

# Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Golden

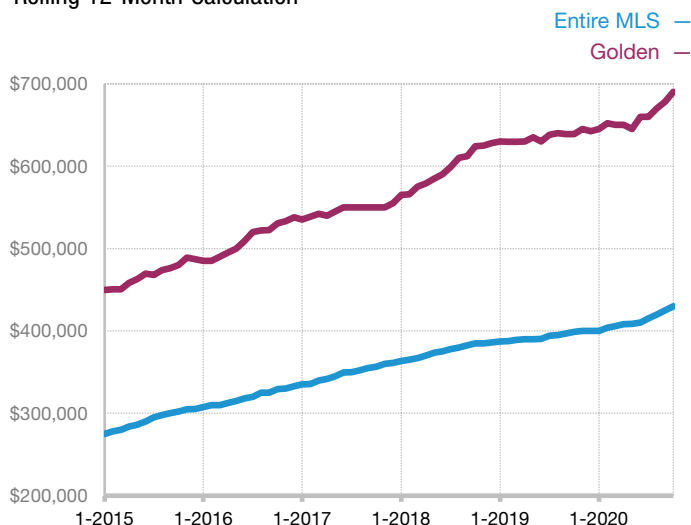
| Single Family                   | October   |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2019      | 2020      | Percent Change from Previous Year | Thru 10-2019 | Thru 10-2020 | Percent Change from Previous Year |
| Inventory of Active Listings    | 127       | 64        | - 49.6%                           | --           | --           | --                                |
| Under Contract                  | 60        | 60        | 0.0%                              | 563          | 611          | + 8.5%                            |
| New Listings                    | 56        | 63        | + 12.5%                           | 711          | 683          | - 3.9%                            |
| Sold Listings                   | 74        | 84        | + 13.5%                           | 541          | 569          | + 5.2%                            |
| Days on Market Until Sale       | 28        | 31        | + 10.7%                           | 33           | 28           | - 15.2%                           |
| Median Sales Price*             | \$601,000 | \$747,000 | + 24.3%                           | \$645,000    | \$700,000    | + 8.5%                            |
| Average Sales Price*            | \$684,907 | \$847,440 | + 23.7%                           | \$695,398    | \$770,159    | + 10.8%                           |
| Percent of List Price Received* | 98.6%     | 100.6%    | + 2.0%                            | 99.0%        | 100.0%       | + 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    | 29        | 10        | - 65.5%                           | --           | --           | --                                |
| Under Contract                  | 12        | 17        | + 41.7%                           | 144          | 136          | - 5.6%                            |
| New Listings                    | 9         | 18        | + 100.0%                          | 186          | 149          | - 19.9%                           |
| Sold Listings                   | 14        | 13        | - 7.1%                            | 145          | 127          | - 12.4%                           |
| Days on Market Until Sale       | 43        | 18        | - 58.1%                           | 30           | 36           | + 20.0%                           |
| Median Sales Price*             | \$438,950 | \$465,000 | + 5.9%                            | \$435,000    | \$415,000    | - 4.6%                            |
| Average Sales Price*            | \$494,521 | \$608,695 | + 23.1%                           | \$471,333    | \$480,960    | + 2.0%                            |
| Percent of List Price Received* | 98.2%     | 100.9%    | + 2.7%                            | 99.1%        | 99.9%        | + 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.

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



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

