

# Local Market Update for April 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Jefferson County

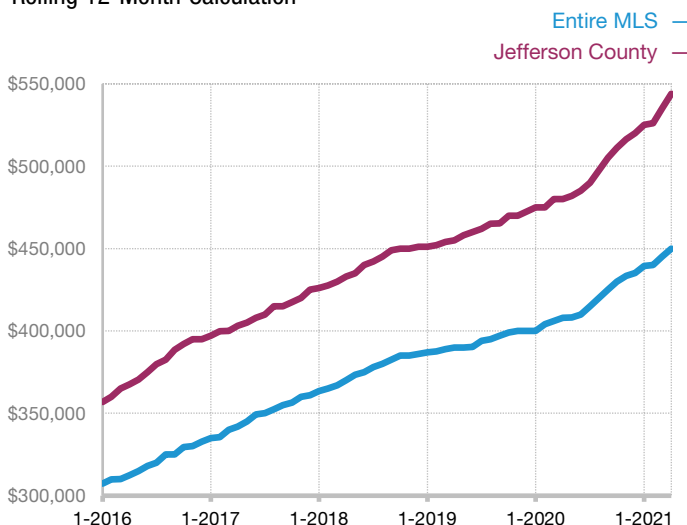
Single Family	April			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Inventory of Active Listings	935	295	- 68.4%	--	--	--
Under Contract	418	736	+ 76.1%	1,981	2,399	+ 21.1%
New Listings	579	874	+ 50.9%	2,447	2,527	+ 3.3%
Sold Listings	518	679	+ 31.1%	1,899	2,072	+ 9.1%
Days on Market Until Sale	15	8	- 46.7%	29	13	- 55.2%
Median Sales Price*	\$495,000	\$610,180	+ 23.3%	\$499,000	\$585,000	+ 17.2%
Average Sales Price*	\$552,250	\$725,278	+ 31.3%	\$559,525	\$681,720	+ 21.8%
Percent of List Price Received*	100.4%	106.2%	+ 5.8%	99.9%	104.6%	+ 4.7%

\* 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	April			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Inventory of Active Listings	310	86	- 72.3%	--	--	--
Under Contract	120	265	+ 120.8%	800	934	+ 16.8%
New Listings	199	288	+ 44.7%	962	925	- 3.8%
Sold Listings	178	223	+ 25.3%	806	837	+ 3.8%
Days on Market Until Sale	17	12	- 29.4%	24	17	- 29.2%
Median Sales Price*	\$312,416	\$340,000	+ 8.8%	\$300,000	\$325,000	+ 8.3%
Average Sales Price*	\$332,067	\$361,825	+ 9.0%	\$323,417	\$350,181	+ 8.3%
Percent of List Price Received*	100.2%	104.9%	+ 4.7%	99.8%	102.7%	+ 2.9%

\* 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

