

# Local Market Update for March 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

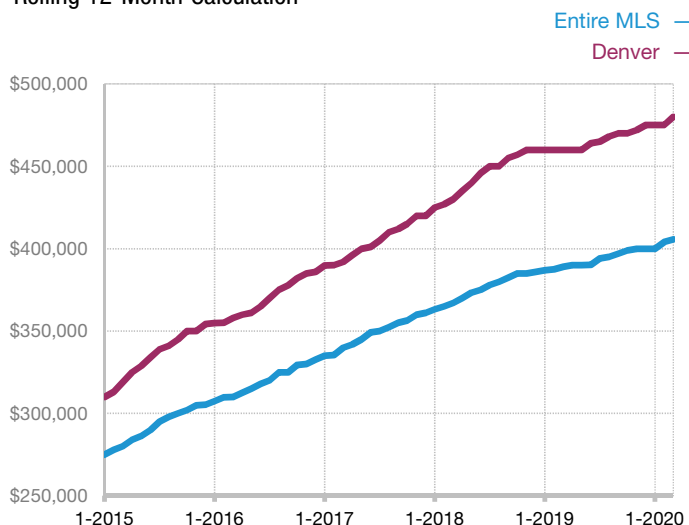
Single Family	March			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 03-2019	Thru 03-2020	Percent Change from Previous Year
Inventory of Active Listings	1,024	722	- 29.5%	--	--	--
Under Contract	705	639	- 9.4%	1,916	1,841	- 3.9%
New Listings	811	892	+ 10.0%	2,264	2,260	- 0.2%
Sold Listings	650	650	0.0%	1,582	1,619	+ 2.3%
Days on Market Until Sale	28	20	- 28.6%	33	30	- 9.1%
Median Sales Price*	\$461,500	\$515,500	+ 11.7%	\$440,500	\$480,000	+ 9.0%
Average Sales Price*	\$575,090	\$623,974	+ 8.5%	\$551,885	\$581,585	+ 5.4%
Percent of List Price Received*	99.2%	100.3%	+ 1.1%	98.9%	99.7%	+ 0.8%

\* 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	1,188	1,002	- 15.7%	--	--	--
Under Contract	591	499	- 15.6%	1,469	1,569	+ 6.8%
New Listings	768	806	+ 4.9%	1,956	2,059	+ 5.3%
Sold Listings	478	490	+ 2.5%	1,167	1,350	+ 15.7%
Days on Market Until Sale	37	40	+ 8.1%	41	47	+ 14.6%
Median Sales Price*	\$355,000	\$415,000	+ 16.9%	\$352,000	\$399,900	+ 13.6%
Average Sales Price*	\$441,544	\$472,363	+ 7.0%	\$438,162	\$450,266	+ 2.8%
Percent of List Price Received*	99.0%	99.3%	+ 0.3%	98.6%	99.1%	+ 0.5%

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



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

