

Local Market Update for April 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

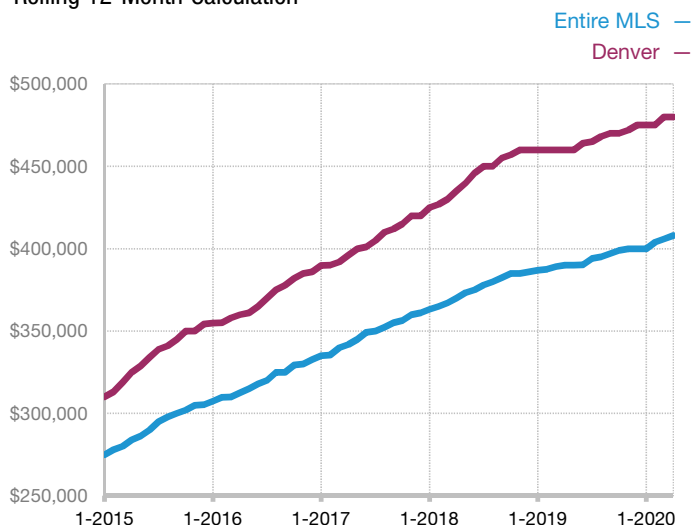
Single Family	April			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Inventory of Active Listings	1,163	836	- 28.1%	--	--	--
Under Contract	831	457	- 45.0%	2,747	2,228	- 18.9%
New Listings	1,063	621	- 41.6%	3,327	2,872	- 13.7%
Sold Listings	733	507	- 30.8%	2,315	2,149	- 7.2%
Days on Market Until Sale	23	16	- 30.4%	30	26	- 13.3%
Median Sales Price*	\$491,500	\$501,000	+ 1.9%	\$457,500	\$485,000	+ 6.0%
Average Sales Price*	\$620,860	\$608,419	- 2.0%	\$573,704	\$587,911	+ 2.5%
Percent of List Price Received*	99.6%	100.1%	+ 0.5%	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	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	1,271	1,123	- 11.6%	--	--	--
Under Contract	634	292	- 53.9%	2,102	1,831	- 12.9%
New Listings	813	524	- 35.5%	2,769	2,580	- 6.8%
Sold Listings	593	394	- 33.6%	1,760	1,764	+ 0.2%
Days on Market Until Sale	33	33	0.0%	38	44	+ 15.8%
Median Sales Price*	\$340,000	\$401,625	+ 18.1%	\$349,700	\$400,000	+ 14.4%
Average Sales Price*	\$446,279	\$474,737	+ 6.4%	\$440,897	\$456,446	+ 3.5%
Percent of List Price Received*	99.4%	99.4%	0.0%	98.9%	99.1%	+ 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

