

Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Golden

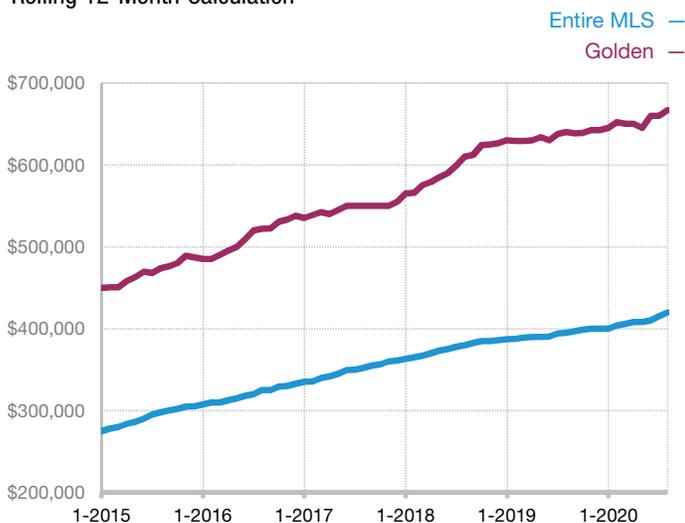
Single Family	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	164	75	- 54.3%	--	--	--
Under Contract	60	88	+ 46.7%	438	469	+ 7.1%
New Listings	82	76	- 7.3%	584	540	- 7.5%
Sold Listings	67	78	+ 16.4%	414	399	- 3.6%
Days on Market Until Sale	30	16	- 46.7%	34	28	- 17.6%
Median Sales Price*	\$625,000	\$678,750	+ 8.6%	\$660,000	\$695,000	+ 5.3%
Average Sales Price*	\$692,276	\$706,484	+ 2.1%	\$704,980	\$761,510	+ 8.0%
Percent of List Price Received*	98.7%	100.7%	+ 2.0%	99.2%	99.7%	+ 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	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	39	9	- 76.9%	--	--	--
Under Contract	20	16	- 20.0%	121	107	- 11.6%
New Listings	26	11	- 57.7%	165	116	- 29.7%
Sold Listings	22	12	- 45.5%	112	99	- 11.6%
Days on Market Until Sale	41	26	- 36.6%	29	36	+ 24.1%
Median Sales Price*	\$422,000	\$355,000	- 15.9%	\$436,000	\$401,000	- 8.0%
Average Sales Price*	\$479,795	\$392,917	- 18.1%	\$467,471	\$460,899	- 1.4%
Percent of List Price Received*	98.6%	99.4%	+ 0.8%	99.2%	99.6%	+ 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

