

# Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

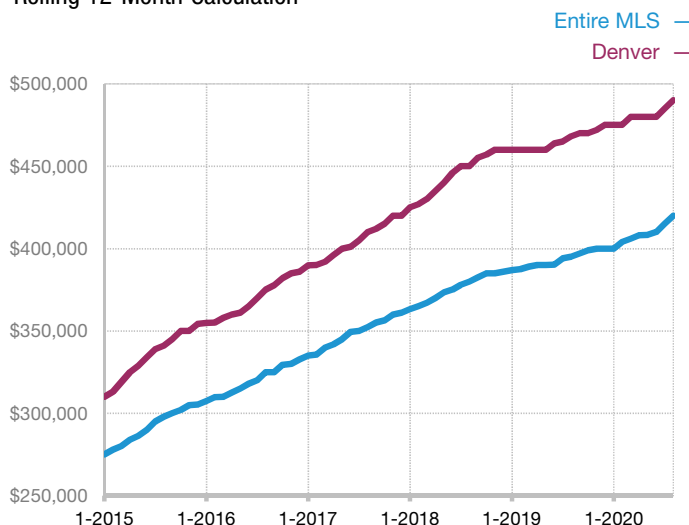
Single Family	August			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Inventory of Active Listings	1,406	696	- 50.5%	--	--	--
Under Contract	729	1,045	+ 43.3%	5,876	6,012	+ 2.3%
New Listings	882	999	+ 13.3%	7,266	6,899	- 5.1%
Sold Listings	740	813	+ 9.9%	5,543	5,344	- 3.6%
Days on Market Until Sale	27	21	- 22.2%	25	23	- 8.0%
Median Sales Price*	\$475,000	\$525,000	+ 10.5%	\$475,100	\$505,000	+ 6.3%
Average Sales Price*	\$566,253	\$654,919	+ 15.7%	\$585,888	\$614,592	+ 4.9%
Percent of List Price Received*	98.9%	100.4%	+ 1.5%	99.3%	99.9%	+ 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	1,544	1,244	- 19.4%	--	--	--
Under Contract	537	755	+ 40.6%	4,408	4,633	+ 5.1%
New Listings	783	829	+ 5.9%	5,903	6,053	+ 2.5%
Sold Listings	606	628	+ 3.6%	4,220	4,110	- 2.6%
Days on Market Until Sale	37	29	- 21.6%	36	37	+ 2.8%
Median Sales Price*	\$375,000	\$384,250	+ 2.5%	\$363,000	\$400,000	+ 10.2%
Average Sales Price*	\$460,168	\$460,977	+ 0.2%	\$447,517	\$454,966	+ 1.7%
Percent of List Price Received*	98.8%	99.2%	+ 0.4%	98.9%	99.2%	+ 0.3%

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



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

