

Local Market Update for February 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

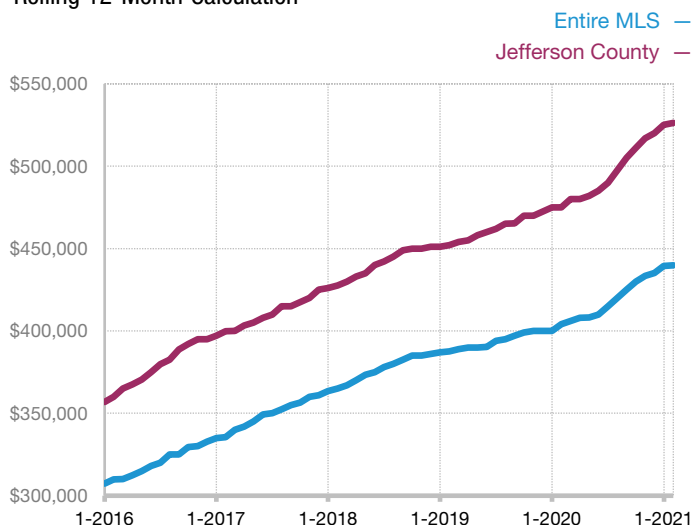
Single Family	February			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Inventory of Active Listings	635	178	- 72.0%	--	--	--
Under Contract	484	536	+ 10.7%	991	1,000	+ 0.9%
New Listings	528	517	- 2.1%	1,044	972	- 6.9%
Sold Listings	424	434	+ 2.4%	816	796	- 2.5%
Days on Market Until Sale	35	19	- 45.7%	37	19	- 48.6%
Median Sales Price*	\$499,975	\$575,000	+ 15.0%	\$487,750	\$560,756	+ 15.0%
Average Sales Price*	\$564,364	\$651,639	+ 15.5%	\$550,014	\$647,990	+ 17.8%
Percent of List Price Received*	99.8%	103.4%	+ 3.6%	99.3%	102.4%	+ 3.1%

* 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	February			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Inventory of Active Listings	202	60	- 70.3%	--	--	--
Under Contract	220	191	- 13.2%	466	425	- 8.8%
New Listings	230	178	- 22.6%	482	382	- 20.7%
Sold Listings	205	206	+ 0.5%	382	386	+ 1.0%
Days on Market Until Sale	31	19	- 38.7%	33	20	- 39.4%
Median Sales Price*	\$289,000	\$321,000	+ 11.1%	\$293,000	\$310,000	+ 5.8%
Average Sales Price*	\$324,338	\$343,048	+ 5.8%	\$314,994	\$336,274	+ 6.8%
Percent of List Price Received*	99.8%	101.6%	+ 1.8%	99.4%	101.0%	+ 1.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

