

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!



Second 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	1,144	1,140	- 0.3%	13,879	12,770	- 8.0%
Sold Listings	1,133	1,425	+ 25.8%	10,243	10,766	+ 5.1%
Median Sales Price*	\$499,900	\$560,000	+ 12.0%	\$486,750	\$526,000	+ 8.1%
Average Sales Price*	\$650,757	\$864,260	+ 32.8%	\$659,064	\$743,387	+ 12.8%
Percent of List Price Received*	98.4%	99.8%	+ 1.4%	98.9%	99.6%	+ 0.7%
Days on Market Until Sale	48	44	- 8.3%	45	43	- 4.4%
Inventory of Homes for Sale	2,988	1,280	- 57.2%	--	--	--
Months Supply of Inventory	3.0	1.2	- 60.0%	--	--	--

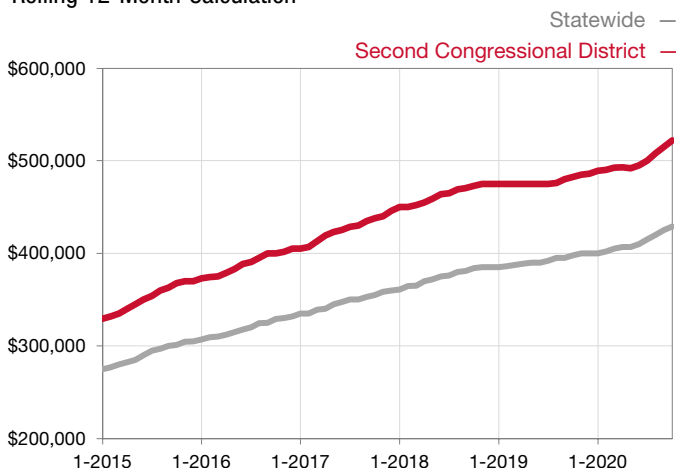
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

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	524	680	+ 29.8%	6,882	6,805	- 1.1%
Sold Listings	555	838	+ 51.0%	4,834	5,282	+ 9.3%
Median Sales Price*	\$375,000	\$457,000	+ 21.9%	\$365,000	\$400,000	+ 9.6%
Average Sales Price*	\$559,096	\$605,302	+ 8.3%	\$495,311	\$555,118	+ 12.1%
Percent of List Price Received*	98.2%	99.0%	+ 0.8%	98.6%	98.8%	+ 0.2%
Days on Market Until Sale	60	62	+ 3.3%	55	57	+ 3.6%
Inventory of Homes for Sale	1,804	1,008	- 44.1%	--	--	--
Months Supply of Inventory	3.8	1.9	- 50.0%	--	--	--

* 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

