

Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®

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are the same!



Jefferson County

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

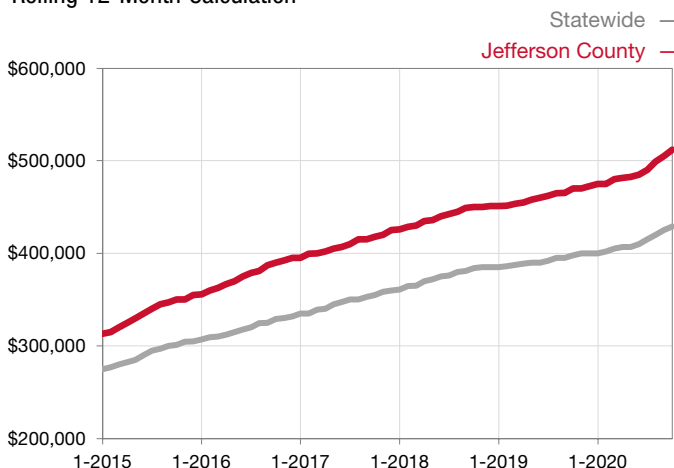
Single Family	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
New Listings	670	739	+ 10.3%	8,041	7,704	- 4.2%
Sold Listings	717	894	+ 24.7%	6,483	6,893	+ 6.3%
Median Sales Price*	\$475,000	\$537,750	+ 13.2%	\$473,000	\$520,000	+ 9.9%
Average Sales Price*	\$540,211	\$616,494	+ 14.1%	\$538,132	\$584,186	+ 8.6%
Percent of List Price Received*	99.0%	100.9%	+ 1.9%	99.4%	100.3%	+ 0.9%
Days on Market Until Sale	29	19	- 34.5%	26	23	- 11.5%
Inventory of Homes for Sale	1,187	471	- 60.3%	--	--	--
Months Supply of Inventory	1.9	0.7	- 63.2%	--	--	--

* 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	248	281	+ 13.3%	2,852	2,888	+ 1.3%
Sold Listings	237	305	+ 28.7%	2,379	2,507	+ 5.4%
Median Sales Price*	\$292,500	\$310,000	+ 6.0%	\$295,000	\$305,000	+ 3.4%
Average Sales Price*	\$327,519	\$335,284	+ 2.4%	\$320,767	\$331,681	+ 3.4%
Percent of List Price Received*	99.1%	100.3%	+ 1.2%	99.6%	100.0%	+ 0.4%
Days on Market Until Sale	25	18	- 28.0%	22	21	- 4.5%
Inventory of Homes for Sale	388	211	- 45.6%	--	--	--
Months Supply of Inventory	1.7	0.9	- 47.1%	--	--	--

* 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

