

# Local Market Update for October 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Jefferson County

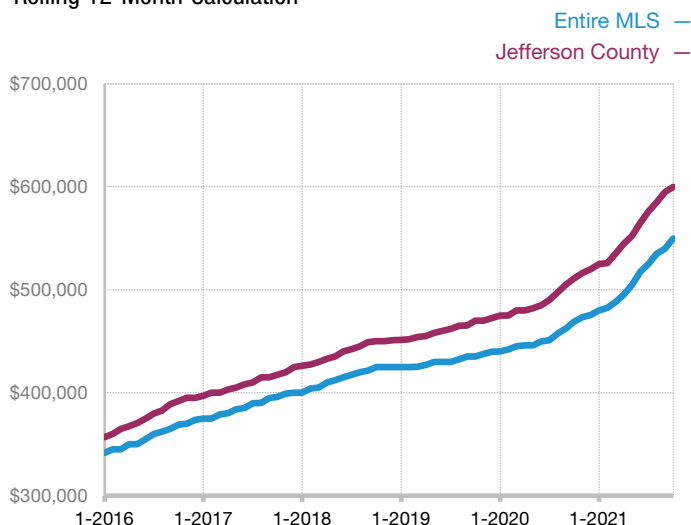
Single Family	October			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Inventory of Active Listings	579	415	- 28.3%	--	--	--
Under Contract	717	819	+ 14.2%	7,182	7,364	+ 2.5%
New Listings	729	698	- 4.3%	7,626	7,941	+ 4.1%
Sold Listings	893	780	- 12.7%	6,849	6,890	+ 0.6%
Days on Market Until Sale	19	15	- 21.1%	23	11	- 52.2%
Median Sales Price*	\$535,000	\$616,500	+ 15.2%	\$519,000	\$611,924	+ 17.9%
Average Sales Price*	\$615,971	\$689,678	+ 12.0%	\$583,638	\$702,927	+ 20.4%
Percent of List Price Received*	101.0%	101.8%	+ 0.8%	100.3%	104.3%	+ 4.0%

\* 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	October			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Inventory of Active Listings	261	154	- 41.0%	--	--	--
Under Contract	282	264	- 6.4%	2,655	2,568	- 3.3%
New Listings	283	264	- 6.7%	2,882	2,703	- 6.2%
Sold Listings	306	239	- 21.9%	2,508	2,466	- 1.7%
Days on Market Until Sale	18	11	- 38.9%	21	11	- 47.6%
Median Sales Price*	\$310,000	\$370,000	+ 19.4%	\$306,000	\$355,000	+ 16.0%
Average Sales Price*	\$337,229	\$403,468	+ 19.6%	\$331,683	\$379,227	+ 14.3%
Percent of List Price Received*	100.3%	102.1%	+ 1.8%	100.0%	103.5%	+ 3.5%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

