

Local Market Update for February 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

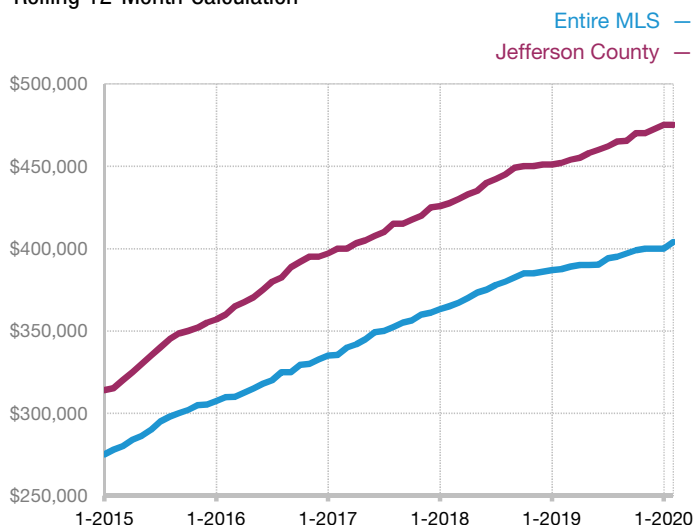
Single Family	February			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
Inventory of Active Listings	801	444	- 44.6%	--	--	--
Under Contract	515	552	+ 7.2%	1,006	1,073	+ 6.7%
New Listings	617	535	- 13.3%	1,144	1,055	- 7.8%
Sold Listings	445	406	- 8.8%	810	795	- 1.9%
Days on Market Until Sale	37	35	- 5.4%	39	38	- 2.6%
Median Sales Price*	\$445,000	\$502,500	+ 12.9%	\$443,000	\$490,000	+ 10.6%
Average Sales Price*	\$516,815	\$569,770	+ 10.2%	\$504,622	\$552,627	+ 9.5%
Percent of List Price Received*	99.1%	99.9%	+ 0.8%	98.8%	99.3%	+ 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.

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	259	143	- 44.8%	--	--	--
Under Contract	187	237	+ 26.7%	364	483	+ 32.7%
New Listings	225	228	+ 1.3%	418	475	+ 13.6%
Sold Listings	174	195	+ 12.1%	310	369	+ 19.0%
Days on Market Until Sale	26	31	+ 19.2%	28	33	+ 17.9%
Median Sales Price*	\$277,250	\$285,000	+ 2.8%	\$283,051	\$290,000	+ 2.5%
Average Sales Price*	\$308,047	\$321,006	+ 4.2%	\$314,461	\$313,657	- 0.3%
Percent of List Price Received*	99.9%	99.8%	- 0.1%	99.4%	99.4%	0.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

