

Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Centennial

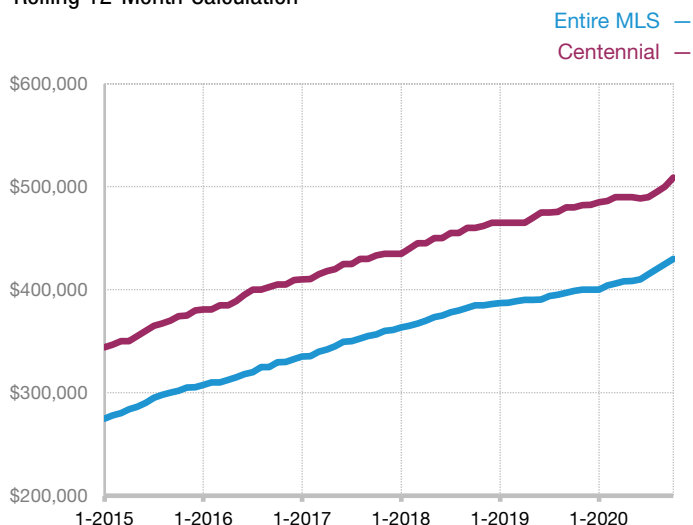
Single Family	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Inventory of Active Listings	224	83	- 62.9%	--	--	--
Under Contract	117	146	+ 24.8%	1,355	1,361	+ 0.4%
New Listings	117	155	+ 32.5%	1,629	1,456	- 10.6%
Sold Listings	128	162	+ 26.6%	1,326	1,295	- 2.3%
Days on Market Until Sale	22	16	- 27.3%	25	19	- 24.0%
Median Sales Price*	\$458,500	\$549,500	+ 19.8%	\$484,950	\$515,000	+ 6.2%
Average Sales Price*	\$503,560	\$594,811	+ 18.1%	\$529,010	\$556,326	+ 5.2%
Percent of List Price Received*	99.2%	100.6%	+ 1.4%	99.1%	100.1%	+ 1.0%

* 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	58	25	- 56.9%	--	--	--
Under Contract	29	45	+ 55.2%	389	371	- 4.6%
New Listings	38	43	+ 13.2%	438	390	- 11.0%
Sold Listings	37	35	- 5.4%	388	347	- 10.6%
Days on Market Until Sale	45	17	- 62.2%	30	21	- 30.0%
Median Sales Price*	\$329,900	\$372,500	+ 12.9%	\$340,000	\$335,000	- 1.5%
Average Sales Price*	\$334,529	\$363,883	+ 8.8%	\$339,138	\$340,931	+ 0.5%
Percent of List Price Received*	98.6%	100.3%	+ 1.7%	99.1%	99.6%	+ 0.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

