

Local Market Update for August 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Centennial

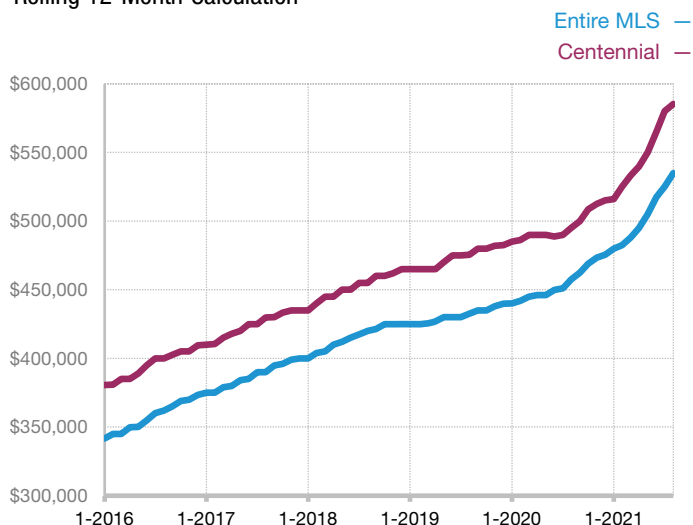
Single Family	August			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
Inventory of Active Listings	126	51	- 59.5%	--	--	--
Under Contract	165	176	+ 6.7%	1,067	1,174	+ 10.0%
New Listings	159	148	- 6.9%	1,161	1,238	+ 6.6%
Sold Listings	159	158	- 0.6%	984	1,079	+ 9.7%
Days on Market Until Sale	14	9	- 35.7%	20	8	- 60.0%
Median Sales Price*	\$535,000	\$603,750	+ 12.9%	\$505,000	\$615,000	+ 21.8%
Average Sales Price*	\$580,228	\$643,384	+ 10.9%	\$545,920	\$673,147	+ 23.3%
Percent of List Price Received*	100.2%	102.9%	+ 2.7%	100.0%	105.0%	+ 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	27	12	- 55.6%	--	--	--
Under Contract	44	38	- 13.6%	300	291	- 3.0%
New Listings	30	39	+ 30.0%	313	298	- 4.8%
Sold Listings	46	31	- 32.6%	272	274	+ 0.7%
Days on Market Until Sale	17	8	- 52.9%	22	10	- 54.5%
Median Sales Price*	\$324,500	\$392,500	+ 21.0%	\$325,000	\$400,000	+ 23.1%
Average Sales Price*	\$343,750	\$392,456	+ 14.2%	\$336,766	\$399,785	+ 18.7%
Percent of List Price Received*	99.4%	102.1%	+ 2.7%	99.4%	104.5%	+ 5.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

