

Local Market Update for January 2021

A Research Tool Provided by the Colorado Association of REALTORS®

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.

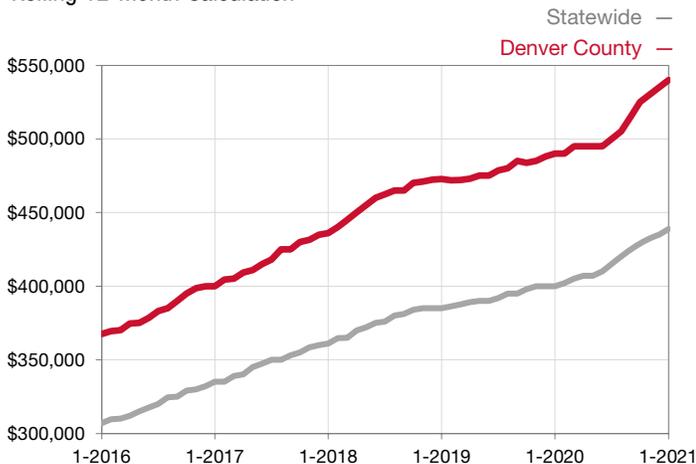
Single Family	January			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 01-2020	Thru 01-2021	Percent Change from Previous Year
Key Metrics						
New Listings	557	557	0.0%	557	557	0.0%
Sold Listings	419	439	+ 4.8%	419	439	+ 4.8%
Median Sales Price*	\$470,000	\$530,000	+ 12.8%	\$470,000	\$530,000	+ 12.8%
Average Sales Price*	\$538,629	\$689,256	+ 28.0%	\$538,629	\$689,256	+ 28.0%
Percent of List Price Received*	98.7%	100.7%	+ 2.0%	98.7%	100.7%	+ 2.0%
Days on Market Until Sale	41	24	- 41.5%	41	24	- 41.5%
Inventory of Homes for Sale	709	213	- 70.0%	--	--	--
Months Supply of Inventory	1.1	0.3	- 72.7%	--	--	--

* 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	January			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 01-2020	Thru 01-2021	Percent Change from Previous Year
Key Metrics						
New Listings	586	554	- 5.5%	586	554	- 5.5%
Sold Listings	354	358	+ 1.1%	354	358	+ 1.1%
Median Sales Price*	\$399,900	\$432,500	+ 8.2%	\$399,900	\$432,500	+ 8.2%
Average Sales Price*	\$437,591	\$500,723	+ 14.4%	\$437,591	\$500,723	+ 14.4%
Percent of List Price Received*	98.7%	99.2%	+ 0.5%	98.7%	99.2%	+ 0.5%
Days on Market Until Sale	56	52	- 7.1%	56	52	- 7.1%
Inventory of Homes for Sale	1,078	629	- 41.7%	--	--	--
Months Supply of Inventory	2.2	1.2	- 45.5%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

