

Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

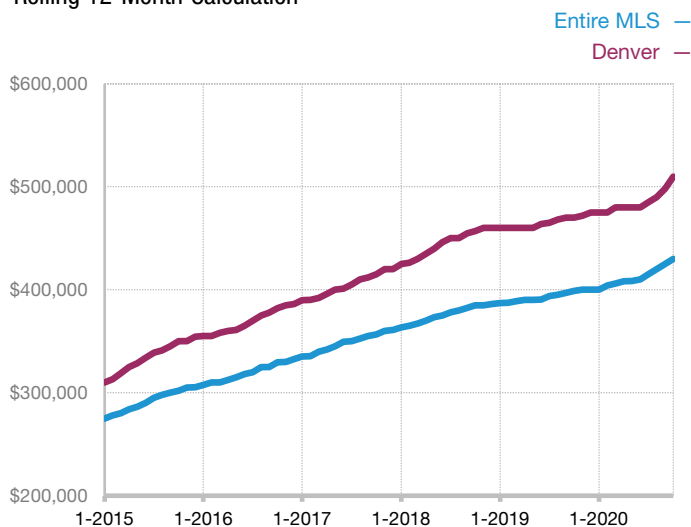
Single Family	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Inventory of Active Listings	1,373	696	- 49.3%	--	--	--
Under Contract	687	904	+ 31.6%	7,231	7,718	+ 6.7%
New Listings	773	950	+ 22.9%	8,930	8,819	- 1.2%
Sold Listings	705	957	+ 35.7%	6,911	7,227	+ 4.6%
Days on Market Until Sale	32	21	- 34.4%	26	22	- 15.4%
Median Sales Price*	\$466,000	\$555,000	+ 19.1%	\$475,000	\$515,000	+ 8.4%
Average Sales Price*	\$568,636	\$709,950	+ 24.9%	\$583,452	\$633,303	+ 8.5%
Percent of List Price Received*	99.0%	100.7%	+ 1.7%	99.2%	100.1%	+ 0.9%

* 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	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Inventory of Active Listings	1,586	1,261	- 20.5%	--	--	--
Under Contract	447	650	+ 45.4%	5,332	5,854	+ 9.8%
New Listings	581	827	+ 42.3%	7,159	7,654	+ 6.9%
Sold Listings	512	669	+ 30.7%	5,207	5,459	+ 4.8%
Days on Market Until Sale	41	35	- 14.6%	36	36	0.0%
Median Sales Price*	\$359,975	\$430,000	+ 19.5%	\$363,875	\$400,000	+ 9.9%
Average Sales Price*	\$438,004	\$473,049	+ 8.0%	\$444,568	\$457,105	+ 2.8%
Percent of List Price Received*	98.5%	99.4%	+ 0.9%	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

