

Local Market Update for July 2020

A Research Tool Provided by the Colorado Association of REALTORS®

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Third Congressional District

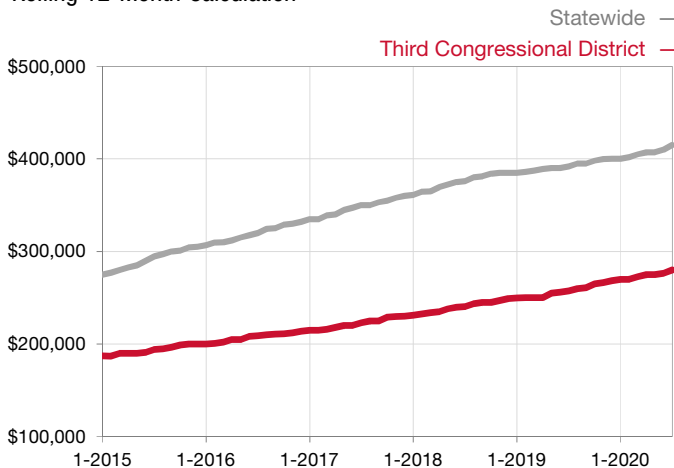
Single Family	July			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Key Metrics						
New Listings	1,813	1,714	- 5.5%	10,756	9,740	- 9.4%
Sold Listings	1,195	1,464	+ 22.5%	6,721	6,702	- 0.3%
Median Sales Price*	\$265,000	\$306,650	+ 15.7%	\$261,375	\$285,000	+ 9.0%
Average Sales Price*	\$379,604	\$501,087	+ 32.0%	\$397,955	\$416,075	+ 4.6%
Percent of List Price Received*	97.6%	97.9%	+ 0.3%	97.7%	97.7%	0.0%
Days on Market Until Sale	93	96	+ 3.2%	99	99	0.0%
Inventory of Homes for Sale	5,618	3,483	- 38.0%	--	--	--
Months Supply of Inventory	5.7	3.5	- 38.6%	--	--	--

* 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	July			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Key Metrics						
New Listings	358	383	+ 7.0%	2,109	1,861	- 11.8%
Sold Listings	269	278	+ 3.3%	1,425	1,153	- 19.1%
Median Sales Price*	\$282,000	\$329,000	+ 16.7%	\$295,000	\$295,000	0.0%
Average Sales Price*	\$372,730	\$608,702	+ 63.3%	\$471,809	\$608,997	+ 29.1%
Percent of List Price Received*	98.0%	97.8%	- 0.2%	97.7%	97.5%	- 0.2%
Days on Market Until Sale	78	89	+ 14.1%	105	104	- 1.0%
Inventory of Homes for Sale	1,194	853	- 28.6%	--	--	--
Months Supply of Inventory	5.7	4.5	- 21.1%	--	--	--

* 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

