

Local Market Update for August 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

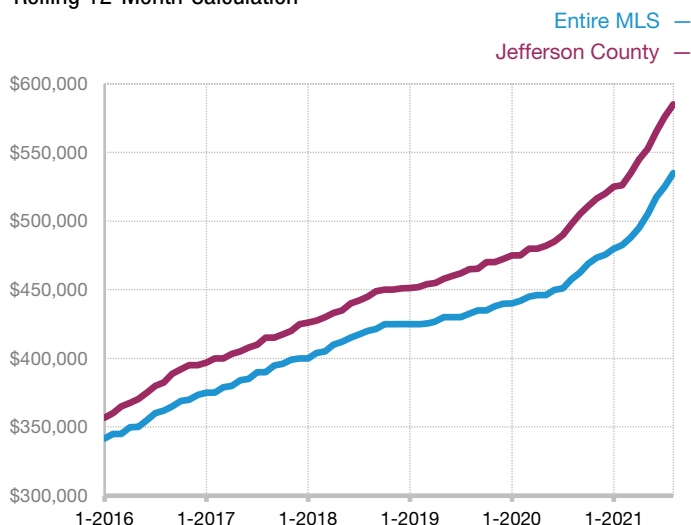
Single Family	August			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
Inventory of Active Listings	683	486	- 28.8%	--	--	--
Under Contract	918	908	- 1.1%	5,688	5,827	+ 2.4%
New Listings	867	895	+ 3.2%	6,131	6,356	+ 3.7%
Sold Listings	914	780	- 14.7%	5,140	5,309	+ 3.3%
Days on Market Until Sale	19	9	- 52.6%	24	10	- 58.3%
Median Sales Price*	\$526,250	\$605,500	+ 15.1%	\$511,000	\$613,000	+ 20.0%
Average Sales Price*	\$592,597	\$709,750	+ 19.8%	\$574,319	\$705,037	+ 22.8%
Percent of List Price Received*	100.7%	103.1%	+ 2.4%	100.1%	105.1%	+ 5.0%

* 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	August			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
Inventory of Active Listings	250	149	- 40.4%	--	--	--
Under Contract	339	308	- 9.1%	2,089	2,065	- 1.1%
New Listings	302	303	+ 0.3%	2,272	2,160	- 4.9%
Sold Listings	312	285	- 8.7%	1,884	1,943	+ 3.1%
Days on Market Until Sale	18	9	- 50.0%	22	11	- 50.0%
Median Sales Price*	\$315,000	\$370,000	+ 17.5%	\$305,000	\$352,000	+ 15.4%
Average Sales Price*	\$331,752	\$392,647	+ 18.4%	\$329,199	\$374,048	+ 13.6%
Percent of List Price Received*	100.2%	102.7%	+ 2.5%	99.8%	103.8%	+ 4.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

