

# Local Market Update for February 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

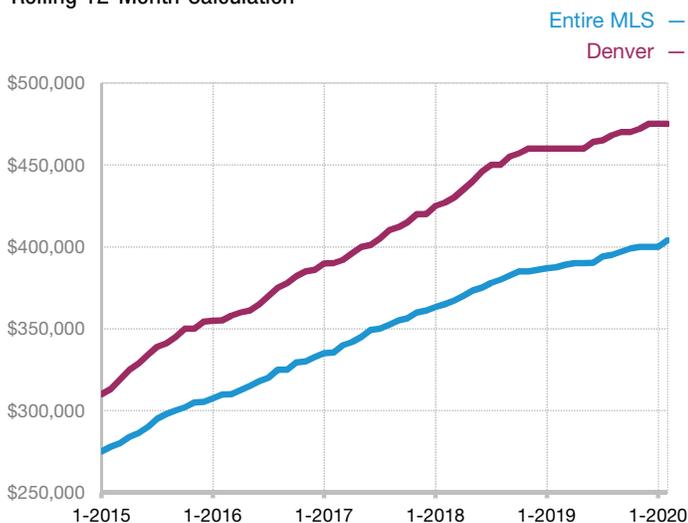
Single Family	February			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	1,011	559	- 44.7%	--	--	--
Under Contract	650	713	+ 9.7%	1,211	1,269	+ 4.8%
New Listings	752	753	+ 0.1%	1,453	1,372	- 5.6%
Sold Listings	521	491	- 5.8%	932	950	+ 1.9%
Days on Market Until Sale	32	31	- 3.1%	36	36	0.0%
Median Sales Price*	\$439,000	\$475,000	+ 8.2%	\$430,000	\$465,000	+ 8.1%
Average Sales Price*	\$545,742	\$573,883	+ 5.2%	\$535,701	\$552,028	+ 3.0%
Percent of List Price Received*	99.0%	99.7%	+ 0.7%	98.7%	99.2%	+ 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		
	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	1,135	855	- 24.7%	--	--	--
Under Contract	477	568	+ 19.1%	880	1,128	+ 28.2%
New Listings	592	653	+ 10.3%	1,188	1,260	+ 6.1%
Sold Listings	392	479	+ 22.2%	689	845	+ 22.6%
Days on Market Until Sale	42	49	+ 16.7%	44	50	+ 13.6%
Median Sales Price*	\$362,500	\$382,000	+ 5.4%	\$349,000	\$385,000	+ 10.3%
Average Sales Price*	\$421,821	\$441,703	+ 4.7%	\$435,816	\$437,363	+ 0.4%
Percent of List Price Received*	98.5%	99.1%	+ 0.6%	98.4%	98.9%	+ 0.5%

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



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

