

Local Market Update for January 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

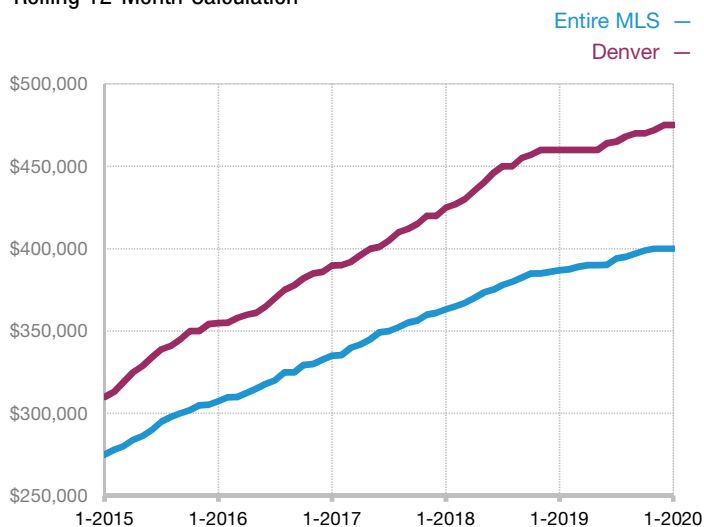
| Single Family | January | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2019 | 2020 | Percent Change from Previous Year | Thru 01-2019 | Thru 01-2020 | Percent Change from Previous Year |
| Inventory of Active Listings | 1,011 | 625 | - 38.2% | -- | -- | -- |
| Under Contract | 561 | 556 | - 0.9% | 561 | 556 | - 0.9% |
| New Listings | 701 | 619 | - 11.7% | 701 | 619 | - 11.7% |
| Sold Listings | 411 | 459 | + 11.7% | 411 | 459 | + 11.7% |
| Days on Market Until Sale | 41 | 41 | 0.0% | 41 | 41 | 0.0% |
| Median Sales Price* | \$410,000 | \$450,000 | + 9.8% | \$410,000 | \$450,000 | + 9.8% |
| Average Sales Price* | \$522,973 | \$528,682 | + 1.1% | \$522,973 | \$528,682 | + 1.1% |
| Percent of List Price Received* | 98.3% | 98.7% | + 0.4% | 98.3% | 98.7% | + 0.4% |

* 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 | 1,120 | 870 | - 22.3% | -- | -- | -- |
| Under Contract | 403 | 561 | + 39.2% | 403 | 561 | + 39.2% |
| New Listings | 596 | 608 | + 2.0% | 596 | 608 | + 2.0% |
| Sold Listings | 297 | 365 | + 22.9% | 297 | 365 | + 22.9% |
| Days on Market Until Sale | 46 | 52 | + 13.0% | 46 | 52 | + 13.0% |
| Median Sales Price* | \$326,500 | \$395,000 | + 21.0% | \$326,500 | \$395,000 | + 21.0% |
| Average Sales Price* | \$454,289 | \$432,556 | - 4.8% | \$454,289 | \$432,556 | - 4.8% |
| Percent of List Price Received* | 98.2% | 98.7% | + 0.5% | 98.2% | 98.7% | + 0.5% |

* 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

