

Local Market Update for February 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

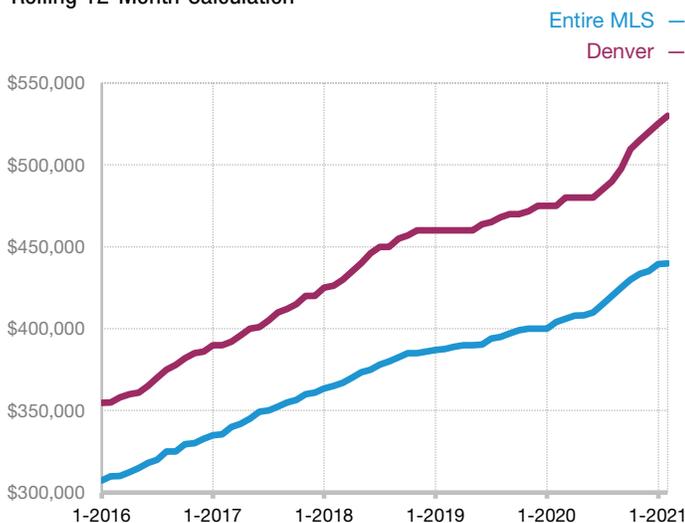
Single Family	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	819	239	- 70.8%	--	--	--
Under Contract	631	692	+ 9.7%	1,170	1,313	+ 12.2%
New Listings	747	676	- 9.5%	1,365	1,301	- 4.7%
Sold Listings	510	571	+ 12.0%	969	1,058	+ 9.2%
Days on Market Until Sale	32	21	- 34.4%	36	22	- 38.9%
Median Sales Price*	\$475,000	\$568,200	+ 19.6%	\$462,800	\$547,570	+ 18.3%
Average Sales Price*	\$575,414	\$709,280	+ 23.3%	\$552,315	\$690,130	+ 25.0%
Percent of List Price Received*	99.6%	102.6%	+ 3.0%	99.2%	101.8%	+ 2.6%

* 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		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1,138	558	- 51.0%	--	--	--
Under Contract	509	656	+ 28.9%	1,055	1,282	+ 21.5%
New Listings	648	599	- 7.6%	1,258	1,176	- 6.5%
Sold Listings	495	524	+ 5.9%	862	912	+ 5.8%
Days on Market Until Sale	48	46	- 4.2%	51	48	- 5.9%
Median Sales Price*	\$385,000	\$410,500	+ 6.6%	\$385,750	\$417,750	+ 8.3%
Average Sales Price*	\$441,924	\$492,628	+ 11.5%	\$437,682	\$492,426	+ 12.5%
Percent of List Price Received*	99.1%	99.8%	+ 0.7%	98.9%	99.5%	+ 0.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

