

Local Market Update for March 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

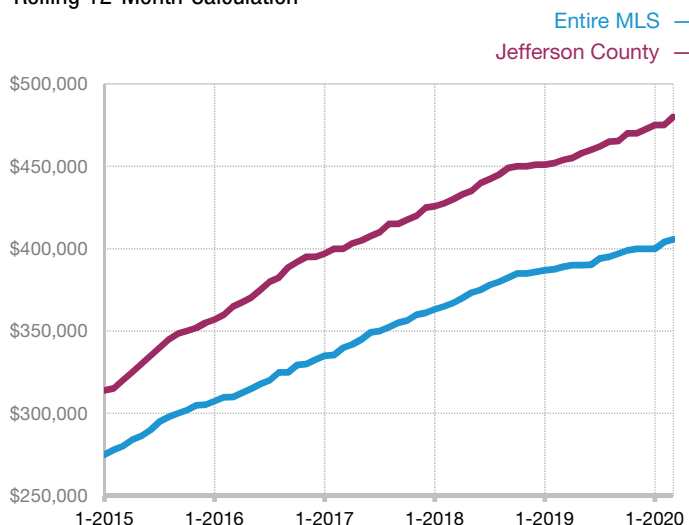
| Single Family | March | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics | 2019 | 2020 | Percent Change from Previous Year | Thru 03-2019 | Thru 03-2020 | Percent Change from Previous Year |
| Inventory of Active Listings | 801 | 616 | - 23.1% | -- | -- | -- |
| Under Contract | 650 | 615 | - 5.4% | 1,656 | 1,632 | - 1.4% |
| New Listings | 716 | 828 | + 15.6% | 1,860 | 1,881 | + 1.1% |
| Sold Listings | 544 | 547 | + 0.6% | 1,354 | 1,364 | + 0.7% |
| Days on Market Until Sale | 26 | 30 | + 15.4% | 34 | 34 | 0.0% |
| Median Sales Price* | \$464,450 | \$515,000 | + 10.9% | \$450,000 | \$500,000 | + 11.1% |
| Average Sales Price* | \$527,985 | \$582,249 | + 10.3% | \$514,009 | \$562,875 | + 9.5% |
| Percent of List Price Received* | 99.5% | 100.2% | + 0.7% | 99.1% | 99.7% | + 0.6% |

* 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 | March | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics | 2019 | 2020 | Percent Change from Previous Year | Thru 03-2019 | Thru 03-2020 | Percent Change from Previous Year |
| Inventory of Active Listings | 254 | 184 | - 27.6% | -- | -- | -- |
| Under Contract | 260 | 228 | - 12.3% | 623 | 695 | + 11.6% |
| New Listings | 279 | 276 | - 1.1% | 697 | 752 | + 7.9% |
| Sold Listings | 206 | 227 | + 10.2% | 516 | 608 | + 17.8% |
| Days on Market Until Sale | 22 | 17 | - 22.7% | 26 | 27 | + 3.8% |
| Median Sales Price* | \$295,000 | \$303,050 | + 2.7% | \$290,000 | \$297,000 | + 2.4% |
| Average Sales Price* | \$316,979 | \$326,262 | + 2.9% | \$315,466 | \$318,942 | + 1.1% |
| Percent of List Price Received* | 99.8% | 100.1% | + 0.3% | 99.5% | 99.7% | + 0.2% |

* 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

