

Local Market Update for May 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

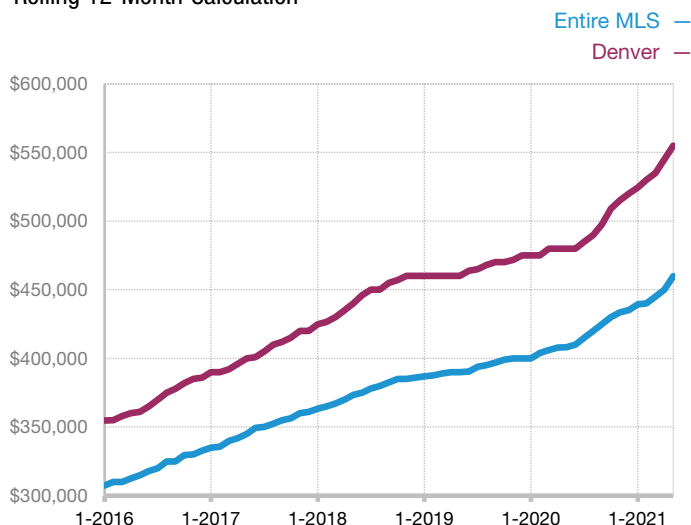
Single Family	May			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Inventory of Active Listings	1,137	269	- 76.3%	--	--	--
Under Contract	924	978	+ 5.8%	3,099	3,896	+ 25.7%
New Listings	1,030	933	- 9.4%	3,896	4,053	+ 4.0%
Sold Listings	476	770	+ 61.8%	2,633	3,464	+ 31.6%
Days on Market Until Sale	20	8	- 60.0%	25	14	- 44.0%
Median Sales Price*	\$505,000	\$649,000	+ 28.5%	\$489,500	\$605,000	+ 23.6%
Average Sales Price*	\$600,062	\$805,526	+ 34.2%	\$589,443	\$746,329	+ 26.6%
Percent of List Price Received*	99.1%	105.9%	+ 6.9%	99.6%	104.1%	+ 4.5%

* 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	1,568	462	- 70.5%	--	--	--
Under Contract	623	800	+ 28.4%	2,409	3,582	+ 48.7%
New Listings	838	707	- 15.6%	3,421	3,482	+ 1.8%
Sold Listings	345	753	+ 118.3%	2,123	3,193	+ 50.4%
Days on Market Until Sale	30	26	- 13.3%	42	35	- 16.7%
Median Sales Price*	\$399,900	\$425,000	+ 6.3%	\$400,000	\$425,000	+ 6.3%
Average Sales Price*	\$446,868	\$518,713	+ 16.1%	\$454,201	\$506,680	+ 11.6%
Percent of List Price Received*	98.9%	102.3%	+ 3.4%	99.1%	100.9%	+ 1.8%

* 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

