

Local Market Update for July 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

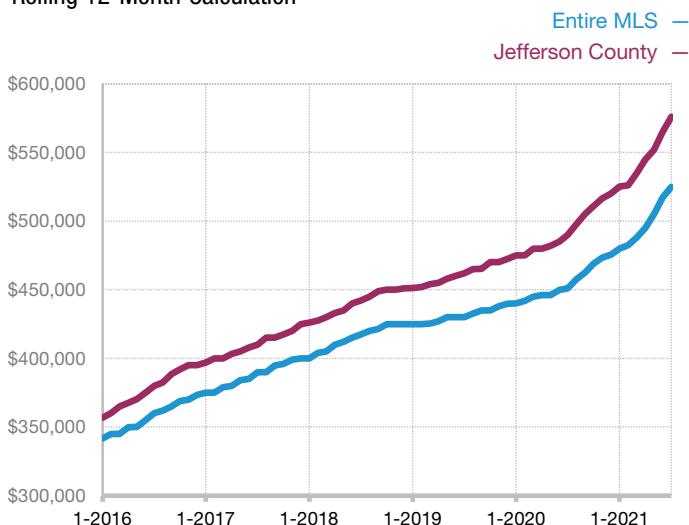
Single Family	July			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Inventory of Active Listings	798	546	- 31.6%	--	--	--
Under Contract	897	819	- 8.7%	4,770	4,959	+ 4.0%
New Listings	953	988	+ 3.7%	5,265	5,469	+ 3.9%
Sold Listings	1,005	860	- 14.4%	4,226	4,527	+ 7.1%
Days on Market Until Sale	24	7	- 70.8%	25	10	- 60.0%
Median Sales Price*	\$530,000	\$640,000	+ 20.8%	\$507,298	\$615,000	+ 21.2%
Average Sales Price*	\$599,131	\$728,290	+ 21.6%	\$570,365	\$704,289	+ 23.5%
Percent of List Price Received*	100.4%	104.7%	+ 4.3%	100.0%	105.4%	+ 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	July			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Inventory of Active Listings	302	153	- 49.3%	--	--	--
Under Contract	309	279	- 9.7%	1,750	1,773	+ 1.3%
New Listings	379	314	- 17.2%	1,969	1,857	- 5.7%
Sold Listings	342	267	- 21.9%	1,572	1,657	+ 5.4%
Days on Market Until Sale	20	7	- 65.0%	23	12	- 47.8%
Median Sales Price*	\$306,250	\$365,000	+ 19.2%	\$301,000	\$350,000	+ 16.3%
Average Sales Price*	\$334,879	\$387,027	+ 15.6%	\$328,692	\$370,785	+ 12.8%
Percent of List Price Received*	99.9%	104.3%	+ 4.4%	99.8%	104.0%	+ 4.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

