

Local Market Update for January 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

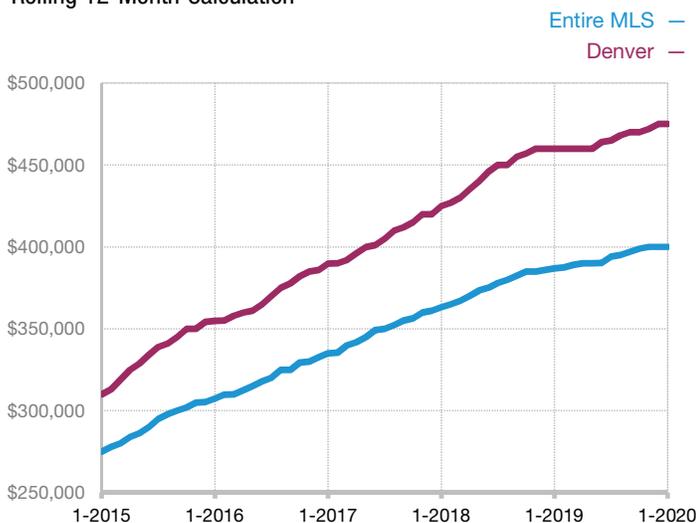
Single Family	January			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 01-2019	Thru 01-2020	Percent Change from Previous Year
Inventory of Active Listings	1,011	625	- 38.2%	--	--	--
Under Contract	561	556	- 0.9%	561	556	- 0.9%
New Listings	701	619	- 11.7%	701	619	- 11.7%
Sold Listings	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		
	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

