

Local Market Update for September 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

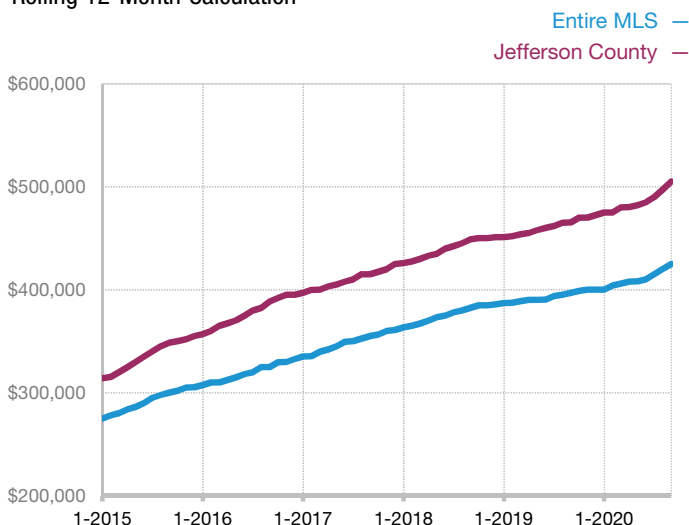
Single Family	September			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
Inventory of Active Listings	1,268	454	- 64.2%	--	--	--
Under Contract	657	819	+ 24.7%	6,049	6,528	+ 7.9%
New Listings	758	771	+ 1.7%	7,308	6,914	- 5.4%
Sold Listings	626	797	+ 27.3%	5,713	5,939	+ 4.0%
Days on Market Until Sale	30	20	- 33.3%	26	24	- 7.7%
Median Sales Price*	\$461,000	\$535,050	+ 16.1%	\$472,500	\$515,000	+ 9.0%
Average Sales Price*	\$521,320	\$607,644	+ 16.6%	\$537,680	\$578,561	+ 7.6%
Percent of List Price Received*	98.7%	101.0%	+ 2.3%	99.4%	100.2%	+ 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	September			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
Inventory of Active Listings	372	218	- 41.4%	--	--	--
Under Contract	226	297	+ 31.4%	2,220	2,377	+ 7.1%
New Listings	253	324	+ 28.1%	2,592	2,586	- 0.2%
Sold Listings	245	304	+ 24.1%	2,127	2,177	+ 2.4%
Days on Market Until Sale	24	16	- 33.3%	21	21	0.0%
Median Sales Price*	\$296,000	\$314,000	+ 6.1%	\$295,000	\$305,000	+ 3.4%
Average Sales Price*	\$327,413	\$337,956	+ 3.2%	\$319,598	\$329,895	+ 3.2%
Percent of List Price Received*	99.5%	100.4%	+ 0.9%	99.7%	99.9%	+ 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

