

# Local Market Update for May 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

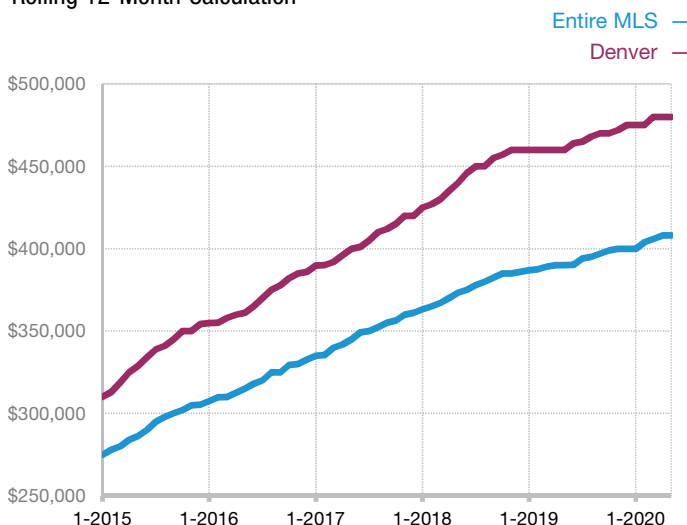
Single Family	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Inventory of Active Listings	1,381	885	- 35.9%	--	--	--
Under Contract	898	980	+ 9.1%	3,645	3,168	- 13.1%
New Listings	1,226	1,040	- 15.2%	4,553	3,910	- 14.1%
Sold Listings	867	463	- 46.6%	3,182	2,618	- 17.7%
Days on Market Until Sale	20	19	- 5.0%	27	25	- 7.4%
Median Sales Price*	\$490,000	\$508,000	+ 3.7%	\$465,000	\$490,000	+ 5.4%
Average Sales Price*	\$620,371	\$607,874	- 2.0%	\$586,424	\$591,099	+ 0.8%
Percent of List Price Received*	99.5%	99.2%	- 0.3%	99.2%	99.6%	+ 0.4%

\* 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	1,431	1,245	- 13.0%	--	--	--
Under Contract	580	661	+ 14.0%	2,682	2,469	- 7.9%
New Listings	867	831	- 4.2%	3,636	3,410	- 6.2%
Sold Listings	674	334	- 50.4%	2,434	2,109	- 13.4%
Days on Market Until Sale	34	30	- 11.8%	37	41	+ 10.8%
Median Sales Price*	\$379,950	\$399,950	+ 5.3%	\$354,325	\$400,000	+ 12.9%
Average Sales Price*	\$458,570	\$450,401	- 1.8%	\$445,791	\$454,732	+ 2.0%
Percent of List Price Received*	99.1%	98.8%	- 0.3%	98.9%	99.1%	+ 0.2%

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



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

