

Residential Real Estate

Home Sales

Single-family detached home sales in Commerce City increased to 206 homes between the first quarters of 2018 and 2019, an increase of 31 homes (+17.7 percent) over-the-year. Of the seven counties in Metro Denver, three counties reported increases in the number of single-family detached homes sold, with the largest increase reported from Broomfield County (+26.1 percent, +37 homes), followed by Arapahoe County (+19.3 percent, +278 homes) and Adams County (+6.8 percent, +85 homes) over-the-year. Boulder County reported the largest decrease, falling 10.5 percent, followed by a 7.4 percent decline in Denver County. Metro Denver reported an increase in single-family detached homes sold of 0.9 percent over-the-year, representing an additional 68 homes sold.

Single-family detached home prices in Commerce City increased by 6.8 percent over-the-year, rising by \$22,255 to just over \$350,000. All seven counties reported increases in average sold price over-the-year, with the largest increase in Arapahoe County (+4.1 percent) followed by Douglas County (+3.2 percent) and Boulder County (+2.4 percent).

Sales of single-family attached homes increased by five homes between the first quarters of 2018 and 2019 to 33 homes in Commerce City. Three of the seven counties reported increases in homes sold: Adams County (+13.3 percent), Boulder County (+10.6 percent), and Arapahoe County (+5.6 percent). Broomfield County reported the largest decrease in single-family attached homes sold, falling by 23.8 percent but only decreasing by 5 homes over-the-year. Jefferson County fell by 55 homes, a decrease of 10.6 percent, followed by Denver County (-6.8 percent, -53 homes). Single-family attached home sales in Metro Denver fell 0.4 percent over-the-year to 2,795 homes sold.

The average price for single-family attached homes rose in Commerce City by 5.5 percent, or \$14,518, to an average sold price of \$277,897. Single-family attached home prices rose in six of seven counties, with the only county decreasing in sold price being Boulder County, which reported a decrease of 11.7 percent, or \$50,023. Arapahoe County reported the largest increase, rising 10.3 percent to \$269,868. Prices in Metro Denver increased 4.8 percent over-the-year to \$306,437.

Existing Home Sales

	Commerce City	Metro Denver County Markets							Metro Denver Total
		Adams	Arapahoe	Boulder	Broomfield	Denver	Douglas	Jefferson	
Home Sales									
<i>Single-Family Detached</i>									
1Q 2019	206	1,326	1,717	682	179	1,663	995	1,504	8,066
1Q 2018	175	1,241	1,439	762	142	1,796	1,067	1,551	7,998
<i>Single-Family Attached</i>									
1Q 2019	33	350	868	178	16	723	198	462	2,795
1Q 2018	28	309	822	161	21	776	200	517	2,806
Average Sold Price									
<i>Single-Family Detached</i>									
1Q 2019	\$350,059	\$366,402	\$449,463	\$686,136	\$467,668	\$532,568	\$552,742	\$480,907	\$491,961
1Q 2018	\$327,805	\$364,595	\$431,775	\$669,941	\$465,206	\$530,864	\$535,610	\$469,932	\$488,139
<i>Single-Family Attached</i>									
1Q 2019	\$277,897	\$255,821	\$269,868	\$377,367	\$328,150	\$359,175	\$341,531	\$287,836	\$306,437
1Q 2018	\$263,379	\$250,033	\$244,571	\$427,390	\$297,738	\$335,682	\$333,065	\$270,327	\$292,310

Source: Colorado Comps LLC.