

# Local Market Update for November 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Greenwood Village

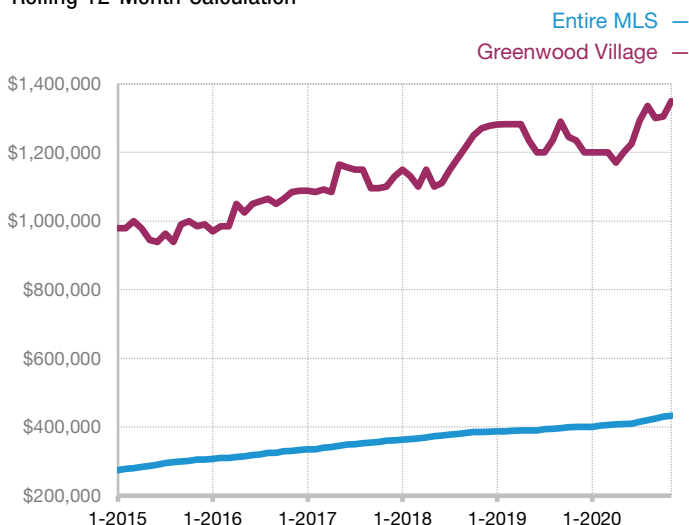
| Single Family                   | November    |             |                                   | Year to Date |              |                                   |
|---------------------------------|-------------|-------------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2019        | 2020        | Percent Change from Previous Year | Thru 11-2019 | Thru 11-2020 | Percent Change from Previous Year |
| Inventory of Active Listings    | 47          | 12          | - 74.5%                           | --           | --           | --                                |
| Under Contract                  | 9           | 12          | + 33.3%                           | 150          | 186          | + 24.0%                           |
| New Listings                    | 7           | 6           | - 14.3%                           | 204          | 222          | + 8.8%                            |
| Sold Listings                   | 11          | 15          | + 36.4%                           | 145          | 181          | + 24.8%                           |
| Days on Market Until Sale       | 20          | 64          | + 220.0%                          | 49           | 36           | - 26.5%                           |
| Median Sales Price*             | \$1,300,000 | \$2,050,000 | + 57.7%                           | \$1,200,000  | \$1,350,000  | + 12.5%                           |
| Average Sales Price*            | \$1,515,659 | \$2,263,933 | + 49.4%                           | \$1,373,443  | \$1,523,062  | + 10.9%                           |
| Percent of List Price Received* | 98.0%       | 98.7%       | + 0.7%                            | 98.1%        | 98.3%        | + 0.2%                            |

\* 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    | 18        | 17        | - 5.6%                            | --           | --           | --                                |
| Under Contract                  | 9         | 8         | - 11.1%                           | 95           | 85           | - 10.5%                           |
| New Listings                    | 3         | 6         | + 100.0%                          | 120          | 110          | - 8.3%                            |
| Sold Listings                   | 9         | 8         | - 11.1%                           | 88           | 82           | - 6.8%                            |
| Days on Market Until Sale       | 46        | 44        | - 4.3%                            | 33           | 49           | + 48.5%                           |
| Median Sales Price*             | \$525,000 | \$407,750 | - 22.3%                           | \$392,500    | \$357,500    | - 8.9%                            |
| Average Sales Price*            | \$554,508 | \$527,625 | - 4.8%                            | \$529,446    | \$538,810    | + 1.8%                            |
| Percent of List Price Received* | 95.4%     | 98.2%     | + 2.9%                            | 98.4%        | 97.8%        | - 0.6%                            |

\* 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

