



colorado association of REALTORS[®] **HOUSING REPORTS**

Research tools provided by the Colorado Association of REALTORS[®]

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Statewide Report Single Family and Townhouse-Condo April 2019



Single Family Market Overview

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

April 2019
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Key Metrics	Historical Sparkbars	4-2018	4-2019	Percent Change	YTD-2018	YTD-2019	Percent Change
New Listings		10,808	11,276	+ 4.3%	34,440	34,476	+ 0.1%
Pending / Under Contract		8,714	9,610	+ 10.3%	29,095	29,836	+ 2.5%
Sold Listings		7,334	7,183	- 2.1%	24,157	23,465	- 2.9%
Median Sales Price		\$390,500	\$400,000	+ 2.4%	\$379,934	\$390,000	+ 2.6%
Average Sales Price		\$477,222	\$487,943	+ 2.2%	\$455,766	\$472,212	+ 3.6%
Percent of List Price Received		99.9%	99.4%	- 0.5%	99.5%	98.9%	- 0.6%
Days on Market Until Sale		44	46	+ 4.5%	50	53	+ 6.0%
Housing Affordability Index		86	88	+ 2.3%	89	90	+ 1.1%
Inventory of Active Listings		15,131	14,290	- 5.6%	--	--	--
Months Supply of Inventory		2.0	2.0	0.0%	--	--	--

Townhouse-Condo Market Overview

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

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Key Metrics	Historical Sparkbars	4-2018	4-2019	Percent Change	YTD-2018	YTD-2019	Percent Change
New Listings		3,130	3,160	+ 1.0%	10,421	11,136	+ 6.9%
Pending / Under Contract		2,579	2,922	+ 13.3%	8,866	9,535	+ 7.5%
Sold Listings		2,368	2,364	- 0.2%	7,694	7,534	- 2.1%
Median Sales Price		\$297,250	\$305,000	+ 2.6%	\$290,000	\$298,000	+ 2.8%
Average Sales Price		\$378,056	\$392,885	+ 3.9%	\$380,437	\$386,642	+ 1.6%
Percent of List Price Received		100.6%	99.3%	- 1.3%	100.0%	99.0%	- 1.0%
Days on Market Until Sale		37	46	+ 24.3%	42	48	+ 14.3%
Housing Affordability Index		114	115	+ 0.9%	116	118	+ 1.7%
Inventory of Active Listings		4,554	4,645	+ 2.0%	--	--	--
Months Supply of Inventory		2.0	2.1	+ 5.0%	--	--	--

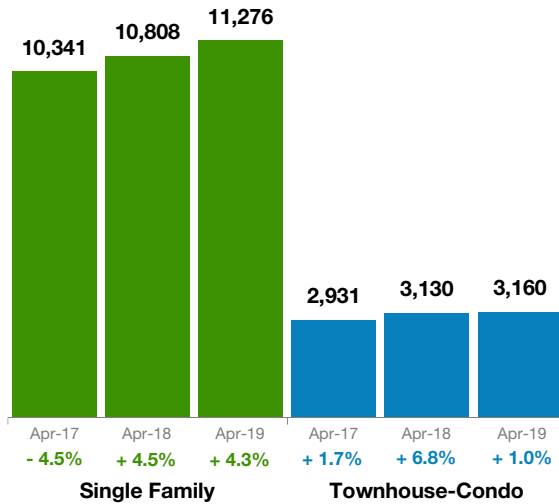
New Listings

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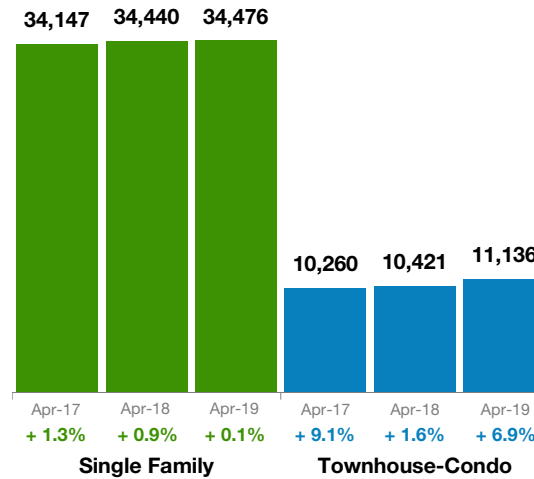
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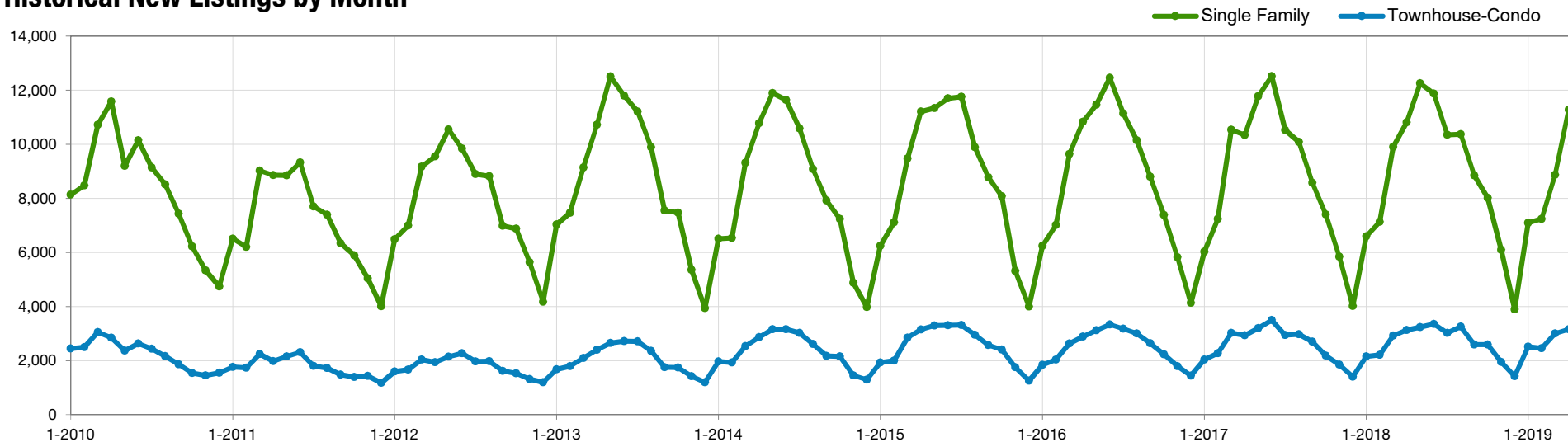


Year to Date



New Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
May-2018	12,258	+4.1%	+13.4%	3,235	+1.1%	+3.4%
Jun-2018	11,874	-5.1%	-3.1%	3,355	-4.1%	+3.7%
Jul-2018	10,348	-1.7%	-12.9%	3,022	+2.7%	-9.9%
Aug-2018	10,372	+2.8%	+0.2%	3,259	+9.5%	+7.8%
Sep-2018	8,849	+3.1%	-14.7%	2,593	-4.0%	-20.4%
Oct-2018	8,023	+8.4%	-9.3%	2,589	+18.4%	-0.2%
Nov-2018	6,099	+4.5%	-24.0%	1,949	+5.0%	-24.7%
Dec-2018	3,896	-3.0%	-36.1%	1,425	+1.3%	-26.9%
Jan-2019	7,091	+7.6%	+82.0%	2,517	+17.0%	+76.6%
Feb-2019	7,242	+1.5%	+2.1%	2,456	+10.8%	-2.4%
Mar-2019	8,867	-10.5%	+22.4%	3,003	+2.7%	+22.3%
Apr-2019	11,276	+4.3%	+27.2%	3,160	+1.0%	+5.2%

Historical New Listings by Month



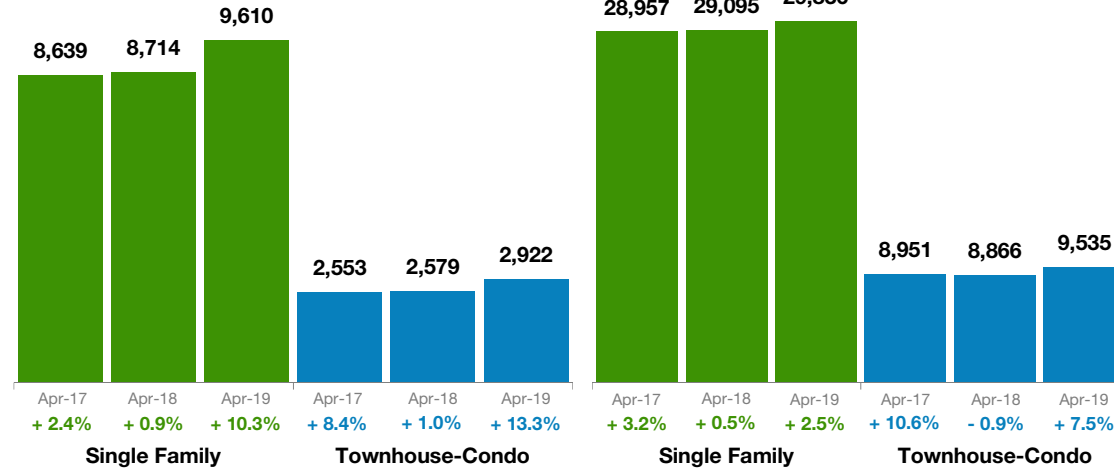
Pending / Under Contract

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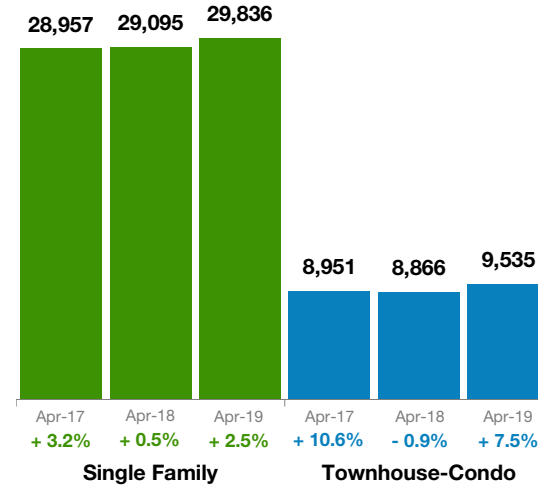
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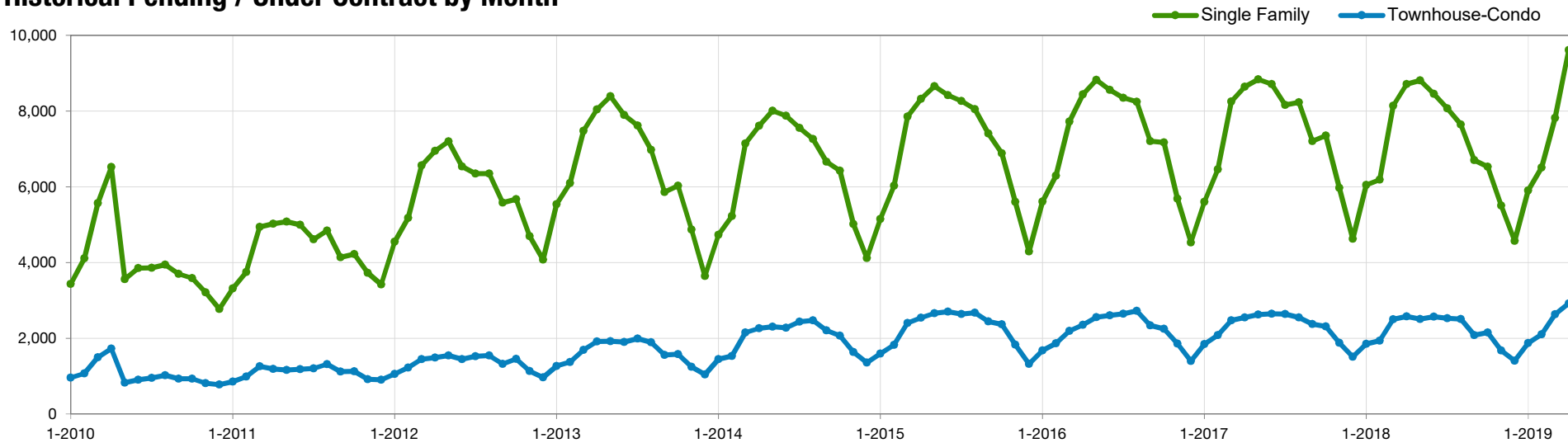


Year to Date



Pending / Under Contract	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
May-2018	8,805	-0.3%	+1.0%	2,510	-4.5%	-2.7%
Jun-2018	8,455	-2.9%	-4.0%	2,570	-2.8%	+2.4%
Jul-2018	8,072	-1.1%	-4.5%	2,527	-4.4%	-1.7%
Aug-2018	7,644	-7.1%	-5.3%	2,505	-1.8%	-0.9%
Sep-2018	6,705	-6.9%	-12.3%	2,086	-12.2%	-16.7%
Oct-2018	6,528	-11.2%	-2.6%	2,151	-6.9%	+3.1%
Nov-2018	5,506	-7.8%	-15.7%	1,681	-10.5%	-21.9%
Dec-2018	4,574	-1.2%	-16.9%	1,409	-6.7%	-16.2%
Jan-2019	5,901	-2.5%	+29.0%	1,873	+1.1%	+32.9%
Feb-2019	6,508	+5.1%	+10.3%	2,106	+8.9%	+12.4%
Mar-2019	7,817	-4.0%	+20.1%	2,634	+5.4%	+25.1%
Apr-2019	9,610	+10.3%	+22.9%	2,922	+13.3%	+10.9%

Historical Pending / Under Contract by Month



Sold Listings

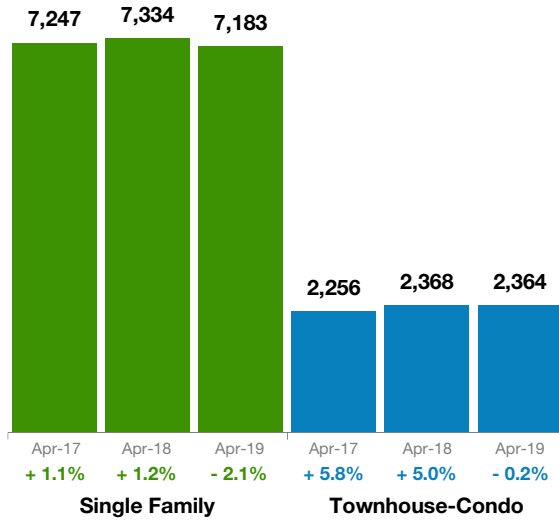
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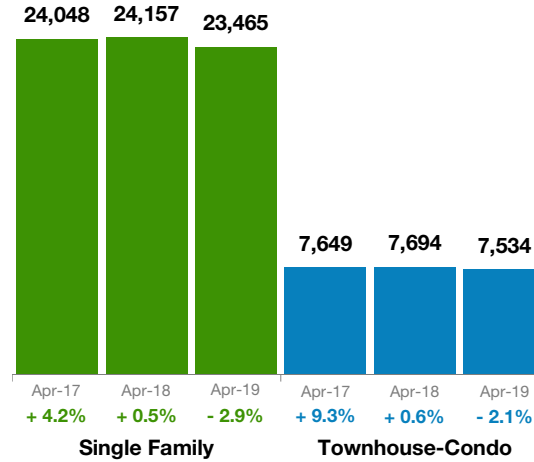
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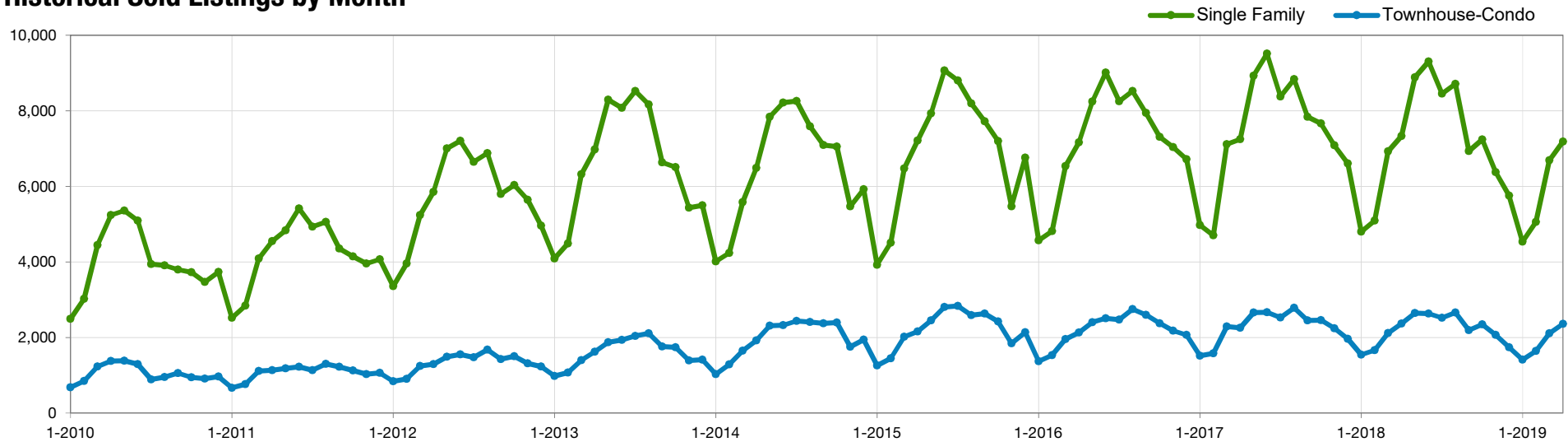


Year to Date



Sold Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
May-2018	8,884	-0.4%	+21.1%	2,647	-0.5%	+11.8%
Jun-2018	9,303	-2.2%	+4.7%	2,636	-1.1%	-0.4%
Jul-2018	8,452	+0.9%	-9.1%	2,522	-0.3%	-4.3%
Aug-2018	8,711	-1.4%	+3.1%	2,662	-4.5%	+5.6%
Sep-2018	6,936	-11.5%	-20.4%	2,196	-10.5%	-17.5%
Oct-2018	7,243	-5.5%	+4.4%	2,346	-4.7%	+6.8%
Nov-2018	6,378	-10.0%	-11.9%	2,070	-7.6%	-11.8%
Dec-2018	5,754	-12.9%	-9.8%	1,739	-11.5%	-16.0%
Jan-2019	4,538	-5.5%	-21.1%	1,416	-8.3%	-18.6%
Feb-2019	5,056	-0.7%	+11.4%	1,642	-1.4%	+16.0%
Mar-2019	6,688	-3.5%	+32.3%	2,112	-0.2%	+28.6%
Apr-2019	7,183	-2.1%	+7.4%	2,364	-0.2%	+11.9%

Historical Sold Listings by Month



Median Sales Price

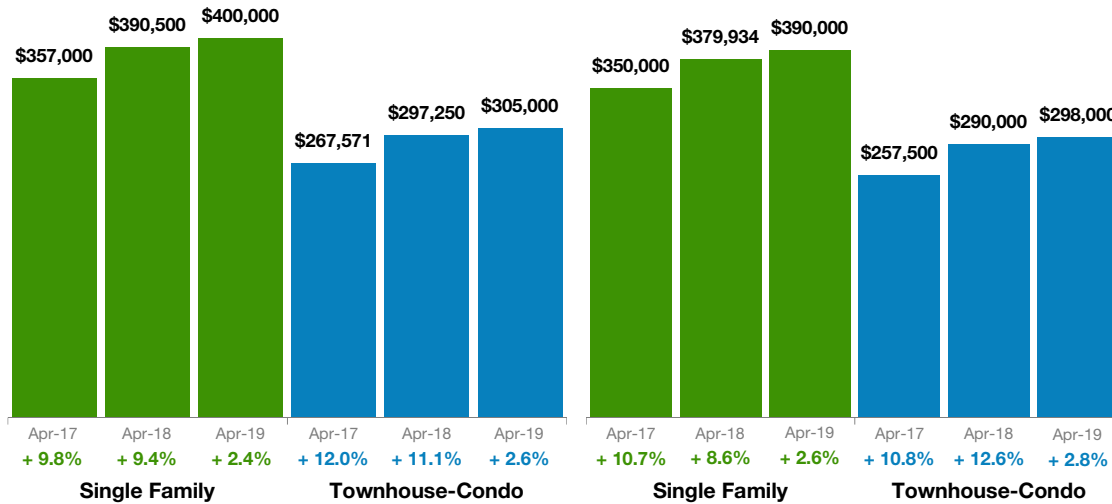
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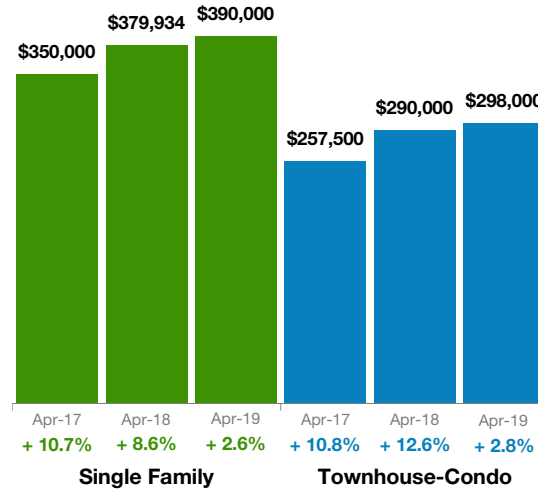
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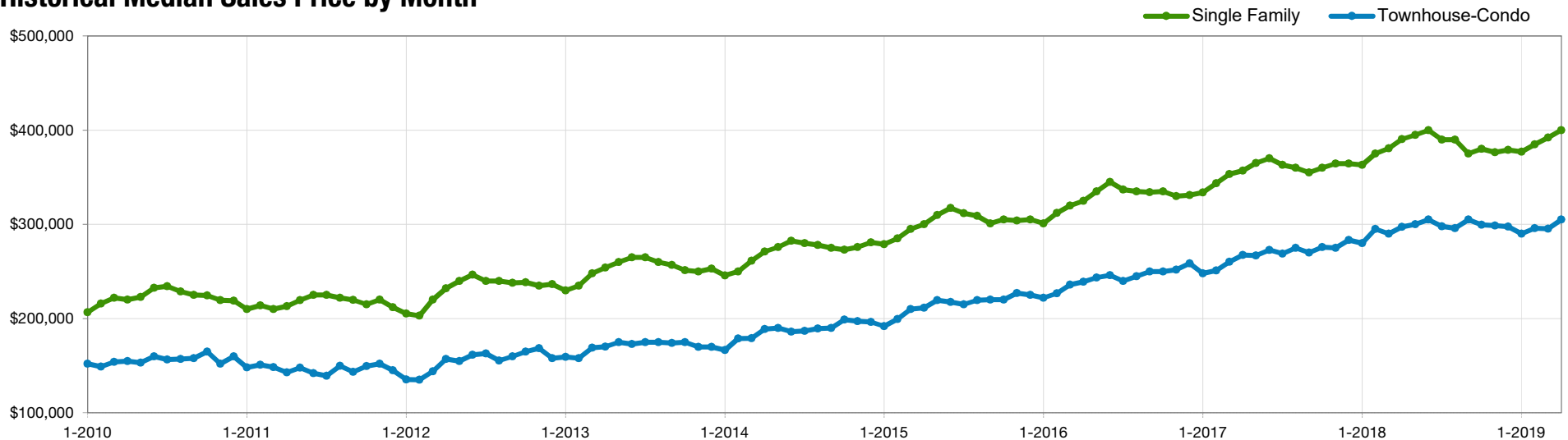


Year to Date



Median Sales Price	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
May-2018	\$395,000	+8.2%	+1.2%	\$300,000	+12.4%	+0.9%
Jun-2018	\$399,900	+8.1%	+1.2%	\$305,000	+11.8%	+1.7%
Jul-2018	\$390,000	+7.4%	-2.5%	\$298,000	+10.9%	-2.3%
Aug-2018	\$390,000	+8.3%	0.0%	\$296,000	+7.7%	-0.7%
Sep-2018	\$375,000	+5.6%	-3.8%	\$305,000	+13.0%	+3.0%
Oct-2018	\$380,000	+5.6%	+1.3%	\$299,625	+8.6%	-1.8%
Nov-2018	\$376,500	+3.3%	-0.9%	\$298,750	+8.6%	-0.3%
Dec-2018	\$378,924	+4.0%	+0.6%	\$297,500	+4.9%	-0.4%
Jan-2019	\$377,000	+3.9%	-0.5%	\$290,000	+3.6%	-2.5%
Feb-2019	\$385,000	+2.7%	+2.1%	\$296,000	+0.3%	+2.1%
Mar-2019	\$392,000	+3.0%	+1.8%	\$295,338	+1.8%	-0.2%
Apr-2019	\$400,000	+2.4%	+2.0%	\$305,000	+2.6%	+3.3%

Historical Median Sales Price by Month



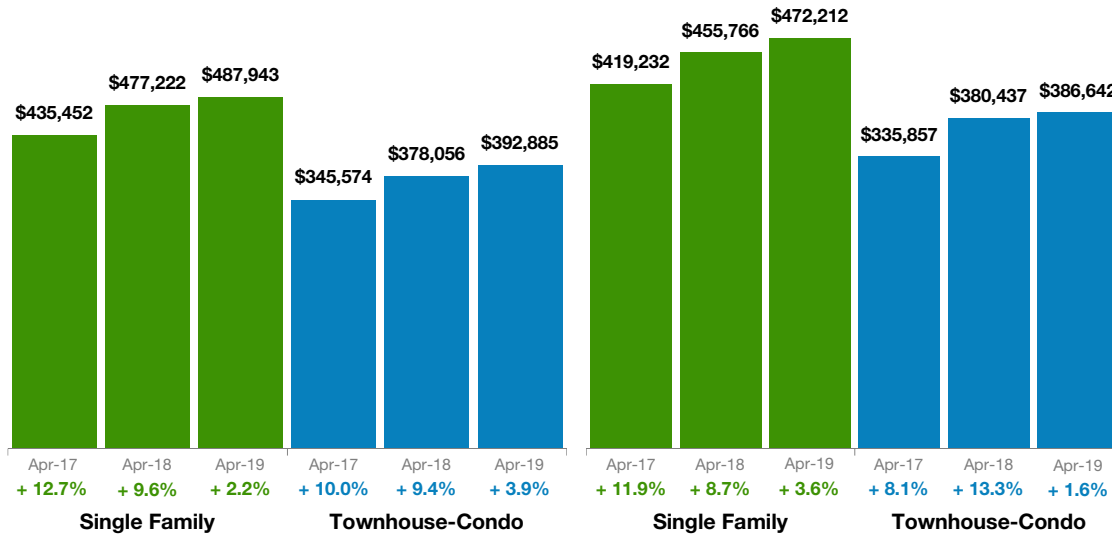
Average Sales Price

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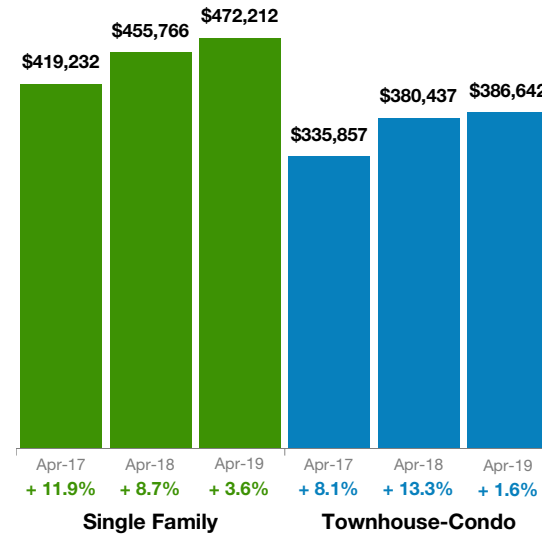
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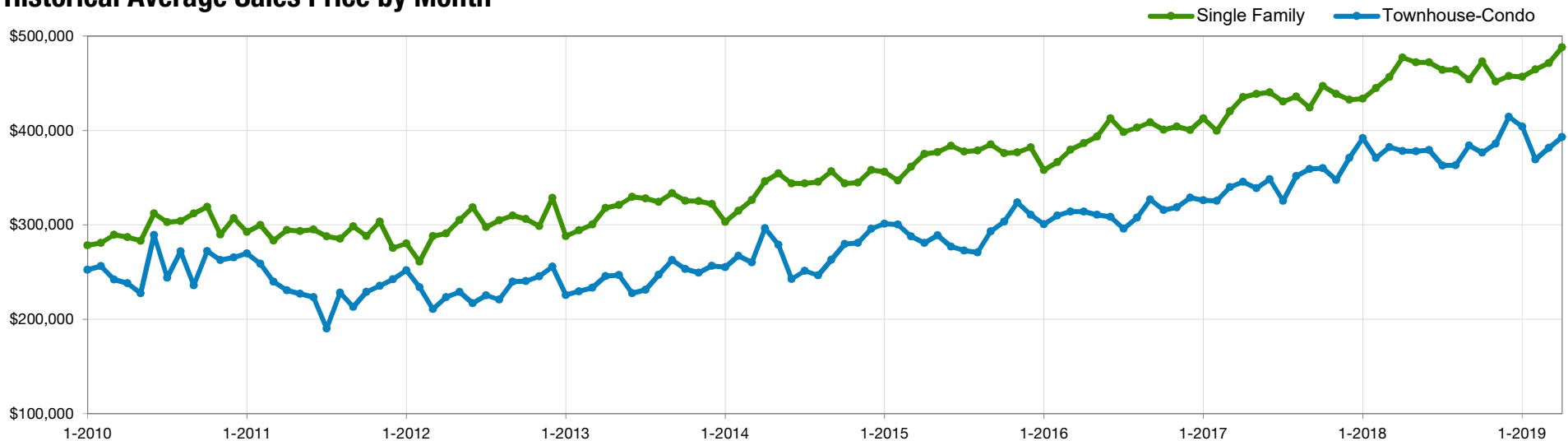


Year to Date



Average Sales Price	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
May-2018	\$472,245	+7.7%	-1.0%	\$377,940	+11.6%	-0.0%
Jun-2018	\$472,155	+7.2%	-0.0%	\$379,346	+8.9%	+0.4%
Jul-2018	\$464,139	+7.8%	-1.7%	\$362,733	+11.5%	-4.4%
Aug-2018	\$464,403	+6.5%	+0.1%	\$363,097	+3.3%	+0.1%
Sep-2018	\$454,041	+7.0%	-2.2%	\$384,018	+6.9%	+5.8%
Oct-2018	\$473,082	+5.8%	+4.2%	\$376,452	+4.6%	-2.0%
Nov-2018	\$451,653	+2.9%	-4.5%	\$385,862	+11.0%	+2.5%
Dec-2018	\$457,703	+5.8%	+1.3%	\$414,369	+11.7%	+7.4%
Jan-2019	\$456,861	+5.4%	-0.2%	\$404,130	+3.2%	-2.5%
Feb-2019	\$464,706	+4.5%	+1.7%	\$369,284	-0.4%	-8.6%
Mar-2019	\$471,406	+3.3%	+1.4%	\$381,433	-0.3%	+3.3%
Apr-2019	\$487,943	+2.2%	+3.5%	\$392,885	+3.9%	+3.0%

Historical Average Sales Price by Month



Percent of List Price Received

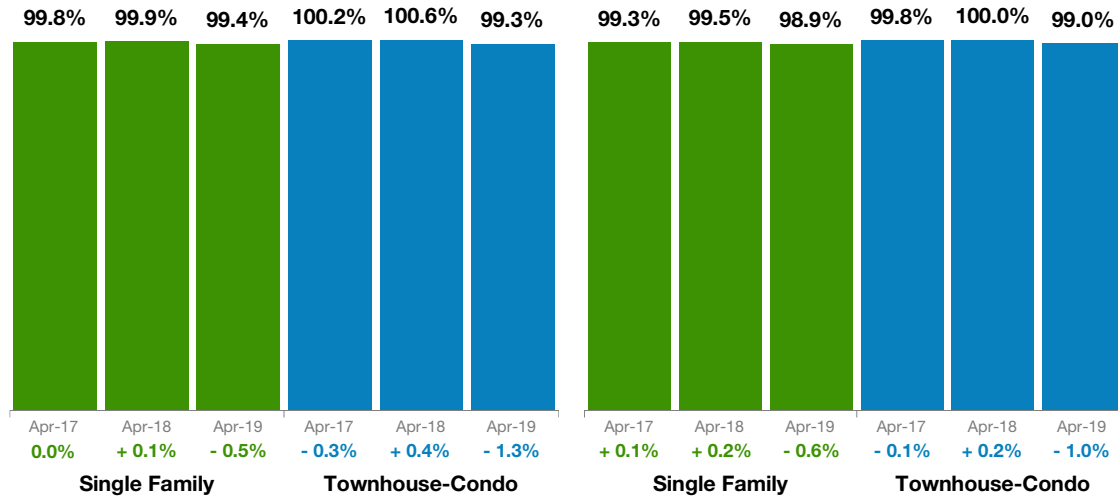
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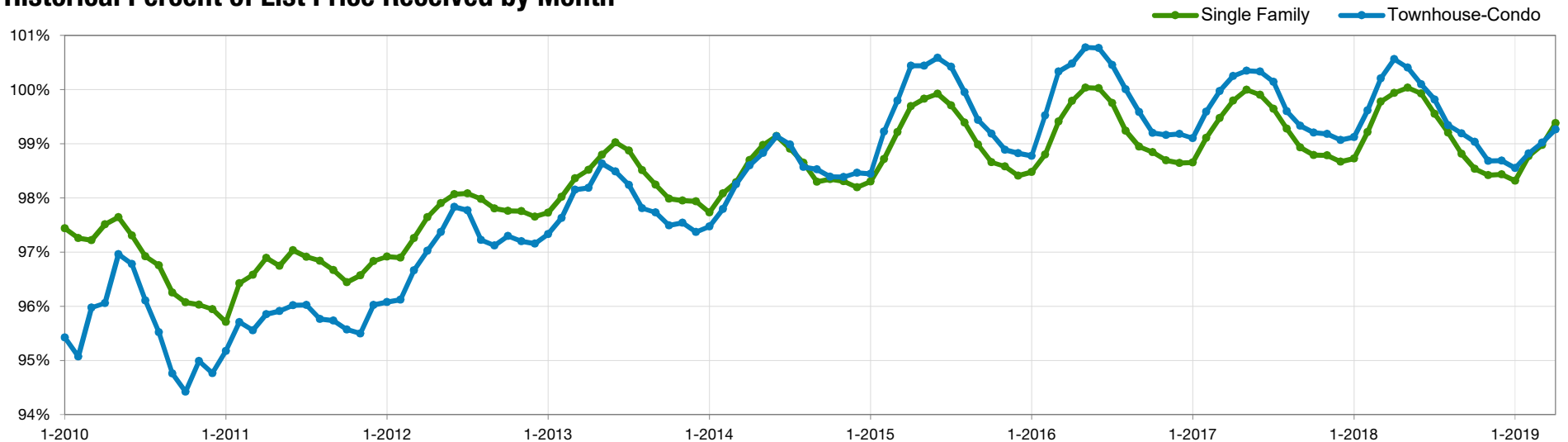
April

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Pct. of List Price Received	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
May-2018	100.0%	0.0%	+0.1%	100.4%	+0.1%	-0.2%
Jun-2018	99.9%	0.0%	-0.1%	100.1%	-0.2%	-0.3%
Jul-2018	99.6%	0.0%	-0.3%	99.8%	-0.3%	-0.3%
Aug-2018	99.2%	-0.1%	-0.4%	99.3%	-0.3%	-0.5%
Sep-2018	98.8%	-0.1%	-0.4%	99.2%	-0.1%	-0.1%
Oct-2018	98.5%	-0.3%	-0.3%	99.0%	-0.2%	-0.2%
Nov-2018	98.4%	-0.4%	-0.1%	98.7%	-0.5%	-0.3%
Dec-2018	98.4%	-0.3%	0.0%	98.7%	-0.4%	0.0%
Jan-2019	98.3%	-0.4%	-0.1%	98.5%	-0.6%	-0.2%
Feb-2019	98.8%	-0.4%	+0.5%	98.8%	-0.8%	+0.3%
Mar-2019	99.0%	-0.8%	+0.2%	99.0%	-1.2%	+0.2%
Apr-2019	99.4%	-0.5%	+0.4%	99.3%	-1.3%	+0.3%

Historical Percent of List Price Received by Month



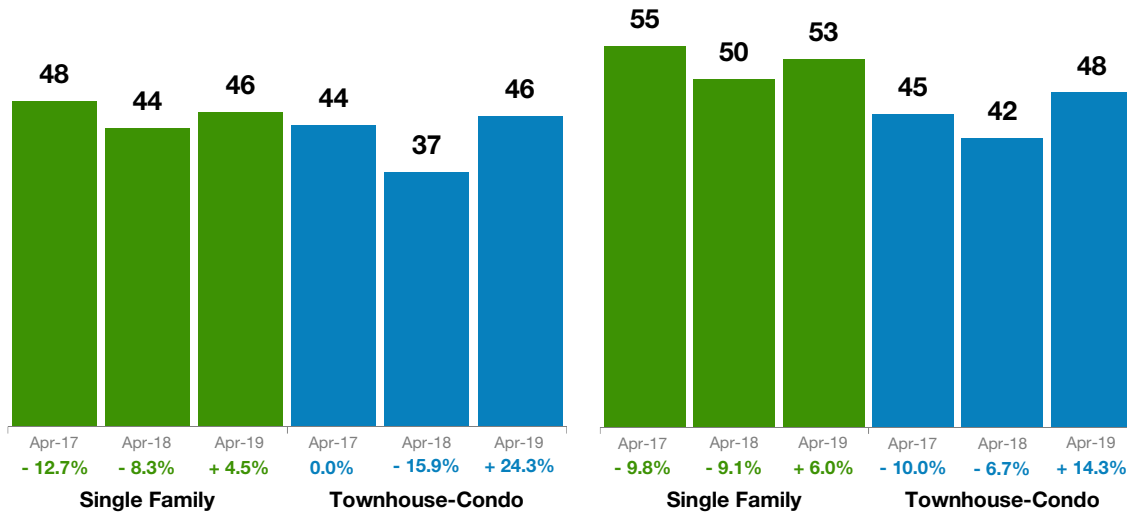
Days on Market Until Sale

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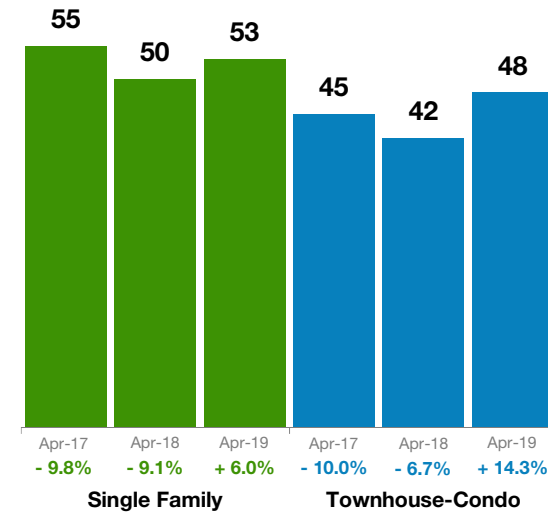
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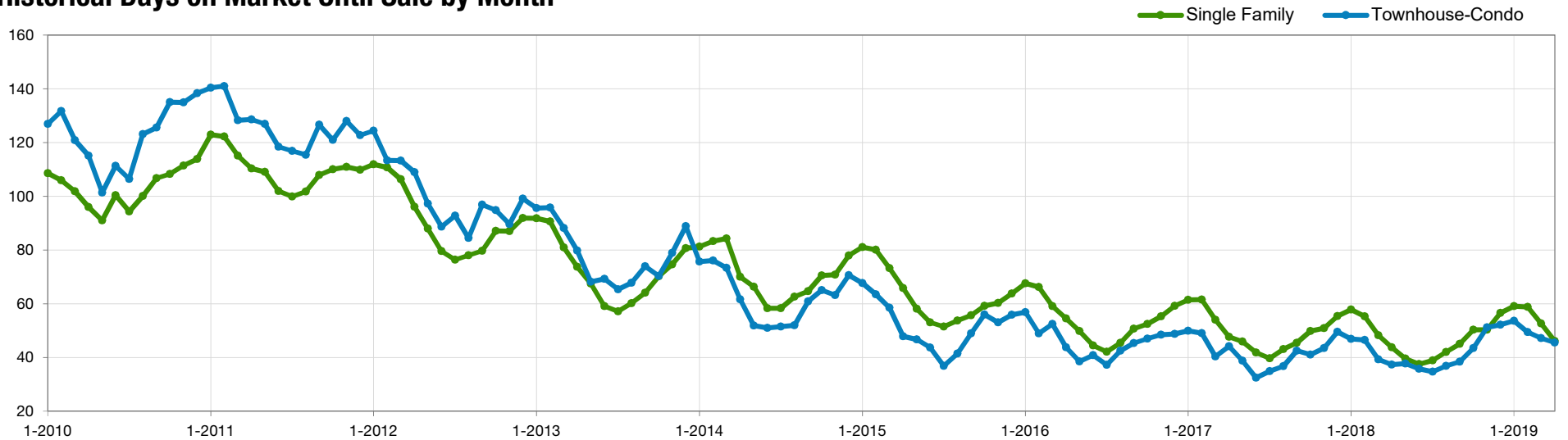


Year to Date



Days on Market Until Sale	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
May-2018	40	-13.0%	-9.1%	38	-2.6%	+2.7%
Jun-2018	38	-9.5%	-5.0%	36	+12.5%	-5.3%
Jul-2018	39	-2.5%	+2.6%	35	0.0%	-2.8%
Aug-2018	42	-2.3%	+7.7%	37	0.0%	+5.7%
Sep-2018	45	0.0%	+7.1%	38	-11.6%	+2.7%
Oct-2018	50	0.0%	+11.1%	44	+7.3%	+15.8%
Nov-2018	50	-2.0%	0.0%	51	+15.9%	+15.9%
Dec-2018	57	+3.6%	+14.0%	52	+4.0%	+2.0%
Jan-2019	59	+1.7%	+3.5%	54	+14.9%	+3.8%
Feb-2019	59	+7.3%	0.0%	49	+4.3%	-9.3%
Mar-2019	53	+10.4%	-10.2%	47	+20.5%	-4.1%
Apr-2019	46	+4.5%	-13.2%	46	+24.3%	-2.1%

Historical Days on Market Until Sale by Month



Housing Affordability Index

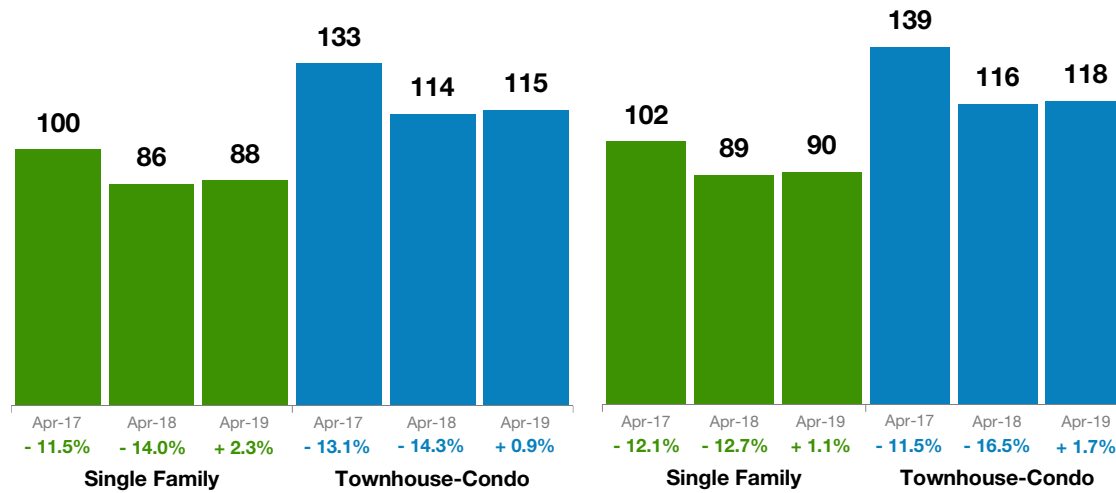
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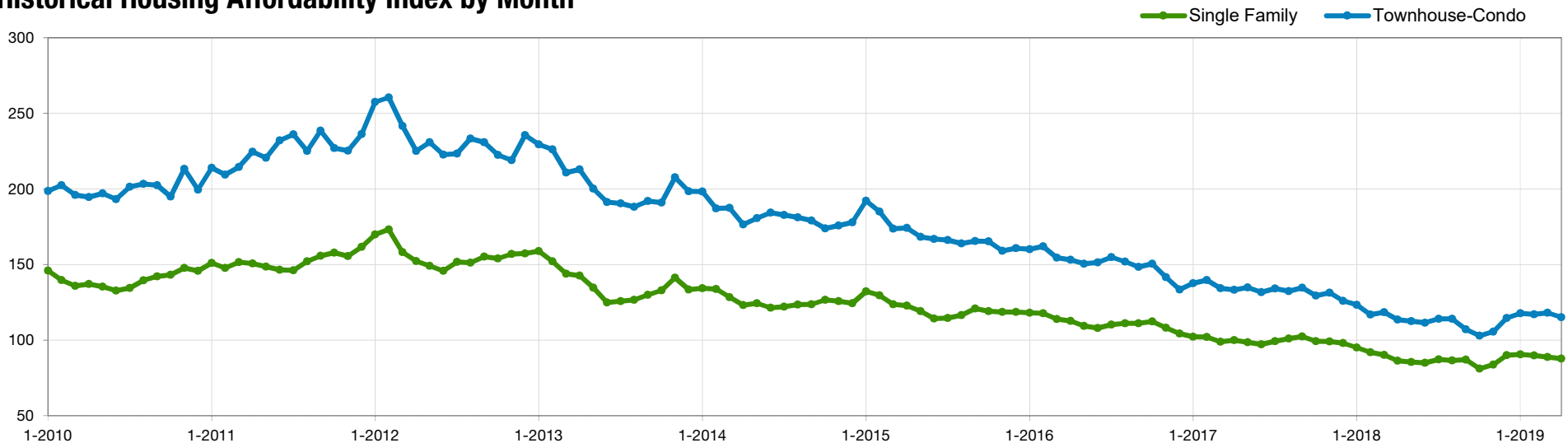
April

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Housing Affordability Index	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
May-2018	85	-14.1%	-1.2%	113	-16.3%	-0.9%
Jun-2018	85	-12.4%	0.0%	111	-15.9%	-1.8%
Jul-2018	87	-12.1%	+2.4%	114	-14.9%	+2.7%
Aug-2018	87	-13.9%	0.0%	114	-13.6%	0.0%
Sep-2018	87	-14.7%	0.0%	107	-20.7%	-6.1%
Oct-2018	81	-18.2%	-6.9%	103	-20.2%	-3.7%
Nov-2018	84	-15.2%	+3.7%	106	-19.1%	+2.9%
Dec-2018	90	-8.2%	+7.1%	115	-8.7%	+8.5%
Jan-2019	91	-4.2%	+1.1%	118	-4.1%	+2.6%
Feb-2019	90	-2.2%	-1.1%	117	0.0%	-0.8%
Mar-2019	89	-1.1%	-1.1%	118	0.0%	+0.9%
Apr-2019	88	+2.3%	-1.1%	115	+0.9%	-2.5%

Historical Housing Affordability Index by Month



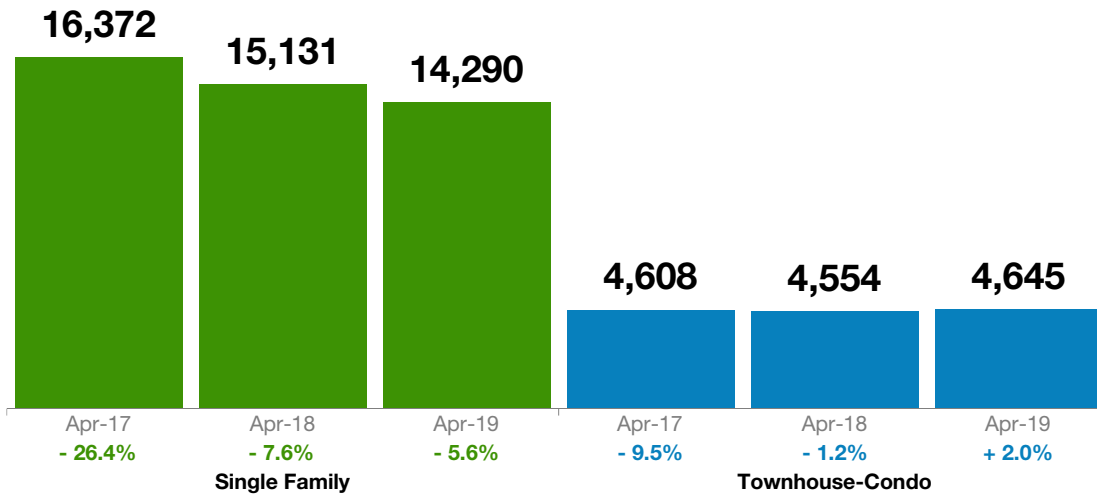
Inventory of Active Listings

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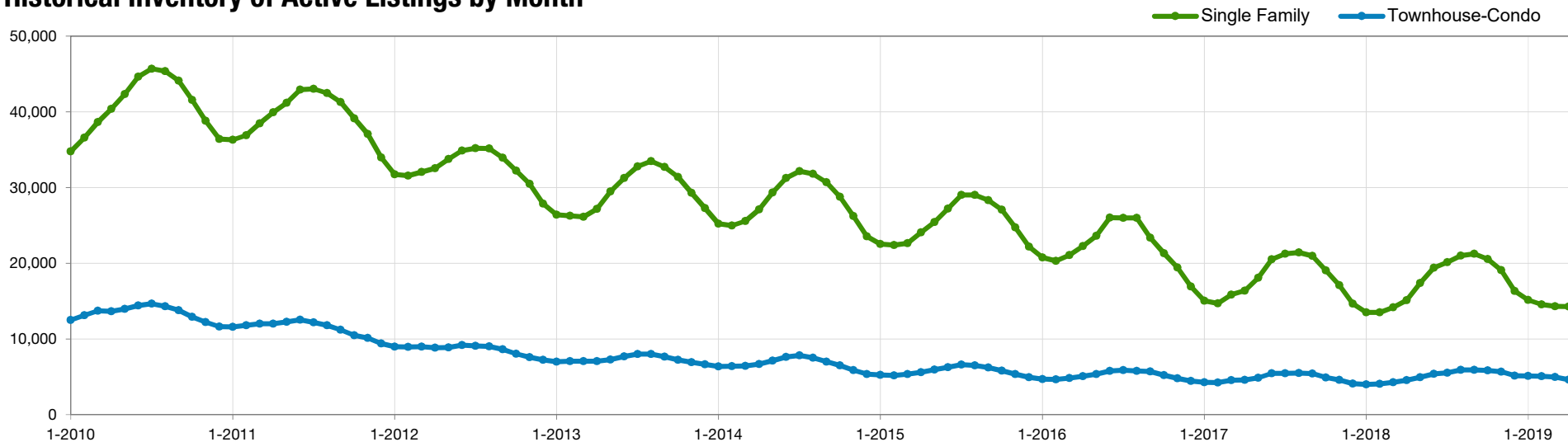


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Active Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
May-2018	17,381	-3.9%	+14.9%	4,929	+0.9%	+8.2%
Jun-2018	19,414	-5.4%	+11.7%	5,397	-1.4%	+9.5%
Jul-2018	20,148	-5.2%	+3.8%	5,545	+1.7%	+2.7%
Aug-2018	21,011	-1.9%	+4.3%	5,913	+7.5%	+6.6%
Sep-2018	21,243	+1.3%	+1.1%	5,918	+9.0%	+0.1%
Oct-2018	20,553	+7.8%	-3.2%	5,850	+19.0%	-1.1%
Nov-2018	19,095	+11.8%	-7.1%	5,659	+23.5%	-3.3%
Dec-2018	16,323	+11.3%	-14.5%	5,150	+25.7%	-9.0%
Jan-2019	15,139	+12.1%	-7.3%	5,126	+28.5%	-0.5%
Feb-2019	14,575	+7.9%	-3.7%	5,071	+24.5%	-1.1%
Mar-2019	14,325	+1.1%	-1.7%	4,966	+16.0%	-2.1%
Apr-2019	14,290	-5.6%	-0.2%	4,645	+2.0%	-6.5%

Historical Inventory of Active Listings by Month



Months Supply of Inventory

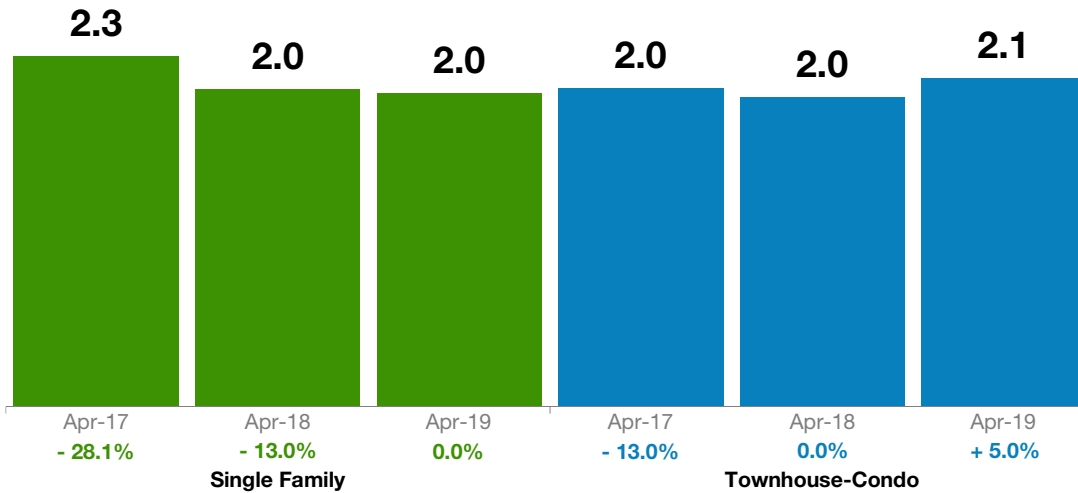
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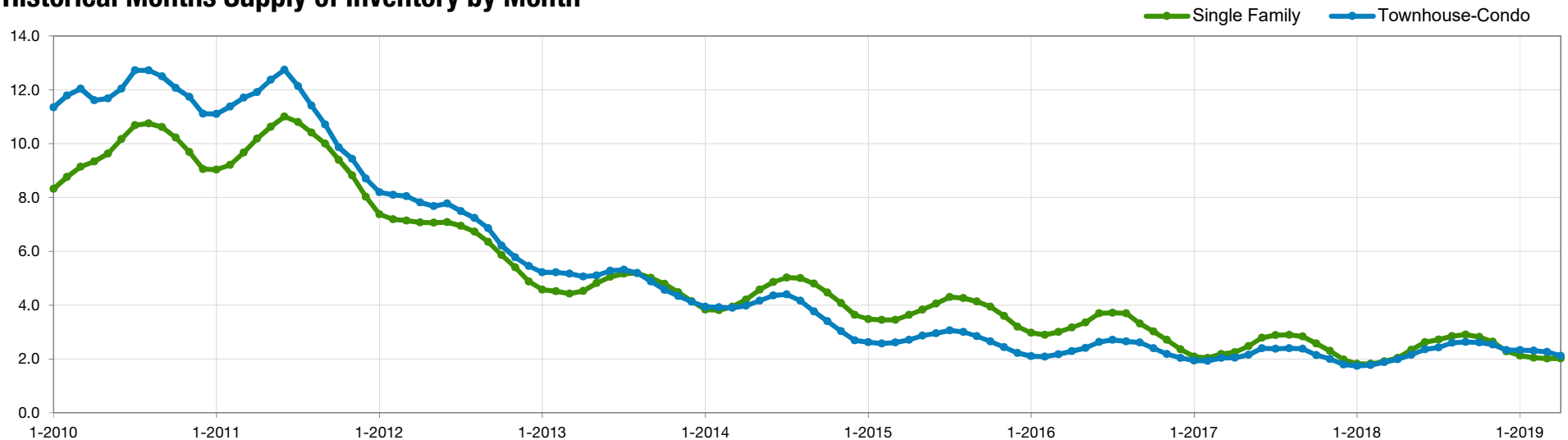


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Months Supply	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
May-2018	2.3	-8.0%	+15.0%	2.2	0.0%	+10.0%
Jun-2018	2.6	-7.1%	+13.0%	2.4	0.0%	+9.1%
Jul-2018	2.7	-6.9%	+3.8%	2.4	0.0%	0.0%
Aug-2018	2.8	-3.4%	+3.7%	2.6	+8.3%	+8.3%
Sep-2018	2.9	+3.6%	+3.6%	2.6	+8.3%	0.0%
Oct-2018	2.8	+7.7%	-3.4%	2.6	+23.8%	0.0%
Nov-2018	2.6	+13.0%	-7.1%	2.5	+25.0%	-3.8%
Dec-2018	2.3	+15.0%	-11.5%	2.3	+27.8%	-8.0%
Jan-2019	2.1	+16.7%	-8.7%	2.3	+35.3%	0.0%
Feb-2019	2.0	+11.1%	-4.8%	2.3	+27.8%	0.0%
Mar-2019	2.0	+5.3%	0.0%	2.3	+21.1%	0.0%
Apr-2019	2.0	0.0%	0.0%	2.1	+5.0%	-8.7%

Historical Months Supply of Inventory by Month



Total Market Overview Report

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

April 2019
Statewide Report

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Key Metrics	Historical Sparkbars	4-2018	4-2019	Percent Change	YTD-2018	YTD-2019	Percent Change
New Listings		13,997	14,519	+ 3.7%	45,066	45,814	+ 1.7%
Pending / Under Contract		11,329	12,575	+ 11.0%	38,087	39,502	+ 3.7%
Sold Listings		9,732	9,578	- 1.6%	31,958	31,116	- 2.6%
Median Sales Price		\$370,000	\$378,950	+ 2.4%	\$360,000	\$369,999	+ 2.8%
Average Sales Price		\$452,133	\$463,514	+ 2.5%	\$436,666	\$450,453	+ 3.2%
Percent of List Price Received		100.1%	99.3%	- 0.8%	99.6%	98.9%	- 0.7%
Days on Market Until Sale		43	46	+ 7.0%	49	52	+ 6.1%
Housing Affordability Index		91	93	+ 2.2%	94	95	+ 1.1%
Inventory of Active Listings		19,908	19,126	- 3.9%	--	--	--
Months Supply of Inventory		2.0	2.1	+ 5.0%	--	--	--

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®.

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New Listings

A measure of how much new supply is coming onto the market from sellers.

Pending/Under Contract

A count of all the listings that went into Pending / Under Contract during the reported period. Pending / Under Contract listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes into Pending / Under Contract, out of Pending / Under Contract, then back into Pending / Under Contract all in one reported period, this listing would only be counted once. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a “leading indicator” of buyer demand.

Sold Listings

A measure of home sales that were closed to completion during the report period.

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.

Days on Market Until Sale

A measure of how long it takes homes to sell, on average.

Housing Affordability Index

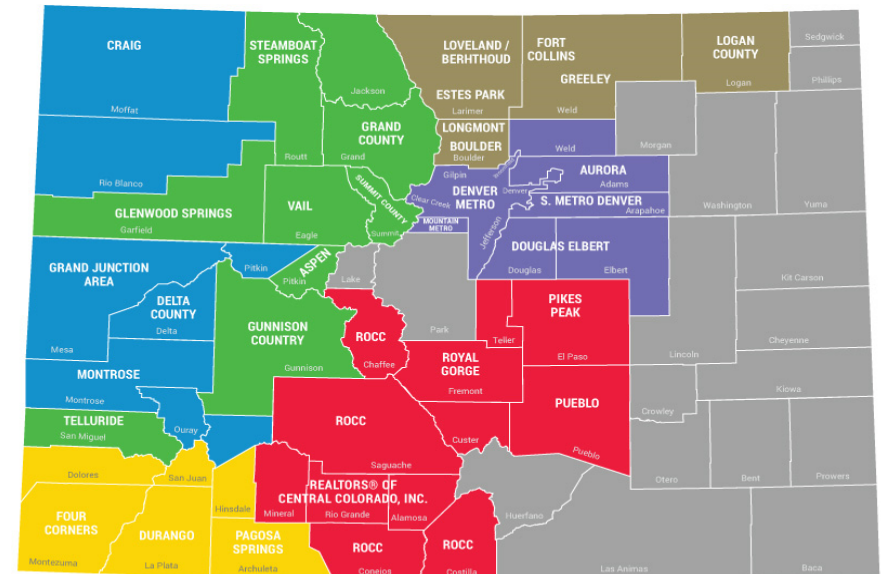
A measure of how affordable a region’s housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.

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.

Months Supply of Inventory

A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer’s market has a higher number, reflecting fewer buyers relative to homes for sale. A seller’s market has a lower number, reflecting more buyers relative to homes for sale.



■ NORTHWEST DISTRICT ■ MOUNTAIN DISTRICT ■ NORTHEAST DISTRICT
■ SOUTHWEST DISTRICT ■ SOUTHEAST DISTRICT ■ METRO DISTRICT

Colorado Association of REALTORS® Board Map Associations/Boards by District

Metro

Aurora Association
Denver Metro Association
Denver Metro Commercial Assn.
Douglas Elbert Association
Mountain Metro Association
South Metro Association

Northeast

Boulder Area Association
Estes Park Board
Fort Collins Board
Greeley Area Association
Logan County Board
Longmont Association
Loveland/Berthoud Association
Northern Colorado Commercial Assn.

Southeast

Pikes Peak Association
Pueblo Association
REALTORS® of Central Colorado, Inc. (ROCC)
Royal Gorge Association

Southwest

Durango Area Association
Four Corners Board
Pagosa Springs Area Association

Mountain

Aspen Board
Glenwood Springs Association
Grand County Board
Gunnison Country Association
Steamboat Springs Board
Summit Association
Telluride Association
Vail Board

Northwest

Craig Association
Delta Board
Grand Junction Area Association
Montrose Association

The gray areas are not represented by a local association/board of REALTORS® or Multiple Listing Service. Transaction numbers in those areas are low and would not affect the overall state statistics.