

Local Market Update for April 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

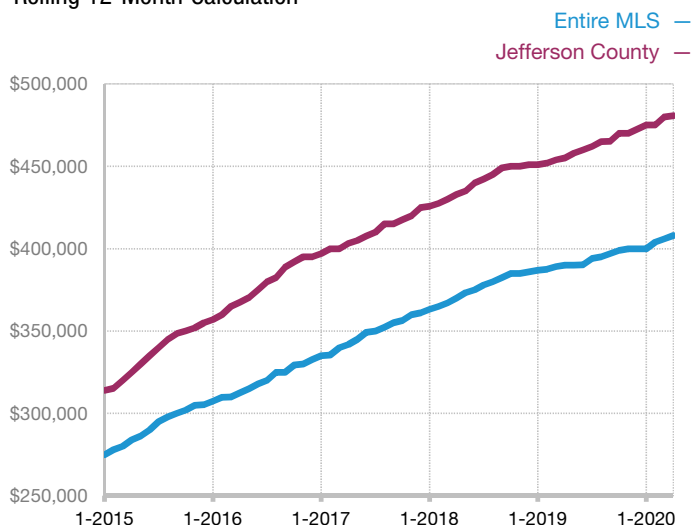
Single Family	April			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Inventory of Active Listings	884	746	- 15.6%	--	--	--
Under Contract	724	450	- 37.8%	2,380	2,031	- 14.7%
New Listings	884	583	- 34.0%	2,744	2,457	- 10.5%
Sold Listings	633	509	- 19.6%	1,987	1,889	- 4.9%
Days on Market Until Sale	25	14	- 44.0%	31	29	- 6.5%
Median Sales Price*	\$476,000	\$495,000	+ 4.0%	\$460,000	\$499,000	+ 8.5%
Average Sales Price*	\$552,055	\$550,654	- 0.3%	\$526,129	\$559,459	+ 6.3%
Percent of List Price Received*	99.7%	100.4%	+ 0.7%	99.3%	99.9%	+ 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	April			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Inventory of Active Listings	244	243	- 0.4%	--	--	--
Under Contract	290	124	- 57.2%	913	805	- 11.8%
New Listings	304	195	- 35.9%	1,001	950	- 5.1%
Sold Listings	255	174	- 31.8%	771	794	+ 3.0%
Days on Market Until Sale	18	15	- 16.7%	23	24	+ 4.3%
Median Sales Price*	\$285,000	\$312,000	+ 9.5%	\$289,900	\$299,900	+ 3.4%
Average Sales Price*	\$310,172	\$331,410	+ 6.8%	\$313,715	\$321,248	+ 2.4%
Percent of List Price Received*	99.8%	100.1%	+ 0.3%	99.6%	99.8%	+ 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

