

# Local Market Update for May 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Centennial

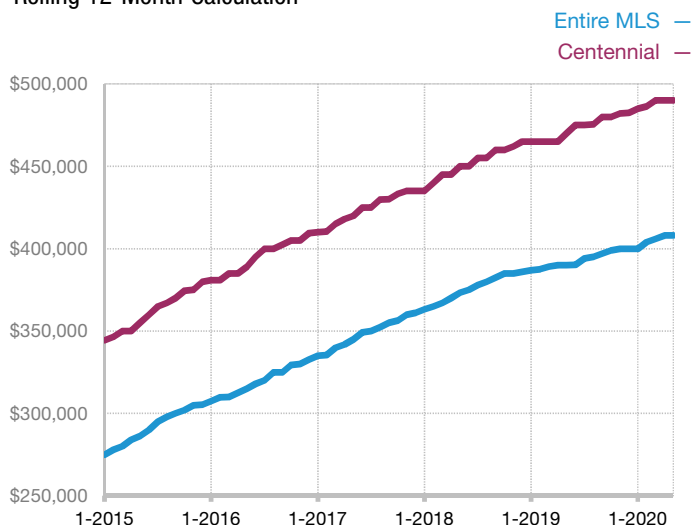
Single Family	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Inventory of Active Listings	253	104	- 58.9%	--	--	--
Under Contract	176	179	+ 1.7%	658	583	- 11.4%
New Listings	259	177	- 31.7%	837	652	- 22.1%
Sold Listings	161	84	- 47.8%	571	487	- 14.7%
Days on Market Until Sale	17	16	- 5.9%	28	26	- 7.1%
Median Sales Price*	\$505,000	\$472,487	- 6.4%	\$480,000	\$504,900	+ 5.2%
Average Sales Price*	\$531,290	\$518,539	- 2.4%	\$525,141	\$540,571	+ 2.9%
Percent of List Price Received*	100.0%	100.0%	0.0%	99.3%	99.8%	+ 0.5%

\* 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	47	36	- 23.4%	--	--	--
Under Contract	48	38	- 20.8%	202	160	- 20.8%
New Listings	50	49	- 2.0%	209	178	- 14.8%
Sold Listings	38	19	- 50.0%	180	133	- 26.1%
Days on Market Until Sale	19	21	+ 10.5%	29	27	- 6.9%
Median Sales Price*	\$382,500	\$385,000	+ 0.7%	\$326,250	\$355,000	+ 8.8%
Average Sales Price*	\$360,441	\$387,171	+ 7.4%	\$336,210	\$339,804	+ 1.1%
Percent of List Price Received*	99.0%	98.6%	- 0.4%	99.1%	99.4%	+ 0.3%

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



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

