

Local Market Update for July 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
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Denver

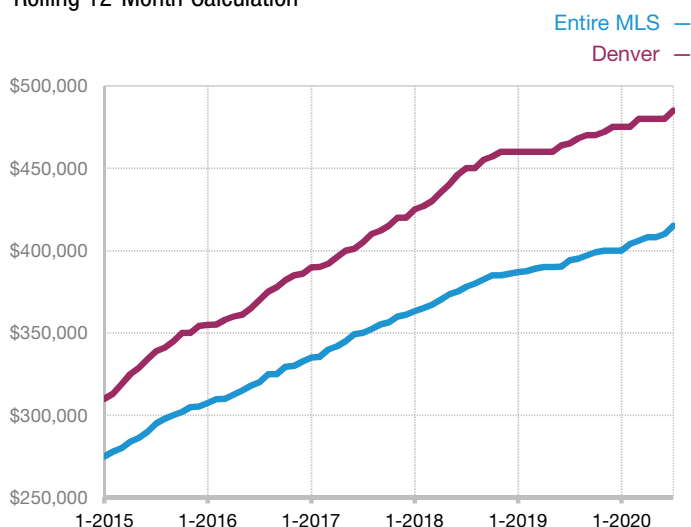
Single Family	July			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Inventory of Active Listings	1,439	807	- 43.9%	--	--	--
Under Contract	708	938	+ 32.5%	5,147	5,035	- 2.2%
New Listings	844	1,013	+ 20.0%	6,384	5,907	- 7.5%
Sold Listings	809	998	+ 23.4%	4,803	4,516	- 6.0%
Days on Market Until Sale	22	20	- 9.1%	25	23	- 8.0%
Median Sales Price*	\$495,000	\$525,000	+ 6.1%	\$476,000	\$500,000	+ 5.0%
Average Sales Price*	\$592,270	\$662,971	+ 11.9%	\$588,914	\$608,499	+ 3.3%
Percent of List Price Received*	99.4%	100.0%	+ 0.6%	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	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	1,427	1,309	- 8.3%	--	--	--
Under Contract	559	706	+ 26.3%	3,872	3,909	+ 1.0%
New Listings	680	929	+ 36.6%	5,120	5,232	+ 2.2%
Sold Listings	627	713	+ 13.7%	3,614	3,455	- 4.4%
Days on Market Until Sale	32	32	0.0%	35	38	+ 8.6%
Median Sales Price*	\$360,000	\$409,000	+ 13.6%	\$360,000	\$400,000	+ 11.1%
Average Sales Price*	\$432,409	\$461,553	+ 6.7%	\$445,395	\$453,270	+ 1.8%
Percent of List Price Received*	98.8%	99.5%	+ 0.7%	98.9%	99.2%	+ 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

