

# Local Market Update for December 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

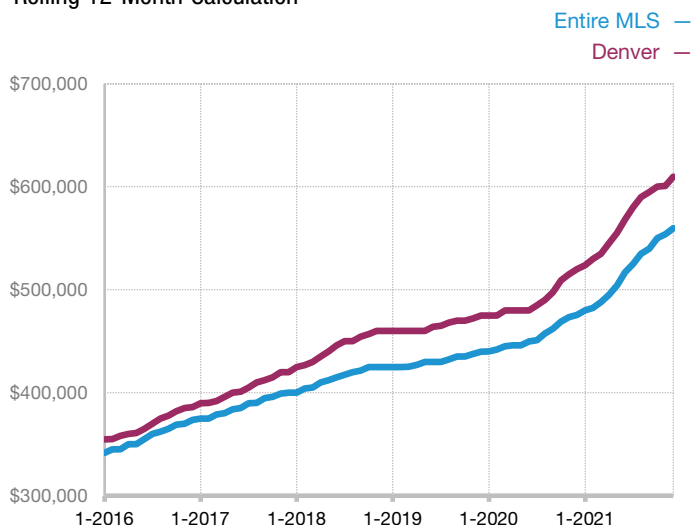
Single Family	December			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 12-2020	Thru 12-2021	Percent Change from Previous Year
Inventory of Active Listings	501	160	- 68.1%	--	--	--
Under Contract	528	420	- 20.5%	8,880	8,942	+ 0.7%
New Listings	437	335	- 23.3%	9,774	9,542	- 2.4%
Sold Listings	769	651	- 15.3%	8,813	9,040	+ 2.6%
Days on Market Until Sale	20	17	- 15.0%	22	13	- 40.9%
Median Sales Price*	\$527,500	\$615,000	+ 16.6%	\$520,000	\$610,000	+ 17.3%
Average Sales Price*	\$668,607	\$749,608	+ 12.1%	\$641,873	\$754,697	+ 17.6%
Percent of List Price Received*	100.5%	101.9%	+ 1.4%	100.1%	103.4%	+ 3.3%

\* 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	December			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 12-2020	Thru 12-2021	Percent Change from Previous Year
Inventory of Active Listings	1,094	254	- 76.8%	--	--	--
Under Contract	437	432	- 1.1%	6,763	7,634	+ 12.9%
New Listings	355	322	- 9.3%	8,499	7,822	- 8.0%
Sold Listings	554	520	- 6.1%	6,625	7,595	+ 14.6%
Days on Market Until Sale	38	25	- 34.2%	36	27	- 25.0%
Median Sales Price*	\$410,000	\$410,000	0.0%	\$404,000	\$425,000	+ 5.2%
Average Sales Price*	\$473,956	\$516,982	+ 9.1%	\$459,197	\$512,732	+ 11.7%
Percent of List Price Received*	98.9%	100.8%	+ 1.9%	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

