

Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

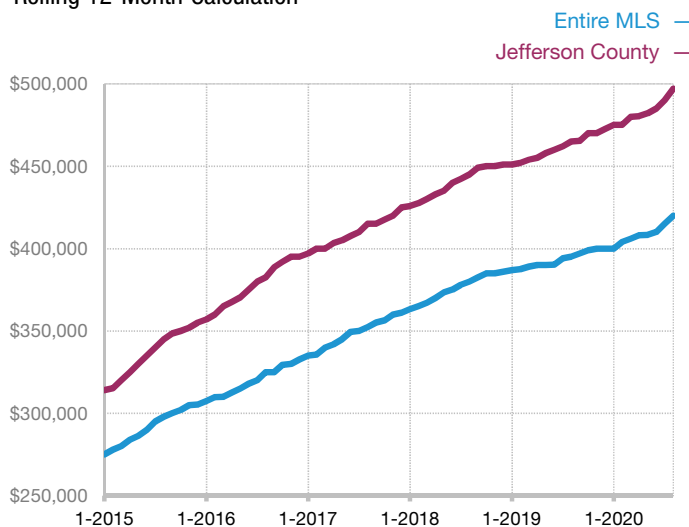
| Single Family | August | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2019 | 2020 | Percent Change from Previous Year | Thru 08-2019 | Thru 08-2020 | Percent Change from Previous Year |
| Inventory of Active Listings | 1,284 | 481 | - 62.5% | -- | -- | -- |
| Under Contract | 697 | 985 | + 41.3% | 5,393 | 5,775 | + 7.1% |
| New Listings | 813 | 870 | + 7.0% | 6,551 | 6,147 | - 6.2% |
| Sold Listings | 768 | 887 | + 15.5% | 5,088 | 5,119 | + 0.6% |
| Days on Market Until Sale | 26 | 19 | - 26.9% | 25 | 24 | - 4.0% |
| Median Sales Price* | \$475,000 | \$525,000 | + 10.5% | \$475,000 | \$510,000 | + 7.4% |
| Average Sales Price* | \$537,808 | \$590,433 | + 9.8% | \$539,661 | \$573,698 | + 6.3% |
| Percent of List Price Received* | 99.2% | 100.7% | + 1.5% | 99.5% | 100.1% | + 0.6% |

* 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 | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2019 | 2020 | Percent Change from Previous Year | Thru 08-2019 | Thru 08-2020 | Percent Change from Previous Year |
| Inventory of Active Listings | 385 | 194 | - 49.6% | -- | -- | -- |
| Under Contract | 265 | 349 | + 31.7% | 1,993 | 2,091 | + 4.9% |
| New Listings | 320 | 301 | - 5.9% | 2,338 | 2,259 | - 3.4% |
| Sold Listings | 284 | 290 | + 2.1% | 1,880 | 1,852 | - 1.5% |
| Days on Market Until Sale | 24 | 17 | - 29.2% | 21 | 21 | 0.0% |
| Median Sales Price* | \$295,000 | \$314,950 | + 6.8% | \$293,225 | \$303,000 | + 3.3% |
| Average Sales Price* | \$324,685 | \$326,345 | + 0.5% | \$318,586 | \$327,729 | + 2.9% |
| Percent of List Price Received* | 99.5% | 100.2% | + 0.7% | 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

