

Local Market Update for July 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

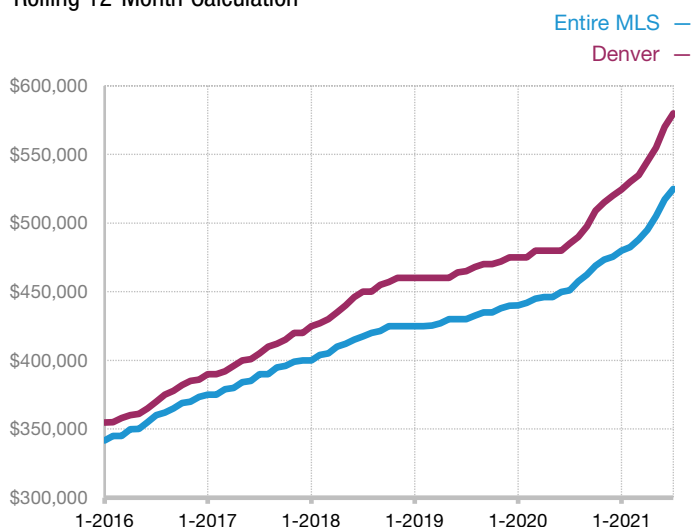
Single Family	July			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Inventory of Active Listings	1,080	546	- 49.4%	--	--	--
Under Contract	867	876	+ 1.0%	4,942	5,637	+ 14.1%
New Listings	1,007	1,008	+ 0.1%	5,889	6,222	+ 5.7%
Sold Listings	1,011	851	- 15.8%	4,529	5,266	+ 16.3%
Days on Market Until Sale	20	9	- 55.0%	23	12	- 47.8%
Median Sales Price*	\$524,316	\$635,000	+ 21.1%	\$500,000	\$620,000	+ 24.0%
Average Sales Price*	\$657,932	\$781,092	+ 18.7%	\$607,308	\$762,092	+ 25.5%
Percent of List Price Received*	100.1%	104.3%	+ 4.2%	99.8%	104.4%	+ 4.6%

* 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	1,644	621	- 62.2%	--	--	--
Under Contract	670	688	+ 2.7%	3,865	4,918	+ 27.2%
New Listings	921	774	- 16.0%	5,238	5,093	- 2.8%
Sold Listings	744	682	- 8.3%	3,493	4,645	+ 33.0%
Days on Market Until Sale	32	18	- 43.8%	38	30	- 21.1%
Median Sales Price*	\$410,250	\$435,000	+ 6.0%	\$400,000	\$427,600	+ 6.9%
Average Sales Price*	\$463,599	\$528,260	+ 13.9%	\$453,842	\$511,620	+ 12.7%
Percent of List Price Received*	99.4%	101.9%	+ 2.5%	99.1%	101.4%	+ 2.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

