

# Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure  
Your Agent is a REALTOR®

Not all agents  
are the same!



## Denver County

Contact the Denver Metro Association of REALTORS® or South Metro Denver REALTOR® Association for more detailed local statistics or to find a REALTOR® in the area.

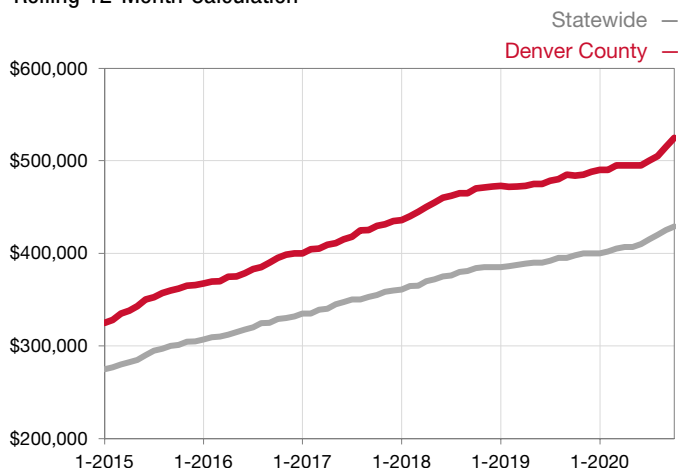
Single Family	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
New Listings	702	864	+ 23.1%	8,264	8,121	- 1.7%
Sold Listings	645	879	+ 36.3%	6,381	6,643	+ 4.1%
Median Sales Price*	\$480,000	\$582,000	+ 21.3%	\$490,000	\$530,000	+ 8.2%
Average Sales Price*	\$585,236	\$734,783	+ 25.6%	\$598,857	\$650,612	+ 8.6%
Percent of List Price Received*	99.0%	100.7%	+ 1.7%	99.2%	100.0%	+ 0.8%
Days on Market Until Sale	32	20	- 37.5%	26	22	- 15.4%
Inventory of Homes for Sale	1,253	641	- 48.8%	--	--	--
Months Supply of Inventory	2.1	1.0	- 52.4%	--	--	--

\* 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	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
New Listings	563	779	+ 38.4%	6,902	7,298	+ 5.7%
Sold Listings	487	644	+ 32.2%	4,998	5,201	+ 4.1%
Median Sales Price*	\$374,000	\$439,000	+ 17.4%	\$375,000	\$410,000	+ 9.3%
Average Sales Price*	\$447,525	\$480,771	+ 7.4%	\$453,393	\$465,537	+ 2.7%
Percent of List Price Received*	98.5%	99.4%	+ 0.9%	98.8%	99.2%	+ 0.4%
Days on Market Until Sale	41	35	- 14.6%	37	37	0.0%
Inventory of Homes for Sale	1,535	1,218	- 20.7%	--	--	--
Months Supply of Inventory	3.2	2.4	- 25.0%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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

