

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!



Third 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	1,213	1,350	+ 11.3%	14,935	14,308	- 4.2%
Sold Listings	1,149	1,592	+ 38.6%	10,140	11,418	+ 12.6%
Median Sales Price*	\$279,900	\$340,000	+ 21.5%	\$266,000	\$301,738	+ 13.4%
Average Sales Price*	\$431,650	\$693,360	+ 60.6%	\$405,242	\$539,610	+ 33.2%
Percent of List Price Received*	97.2%	97.9%	+ 0.7%	97.6%	97.8%	+ 0.2%
Days on Market Until Sale	99	99	0.0%	97	98	+ 1.0%
Inventory of Homes for Sale	5,490	2,783	- 49.3%	--	--	--
Months Supply of Inventory	5.5	2.5	- 54.5%	--	--	--

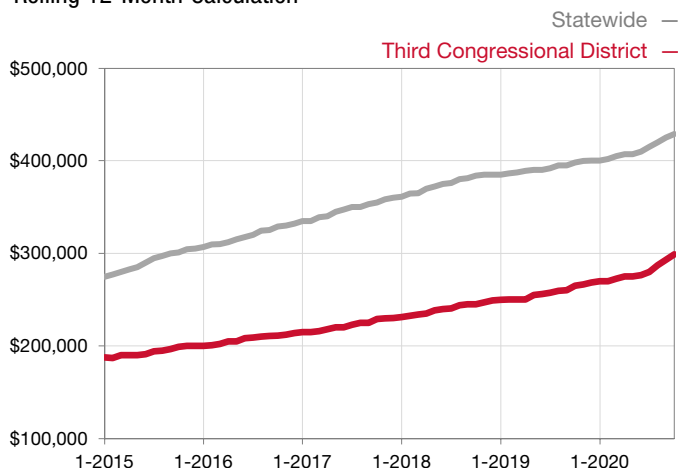
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

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	222	251	+ 13.1%	2,847	2,814	- 1.2%
Sold Listings	226	379	+ 67.7%	2,148	2,289	+ 6.6%
Median Sales Price*	\$320,400	\$432,500	+ 35.0%	\$295,000	\$339,000	+ 14.9%
Average Sales Price*	\$476,637	\$807,932	+ 69.5%	\$479,987	\$694,462	+ 44.7%
Percent of List Price Received*	97.1%	98.3%	+ 1.2%	97.6%	97.8%	+ 0.2%
Days on Market Until Sale	99	102	+ 3.0%	100	103	+ 3.0%
Inventory of Homes for Sale	1,050	569	- 45.8%	--	--	--
Months Supply of Inventory	5.0	2.6	- 48.0%	--	--	--

* 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

