

Local Market Update for July 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

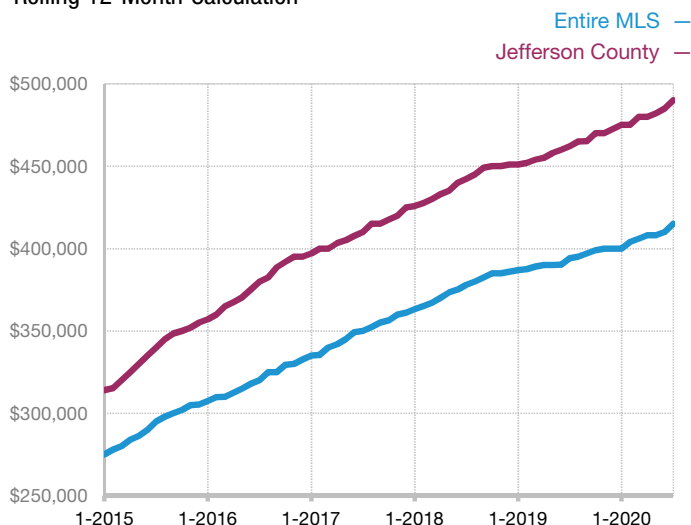
| Single Family | July | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2019 | 2020 | Percent Change from Previous Year | Thru 07-2019 | Thru 07-2020 | Percent Change from Previous Year |
| Inventory of Active Listings | 1,291 | 609 | - 52.8% | -- | -- | -- |
| Under Contract | 718 | 949 | + 32.2% | 4,697 | 4,833 | + 2.9% |
| New Listings | 833 | 962 | + 15.5% | 5,739 | 5,283 | - 7.9% |
| Sold Listings | 799 | 979 | + 22.5% | 4,321 | 4,202 | - 2.8% |
| Days on Market Until Sale | 21 | 24 | + 14.3% | 25 | 25 | 0.0% |
| Median Sales Price* | \$490,000 | \$530,000 | + 8.2% | \$474,500 | \$507,000 | + 6.8% |
| Average Sales Price* | \$553,034 | \$598,527 | + 8.2% | \$539,940 | \$569,927 | + 5.6% |
| Percent of List Price Received* | 99.5% | 100.4% | + 0.9% | 99.6% | 100.0% | + 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 | 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 | 360 | 244 | - 32.2% | -- | -- | -- |
| Under Contract | 278 | 318 | + 14.4% | 1,727 | 1,756 | + 1.7% |
| New Listings | 299 | 372 | + 24.4% | 2,017 | 1,955 | - 3.1% |
| Sold Listings | 279 | 326 | + 16.8% | 1,595 | 1,549 | - 2.9% |
| Days on Market Until Sale | 22 | 19 | - 13.6% | 21 | 22 | + 4.8% |
| Median Sales Price* | \$290,000 | \$306,250 | + 5.6% | \$292,500 | \$300,750 | + 2.8% |
| Average Sales Price* | \$313,269 | \$333,803 | + 6.6% | \$317,499 | \$328,056 | + 3.3% |
| Percent of List Price Received* | 99.3% | 99.9% | + 0.6% | 99.7% | 99.8% | + 0.1% |

* 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

