

# August 2018 | Market Update

WHAT'S HAPPENING NEAR YOU-

## **YOUR MARKET NUMBERS:**

The number of sold listings DECREASED by **15.65 %**, compared to the previous month, and **8.54%** from last July. Year to date, there have been **32,879** sold homes, **down 2.16 %** from 2017.

The condo market saw a small uptick in average days on market, increasing to 18 days compared to 17 last July.

The most active price segment for the single-family market in June was the **\$300,000 to \$399,999**, and **\$200,000 to \$299,999** for condos.

**AVERAGE HOME PRICE:** The year-to-date average sold price stands at \$526,313 for the single-family home market, up 9.68 % from last year.

**DAYS ON MARKET:** Increased slightly to a month and  $\frac{1}{2}$  inventory for single family homes

**LUXURY MARKET:** In July, 206 homes sold and closed for \$1 million or greater – down 16.26 percent from the previous month and up 17.71 percent year-over-year.

**FUN FACTS:** The highest priced single family home sold in July was \$4,036,670 representing six bedrooms, five bathrooms and 5,424 above ground square feet in Denver.

*Stats taken from Denver Metro Realtor Association*