

Local Market Update for December 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.

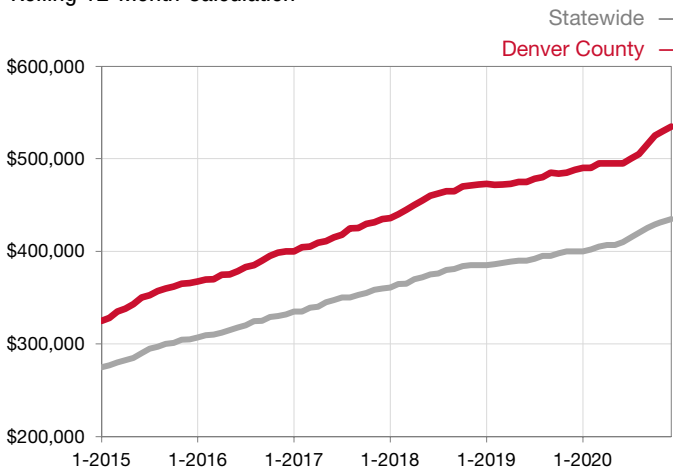
Single Family	December			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
Key Metrics						
New Listings	289	395	+ 36.7%	9,018	8,993	- 0.3%
Sold Listings	596	692	+ 16.1%	7,520	8,076	+ 7.4%
Median Sales Price*	\$465,000	\$548,250	+ 17.9%	\$488,000	\$535,000	+ 9.6%
Average Sales Price*	\$588,341	\$701,699	+ 19.3%	\$598,392	\$660,248	+ 10.3%
Percent of List Price Received*	98.7%	100.4%	+ 1.7%	99.1%	100.1%	+ 1.0%
Days on Market Until Sale	35	20	- 42.9%	27	22	- 18.5%
Inventory of Homes for Sale	745	251	- 66.3%	--	--	--
Months Supply of Inventory	1.2	0.4	- 66.7%	--	--	--

* 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	December			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
Key Metrics						
New Listings	302	335	+ 10.9%	7,631	8,079	+ 5.9%
Sold Listings	484	505	+ 4.3%	5,883	6,270	+ 6.6%
Median Sales Price*	\$370,000	\$424,000	+ 14.6%	\$375,000	\$415,000	+ 10.7%
Average Sales Price*	\$471,471	\$487,278	+ 3.4%	\$454,408	\$468,162	+ 3.0%
Percent of List Price Received*	98.6%	98.9%	+ 0.3%	98.8%	99.2%	+ 0.4%
Days on Market Until Sale	45	39	- 13.3%	37	37	0.0%
Inventory of Homes for Sale	1,099	730	- 33.6%	--	--	--
Months Supply of Inventory	2.2	1.4	- 36.4%	--	--	--

* 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

