

Local Market Update for May 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

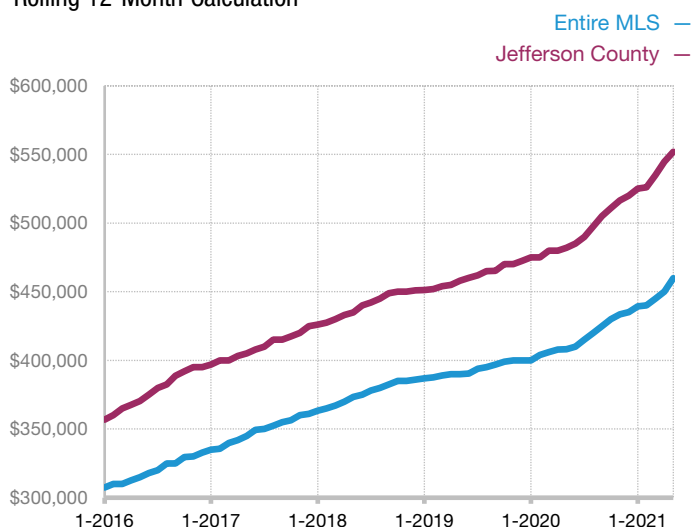
Single Family	May			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Inventory of Active Listings	903	245	- 72.9%	--	--	--
Under Contract	900	918	+ 2.0%	2,881	3,289	+ 14.2%
New Listings	921	870	- 5.5%	3,368	3,394	+ 0.8%
Sold Listings	477	690	+ 44.7%	2,376	2,768	+ 16.5%
Days on Market Until Sale	20	7	- 65.0%	27	12	- 55.6%
Median Sales Price*	\$485,000	\$624,525	+ 28.8%	\$495,000	\$600,000	+ 21.2%
Average Sales Price*	\$543,078	\$689,321	+ 26.9%	\$556,223	\$683,909	+ 23.0%
Percent of List Price Received*	99.4%	107.0%	+ 7.6%	99.8%	105.2%	+ 5.4%

* 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	May			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Inventory of Active Listings	285	63	- 77.9%	--	--	--
Under Contract	306	289	- 5.6%	1,106	1,211	+ 9.5%
New Listings	308	259	- 15.9%	1,270	1,182	- 6.9%
Sold Listings	146	257	+ 76.0%	952	1,096	+ 15.1%
Days on Market Until Sale	19	8	- 57.9%	23	15	- 34.8%
Median Sales Price*	\$303,750	\$371,739	+ 22.4%	\$300,000	\$335,000	+ 11.7%
Average Sales Price*	\$337,224	\$398,283	+ 18.1%	\$325,537	\$361,827	+ 11.1%
Percent of List Price Received*	99.5%	105.7%	+ 6.2%	99.7%	103.4%	+ 3.7%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

