

# Local Market Update for January 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

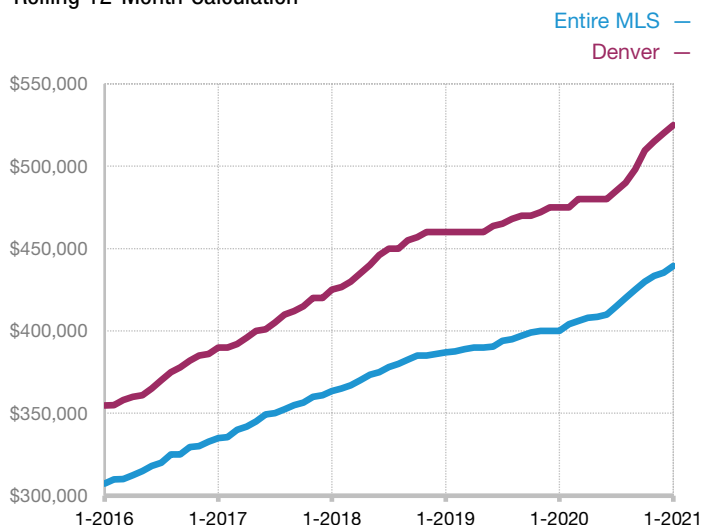
Single Family	January			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 01-2020	Thru 01-2021	Percent Change from Previous Year
Inventory of Active Listings	791	238	- 69.9%	--	--	--
Under Contract	540	655	+ 21.3%	540	655	+ 21.3%
New Listings	618	626	+ 1.3%	618	626	+ 1.3%
Sold Listings	459	478	+ 4.1%	459	478	+ 4.1%
Days on Market Until Sale	40	23	- 42.5%	40	23	- 42.5%
Median Sales Price*	\$450,000	\$500,611	+ 11.2%	\$450,000	\$500,611	+ 11.2%
Average Sales Price*	\$526,649	\$667,485	+ 26.7%	\$526,649	\$667,485	+ 26.7%
Percent of List Price Received*	98.8%	100.8%	+ 2.0%	98.8%	100.8%	+ 2.0%

\* 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	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	1,110	650	- 41.4%	--	--	--
Under Contract	545	643	+ 18.0%	545	643	+ 18.0%
New Listings	610	579	- 5.1%	610	579	- 5.1%
Sold Listings	367	369	+ 0.5%	367	369	+ 0.5%
Days on Market Until Sale	54	52	- 3.7%	54	52	- 3.7%
Median Sales Price*	\$395,000	\$425,000	+ 7.6%	\$395,000	\$425,000	+ 7.6%
Average Sales Price*	\$431,962	\$492,963	+ 14.1%	\$431,962	\$492,963	+ 14.1%
Percent of List Price Received*	98.7%	99.2%	+ 0.5%	98.7%	99.2%	+ 0.5%

\* 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

