

# Local Market Update for August 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

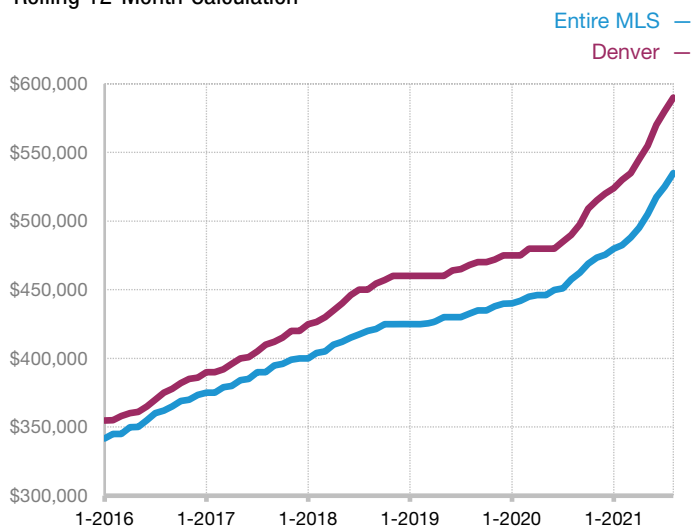
| Single Family                   | August    |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2020      | 2021      | Percent Change from Previous Year | Thru 08-2020 | Thru 08-2021 | Percent Change from Previous Year |
| Inventory of Active Listings    | 968       | 480       | - 50.4%                           | --           | --           | --                                |
| Under Contract                  | 998       | 834       | - 16.4%                           | 5,940        | 6,412        | + 7.9%                            |
| New Listings                    | 992       | 820       | - 17.3%                           | 6,881        | 7,032        | + 2.2%                            |
| Sold Listings                   | 832       | 848       | + 1.9%                            | 5,361        | 6,130        | + 14.3%                           |
| Days on Market Until Sale       | 21        | 11        | - 47.6%                           | 23           | 12           | - 47.8%                           |
| Median Sales Price*             | \$525,000 | \$614,000 | + 17.0%                           | \$505,000    | \$616,375    | + 22.1%                           |
| Average Sales Price*            | \$657,082 | \$757,539 | + 15.3%                           | \$615,032    | \$760,871    | + 23.7%                           |
| Percent of List Price Received* | 100.5%    | 102.4%    | + 1.9%                            | 99.9%        | 104.1%       | + 4.2%                            |

\* 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    | 1,606     | 600       | - 62.6%                           | --           | --           | --                                |
| Under Contract                  | 706       | 673       | - 4.7%                            | 4,573        | 5,540        | + 21.1%                           |
| New Listings                    | 824       | 698       | - 15.3%                           | 6,064        | 5,793        | - 4.5%                            |
| Sold Listings                   | 654       | 651       | - 0.5%                            | 4,149        | 5,300        | + 27.7%                           |
| Days on Market Until Sale       | 29        | 20        | - 31.0%                           | 37           | 29           | - 21.6%                           |
| Median Sales Price*             | \$384,250 | \$412,500 | + 7.4%                            | \$400,000    | \$425,000    | + 6.3%                            |
| Average Sales Price*            | \$457,504 | \$520,865 | + 13.8%                           | \$454,451    | \$510,981    | + 12.4%                           |
| Percent of List Price Received* | 99.2%     | 101.2%    | + 2.0%                            | 99.2%        | 101.4%       | + 2.2%                            |

\* 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

