

# Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Centennial

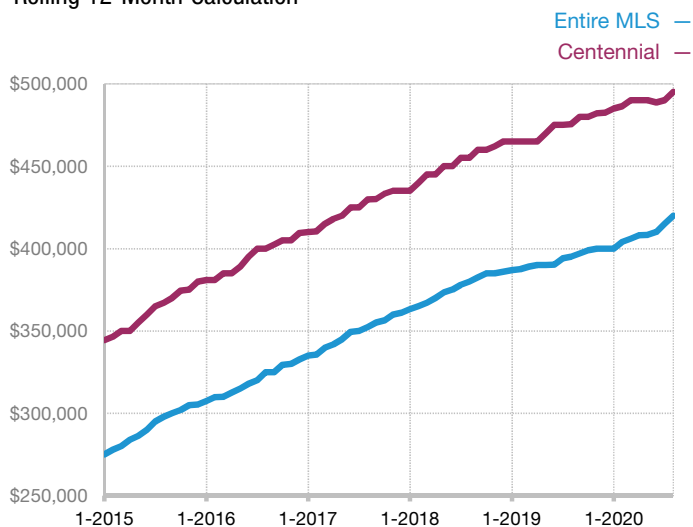
Single Family	August			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Inventory of Active Listings	247	90	- 63.6%	--	--	--
Under Contract	136	176	+ 29.4%	1,104	1,079	- 2.3%
New Listings	153	160	+ 4.6%	1,349	1,163	- 13.8%
Sold Listings	138	156	+ 13.0%	1,061	980	- 7.6%
Days on Market Until Sale	25	14	- 44.0%	25	20	- 20.0%
Median Sales Price*	\$487,500	\$537,000	+ 10.2%	\$485,000	\$505,600	+ 4.2%
Average Sales Price*	\$516,271	\$582,367	+ 12.8%	\$531,866	\$546,438	+ 2.7%
Percent of List Price Received*	98.4%	100.3%	+ 1.9%	99.2%	100.0%	+ 0.8%

\* 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	58	18	- 69.0%	--	--	--
Under Contract	49	44	- 10.2%	327	300	- 8.3%
New Listings	41	28	- 31.7%	361	310	- 14.1%
Sold Listings	43	43	0.0%	309	268	- 13.3%
Days on Market Until Sale	43	15	- 65.1%	30	22	- 26.7%
Median Sales Price*	\$363,500	\$324,000	- 10.9%	\$340,000	\$325,000	- 4.4%
Average Sales Price*	\$334,853	\$344,965	+ 3.0%	\$338,836	\$335,957	- 0.8%
Percent of List Price Received*	99.1%	99.4%	+ 0.3%	99.2%	99.4%	+ 0.2%

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



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

