

Local Market Update for December 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

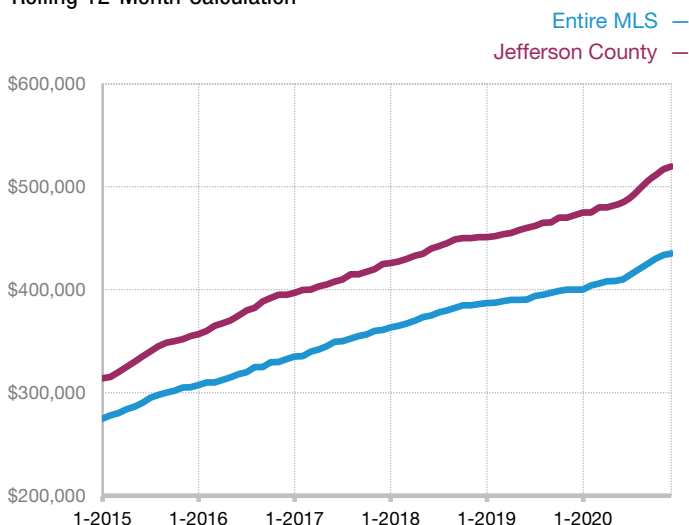
Single Family	December			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
Inventory of Active Listings	730	210	- 71.2%	--	--	--
Under Contract	376	374	- 0.5%	7,506	8,151	+ 8.6%
New Listings	276	348	+ 26.1%	8,627	8,434	- 2.2%
Sold Listings	504	650	+ 29.0%	7,489	8,141	+ 8.7%
Days on Market Until Sale	40	16	- 60.0%	27	22	- 18.5%
Median Sales Price*	\$476,850	\$527,500	+ 10.6%	\$472,500	\$520,000	+ 10.1%
Average Sales Price*	\$544,061	\$604,870	+ 11.2%	\$537,319	\$588,244	+ 9.5%
Percent of List Price Received*	98.7%	101.3%	+ 2.6%	99.3%	100.5%	+ 1.2%

* 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	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	229	103	- 55.0%	--	--	--
Under Contract	165	201	+ 21.8%	2,781	3,084	+ 10.9%
New Listings	103	163	+ 58.3%	3,131	3,239	+ 3.4%
Sold Listings	209	240	+ 14.8%	2,766	2,986	+ 8.0%
Days on Market Until Sale	34	19	- 44.1%	23	20	- 13.0%
Median Sales Price*	\$300,000	\$312,500	+ 4.2%	\$295,000	\$308,000	+ 4.4%
Average Sales Price*	\$326,787	\$342,494	+ 4.8%	\$321,216	\$333,354	+ 3.8%
Percent of List Price Received*	98.9%	100.1%	+ 1.2%	99.5%	100.0%	+ 0.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

