

Local Market Update for January 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

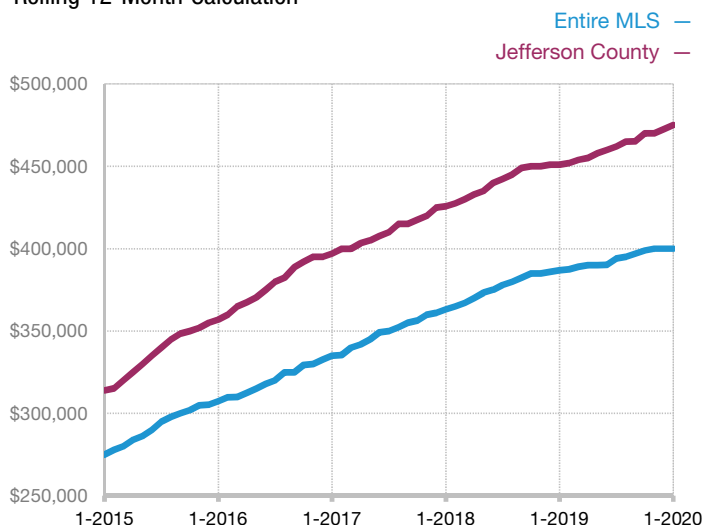
Single Family	January			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 01-2019	Thru 01-2020	Percent Change from Previous Year
Inventory of Active Listings	775	524	- 32.4%	--	--	--
Under Contract	492	517	+ 5.1%	492	517	+ 5.1%
New Listings	527	519	- 1.5%	527	519	- 1.5%
Sold Listings	365	387	+ 6.0%	365	387	+ 6.0%
Days on Market Until Sale	41	40	- 2.4%	41	40	- 2.4%
Median Sales Price*	\$440,000	\$473,908	+ 7.7%	\$440,000	\$473,908	+ 7.7%
Average Sales Price*	\$489,758	\$534,761	+ 9.2%	\$489,758	\$534,761	+ 9.2%
Percent of List Price Received*	98.5%	98.8%	+ 0.3%	98.5%	98.8%	+ 0.3%

* 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	January			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 01-2019	Thru 01-2020	Percent Change from Previous Year
Inventory of Active Listings	244	171	- 29.9%	--	--	--
Under Contract	177	245	+ 38.4%	177	245	+ 38.4%
New Listings	193	250	+ 29.5%	193	250	+ 29.5%
Sold Listings	136	174	+ 27.9%	136	174	+ 27.9%
Days on Market Until Sale	32	35	+ 9.4%	32	35	+ 9.4%
Median Sales Price*	\$295,000	\$294,250	- 0.3%	\$295,000	\$294,250	- 0.3%
Average Sales Price*	\$322,668	\$305,421	- 5.3%	\$322,668	\$305,421	- 5.3%
Percent of List Price Received*	98.7%	99.1%	+ 0.4%	98.7%	99.1%	+ 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

