

Local Market Update for July 2018

A Research Tool Provided by the Colorado Association of REALTORS®



Parachute

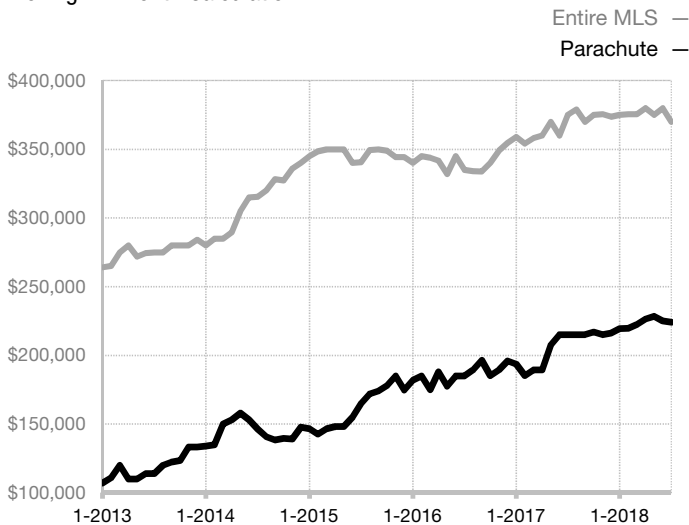
Single Family Key Metrics	July			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
New Listings	9	13	+ 44.4%	73	99	+ 35.6%
Sold Listings	5	18	+ 260.0%	54	80	+ 48.1%
Median Sales Price*	\$310,000	\$202,375	- 34.7%	\$216,250	\$225,000	+ 4.0%
Average Sales Price*	\$271,920	\$232,128	- 14.6%	\$246,631	\$238,275	- 3.4%
Percent of List Price Received*	96.8%	96.9%	+ 0.1%	98.0%	98.2%	+ 0.2%
Days on Market Until Sale	92	62	- 32.6%	85	57	- 32.9%
Inventory of Homes for Sale	37	36	- 2.7%	--	--	--
Months Supply of Inventory	4.6	3.9	- 15.2%	--	--	--

* 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 Key Metrics	July			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
New Listings	1	5	+ 400.0%	17	18	+ 5.9%
Sold Listings	2	2	0.0%	14	12	- 14.3%
Median Sales Price*	\$168,950	\$138,500	- 18.0%	\$124,950	\$160,851	+ 28.7%
Average Sales Price*	\$168,950	\$138,500	- 18.0%	\$133,214	\$157,008	+ 17.9%
Percent of List Price Received*	98.3%	100.0%	+ 1.7%	97.4%	97.1%	- 0.3%
Days on Market Until Sale	54	37	- 31.5%	54	41	- 24.1%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	2.1	1.3	- 38.1%	--	--	--

* 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

