

# Osgood Team Talks Home Prices | September 2018

*Local Real Estate Update – Market Update*

## *Home Sales Softening*

### ***Osgood Team Talks...Real Estate, Community & Other Stuff for September 26, 2018***

Real Estate Prices Falling This Fall? You may have noticed homes staying on the market longer, and more frequent price reductions recently...Good time to Invest? First time Buyer? Read on...

For the first time in the past few years, home sales have slowed considerably. Year over year new listings are up, but days on market has increased while number of sold homes has decreased.

What does this mean for you? If you're wanting to sell, it still may be a good time, you'll just need a bit more patience. ***IF you've been thinking of buying real estate for investment, or you're a first-time home buyer, this may be the best opportunity you've had in the past few years.***

Here's the stats:

\*\*\*Information from REColorado, August 2018 compared to August 2017\*\*\*

**August 2018 year over year**

**Arapahoe County:**

**# of Active Listings: +23.5%**

**# Sold Listings: -12.4%**

**Med Sold Price: \$+7.3%**

**Days on Market (DOM): =5.6%**

**Douglas County:**

**# of Active Listings: +7.9%**

**# of Sold Listings: -3.4%**

**Med Sold Price: +6.7%**

**DOM: +8%**

We'll have to wait for September stats to see if this trend continues, so stay posted to my Blog for the latest Market Trends.

Call today for more info about your home's value in this shifting market, or to learn about investment opportunities that may work for you! Our agents know the South Denver Metro Area, servicing Aurora, Parker, Castle Rock, Centennial, Lone Tree, Englewood and surrounding areas.