

# Local Market Update for November 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Jefferson County

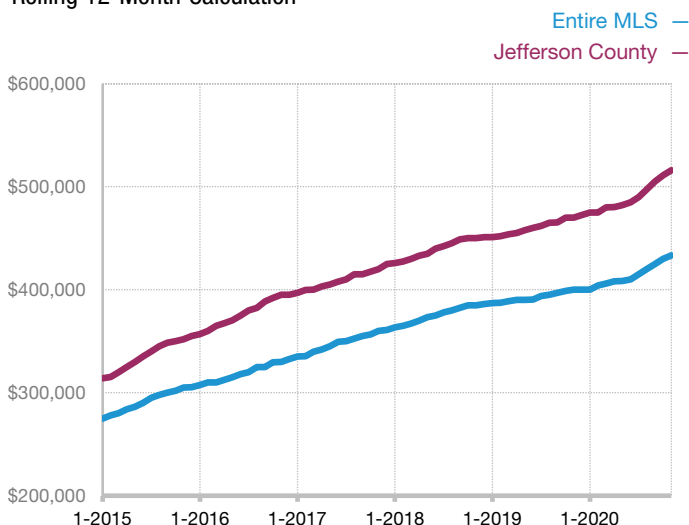
Single Family	November			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
Inventory of Active Listings	982	247	- 74.8%	--	--	--
Under Contract	465	607	+ 30.5%	7,131	7,803	+ 9.4%
New Listings	377	452	+ 19.9%	8,353	8,091	- 3.1%
Sold Listings	560	626	+ 11.8%	6,985	7,474	+ 7.0%
Days on Market Until Sale	34	16	- 52.9%	26	22	- 15.4%
Median Sales Price*	\$465,000	\$540,000	+ 16.1%	\$472,000	\$520,000	+ 10.2%
Average Sales Price*	\$524,327	\$620,552	+ 18.4%	\$536,832	\$586,559	+ 9.3%
Percent of List Price Received*	98.7%	101.2%	+ 2.5%	99.3%	100.4%	+ 1.1%

\* 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	November			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
Inventory of Active Listings	340	144	- 57.6%	--	--	--
Under Contract	194	245	+ 26.3%	2,615	2,901	+ 10.9%
New Listings	189	201	+ 6.3%	3,026	3,074	+ 1.6%
Sold Listings	194	232	+ 19.6%	2,556	2,733	+ 6.9%
Days on Market Until Sale	32	20	- 37.5%	23	20	- 13.0%
Median Sales Price*	\$299,450	\$312,950	+ 4.5%	\$295,000	\$307,000	+ 4.1%
Average Sales Price*	\$324,902	\$343,462	+ 5.7%	\$320,784	\$332,321	+ 3.6%
Percent of List Price Received*	99.0%	100.1%	+ 1.1%	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

