

# Local Market Update for February 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Centennial

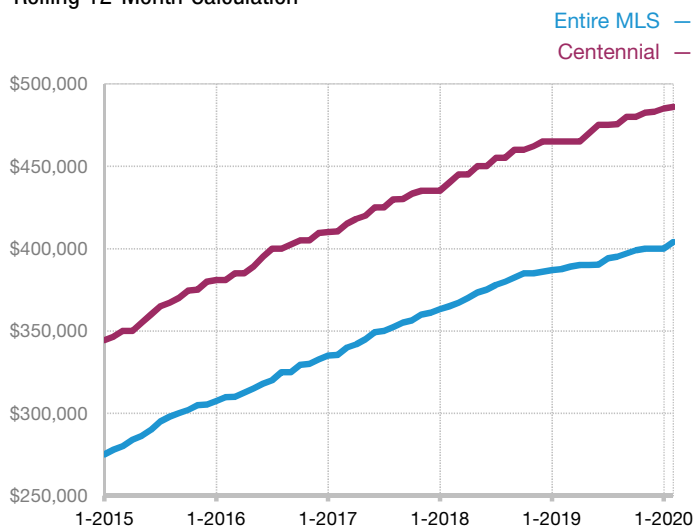
Single Family	February			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
Inventory of Active Listings	156	66	- 57.7%	--	--	--
Under Contract	90	122	+ 35.6%	176	231	+ 31.3%
New Listings	98	128	+ 30.6%	218	225	+ 3.2%
Sold Listings	88	95	+ 8.0%	163	170	+ 4.3%
Days on Market Until Sale	37	35	- 5.4%	41	42	+ 2.4%
Median Sales Price*	\$475,000	\$486,000	+ 2.3%	\$455,000	\$491,250	+ 8.0%
Average Sales Price*	\$540,378	\$509,935	- 5.6%	\$519,794	\$536,580	+ 3.2%
Percent of List Price Received*	98.2%	99.8%	+ 1.6%	98.4%	99.4%	+ 1.0%

\* 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	February			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
Inventory of Active Listings	44	14	- 68.2%	--	--	--
Under Contract	48	34	- 29.2%	75	75	0.0%
New Listings	42	27	- 35.7%	71	62	- 12.7%
Sold Listings	30	35	+ 16.7%	49	49	0.0%
Days on Market Until Sale	29	47	+ 62.1%	34	45	+ 32.4%
Median Sales Price*	\$311,250	\$333,100	+ 7.0%	\$320,000	\$325,000	+ 1.6%
Average Sales Price*	\$324,533	\$334,578	+ 3.1%	\$322,836	\$331,700	+ 2.7%
Percent of List Price Received*	98.8%	99.2%	+ 0.4%	98.9%	98.8%	- 0.1%

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



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

