

Local Market Update for December 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

RE/MAX ALLIANCE Compliments of: **ANTHONY RAE / 303.520.3179**  

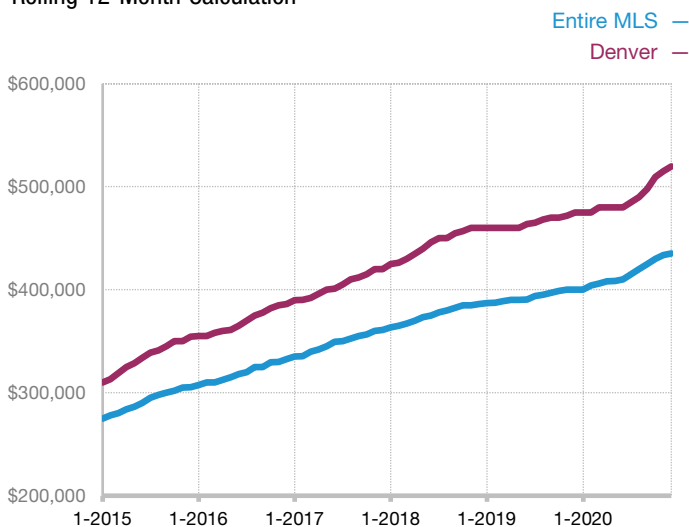
| Single Family | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2019 | 2020 | Percent Change from Previous Year | Thru 12-2019 | Thru 12-2020 | Percent Change from Previous Year |
| Inventory of Active Listings | 822 | 280 | - 65.9% | -- | -- | -- |
| Under Contract | 444 | 548 | + 23.4% | 8,239 | 8,909 | + 8.1% |
| New Listings | 315 | 438 | + 39.0% | 9,765 | 9,781 | + 0.2% |
| Sold Listings | 652 | 752 | + 15.3% | 8,159 | 8,789 | + 7.7% |
| Days on Market Until Sale | 35 | 20 | - 42.9% | 27 | 22 | - 18.5% |
| Median Sales Price* | \$455,450 | \$535,000 | + 17.5% | \$475,000 | \$520,000 | + 9.5% |
| Average Sales Price* | \$573,157 | \$680,245 | + 18.7% | \$582,877 | \$642,512 | + 10.2% |
| Percent of List Price Received* | 98.8% | 100.5% | + 1.7% | 99.1% | 100.1% | + 1.0% |

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

| Townhouse/Condo | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2019 | 2020 | Percent Change from Previous Year | Thru 12-2019 | Thru 12-2020 | Percent Change from Previous Year |
| Inventory of Active Listings | 1,140 | 756 | - 33.7% | -- | -- | -- |
| Under Contract | 387 | 456 | + 17.8% | 6,171 | 6,807 | + 10.3% |
| New Listings | 313 | 355 | + 13.4% | 7,914 | 8,491 | + 7.3% |
| Sold Listings | 498 | 538 | + 8.0% | 6,130 | 6,602 | + 7.7% |
| Days on Market Until Sale | 45 | 38 | - 15.6% | 37 | 36 | - 2.7% |
| Median Sales Price* | \$363,588 | \$410,000 | + 12.8% | \$365,000 | \$403,000 | + 10.4% |
| Average Sales Price* | \$466,012 | \$473,670 | + 1.6% | \$445,674 | \$459,100 | + 3.0% |
| Percent of List Price Received* | 98.6% | 98.9% | + 0.3% | 98.8% | 99.2% | + 0.4% |

* 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

