

Local Market Update for August 2017

A Research Tool Provided by the Colorado Association of REALTORS®



Parachute

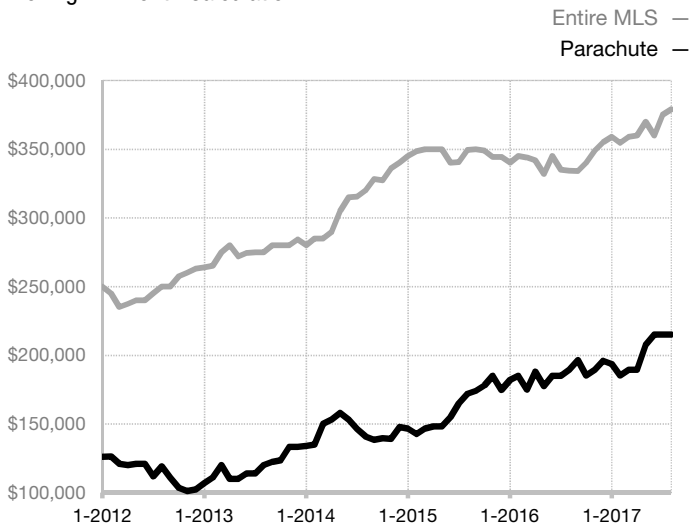
Single Family	August			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 08-2016	Thru 08-2017	Percent Change from Previous Year
Key Metrics						
New Listings	5	12	+ 140.0%	101	85	- 15.8%
Sold Listings	8	9	+ 12.5%	63	63	0.0%
Median Sales Price*	\$222,000	\$195,000	- 12.2%	\$196,000	\$215,000	+ 9.7%
Average Sales Price*	\$243,313	\$209,878	- 13.7%	\$218,772	\$241,381	+ 10.3%
Percent of List Price Received*	96.7%	96.4%	- 0.3%	97.9%	97.8%	- 0.1%
Days on Market Until Sale	126	65	- 48.4%	68	83	+ 22.1%
Inventory of Homes for Sale	40	34	- 15.0%	--	--	--
Months Supply of Inventory	5.1	4.2	- 17.6%	--	--	--

* 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	August			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 08-2016	Thru 08-2017	Percent Change from Previous Year
Key Metrics						
New Listings	1	2	+ 100.0%	13	18	+ 38.5%
Sold Listings	0	6	--	6	20	+ 233.3%
Median Sales Price*	\$0	\$119,500	--	\$108,000	\$124,500	+ 15.3%
Average Sales Price*	\$0	\$131,500	--	\$122,250	\$132,700	+ 8.5%
Percent of List Price Received*	0.0%	98.3%	--	95.4%	97.7%	+ 2.4%
Days on Market Until Sale	0	179	--	34	91	+ 167.6%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	4.0	1.5	- 62.5%	--	--	--

* 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

