

# Local Market Update for January 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Golden

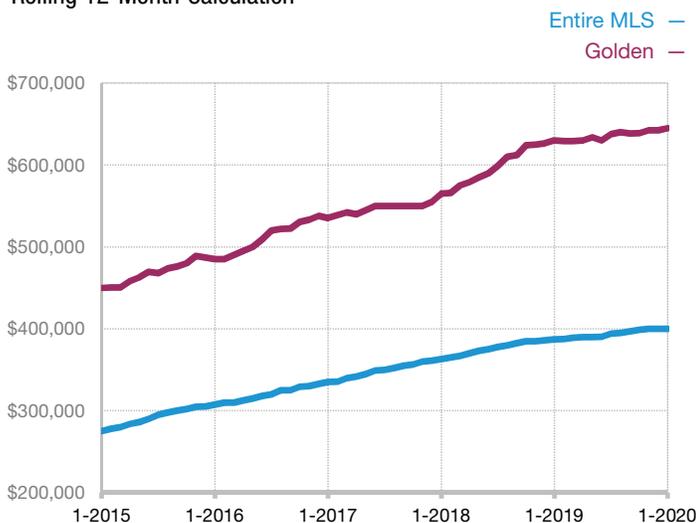
| Single Family                   | January   |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2019      | 2020             | Percent Change from Previous Year | Thru 01-2019 | Thru 01-2020     | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |                  |                                   |              |                  |                                   |
| Inventory of Active Listings    | 86        | 55               | - 36.0%                           | --           | --               | --                                |
| Under Contract                  | 46        | 29               | - 37.0%                           | 46           | 29               | - 37.0%                           |
| New Listings                    | 46        | 28               | - 39.1%                           | 46           | 28               | - 39.1%                           |
| Sold Listings                   | 35        | 29               | - 17.1%                           | 35           | 29               | - 17.1%                           |
| Days on Market Until Sale       | 67        | 27               | - 59.7%                           | 67           | 27               | - 59.7%                           |
| Median Sales Price*             | \$600,000 | <b>\$595,000</b> | - 0.8%                            | \$600,000    | <b>\$595,000</b> | - 0.8%                            |
| Average Sales Price*            | \$658,747 | <b>\$756,396</b> | + 14.8%                           | \$658,747    | <b>\$756,396</b> | + 14.8%                           |
| Percent of List Price Received* | 98.4%     | <b>98.5%</b>     | + 0.1%                            | 98.4%        | <b>98.5%</b>     | + 0.1%                            |

\* 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 |
| <b>Key Metrics</b>              |           |                  |                                   |              |                  |                                   |
| Inventory of Active Listings    | 17        | 13               | - 23.5%                           | --           | --               | --                                |
| Under Contract                  | 5         | 10               | + 100.0%                          | 5            | 10               | + 100.0%                          |
| New Listings                    | 6         | 13               | + 116.7%                          | 6            | 13               | + 116.7%                          |
| Sold Listings                   | 11        | 7                | - 36.4%                           | 11           | 7                | - 36.4%                           |
| Days on Market Until Sale       | 57        | 17               | - 70.2%                           | 57           | 17               | - 70.2%                           |
| Median Sales Price*             | \$500,000 | <b>\$392,000</b> | - 21.6%                           | \$500,000    | <b>\$392,000</b> | - 21.6%                           |
| Average Sales Price*            | \$477,864 | <b>\$448,604</b> | - 6.1%                            | \$477,864    | <b>\$448,604</b> | - 6.1%                            |
| Percent of List Price Received* | 98.1%     | <b>99.4%</b>     | + 1.3%                            | 98.1%        | <b>99.4%</b>     | + 1.3%                            |

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

