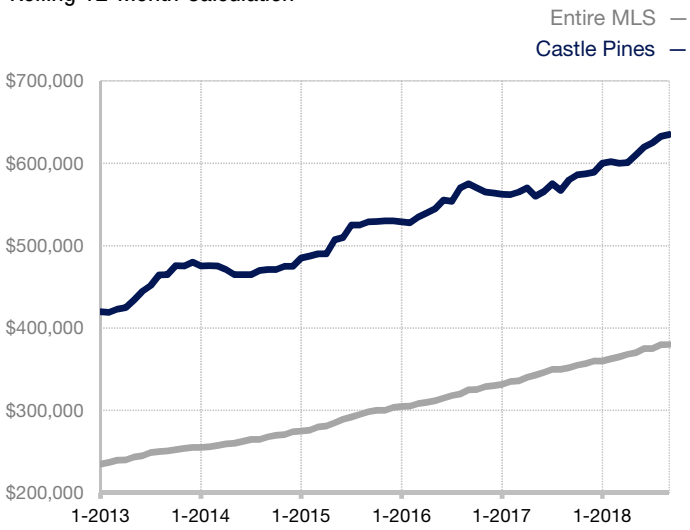
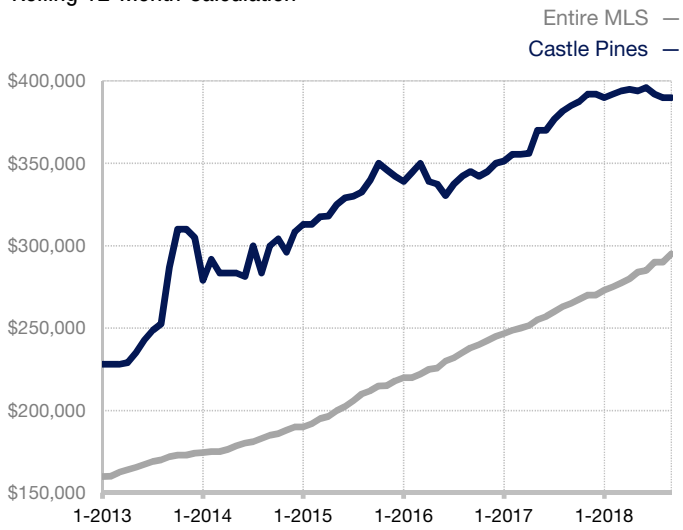
Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



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Local Market Update for September 2018

A Research Tool Provided by the Colorado Association of REALTORS®

Castle Rock

Single Family	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	416	**469**	+ 12.7%	--	**--**	--
Under Contract	160	**135**	- 15.6%	1,479	**1,614**	+ 9.1%
New Listings	162	**234**	+ 44.4%	1,882	**2,104**	+ 11.8%
Sold Listings	170	**152**	- 10.6%	1,398	**1,530**	+ 9.4%
Days on Market Until Sale	43	**47**	+ 9.3%	37	**39**	+ 5.4%
Median Sales Price*	$457,500	**$466,250**	+ 1.9%	$450,844	**$473,116**	+ 4.9%
Average Sales Price*	$544,583	**$587,762**	+ 7.9%	$532,510	**$561,202**	+ 5.4%
Percent of List Price Received*	99.0%	**98.5%**	- 0.5%	99.3%	**99.3%**	0.0%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	46	**52**	+ 13.0%	--	**--**	--
Under Contract	34	**27**	- 20.6%	296	**254**	- 14.2%
New Listings	36	**47**	+ 30.6%	341	**304**	- 10.9%
Sold Listings	40	**24**	- 40.0%	274	**251**	- 8.4%
Days on Market Until Sale	33	**29**	- 12.1%	24	**26**	+ 8.3%
Median Sales Price*	$304,100	**$352,000**	+ 15.8%	$300,000	**$332,500**	+ 10.8%
Average Sales Price*	$318,766	**$338,648**	+ 6.2%	$309,701	**$354,202**	+ 14.4%
Percent of List Price Received*	99.6%	**99.2%**	- 0.4%	100.3%	**99.7%**	- 0.6%

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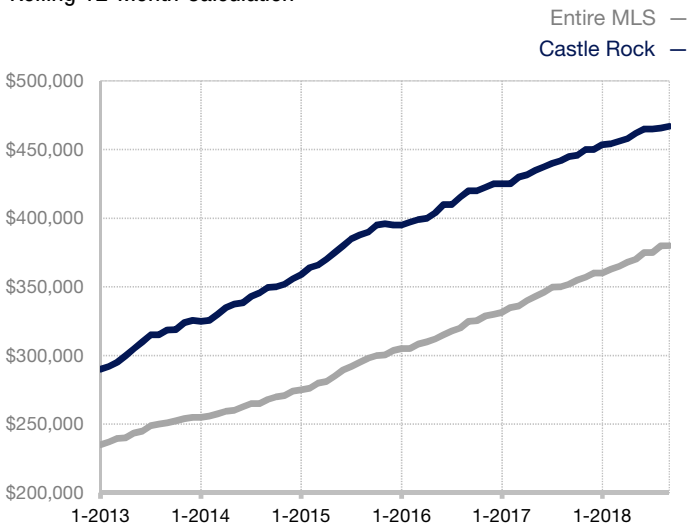
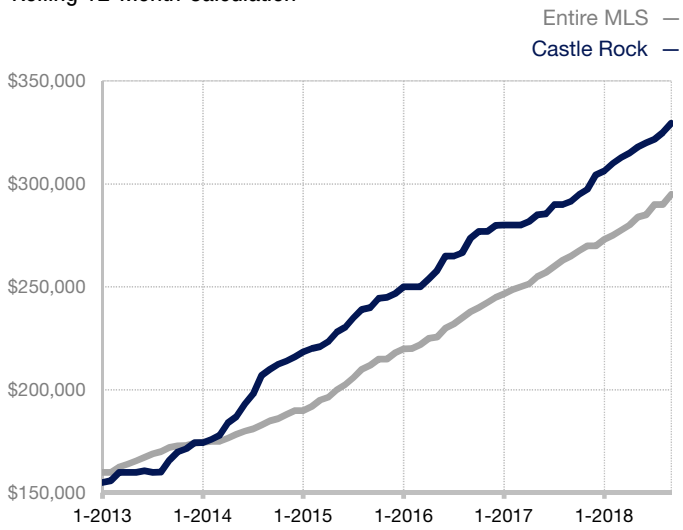
Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



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Local Market Update for September 2018

A Research Tool Provided by the Colorado Association of REALTORS®

Centennial

Single Family	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	219	**220**	+ 0.5%	--	**--**	--
Under Contract	114	**109**	- 4.4%	1,383	**1,204**	- 12.9%
New Listings	147	**154**	+ 4.8%	1,588	**1,516**	- 4.5%
Sold Listings	134	**98**	- 26.9%	1,361	**1,162**	- 14.6%
Days on Market Until Sale	16	**20**	+ 25.0%	21	**17**	- 19.0%
Median Sales Price*	$429,000	**$441,000**	+ 2.8%	$435,000	**$465,000**	+ 6.9%
Average Sales Price*	$457,144	**$478,654**	+ 4.7%	$476,131	**$505,235**	+ 6.1%
Percent of List Price Received*	99.3%	**98.7%**	- 0.6%	99.9%	**100.0%**	+ 0.1%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	36	**54**	+ 50.0%	--	**--**	--
Under Contract	38	**38**	0.0%	355	**339**	- 4.5%
New Listings	39	**40**	+ 2.6%	395	**406**	+ 2.8%
Sold Listings	40	**33**	- 17.5%	353	**308**	- 12.7%
Days on Market Until Sale	14	**18**	+ 28.6%	12	**18**	+ 50.0%
Median Sales Price*	$285,000	**$340,000**	+ 19.3%	$275,000	**$304,900**	+ 10.9%
Average Sales Price*	$310,320	**$353,000**	+ 13.8%	$291,784	**$315,316**	+ 8.1%
Percent of List Price Received*	99.5%	**98.9%**	- 0.6%	100.7%	**100.5%**	- 0.2%

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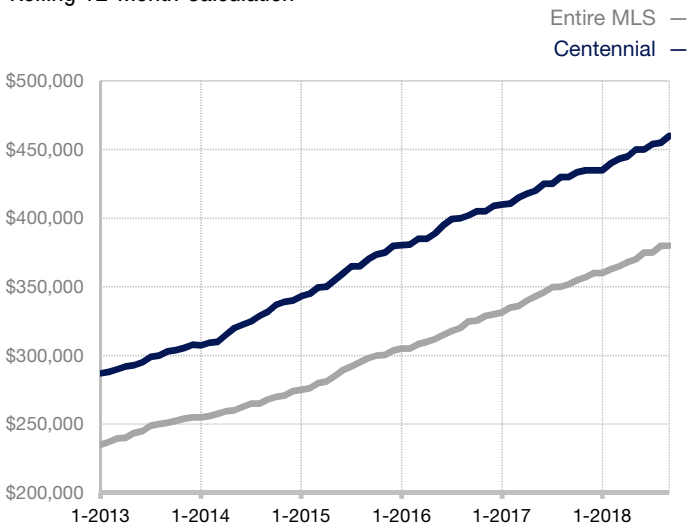
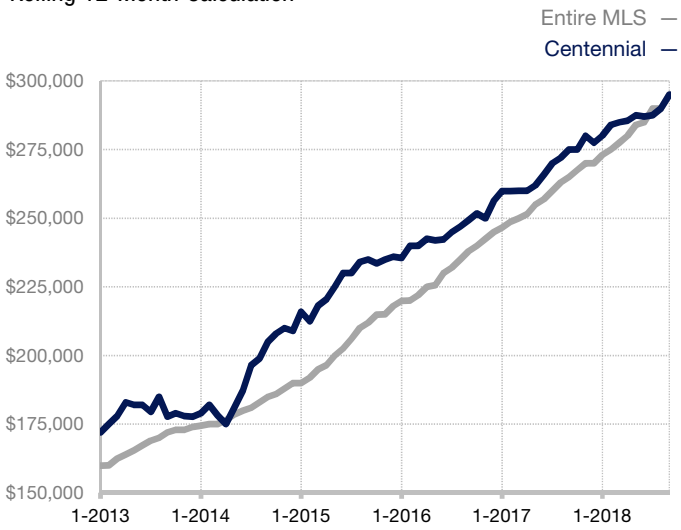
Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



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Local Market Update for September 2018

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Denver

Single Family	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	1,389	**1,154**	- 16.9%	--	**--**	--
Under Contract	645	**670**	+ 3.9%	6,561	**6,558**	- 0.0%
New Listings	879	**884**	+ 0.6%	8,073	**8,241**	+ 2.1%
Sold Listings	674	**585**	- 13.2%	6,402	**6,281**	- 1.9%
Days on Market Until Sale	22	**24**	+ 9.1%	21	**20**	- 4.8%
Median Sales Price*	$412,250	**$436,566**	+ 5.9%	$420,000	**$462,000**	+ 10.0%
Average Sales Price*	$494,961	**$534,411**	+ 8.0%	$511,600	**$563,603**	+ 10.2%
Percent of List Price Received*	99.6%	**99.2%**	- 0.4%	100.3%	**100.3%**	0.0%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	1,322	**1,072**	- 18.9%	--	**--**	--
Under Contract	504	**466**	- 7.5%	4,946	**4,876**	- 1.4%
New Listings	715	**636**	- 11.0%	6,169	**6,175**	+ 0.1%
Sold Listings	496	**436**	- 12.1%	4,719	**4,721**	+ 0.0%
Days on Market Until Sale	28	**30**	+ 7.1%	27	**29**	+ 7.4%
Median Sales Price*	$309,450	**$397,600**	+ 28.5%	$321,000	**$375,000**	+ 16.8%
Average Sales Price*	$375,558	**$430,311**	+ 14.6%	$384,932	**$427,309**	+ 11.0%
Percent of List Price Received*	99.7%	**99.2%**	- 0.5%	100.0%	**99.8%**	- 0.2%

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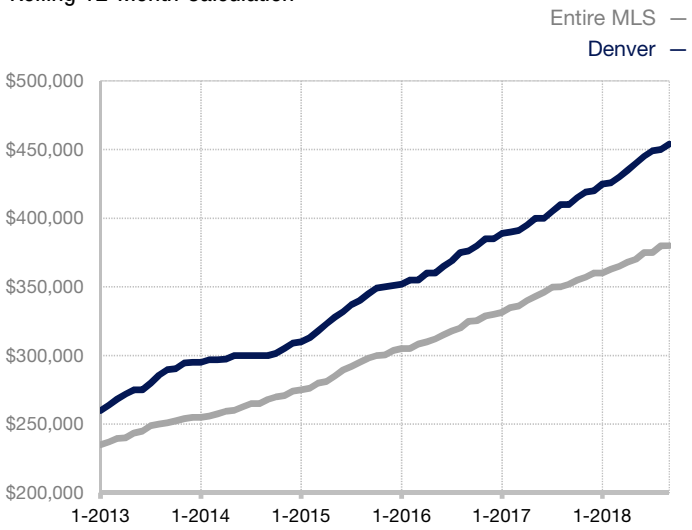
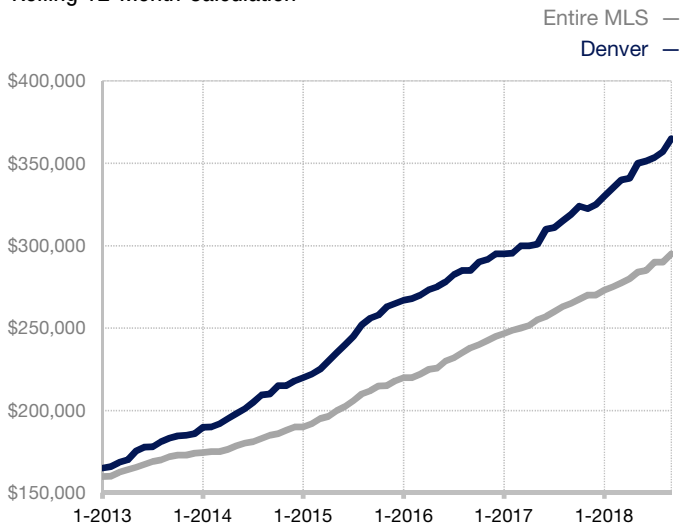
Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



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Local Market Update for September 2018

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Denver County

Single Family	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	1,220	**1,026**	- 15.9%	--	**--**	--
Under Contract	576	**591**	+ 2.6%	5,828	**5,889**	+ 1.0%
New Listings	779	**786**	+ 0.9%	7,066	**7,246**	+ 2.5%
Sold Listings	598	**527**	- 11.9%	5,688	**5,652**	- 0.6%
Days on Market Until Sale	22	**22**	0.0%	21	**19**	- 9.5%
Median Sales Price*	$431,000	**$445,000**	+ 3.2%	$435,000	**$476,000**	+ 9.4%
Average Sales Price*	$513,170	**$541,484**	+ 5.5%	$525,935	**$578,304**	+ 10.0%
Percent of List Price Received*	99.5%	**99.3%**	- 0.2%	100.3%	**100.4%**	+ 0.1%

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Townhouse-Condo	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	1,242	**983**	- 20.9%	--	**--**	--
Under Contract	466	**416**	- 10.7%	4,511	**4,498**	- 0.3%
New Listings	660	**578**	- 12.4%	5,596	**5,607**	+ 0.2%
Sold Listings	450	**398**	- 11.6%	4,300	**4,389**	+ 2.1%
Days on Market Until Sale	29	**30**	+ 3.4%	27	**29**	+ 7.4%
Median Sales Price*	$313,500	**$412,000**	+ 31.4%	$330,000	**$380,000**	+ 15.2%
Average Sales Price*	$380,168	**$442,576**	+ 16.4%	$393,409	**$434,902**	+ 10.5%
Percent of List Price Received*	99.6%	**99.2%**	- 0.4%	99.9%	**99.8%**	- 0.1%

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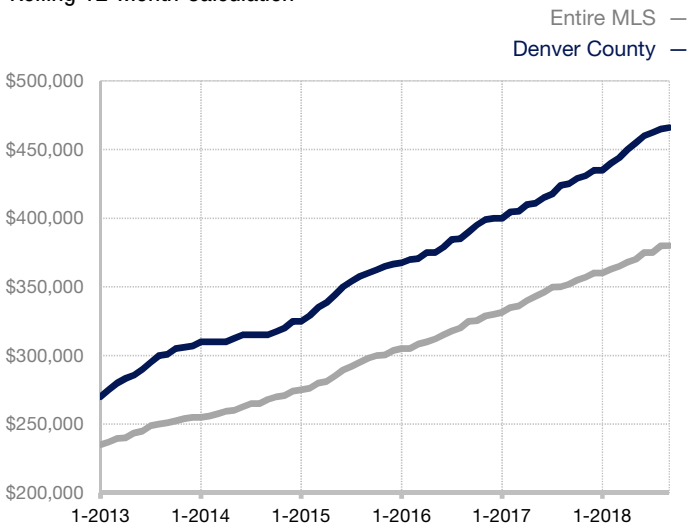
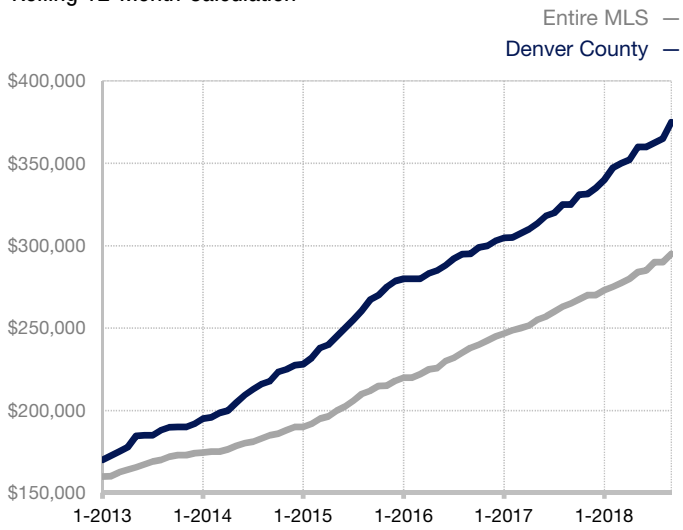
Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



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Local Market Update for September 2018

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Douglas County

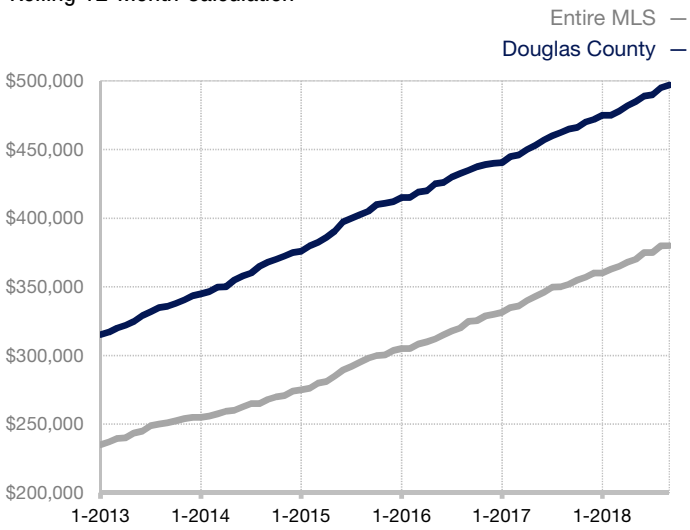
Single Family	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	1,349	**1,256**	- 6.9%	--	**--**	--
Under Contract	545	**510**	- 6.4%	5,324	**5,325**	+ 0.0%
New Listings	603	**652**	+ 8.1%	6,529	**6,648**	+ 1.8%
Sold Listings	574	**479**	- 16.6%	5,109	**5,035**	- 1.4%
Days on Market Until Sale	36	**39**	+ 8.3%	32	**32**	0.0%
Median Sales Price*	$475,000	**$490,000**	+ 3.2%	$474,900	**$502,685**	+ 5.9%
Average Sales Price*	$551,792	**$577,900**	+ 4.7%	$542,554	**$581,989**	+ 7.3%
Percent of List Price Received*	99.2%	**98.8%**	- 0.4%	99.6%	**99.6%**	0.0%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

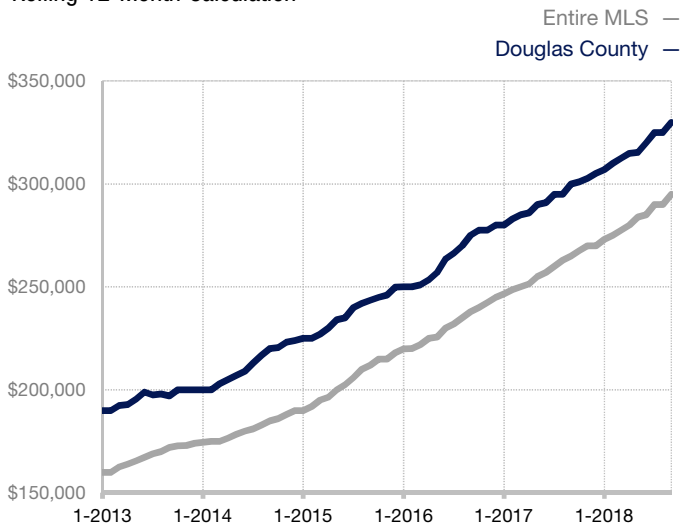
Townhouse-Condo	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	169	**185**	+ 9.5%	--	**--**	--
Under Contract	98	**98**	0.0%	1,008	**911**	- 9.6%
New Listings	118	**107**	- 9.3%	1,174	**1,070**	- 8.9%
Sold Listings	106	**92**	- 13.2%	916	**871**	- 4.9%
Days on Market Until Sale	22	**36**	+ 63.6%	16	**21**	+ 31.3%
Median Sales Price*	$299,475	**$354,450**	+ 18.4%	$303,000	**$336,000**	+ 10.9%
Average Sales Price*	$325,621	**$357,326**	+ 9.7%	$325,393	**$352,647**	+ 8.4%
Percent of List Price Received*	100.0%	**99.3%**	- 0.7%	100.4%	**100.1%**	- 0.3%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



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Local Market Update for September 2018

A Research Tool Provided by the Colorado Association of REALTORS®

Elbert County

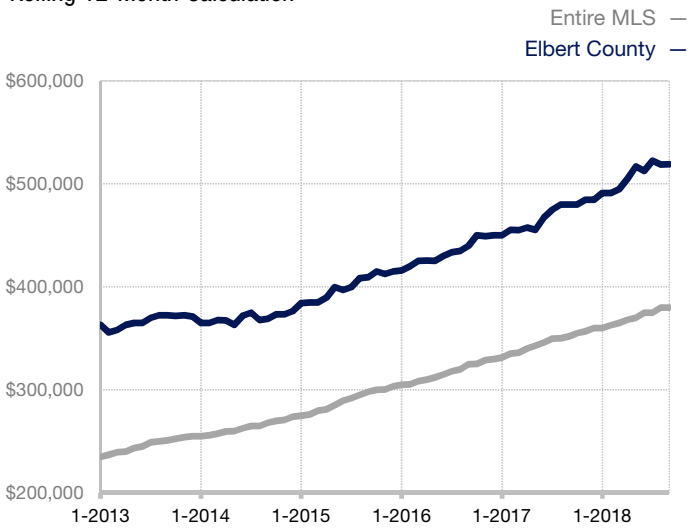
Single Family	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	93	**77**	- 17.2%	--	**--**	--
Under Contract	21	**27**	+ 28.6%	158	**185**	+ 17.1%
New Listings	31	**24**	- 22.6%	247	**245**	- 0.8%
Sold Listings	25	**8**	- 68.0%	151	**165**	+ 9.3%
Days on Market Until Sale	36	**29**	- 19.4%	51	**45**	- 11.8%
Median Sales Price*	$495,000	**$537,500**	+ 8.6%	$490,000	**$529,000**	+ 8.0%
Average Sales Price*	$519,480	**$540,063**	+ 4.0%	$553,170	**$600,097**	+ 8.5%
Percent of List Price Received*	99.3%	**99.4%**	+ 0.1%	98.9%	**98.7%**	- 0.2%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

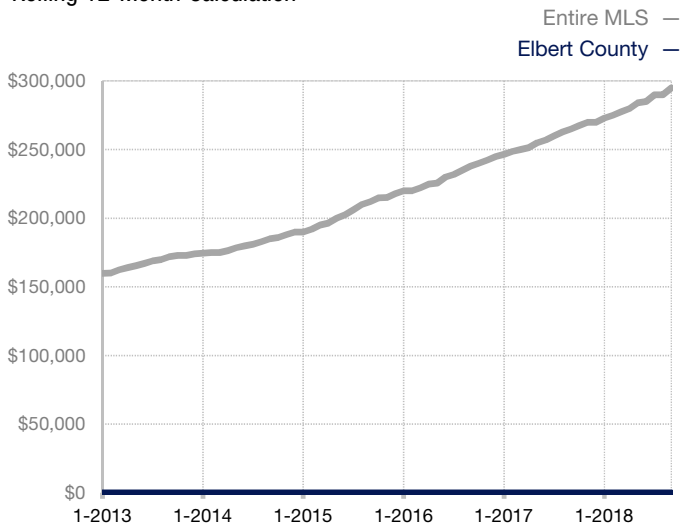
Townhouse-Condo	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	0	**0**	--	--	**--**	--
Under Contract	0	**0**	--	0	**0**	--
New Listings	0	**0**	--	0	**0**	--
Sold Listings	0	**0**	--	0	**0**	--
Days on Market Until Sale	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Average Sales Price*	$0	**$0**	--	$0	**$0**	--
Percent of List Price Received*	0.0%	**0.0%**	--	0.0%	**0.0%**	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



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Local Market Update for September 2018

A Research Tool Provided by the Colorado Association of REALTORS®

Greenwood Village

Single Family	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	69	**47**	- 31.9%	--	**--**	--
Under Contract	17	**10**	- 41.2%	122	**140**	+ 14.8%
New Listings	20	**19**	- 5.0%	192	**190**	- 1.0%
Sold Listings	9	**13**	+ 44.4%	118	**134**	+ 13.6%
Days on Market Until Sale	56	**45**	- 19.6%	59	**47**	- 20.3%
Median Sales Price*	$870,000	**$1,250,000**	+ 43.7%	$1,125,000	**$1,242,000**	+ 10.4%
Average Sales Price*	$859,978	**$1,518,500**	+ 76.6%	$1,220,995	**$1,364,836**	+ 11.8%
Percent of List Price Received*	98.6%	**96.0%**	- 2.6%	98.3%	**97.9%**	- 0.4%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	10	**13**	+ 30.0%	--	**--**	--
Under Contract	16	**14**	- 12.5%	82	**71**	- 13.4%
New Listings	13	**10**	- 23.1%	89	**94**	+ 5.6%
Sold Listings	11	**7**	- 36.4%	72	**62**	- 13.9%
Days on Market Until Sale	30	**17**	- 43.3%	35	**20**	- 42.9%
Median Sales Price*	$325,000	**$310,000**	- 4.6%	$372,500	**$349,500**	- 6.2%
Average Sales Price*	$450,868	**$456,286**	+ 1.2%	$464,095	**$504,735**	+ 8.8%
Percent of List Price Received*	100.1%	**97.8%**	- 2.3%	99.9%	**99.5%**	- 0.4%

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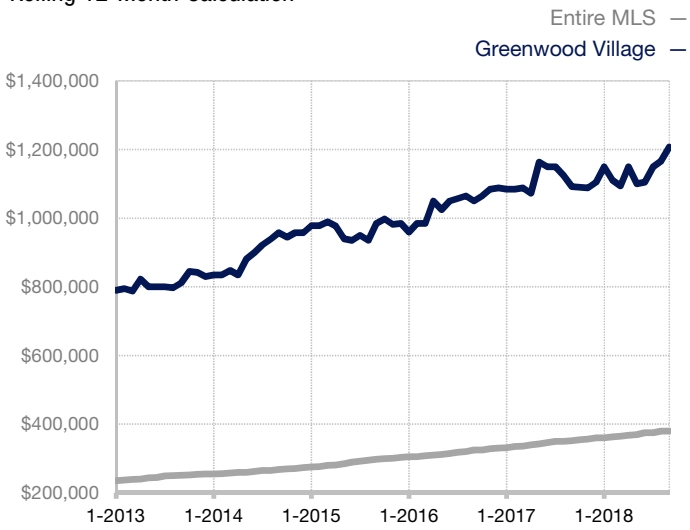
Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

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Local Market Update for September 2018

A Research Tool Provided by the Colorado Association of REALTORS®

Highlands Ranch

Single Family	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	205	**156**	- 23.9%	--	**--**	--
Under Contract	124	**115**	- 7.3%	1,343	**1,239**	- 7.7%
New Listings	138	**139**	+ 0.7%	1,585	**1,462**	- 7.8%
Sold Listings	142	**111**	- 21.8%	1,312	**1,195**	- 8.9%
Days on Market Until Sale	26	**25**	- 3.8%	21	**17**	- 19.0%
Median Sales Price*	$469,000	**$479,900**	+ 2.3%	$465,000	**$500,000**	+ 7.5%
Average Sales Price*	$528,111	**$579,463**	+ 9.7%	$523,601	**$568,343**	+ 8.5%
Percent of List Price Received*	99.6%	**99.3%**	- 0.3%	100.2%	**100.3%**	+ 0.1%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	36	**46**	+ 27.8%	--	**--**	--
Under Contract	24	**22**	- 8.3%	269	**268**	- 0.4%
New Listings	31	**26**	- 16.1%	320	**323**	+ 0.9%
Sold Listings	26	**23**	- 11.5%	258	**257**	- 0.4%
Days on Market Until Sale	19	**37**	+ 94.7%	14	**19**	+ 35.7%
Median Sales Price*	$358,500	**$400,000**	+ 11.6%	$350,000	**$375,000**	+ 7.1%
Average Sales Price*	$373,285	**$403,039**	+ 8.0%	$371,169	**$387,777**	+ 4.5%
Percent of List Price Received*	99.9%	**98.7%**	- 1.2%	100.1%	**99.7%**	- 0.4%

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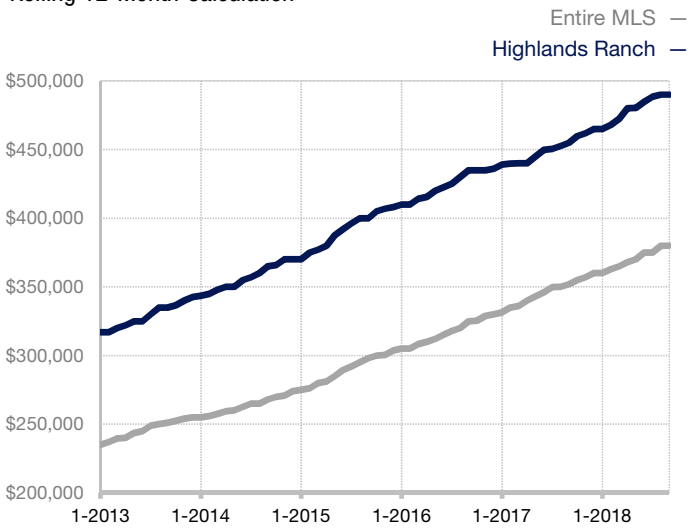
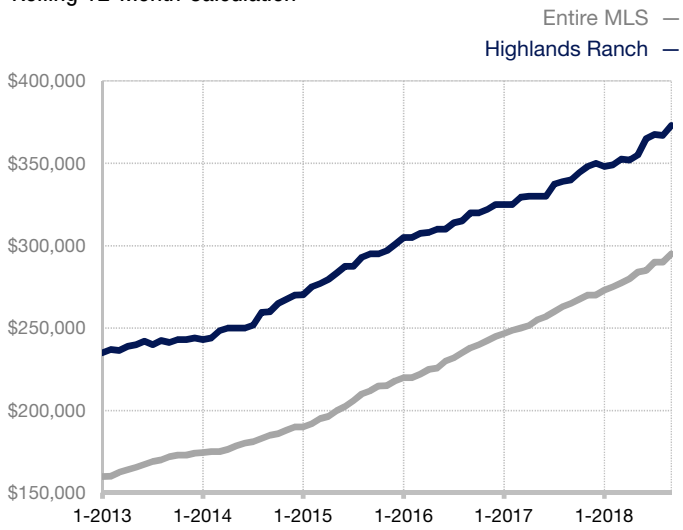
Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



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Local Market Update for September 2018

A Research Tool Provided by the Colorado Association of REALTORS®

Jefferson County

Single Family	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	1,354	**1,058**	- 21.9%	--	**--**	--
Under Contract	634	**598**	- 5.7%	6,188	**5,999**	- 3.1%
New Listings	774	**780**	+ 0.8%	7,361	**7,198**	- 2.2%
Sold Listings	691	**514**	- 25.6%	5,994	**5,702**	- 4.9%
Days on Market Until Sale	25	**24**	- 4.0%	25	**23**	- 8.0%
Median Sales Price*	$420,000	**$445,000**	+ 6.0%	$425,000	**$455,000**	+ 7.1%
Average Sales Price*	$472,204	**$508,811**	+ 7.8%	$480,175	**$519,549**	+ 8.2%
Percent of List Price Received*	99.3%	**99.1%**	- 0.2%	100.0%	**100.2%**	+ 0.2%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	269	**269**	0.0%	--	**--**	--
Under Contract	257	**230**	- 10.5%	2,168	**2,120**	- 2.2%
New Listings	307	**284**	- 7.5%	2,420	**2,409**	- 0.5%
Sold Listings	243	**228**	- 6.2%	2,042	**2,006**	- 1.8%
Days on Market Until Sale	13	**17**	+ 30.8%	12	**15**	+ 25.0%
Median Sales Price*	$267,000	**$280,000**	+ 4.9%	$254,250	**$280,750**	+ 10.4%
Average Sales Price*	$286,064	**$297,042**	+ 3.8%	$271,776	**$308,031**	+ 13.3%
Percent of List Price Received*	100.4%	**99.9%**	- 0.5%	101.3%	**101.1%**	- 0.2%

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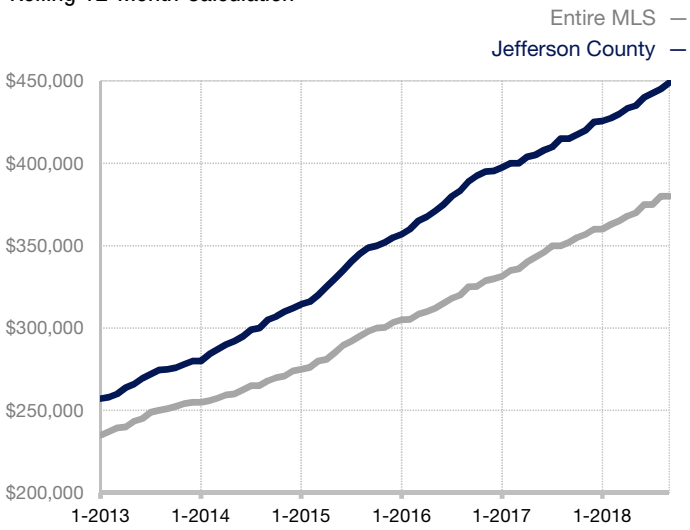
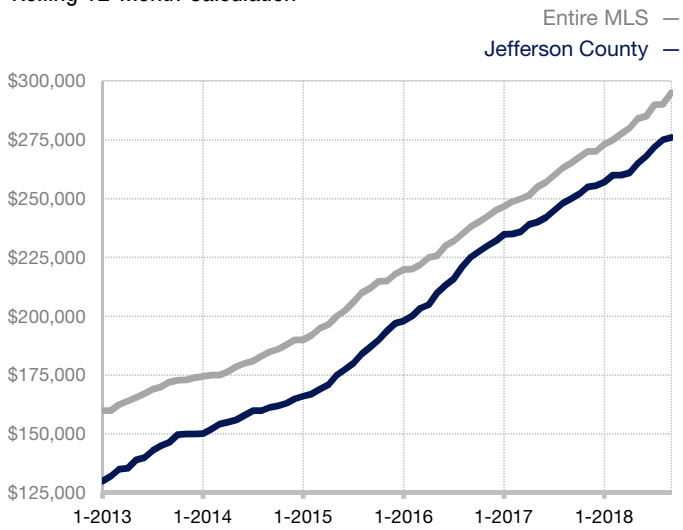
Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



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Local Market Update for September 2018

A Research Tool Provided by the Colorado Association of REALTORS®

Lakewood

Single Family	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	272	**191**	- 29.8%	--	**--**	--
Under Contract	123	**131**	+ 6.5%	1,243	**1,268**	+ 2.0%
New Listings	158	**167**	+ 5.7%	1,516	**1,546**	+ 2.0%
Sold Listings	146	**104**	- 28.8%	1,226	**1,191**	- 2.9%
Days on Market Until Sale	23	**20**	- 13.0%	20	**20**	0.0%
Median Sales Price*	$412,750	**$437,750**	+ 6.1%	$404,500	**$440,000**	+ 8.8%
Average Sales Price*	$464,587	**$489,976**	+ 5.5%	$446,242	**$490,206**	+ 9.9%
Percent of List Price Received*	99.5%	**98.9%**	- 0.6%	100.3%	**100.3%**	0.0%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	100	**99**	- 1.0%	--	**--**	--
Under Contract	121	**84**	- 30.6%	878	**902**	+ 2.7%
New Listings	137	**122**	- 10.9%	981	**1,005**	+ 2.4%
Sold Listings	92	**88**	- 4.3%	812	**854**	+ 5.2%
Days on Market Until Sale	11	**14**	+ 27.3%	12	**13**	+ 8.3%
Median Sales Price*	$243,200	**$254,950**	+ 4.8%	$237,750	**$264,500**	+ 11.3%
Average Sales Price*	$248,998	**$271,104**	+ 8.9%	$247,727	**$281,693**	+ 13.7%
Percent of List Price Received*	100.6%	**100.4%**	- 0.2%	101.5%	**101.4%**	- 0.1%

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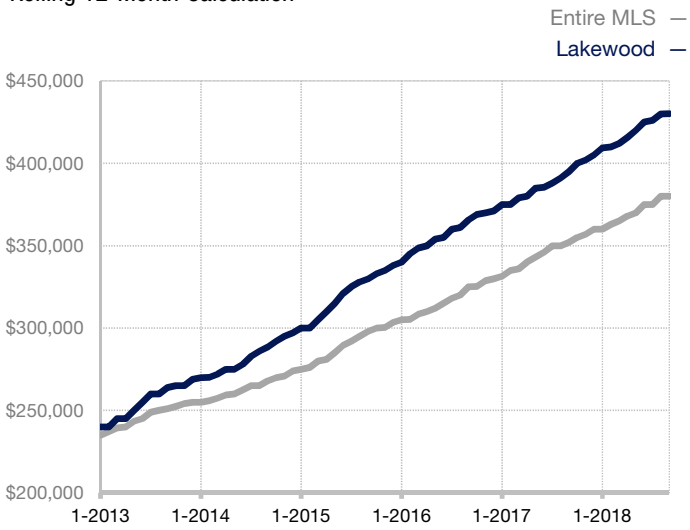
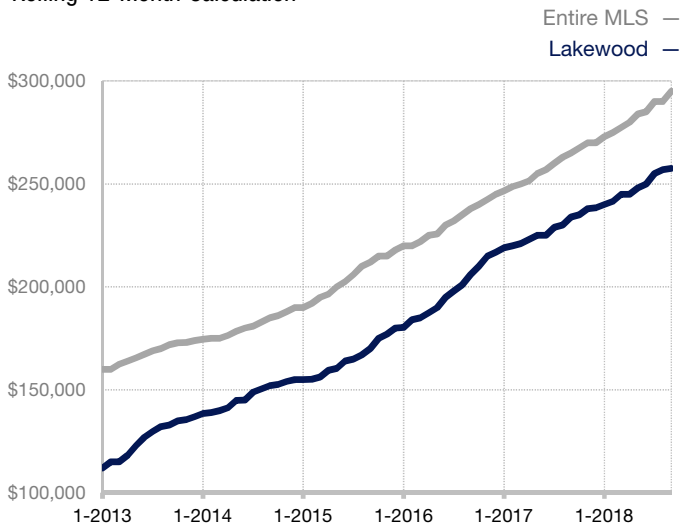
Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



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Local Market Update for September 2018

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Littleton

Single Family	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	373	**355**	- 4.8%	--	**--**	--
Under Contract	204	**178**	- 12.7%	1,967	**1,844**	- 6.3%
New Listings	235	**247**	+ 5.1%	2,335	**2,288**	- 2.0%
Sold Listings	228	**164**	- 28.1%	1,926	**1,760**	- 8.6%
Days on Market Until Sale	23	**26**	+ 13.0%	22	**23**	+ 4.5%
Median Sales Price*	$420,500	**$457,000**	+ 8.7%	$429,000	**$468,000**	+ 9.1%
Average Sales Price*	$480,699	**$521,357**	+ 8.5%	$490,308	**$539,792**	+ 10.1%
Percent of List Price Received*	99.2%	**99.4%**	+ 0.2%	100.0%	**100.2%**	+ 0.2%

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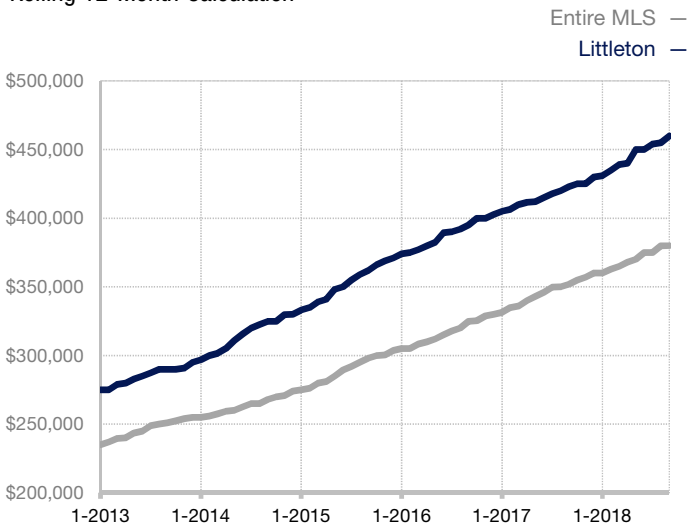
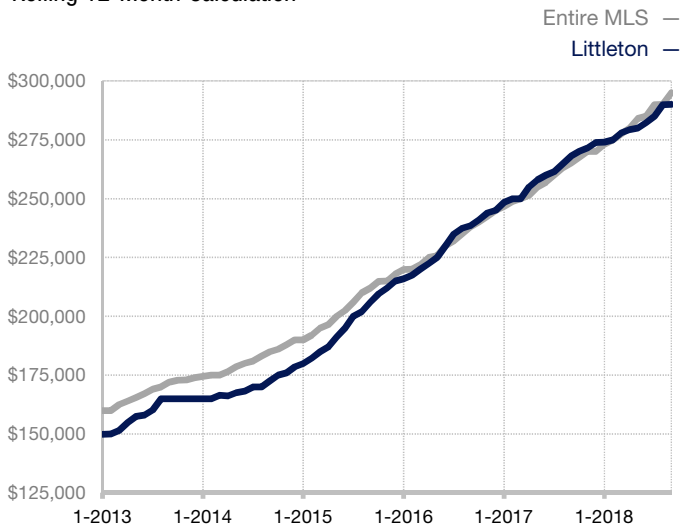
Townhouse-Condo	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	97	**91**	- 6.2%	--	**--**	--
Under Contract	88	**84**	- 4.5%	809	**764**	- 5.6%
New Listings	102	**92**	- 9.8%	901	**858**	- 4.8%
Sold Listings	97	**76**	- 21.6%	787	**734**	- 6.7%
Days on Market Until Sale	14	**22**	+ 57.1%	11	**15**	+ 36.4%
Median Sales Price*	$285,000	**$294,000**	+ 3.2%	$271,000	**$295,000**	+ 8.9%
Average Sales Price*	$290,270	**$316,529**	+ 9.0%	$287,340	**$309,332**	+ 7.7%
Percent of List Price Received*	100.4%	**99.0%**	- 1.4%	101.2%	**100.7%**	- 0.5%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



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Local Market Update for September 2018

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Lone Tree

Single Family	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	58	**51**	- 12.1%	--	**--**	--
Under Contract	15	**13**	- 13.3%	129	**147**	+ 14.0%
New Listings	16	**26**	+ 62.5%	196	**203**	+ 3.6%
Sold Listings	15	**15**	0.0%	122	**141**	+ 15.6%
Days on Market Until Sale	61	**42**	- 31.1%	48	**41**	- 14.6%
Median Sales Price*	$795,000	**$695,000**	- 12.6%	$788,760	**$767,500**	- 2.7%
Average Sales Price*	$806,293	**$873,175**	+ 8.3%	$856,677	**$866,230**	+ 1.1%
Percent of List Price Received*	98.0%	**97.9%**	- 0.1%	98.2%	**98.4%**	+ 0.2%

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Townhouse-Condo	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	12	**11**	- 8.3%	--	**--**	--
Under Contract	7	**7**	0.0%	76	**64**	- 15.8%
New Listings	12	**10**	- 16.7%	90	**85**	- 5.6%
Sold Listings	11	**6**	- 45.5%	68	**59**	- 13.2%
Days on Market Until Sale	24	**41**	+ 70.8%	16	**26**	+ 62.5%
Median Sales Price*	$485,000	**$533,500**	+ 10.0%	$414,000	**$482,000**	+ 16.4%
Average Sales Price*	$417,136	**$516,500**	+ 23.8%	$418,156	**$465,453**	+ 11.3%
Percent of List Price Received*	98.8%	**97.4%**	- 1.4%	99.3%	**99.1%**	- 0.2%

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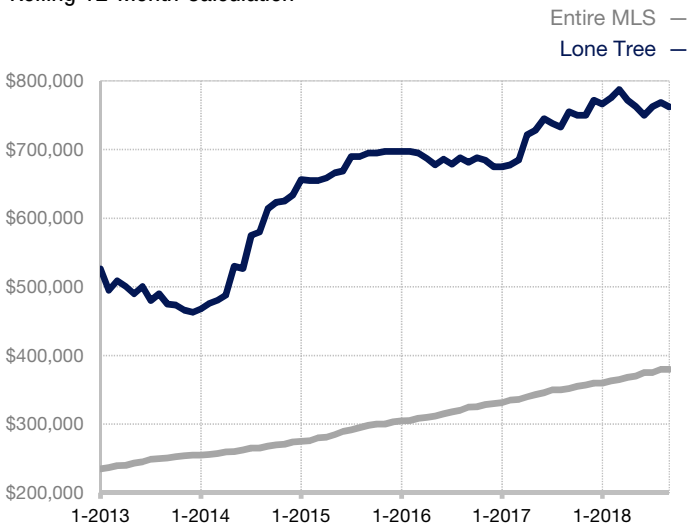
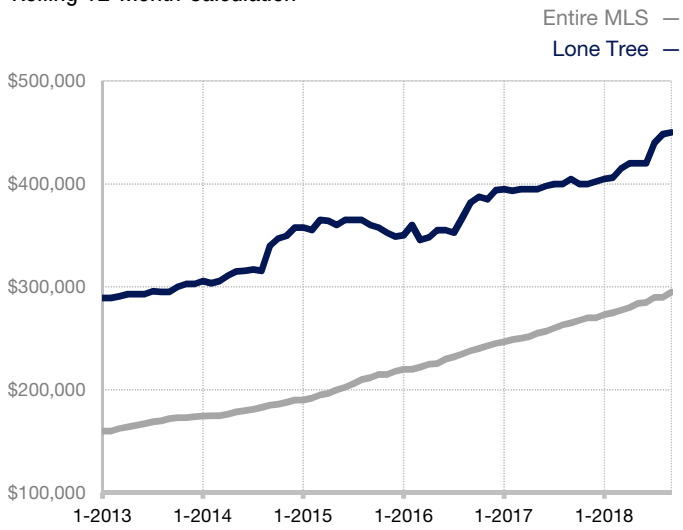
Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



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Local Market Update for September 2018

A Research Tool Provided by the Colorado Association of REALTORS®

Morrison

Single Family	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	62	**42**	- 32.3%	--	**--**	--
Under Contract	30	**26**	- 13.3%	265	**236**	- 10.9%
New Listings	34	**36**	+ 5.9%	310	**293**	- 5.5%
Sold Listings	34	**24**	- 29.4%	246	**221**	- 10.2%
Days on Market Until Sale	29	**37**	+ 27.6%	27	**28**	+ 3.7%
Median Sales Price*	$415,000	**$487,500**	+ 17.5%	$415,050	**$445,000**	+ 7.2%
Average Sales Price*	$556,648	**$627,029**	+ 12.6%	$521,544	**$588,680**	+ 12.9%
Percent of List Price Received*	98.6%	**98.5%**	- 0.1%	99.8%	**100.0%**	+ 0.2%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	2	**1**	- 50.0%	--	**--**	--
Under Contract	3	**1**	- 66.7%	20	**15**	- 25.0%
New Listings	2	**1**	- 50.0%	22	**15**	- 31.8%
Sold Listings	5	**3**	- 40.0%	19	**14**	- 26.3%
Days on Market Until Sale	24	**11**	- 54.2%	13	**20**	+ 53.8%
Median Sales Price*	$379,000	**$330,000**	- 12.9%	$365,250	**$392,875**	+ 7.6%
Average Sales Price*	$398,400	**$332,000**	- 16.7%	$340,994	**$417,957**	+ 22.6%
Percent of List Price Received*	100.1%	**100.3%**	+ 0.2%	101.7%	**100.3%**	- 1.4%

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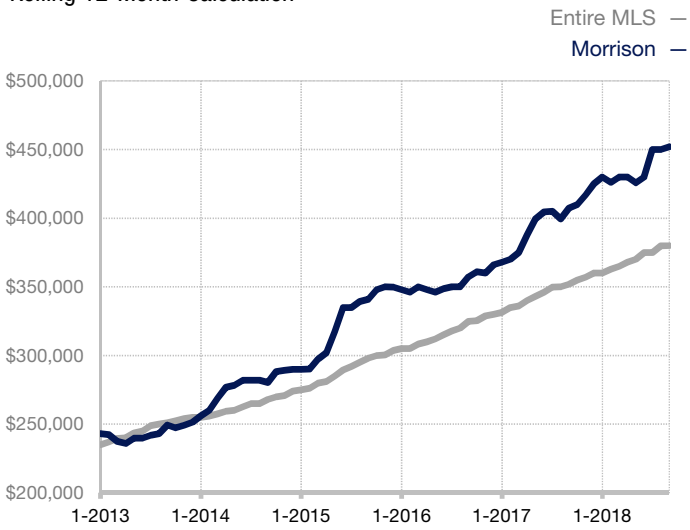
Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

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Local Market Update for September 2018

A Research Tool Provided by the Colorado Association of REALTORS®

Parker

Single Family	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	384	**385**	+ 0.3%	--	**--**	--
Under Contract	189	**185**	- 2.1%	1,767	**1,770**	+ 0.2%
New Listings	209	**180**	- 13.9%	2,129	**2,224**	+ 4.5%
Sold Listings	183	**166**	- 9.3%	1,708	**1,656**	- 3.0%
Days on Market Until Sale	35	**33**	- 5.7%	30	**28**	- 6.7%
Median Sales Price*	$470,000	**$483,500**	+ 2.9%	$467,500	**$498,000**	+ 6.5%
Average Sales Price*	$532,541	**$511,617**	- 3.9%	$515,668	**$545,775**	+ 5.8%
Percent of List Price Received*	99.3%	**99.1%**	- 0.2%	99.7%	**99.7%**	0.0%

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Townhouse-Condo	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	76	**75**	- 1.3%	--	**--**	--
Under Contract	32	**37**	+ 15.6%	318	**307**	- 3.5%
New Listings	39	**31**	- 20.5%	396	**350**	- 11.6%
Sold Listings	27	**40**	+ 48.1%	267	**285**	+ 6.7%
Days on Market Until Sale	9	**43**	+ 377.8%	10	**20**	+ 100.0%
Median Sales Price*	$250,000	**$307,500**	+ 23.0%	$260,000	**$285,000**	+ 9.6%
Average Sales Price*	$249,681	**$323,875**	+ 29.7%	$270,194	**$302,345**	+ 11.9%
Percent of List Price Received*	101.0%	**99.9%**	- 1.1%	101.1%	**100.8%**	- 0.3%

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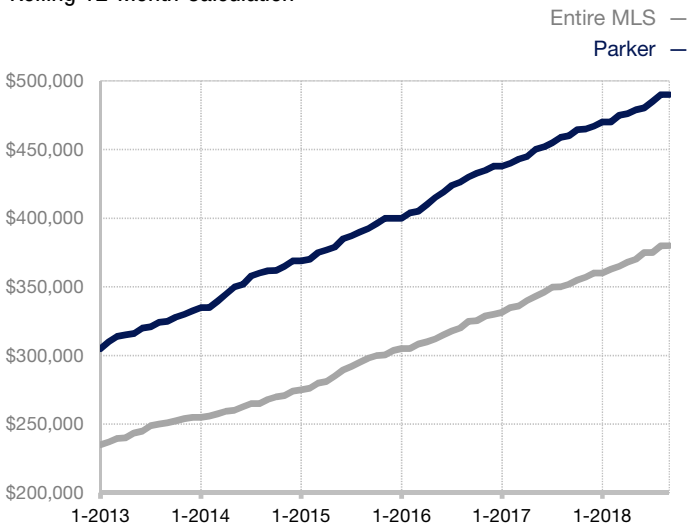
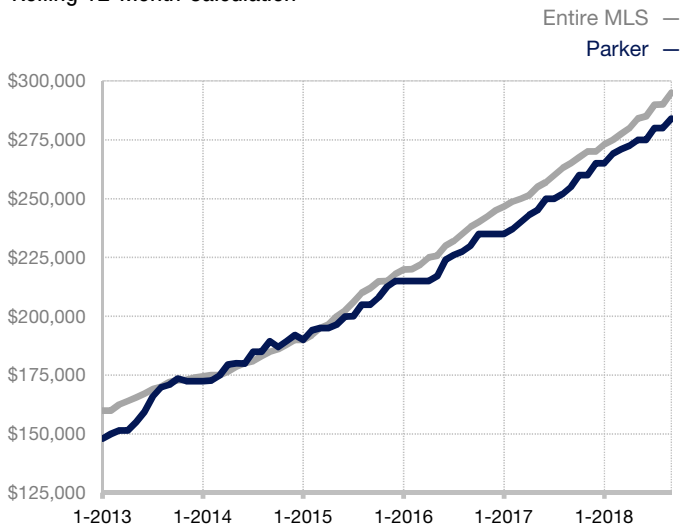
Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



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Local Market Update for September 2018

A Research Tool Provided by the Colorado Association of REALTORS®

Sheridan

Single Family	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	1	**0**	- 100.0%	--	**--**	--
Under Contract	1	**0**	- 100.0%	2	**0**	- 100.0%
New Listings	1	**0**	- 100.0%	3	**0**	- 100.0%
Sold Listings	0	**0**	--	1	**0**	- 100.0%
Days on Market Until Sale	0	**0**	--	5	**0**	- 100.0%
Median Sales Price*	$0	**$0**	--	$295,000	**$0**	- 100.0%
Average Sales Price*	$0	**$0**	--	$295,000	**$0**	- 100.0%
Percent of List Price Received*	0.0%	**0.0%**	--	98.4%	**0.0%**	- 100.0%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	0	**0**	--	--	**--**	--
Under Contract	0	**0**	--	0	**0**	--
New Listings	0	**0**	--	0	**0**	--
Sold Listings	0	**0**	--	0	**0**	--
Days on Market Until Sale	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Average Sales Price*	$0	**$0**	--	$0	**$0**	--
Percent of List Price Received*	0.0%	**0.0%**	--	0.0%	**0.0%**	--

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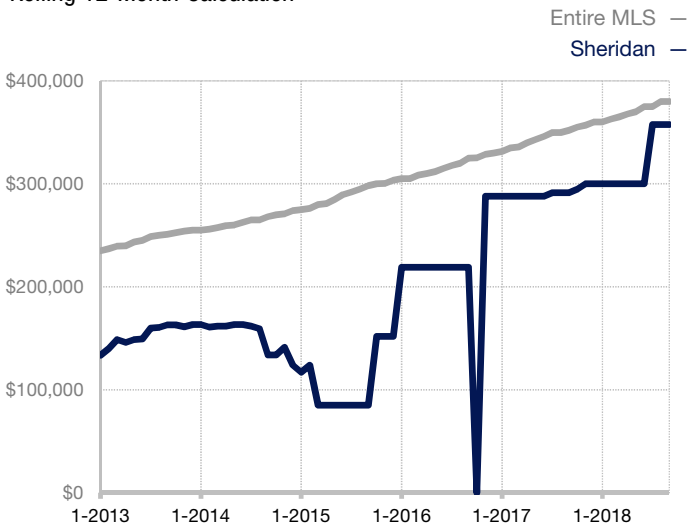
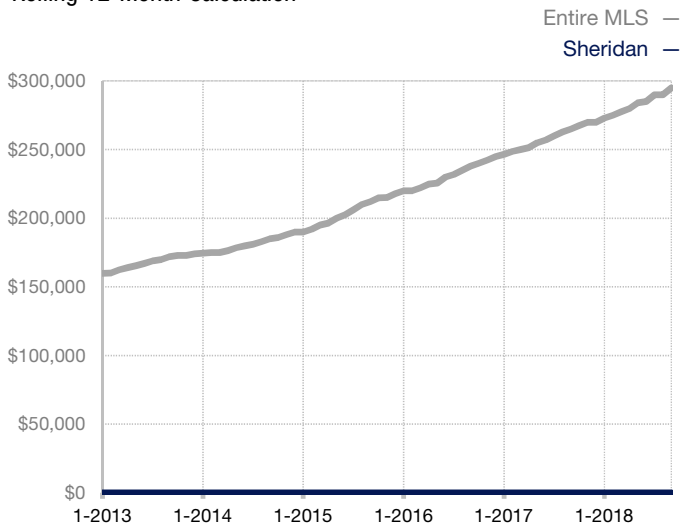
Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



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Local Market Update for September 2018

A Research Tool Provided by the Colorado Association of REALTORS®

Wheat Ridge

Single Family	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	84	**62**	- 26.2%	--	**--**	--
Under Contract	48	**32**	- 33.3%	335	**337**	+ 0.6%
New Listings	71	**43**	- 39.4%	434	**418**	- 3.7%
Sold Listings	33	**40**	+ 21.2%	308	**320**	+ 3.9%
Days on Market Until Sale	21	**21**	0.0%	23	**23**	0.0%
Median Sales Price*	$405,000	**$422,625**	+ 4.4%	$405,000	**$438,000**	+ 8.1%
Average Sales Price*	$413,162	**$433,195**	+ 4.8%	$430,903	**$469,306**	+ 8.9%
Percent of List Price Received*	99.8%	**98.6%**	- 1.2%	100.3%	**100.2%**	- 0.1%

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Townhouse-Condo	September			Year to Date		
Key Metrics	**2017**	**2018**	Percent Change from Previous Year	**Thru 09-2017**	**Thru 09-2018**	Percent Change from Previous Year
Inventory of Active Listings	9	**18**	+ 100.0%	--	**--**	--
Under Contract	8	**10**	+ 25.0%	94	**96**	+ 2.1%
New Listings	8	**20**	+ 150.0%	106	**126**	+ 18.9%
Sold Listings	11	**10**	- 9.1%	91	**89**	- 2.2%
Days on Market Until Sale	21	**22**	+ 4.8%	11	**13**	+ 18.2%
Median Sales Price*	$198,000	**$188,500**	- 4.8%	$200,000	**$247,500**	+ 23.8%
Average Sales Price*	$239,327	**$209,525**	- 12.5%	$241,358	**$271,365**	+ 12.4%
Percent of List Price Received*	98.4%	**99.6%**	+ 1.2%	101.5%	**101.3%**	- 0.2%

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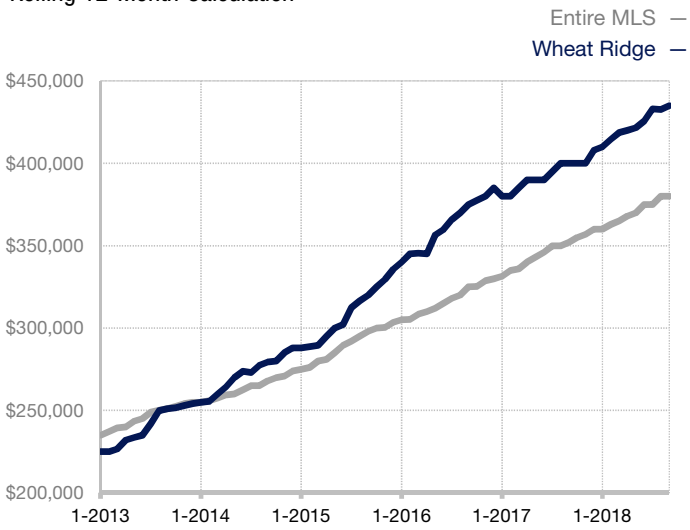
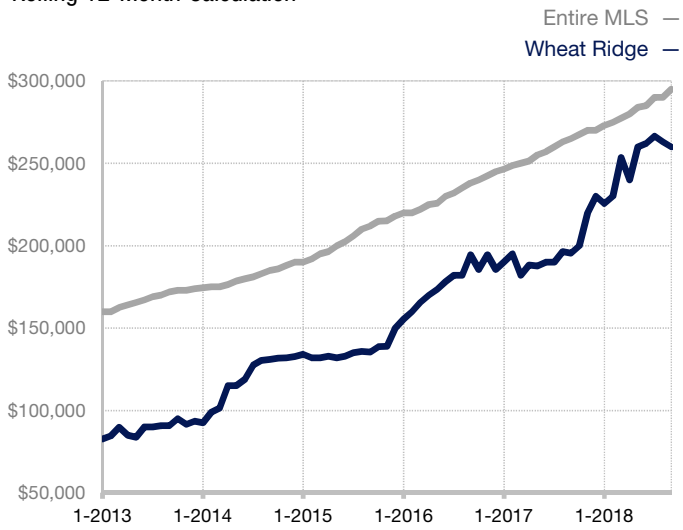
Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



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