

Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



Parachute

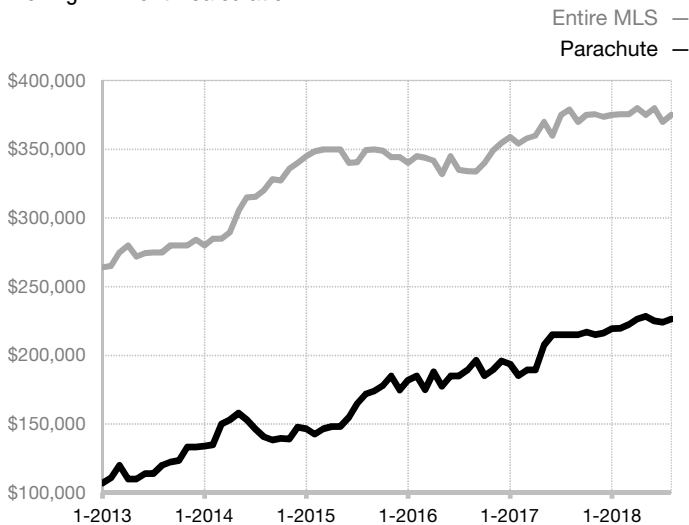
Single Family	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Key Metrics						
New Listings	12	13	+ 8.3%	85	112	+ 31.8%
Sold Listings	9	7	- 22.2%	63	87	+ 38.1%
Median Sales Price*	\$195,000	\$234,000	+ 20.0%	\$215,000	\$225,000	+ 4.7%
Average Sales Price*	\$209,878	\$240,214	+ 14.5%	\$241,381	\$238,431	- 1.2%
Percent of List Price Received*	96.4%	98.4%	+ 2.1%	97.8%	98.3%	+ 0.5%
Days on Market Until Sale	65	70	+ 7.7%	83	58	- 30.1%
Inventory of Homes for Sale	41	39	- 4.9%	--	--	--
Months Supply of Inventory	5.1	4.3	- 15.7%	--	--	--

* 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		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Key Metrics						
New Listings	2	1	- 50.0%	19	19	0.0%
Sold Listings	7	5	- 28.6%	21	17	- 19.0%
Median Sales Price*	\$129,000	\$152,950	+ 18.6%	\$129,000	\$155,950	+ 20.9%
Average Sales Price*	\$137,571	\$178,425	+ 29.7%	\$134,667	\$162,363	+ 20.6%
Percent of List Price Received*	98.1%	98.9%	+ 0.8%	97.7%	97.6%	- 0.1%
Days on Market Until Sale	189	42	- 77.8%	99	41	- 58.6%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	1.4	0.5	- 64.3%	--	--	--

* 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

