

# Local Market Update for August 2015

A Research Tool Provided by the Colorado Association of REALTORS®



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Single Family Key Metrics	August			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 08-2014	Thru 8-2015	Percent Change from Previous Year
New Listings	10	8	- 20.0%	69	81	+ 17.4%
Sold Listings	4	6	+ 50.0%	34	57	+ 67.6%
Median Sales Price*	\$326,250	<b>\$390,500</b>	+ 19.7%	\$269,600	<b>\$290,000</b>	+ 7.6%
Average Sales Price*	\$292,500	<b>\$376,817</b>	+ 28.8%	\$265,674	<b>\$314,321</b>	+ 18.3%
Percent of List Price Received*	99.7%	<b>97.1%</b>	- 2.6%	97.8%	<b>98.2%</b>	+ 0.4%
Days on Market Until Sale	73	115	+ 57.5%	76	73	- 3.9%
Inventory of Homes for Sale	43	27	- 37.2%	--	--	--
Months Supply of Inventory	8.9	4.3	- 51.7%	--	--	--

\* 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 Key Metrics	August			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 08-2014	Thru 8-2015	Percent Change from Previous Year
New Listings	0	1	--	8	12	+ 50.0%
Sold Listings	2	1	- 50.0%	7	10	+ 42.9%
Median Sales Price*	\$130,750	<b>\$69,000</b>	- 47.2%	\$158,000	<b>\$186,250</b>	+ 17.9%
Average Sales Price*	\$130,750	<b>\$69,000</b>	- 47.2%	\$153,929	<b>\$164,050</b>	+ 6.6%
Percent of List Price Received*	98.5%	<b>100.0%</b>	+ 1.5%	96.4%	<b>97.8%</b>	+ 1.5%
Days on Market Until Sale	77	3	- 96.1%	48	32	- 33.3%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--

\* 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

