

# Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Jefferson County

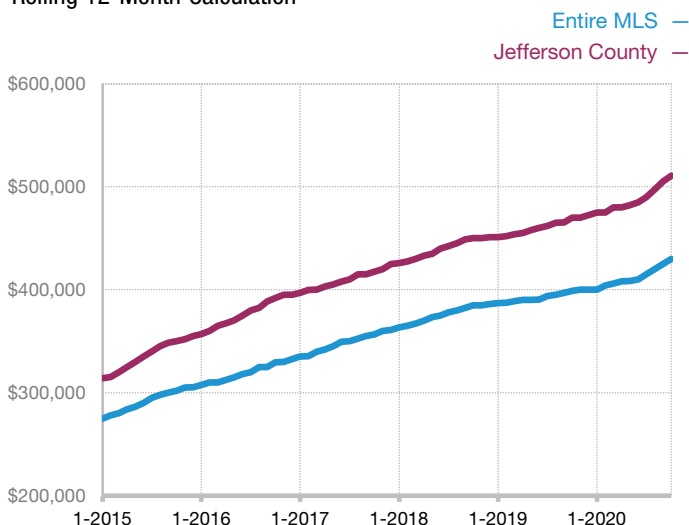
Single Family	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Inventory of Active Listings	1,176	457	- 61.1%	--	--	--
Under Contract	618	732	+ 18.4%	6,667	7,209	+ 8.1%
New Listings	666	733	+ 10.1%	7,975	7,641	- 4.2%
Sold Listings	711	890	+ 25.2%	6,425	6,848	+ 6.6%
Days on Market Until Sale	29	19	- 34.5%	26	23	- 11.5%
Median Sales Price*	\$475,000	\$536,250	+ 12.9%	\$473,000	\$519,000	+ 9.7%
Average Sales Price*	\$540,097	\$615,092	+ 13.9%	\$537,922	\$583,381	+ 8.5%
Percent of List Price Received*	99.0%	101.0%	+ 2.0%	99.4%	100.3%	+ 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	387	210	- 45.7%	--	--	--
Under Contract	201	283	+ 40.8%	2,421	2,655	+ 9.7%
New Listings	246	281	+ 14.2%	2,838	2,871	+ 1.2%
Sold Listings	235	305	+ 29.8%	2,362	2,499	+ 5.8%
Days on Market Until Sale	24	18	- 25.0%	22	21	- 4.5%
Median Sales Price*	\$295,000	\$310,000	+ 5.1%	\$295,000	\$305,000	+ 3.4%
Average Sales Price*	\$328,200	\$335,284	+ 2.2%	\$320,446	\$331,260	+ 3.4%
Percent of List Price Received*	99.1%	100.3%	+ 1.2%	99.6%	100.0%	+ 0.4%

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



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

