

# Local Market Update for April 2018

A Research Tool Provided by the Colorado Association of REALTORS®



## Rifle

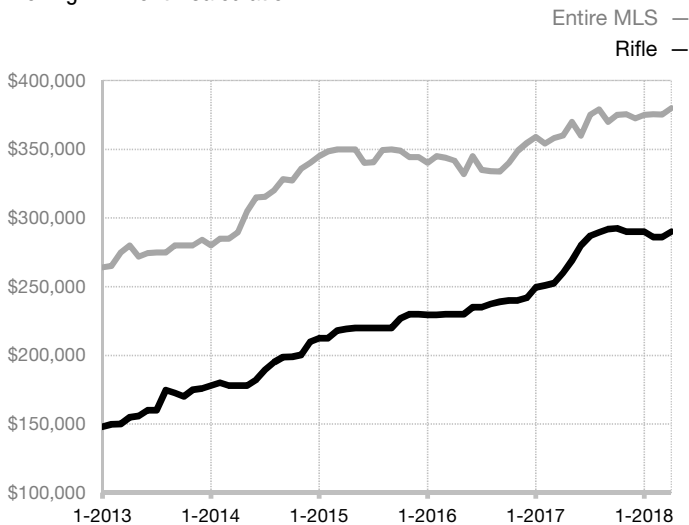
| Single Family                   | April     |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2017      | 2018             | Percent Change from Previous Year | Thru 04-2017 | Thru 04-2018     | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |                  |                                   |              |                  |                                   |
| New Listings                    | 33        | 25               | - 24.2%                           | 77           | 84               | + 9.1%                            |
| Sold Listings                   | 15        | 12               | - 20.0%                           | 33           | 52               | + 57.6%                           |
| Median Sales Price*             | \$280,000 | <b>\$301,000</b> | + 7.5%                            | \$280,000    | <b>\$277,500</b> | - 0.9%                            |
| Average Sales Price*            | \$268,253 | <b>\$299,742</b> | + 11.7%                           | \$289,206    | <b>\$291,428</b> | + 0.8%                            |
| Percent of List Price Received* | 99.4%     | <b>98.1%</b>     | - 1.3%                            | 98.7%        | <b>98.4%</b>     | - 0.3%                            |
| Days on Market Until Sale       | 23        | 47               | + 104.3%                          | 58           | 67               | + 15.5%                           |
| Inventory of Homes for Sale     | 50        | 40               | - 20.0%                           | --           | --               | --                                |
| Months Supply of Inventory      | 4.1       | 2.4              | - 41.5%                           | --           | --               | --                                |

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

| Townhouse-Condo                 | April     |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2017      | 2018             | Percent Change from Previous Year | Thru 04-2017 | Thru 04-2018     | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |                  |                                   |              |                  |                                   |
| New Listings                    | 10        | 9                | - 10.0%                           | 25           | 22               | - 12.0%                           |
| Sold Listings                   | 7         | 6                | - 14.3%                           | 16           | 15               | - 6.3%                            |
| Median Sales Price*             | \$199,000 | <b>\$172,750</b> | - 13.2%                           | \$170,250    | <b>\$165,000</b> | - 3.1%                            |
| Average Sales Price*            | \$187,071 | <b>\$170,917</b> | - 8.6%                            | \$162,244    | <b>\$179,000</b> | + 10.3%                           |
| Percent of List Price Received* | 99.0%     | <b>97.7%</b>     | - 1.3%                            | 98.8%        | <b>98.1%</b>     | - 0.7%                            |
| Days on Market Until Sale       | 92        | 64               | - 30.4%                           | 61           | 80               | + 31.1%                           |
| Inventory of Homes for Sale     | 15        | 10               | - 33.3%                           | --           | --               | --                                |
| Months Supply of Inventory      | 3.1       | 2.2              | - 29.0%                           | --           | --               | --                                |

\* 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

