

# Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



## Vallecito

Key Metrics	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
New Listings	6	6	0.0%	53	45	- 15.1%
Sold Listings	6	5	- 16.7%	26	19	- 26.9%
Median Sales Price*	\$270,500	<b>\$305,000</b>	+ 12.8%	\$258,000	<b>\$294,000</b>	+ 14.0%
Average Sales Price*	\$251,333	<b>\$393,530</b>	+ 56.6%	\$275,147	<b>\$350,700</b>	+ 27.5%
Percent of List Price Received*	96.3%	<b>94.9%</b>	- 1.5%	96.8%	<b>95.3%</b>	- 1.5%
Days on Market Until Sale	137	<b>163</b>	+ 19.0%	104	<b>194</b>	+ 86.5%
Cumulative Days on Market Until Sale	137	<b>163</b>	+ 19.0%	115	<b>194</b>	+ 68.7%
Inventory of Homes for Sale	29	<b>24</b>	- 17.2%	--	--	--
Months Supply of Inventory	7.3	<b>9.2</b>	+ 26.0%	--	--	--

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

Key Metrics	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Days on Market Until Sale	0	0	--	0	0	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--

\* 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

