

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!



First Congressional District

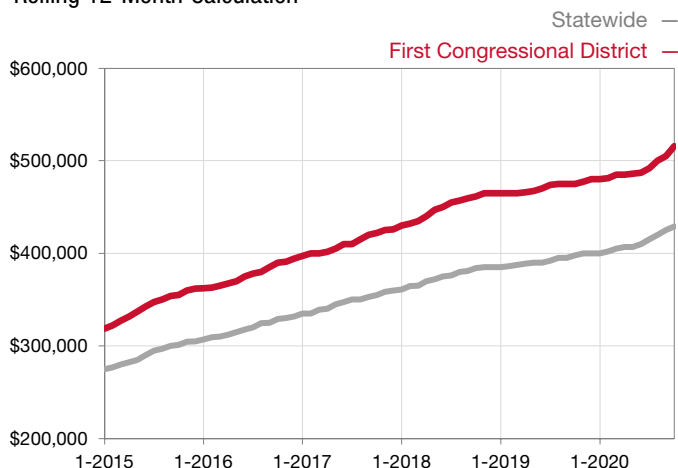
Single Family	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
New Listings	765	940	+ 22.9%	9,138	8,887	- 2.7%
Sold Listings	712	970	+ 36.2%	7,037	7,300	+ 3.7%
Median Sales Price*	\$475,000	\$570,000	+ 20.0%	\$480,000	\$525,000	+ 9.4%
Average Sales Price*	\$606,735	\$750,854	+ 23.8%	\$609,498	\$666,576	+ 9.4%
Percent of List Price Received*	98.9%	100.6%	+ 1.7%	99.1%	100.0%	+ 0.9%
Days on Market Until Sale	32	21	- 34.4%	27	23	- 14.8%
Inventory of Homes for Sale	1,406	704	- 49.9%	--	--	--
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	587	810	+ 38.0%	7,183	7,584	+ 5.6%
Sold Listings	508	666	+ 31.1%	5,197	5,422	+ 4.3%
Median Sales Price*	\$373,500	\$440,000	+ 17.8%	\$372,500	\$408,000	+ 9.5%
Average Sales Price*	\$446,146	\$480,815	+ 7.8%	\$450,475	\$462,188	+ 2.6%
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	1,590	1,253	- 21.2%	--	--	--
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

