

Local Market Update for September 2020

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents are the same!



Denver County

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

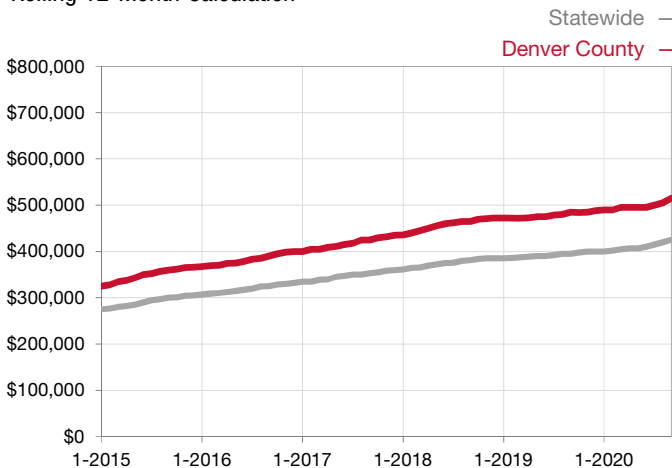
Single Family	September			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
Key Metrics						
New Listings	837	915	+ 9.3%	7,562	7,259	- 4.0%
Sold Listings	607	812	+ 33.8%	5,737	5,742	+ 0.1%
Median Sales Price*	\$485,000	\$550,000	+ 13.4%	\$490,000	\$522,750	+ 6.7%
Average Sales Price*	\$598,845	\$683,448	+ 14.1%	\$600,415	\$637,983	+ 6.3%
Percent of List Price Received*	98.7%	100.5%	+ 1.8%	99.2%	99.9%	+ 0.7%
Days on Market Until Sale	31	19	- 38.7%	26	22	- 15.4%
Inventory of Homes for Sale	1,350	644	- 52.3%	--	--	--
Months Supply of Inventory	2.2	1.0	- 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	September			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
Key Metrics						
New Listings	649	735	+ 13.3%	6,339	6,521	+ 2.9%
Sold Listings	458	612	+ 33.6%	4,509	4,542	+ 0.7%
Median Sales Price*	\$380,000	\$390,000	+ 2.6%	\$375,000	\$405,000	+ 8.0%
Average Sales Price*	\$434,404	\$464,958	+ 7.0%	\$453,909	\$463,286	+ 2.1%
Percent of List Price Received*	98.8%	99.4%	+ 0.6%	98.9%	99.2%	+ 0.3%
Days on Market Until Sale	36	34	- 5.6%	36	37	+ 2.8%
Inventory of Homes for Sale	1,547	1,198	- 22.6%	--	--	--
Months Supply of Inventory	3.3	2.4	- 27.3%	--	--	--

* 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

