

Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®

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are the same!



Fifth Congressional District

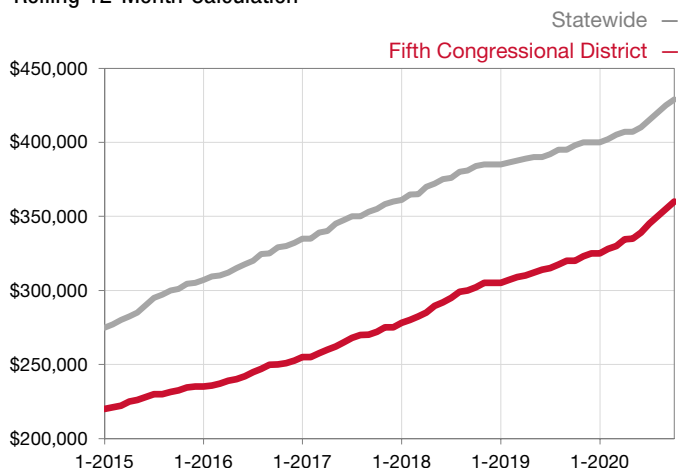
| Single Family | October | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2019 | 2020 | Percent Change from Previous Year | Thru 10-2019 | Thru 10-2020 | Percent Change from Previous Year |
| New Listings | 1,554 | 1,603 | + 3.2% | 18,104 | 17,570 | - 2.9% |
| Sold Listings | 1,541 | 1,858 | + 20.6% | 14,602 | 15,436 | + 5.7% |
| Median Sales Price* | \$330,000 | \$380,000 | + 15.2% | \$325,000 | \$365,000 | + 12.3% |
| Average Sales Price* | \$365,881 | \$427,589 | + 16.9% | \$361,821 | \$407,039 | + 12.5% |
| Percent of List Price Received* | 99.2% | 100.6% | + 1.4% | 99.5% | 100.2% | + 0.7% |
| Days on Market Until Sale | 34 | 26 | - 23.5% | 35 | 29 | - 17.1% |
| Inventory of Homes for Sale | 2,980 | 1,387 | - 53.5% | -- | -- | -- |
| Months Supply of Inventory | 2.1 | 0.9 | - 57.1% | -- | -- | -- |

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

| 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 | 185 | 207 | + 11.9% | 2,236 | 2,335 | + 4.4% |
| Sold Listings | 211 | 274 | + 29.9% | 1,935 | 2,072 | + 7.1% |
| Median Sales Price* | \$231,000 | \$263,900 | + 14.2% | \$229,000 | \$253,000 | + 10.5% |
| Average Sales Price* | \$252,926 | \$282,702 | + 11.8% | \$247,779 | \$269,980 | + 9.0% |
| Percent of List Price Received* | 99.2% | 100.5% | + 1.3% | 99.9% | 100.4% | + 0.5% |
| Days on Market Until Sale | 25 | 18 | - 28.0% | 22 | 20 | - 9.1% |
| Inventory of Homes for Sale | 268 | 113 | - 57.8% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | 0.6 | - 57.1% | -- | -- | -- |

* 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

