

Local Market Update for September 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

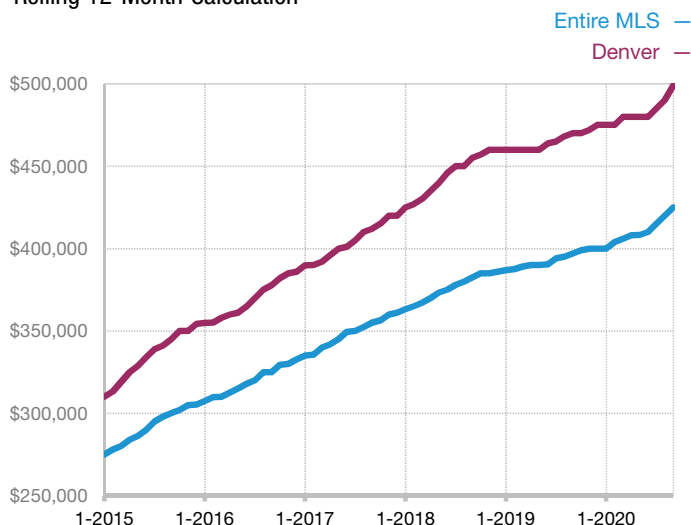
Single Family	September			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
Inventory of Active Listings	1,460	692	- 52.6%	--	--	--
Under Contract	669	924	+ 38.1%	6,546	6,876	+ 5.0%
New Listings	890	982	+ 10.3%	8,157	7,870	- 3.5%
Sold Listings	664	882	+ 32.8%	6,207	6,243	+ 0.6%
Days on Market Until Sale	31	19	- 38.7%	26	22	- 15.4%
Median Sales Price*	\$465,250	\$531,000	+ 14.1%	\$475,000	\$510,000	+ 7.4%
Average Sales Price*	\$579,107	\$662,826	+ 14.5%	\$585,162	\$621,918	+ 6.3%
Percent of List Price Received*	98.8%	100.5%	+ 1.7%	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	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	1,596	1,236	- 22.6%	--	--	--
Under Contract	477	665	+ 39.4%	4,884	5,253	+ 7.6%
New Listings	675	776	+ 15.0%	6,578	6,829	+ 3.8%
Sold Listings	474	635	+ 34.0%	4,693	4,773	+ 1.7%
Days on Market Until Sale	36	33	- 8.3%	36	36	0.0%
Median Sales Price*	\$369,000	\$382,500	+ 3.7%	\$364,000	\$399,000	+ 9.6%
Average Sales Price*	\$425,770	\$458,469	+ 7.7%	\$445,167	\$454,897	+ 2.2%
Percent of List Price Received*	98.8%	99.5%	+ 0.7%	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

