

Local Market Update for March 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

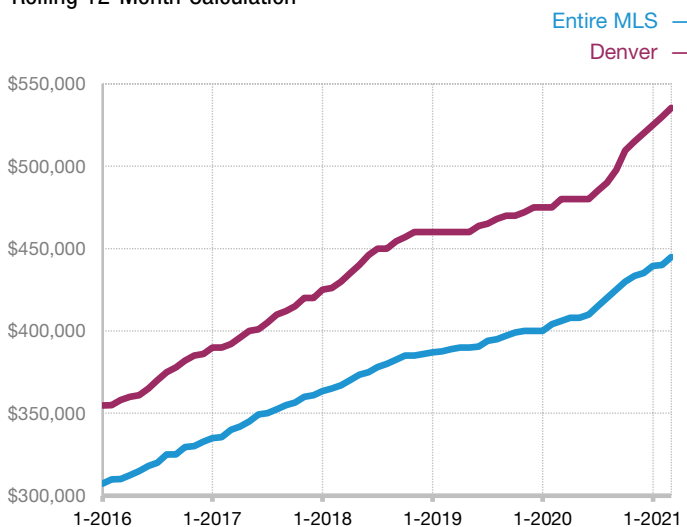
Single Family	March			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
Inventory of Active Listings	1,030	256	- 75.1%	--	--	--
Under Contract	574	861	+ 50.0%	1,744	2,148	+ 23.2%
New Listings	884	899	+ 1.7%	2,249	2,193	- 2.5%
Sold Listings	673	754	+ 12.0%	1,642	1,819	+ 10.8%
Days on Market Until Sale	21	15	- 28.6%	30	19	- 36.7%
Median Sales Price*	\$515,000	\$610,000	+ 18.4%	\$480,000	\$570,000	+ 18.8%
Average Sales Price*	\$622,675	\$771,260	+ 23.9%	\$581,153	\$723,204	+ 24.4%
Percent of List Price Received*	100.2%	104.1%	+ 3.9%	99.6%	102.7%	+ 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	March			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
Inventory of Active Listings	1,307	508	- 61.1%	--	--	--
Under Contract	455	760	+ 67.0%	1,509	2,025	+ 34.2%
New Listings	801	720	- 10.1%	2,059	1,899	- 7.8%
Sold Listings	515	749	+ 45.4%	1,377	1,679	+ 21.9%
Days on Market Until Sale	41	36	- 12.2%	47	42	- 10.6%
Median Sales Price*	\$415,000	\$426,000	+ 2.7%	\$400,000	\$423,000	+ 5.8%
Average Sales Price*	\$472,333	\$501,841	+ 6.2%	\$450,642	\$495,002	+ 9.8%
Percent of List Price Received*	99.3%	100.8%	+ 1.5%	99.1%	100.1%	+ 1.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

