

# Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Jefferson County

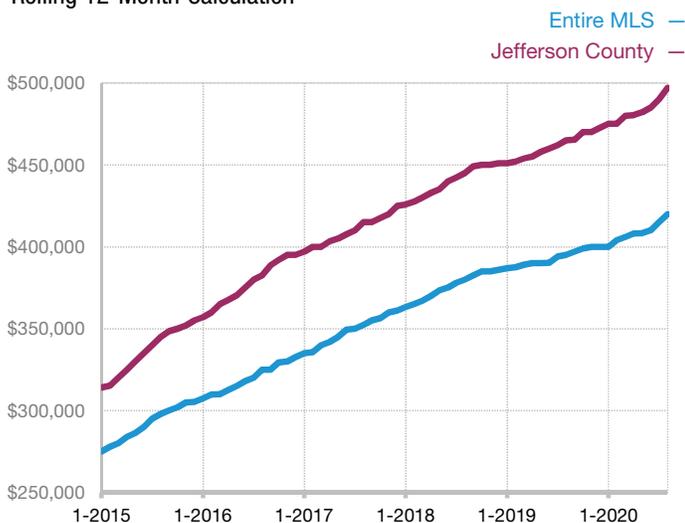
| Single Family                   | August    |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
|                                 | 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 |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
|                                 | 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

