

# Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®

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## Fourth 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	1,314	1,353	+ 3.0%	15,508	14,773	- 4.7%
Sold Listings	1,149	1,517	+ 32.0%	11,508	12,275	+ 6.7%
Median Sales Price*	\$366,000	\$415,000	+ 13.4%	\$375,000	\$400,000	+ 6.7%
Average Sales Price*	\$406,567	\$472,860	+ 16.3%	\$411,021	\$445,459	+ 8.4%
Percent of List Price Received*	99.0%	99.8%	+ 0.8%	99.1%	99.4%	+ 0.3%
Days on Market Until Sale	62	55	- 11.3%	59	59	0.0%
Inventory of Homes for Sale	3,072	1,732	- 43.6%	--	--	--
Months Supply of Inventory	2.7	1.4	- 48.1%	--	--	--

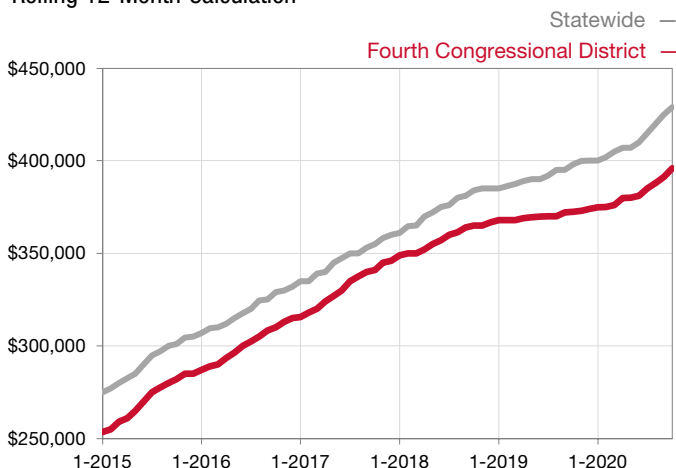
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### 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	239	237	- 0.8%	2,815	2,527	- 10.2%
Sold Listings	195	229	+ 17.4%	2,067	2,147	+ 3.9%
Median Sales Price*	\$300,000	\$314,000	+ 4.7%	\$295,000	\$310,000	+ 5.1%
Average Sales Price*	\$315,563	\$338,160	+ 7.2%	\$309,751	\$328,356	+ 6.0%
Percent of List Price Received*	99.0%	99.3%	+ 0.3%	99.5%	99.3%	- 0.2%
Days on Market Until Sale	68	68	0.0%	74	80	+ 8.1%
Inventory of Homes for Sale	609	339	- 44.3%	--	--	--
Months Supply of Inventory	3.0	1.6	- 46.7%	--	--	--

\* 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

