

Local Market Update for January 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

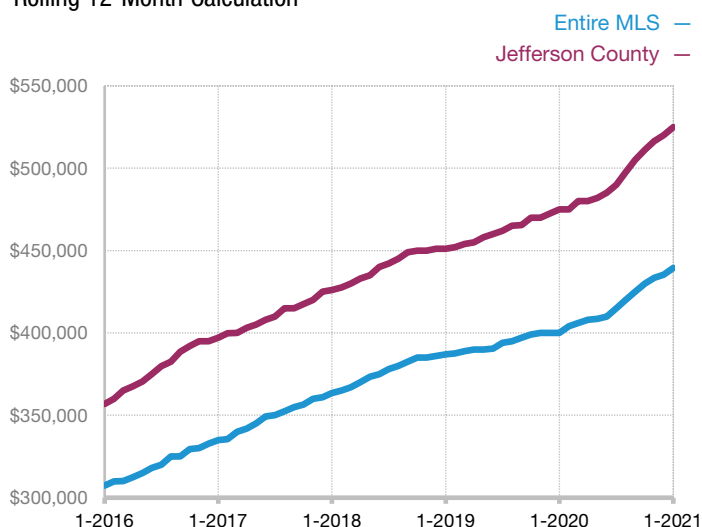
Single Family	January			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 01-2020	Thru 01-2021	Percent Change from Previous Year
Inventory of Active Listings	654	192	- 70.6%	--	--	--
Under Contract	507	479	- 5.5%	507	479	- 5.5%
New Listings	516	457	- 11.4%	516	457	- 11.4%
Sold Listings	392	355	- 9.4%	392	355	- 9.4%
Days on Market Until Sale	40	20	- 50.0%	40	20	- 50.0%
Median Sales Price*	\$474,404	\$550,000	+ 15.9%	\$474,404	\$550,000	+ 15.9%
Average Sales Price*	\$534,492	\$644,537	+ 20.6%	\$534,492	\$644,537	+ 20.6%
Percent of List Price Received*	98.8%	101.2%	+ 2.4%	98.8%	101.2%	+ 2.4%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	January			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 01-2020	Thru 01-2021	Percent Change from Previous Year
Inventory of Active Listings	210	66	- 68.6%	--	--	--
Under Contract	246	240	- 2.4%	246	240	- 2.4%
New Listings	252	204	- 19.0%	252	204	- 19.0%
Sold Listings	177	175	- 1.1%	177	175	- 1.1%
Days on Market Until Sale	35	22	- 37.1%	35	22	- 37.1%
Median Sales Price*	\$294,000	\$300,000	+ 2.0%	\$294,000	\$300,000	+ 2.0%
Average Sales Price*	\$304,171	\$330,868	+ 8.8%	\$304,171	\$330,868	+ 8.8%
Percent of List Price Received*	99.0%	100.2%	+ 1.2%	99.0%	100.2%	+ 1.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

