

Local Market Update for October 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

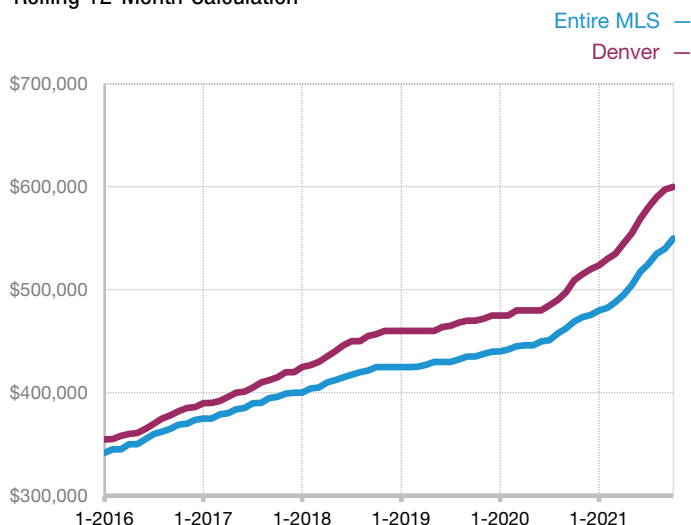
Single Family	October			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Inventory of Active Listings	938	414	- 55.9%	--	--	--
Under Contract	886	858	- 3.2%	7,684	7,959	+ 3.6%
New Listings	949	763	- 19.6%	8,809	8,687	- 1.4%
Sold Listings	963	779	- 19.1%	7,231	7,618	+ 5.4%
Days on Market Until Sale	21	14	- 33.3%	22	12	- 45.5%
Median Sales Price*	\$555,000	\$599,000	+ 7.9%	\$515,000	\$610,000	+ 18.4%
Average Sales Price*	\$711,558	\$740,539	+ 4.1%	\$633,476	\$756,701	+ 19.5%
Percent of List Price Received*	100.7%	101.7%	+ 1.0%	100.1%	103.7%	+ 3.6%

* 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	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	1,613	526	- 67.4%	--	--	--
Under Contract	635	663	+ 4.4%	5,828	6,764	+ 16.1%
New Listings	827	624	- 24.5%	7,666	7,100	- 7.4%
Sold Listings	674	635	- 5.8%	5,477	6,503	+ 18.7%
Days on Market Until Sale	35	20	- 42.9%	36	28	- 22.2%
Median Sales Price*	\$425,000	\$424,000	- 0.2%	\$400,000	\$425,000	+ 6.3%
Average Sales Price*	\$472,350	\$516,211	+ 9.3%	\$457,099	\$511,942	+ 12.0%
Percent of List Price Received*	99.4%	100.9%	+ 1.5%	99.2%	101.3%	+ 2.1%

* 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

