

# Local Market Update for May 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Jefferson County

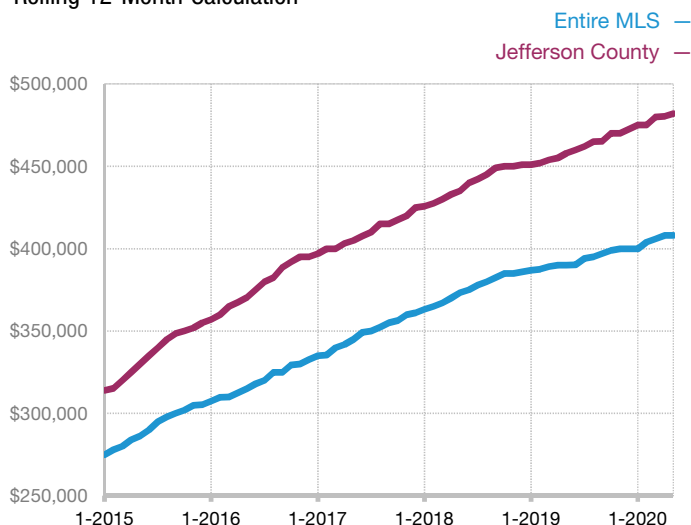
Single Family	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Inventory of Active Listings	1,164	714	- 38.7%	--	--	--
Under Contract	794	955	+ 20.3%	3,174	2,950	- 7.1%
New Listings	1,162	928	- 20.1%	3,906	3,380	- 13.5%
Sold Listings	785	466	- 40.6%	2,772	2,367	- 14.6%
Days on Market Until Sale	19	20	+ 5.3%	28	27	- 3.6%
Median Sales Price*	\$479,000	\$485,000	+ 1.3%	\$465,000	\$495,000	+ 6.5%
Average Sales Price*	\$547,808	\$542,726	- 0.9%	\$532,268	\$556,161	+ 4.5%
Percent of List Price Received*	100.0%	99.4%	- 0.6%	99.5%	99.8%	+ 0.3%

\* 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	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Inventory of Active Listings	344	219	- 36.3%	--	--	--
Under Contract	250	326	+ 30.4%	1,163	1,123	- 3.4%
New Listings	374	303	- 19.0%	1,375	1,257	- 8.6%
Sold Listings	285	137	- 51.9%	1,056	938	- 11.2%
Days on Market Until Sale	16	18	+ 12.5%	21	23	+ 9.5%
Median Sales Price*	\$295,000	\$300,000	+ 1.7%	\$291,000	\$300,000	+ 3.1%
Average Sales Price*	\$324,542	\$332,726	+ 2.5%	\$316,637	\$323,555	+ 2.2%
Percent of List Price Received*	100.3%	99.4%	- 0.9%	99.8%	99.7%	- 0.1%

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



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

