

Local Market Update for February 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Centennial

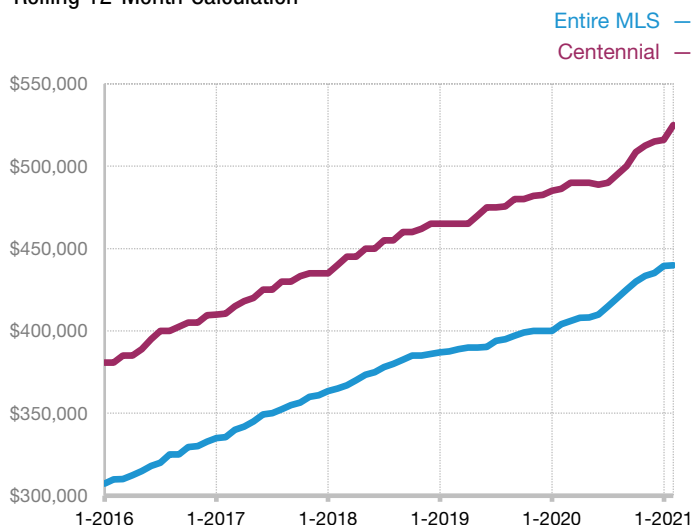
Single Family	February			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Inventory of Active Listings	103	30	- 70.9%	--	--	--
Under Contract	112	107	- 4.5%	221	197	- 10.9%
New Listings	128	116	- 9.4%	225	203	- 9.8%
Sold Listings	96	96	0.0%	173	165	- 4.6%
Days on Market Until Sale	35	14	- 60.0%	42	14	- 66.7%
Median Sales Price*	\$487,500	\$584,500	+ 19.9%	\$497,000	\$564,000	+ 13.5%
Average Sales Price*	\$510,508	\$626,061	+ 22.6%	\$537,188	\$628,263	+ 17.0%
Percent of List Price Received*	99.7%	103.6%	+ 3.9%	99.3%	102.6%	+ 3.3%

* 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	27	7	- 74.1%	--	--	--
Under Contract	29	30	+ 3.4%	69	53	- 23.2%
New Listings	27	29	+ 7.4%	62	49	- 21.0%
Sold Listings	37	24	- 35.1%	51	41	- 19.6%
Days on Market Until Sale	45	13	- 71.1%	43	19	- 55.8%
Median Sales Price*	\$333,100	\$326,000	- 2.1%	\$325,000	\$323,500	- 0.5%
Average Sales Price*	\$335,303	\$342,651	+ 2.2%	\$332,339	\$347,008	+ 4.4%
Percent of List Price Received*	99.0%	102.6%	+ 3.6%	98.8%	101.5%	+ 2.7%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

