

# Local Market Update for May 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Centennial

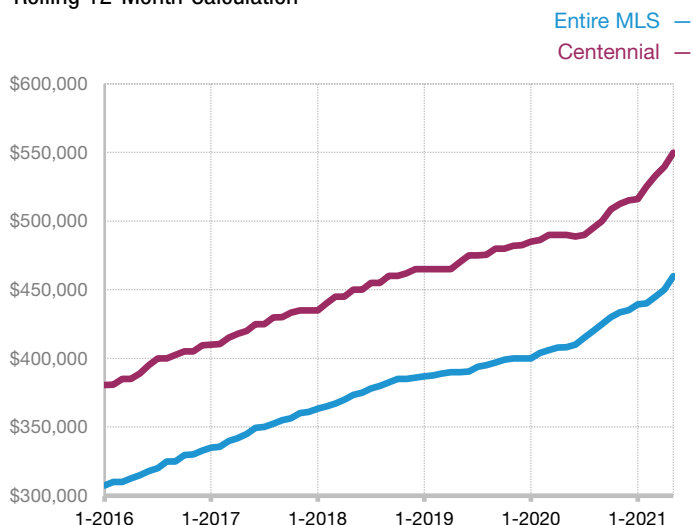
Single Family	May			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Inventory of Active Listings	143	31	- 78.3%	--	--	--
Under Contract	169	183	+ 8.3%	573	677	+ 18.2%
New Listings	176	166	- 5.7%	651	694	+ 6.6%
Sold Listings	86	153	+ 77.9%	489	600	+ 22.7%
Days on Market Until Sale	17	6	- 64.7%	26	9	- 65.4%
Median Sales Price*	\$475,000	\$608,000	+ 28.0%	\$504,900	\$600,000	+ 18.8%
Average Sales Price*	\$517,816	\$700,273	+ 35.2%	\$540,357	\$666,808	+ 23.4%
Percent of List Price Received*	100.0%	107.5%	+ 7.5%	99.8%	105.3%	+ 5.5%

\* 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	44	6	- 86.4%	--	--	--
Under Contract	36	46	+ 27.8%	158	177	+ 12.0%
New Listings	49	45	- 8.2%	178	174	- 2.2%
Sold Listings	20	41	+ 105.0%	136	150	+ 10.3%
Days on Market Until Sale	20	7	- 65.0%	27	13	- 51.9%
Median Sales Price*	\$382,500	\$409,000	+ 6.9%	\$352,500	\$379,000	+ 7.5%
Average Sales Price*	\$380,463	\$414,620	+ 9.0%	\$340,125	\$394,800	+ 16.1%
Percent of List Price Received*	98.5%	105.8%	+ 7.4%	99.4%	103.9%	+ 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.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

