

# Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Elbert County

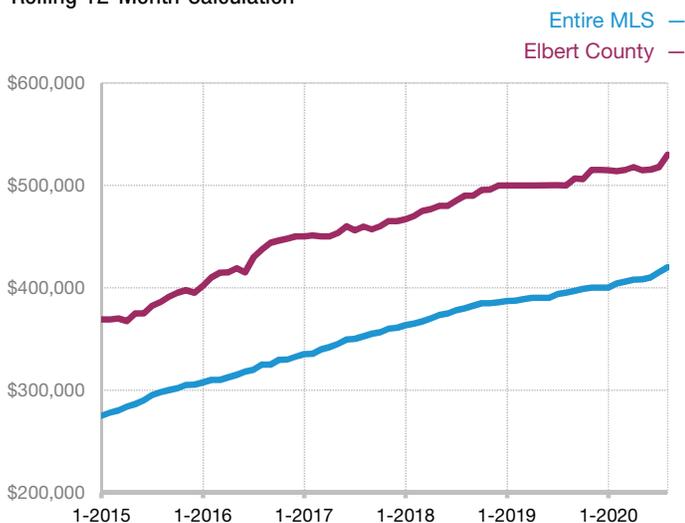
Single Family	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Inventory of Active Listings	179	51	- 71.5%	--	--	--
Under Contract	54	73	+ 35.2%	389	443	+ 13.9%
New Listings	69	46	- 33.3%	522	481	- 7.9%
Sold Listings	57	69	+ 21.1%	364	390	+ 7.1%
Days on Market Until Sale	27	40	+ 48.1%	51	40	- 21.6%
Median Sales Price*	\$462,000	\$620,000	+ 34.2%	\$506,750	\$530,000	+ 4.6%
Average Sales Price*	\$499,858	\$637,487	+ 27.5%	\$541,106	\$553,909	+ 2.4%
Percent of List Price Received*	99.6%	99.5%	- 0.1%	99.1%	99.2%	+ 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	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Inventory of Active Listings	1	1	0.0%	--	--	--
Under Contract	0	1	--	2	4	+ 100.0%
New Listings	1	2	+ 100.0%	2	5	+ 150.0%
Sold Listings	0	0	--	2	3	+ 50.0%
Days on Market Until Sale	0	0	--	19	3	- 84.2%
Median Sales Price*	\$0	\$0	--	\$214,500	\$252,000	+ 17.5%
Average Sales Price*	\$0	\$0	--	\$214,500	\$250,333	+ 16.7%
Percent of List Price Received*	0.0%	0.0%	--	97.9%	98.9%	+ 1.0%

\* 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

