

Local Market Update for July 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Centennial

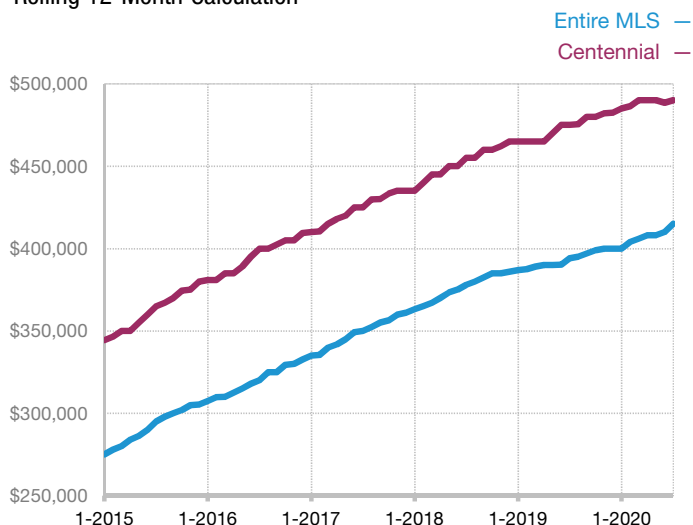
Single Family	July			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Inventory of Active Listings	258	108	- 58.1%	--	--	--
Under Contract	143	160	+ 11.9%	968	910	- 6.0%
New Listings	156	180	+ 15.4%	1,196	1,005	- 16.0%
Sold Listings	164	169	+ 3.0%	923	819	- 11.3%
Days on Market Until Sale	25	14	- 44.0%	25	21	- 16.0%
Median Sales Price*	\$482,500	\$514,000	+ 6.5%	\$485,000	\$500,000	+ 3.1%
Average Sales Price*	\$549,098	\$546,911	- 0.4%	\$534,198	\$539,756	+ 1.0%
Percent of List Price Received*	99.2%	100.2%	+ 1.0%	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	July			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Inventory of Active Listings	72	34	- 52.8%	--	--	--
Under Contract	37	45	+ 21.6%	278	257	- 7.6%
New Listings	56	52	- 7.1%	320	281	- 12.2%
Sold Listings	37	49	+ 32.4%	266	222	- 16.5%
Days on Market Until Sale	22	16	- 27.3%	28	23	- 17.9%
Median Sales Price*	\$310,000	\$321,000	+ 3.5%	\$338,250	\$326,500	- 3.5%
Average Sales Price*	\$319,516	\$333,454	+ 4.4%	\$339,480	\$334,608	- 1.4%
Percent of List Price Received*	99.4%	99.4%	0.0%	99.2%	99.4%	+ 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

