

# Local Market Update for March 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

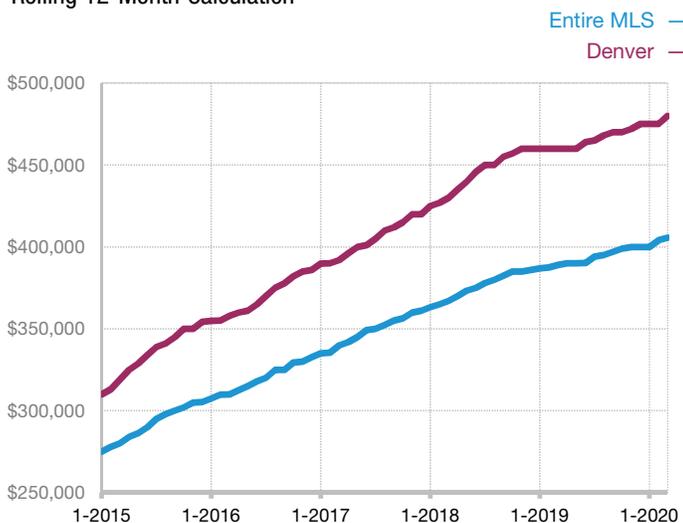
Single Family	March			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 03-2019	Thru 03-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	1,024	<b>722</b>	- 29.5%	--	--	--
Under Contract	705	<b>639</b>	- 9.4%	1,916	<b>1,841</b>	- 3.9%
New Listings	811	<b>892</b>	+ 10.0%	2,264	<b>2,260</b>	- 0.2%
Sold Listings	650	<b>650</b>	0.0%	1,582	<b>1,619</b>	+ 2.3%
Days on Market Until Sale	28	<b>20</b>	- 28.6%	33	<b>30</b>	- 9.1%
Median Sales Price*	\$461,500	<b>\$515,500</b>	+ 11.7%	\$440,500	<b>\$480,000</b>	+ 9.0%
Average Sales Price*	\$575,090	<b>\$623,974</b>	+ 8.5%	\$551,885	<b>\$581,585</b>	+ 5.4%
Percent of List Price Received*	99.2%	<b>100.3%</b>	+ 1.1%	98.9%	<b>99.7%</b>	+ 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		
	2019	2020	Percent Change from Previous Year	Thru 03-2019	Thru 03-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	1,188	<b>1,002</b>	- 15.7%	--	--	--
Under Contract	591	<b>499</b>	- 15.6%	1,469	<b>1,569</b>	+ 6.8%
New Listings	768	<b>806</b>	+ 4.9%	1,956	<b>2,059</b>	+ 5.3%
Sold Listings	478	<b>490</b>	+ 2.5%	1,167	<b>1,350</b>	+ 15.7%
Days on Market Until Sale	37	<b>40</b>	+ 8.1%	41	<b>47</b>	+ 14.6%
Median Sales Price*	\$355,000	<b>\$415,000</b>	+ 16.9%	\$352,000	<b>\$399,900</b>	+ 13.6%
Average Sales Price*	\$441,544	<b>\$472,363</b>	+ 7.0%	\$438,162	<b>\$450,266</b>	+ 2.8%
Percent of List Price Received*	99.0%	<b>99.3%</b>	+ 0.3%	98.6%	<b>99.1%</b>	+ 0.5%

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



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

