

Local Market Update for December 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

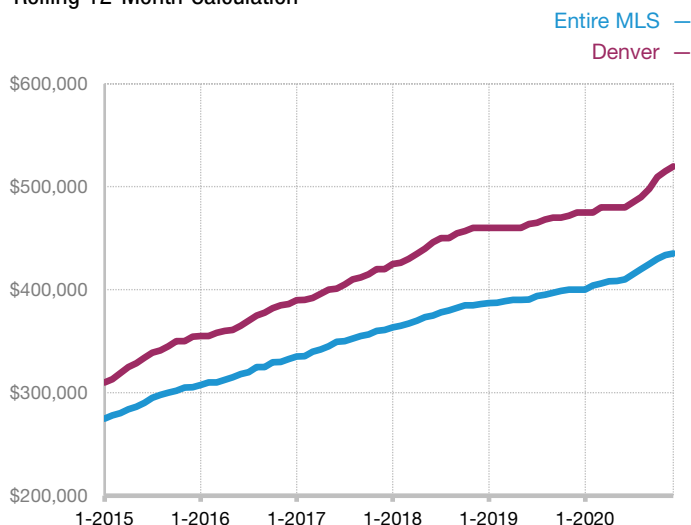
Single Family	December			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
Inventory of Active Listings	822	280	- 65.9%	--	--	--
Under Contract	444	548	+ 23.4%	8,239	8,909	+ 8.1%
New Listings	315	438	+ 39.0%	9,765	9,781	+ 0.2%
Sold Listings	652	752	+ 15.3%	8,159	8,789	+ 7.7%
Days on Market Until Sale	35	20	- 42.9%	27	22	- 18.5%
Median Sales Price*	\$455,450	\$535,000	+ 17.5%	\$475,000	\$520,000	+ 9.5%
Average Sales Price*	\$573,157	\$680,245	+ 18.7%	\$582,877	\$642,512	+ 10.2%
Percent of List Price Received*	98.8%	100.5%	+ 1.7%	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	December			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
Inventory of Active Listings	1,140	756	- 33.7%	--	--	--
Under Contract	387	456	+ 17.8%	6,171	6,807	+ 10.3%
New Listings	313	355	+ 13.4%	7,914	8,491	+ 7.3%
Sold Listings	498	538	+ 8.0%	6,130	6,602	+ 7.7%
Days on Market Until Sale	45	38	- 15.6%	37	36	- 2.7%
Median Sales Price*	\$363,588	\$410,000	+ 12.8%	\$365,000	\$403,000	+ 10.4%
Average Sales Price*	\$466,012	\$473,670	+ 1.6%	\$445,674	\$459,100	+ 3.0%
Percent of List Price Received*	98.6%	98.9%	+ 0.3%	98.8%	99.2%	+ 0.4%

* 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

