

# Local Market Update for July 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Golden

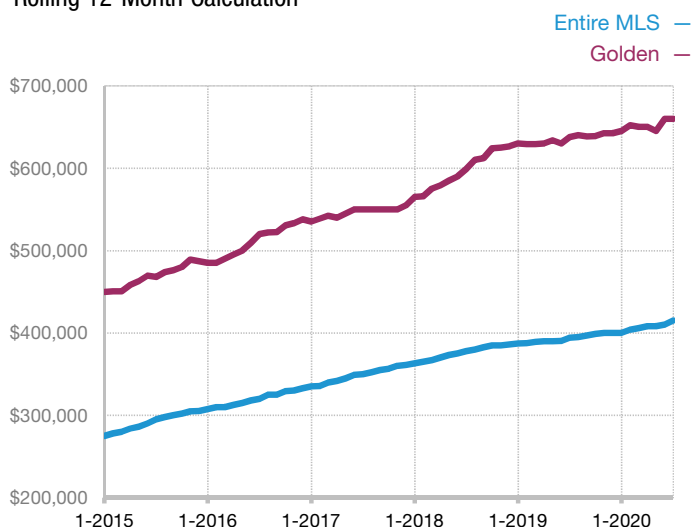
Single Family	July			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Inventory of Active Listings	154	91	- 40.9%	--	--	--
Under Contract	57	95	+ 66.7%	378	383	+ 1.3%
New Listings	76	97	+ 27.6%	502	463	- 7.8%
Sold Listings	59	80	+ 35.6%	347	319	- 8.1%
Days on Market Until Sale	31	40	+ 29.0%	35	31	- 11.4%
Median Sales Price*	\$705,000	\$723,000	+ 2.6%	\$670,000	\$700,000	+ 4.5%
Average Sales Price*	\$736,620	\$793,577	+ 7.7%	\$707,433	\$771,393	+ 9.0%
Percent of List Price Received*	99.1%	99.5%	+ 0.4%	99.3%	99.4%	+ 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.

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	36	14	- 61.1%	--	--	--
Under Contract	23	11	- 52.2%	101	92	- 8.9%
New Listings	17	16	- 5.9%	139	105	- 24.5%
Sold Listings	19	24	+ 26.3%	90	86	- 4.4%
Days on Market Until Sale	25	31	+ 24.0%	26	38	+ 46.2%
Median Sales Price*	\$470,000	\$364,950	- 22.4%	\$442,500	\$401,750	- 9.2%
Average Sales Price*	\$455,216	\$371,467	- 18.4%	\$464,459	\$468,431	+ 0.9%
Percent of List Price Received*	100.3%	98.1%	- 2.2%	99.4%	99.2%	- 0.2%

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



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

