

# Local Market Update for December 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Golden

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

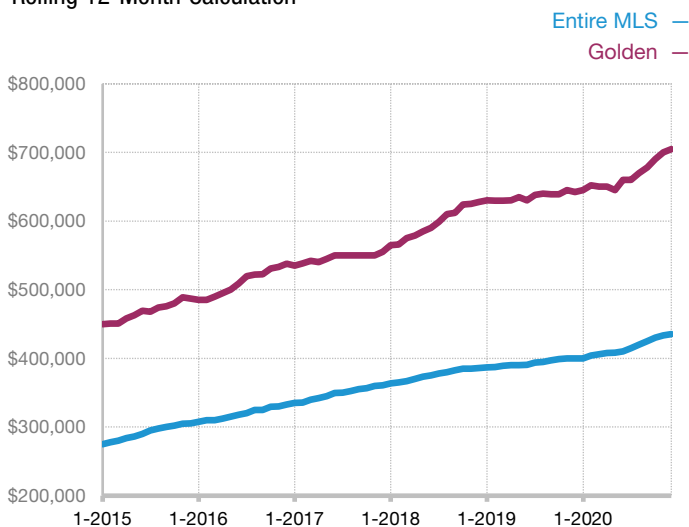
| Single Family                   | December  |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2019      | 2020             | Percent Change from Previous Year | Thru 12-2019 | Thru 12-2020     | Percent Change from Previous Year |
| Inventory of Active Listings    | 78        | 32               | - 59.0%                           | --           | --               | --                                |
| Under Contract                  | 32        | 36               | + 12.5%                           | 627          | 700              | + 11.6%                           |
| New Listings                    | 27        | 33               | + 22.2%                           | 760          | 756              | - 0.5%                            |
| Sold Listings                   | 35        | 60               | + 71.4%                           | 626          | 697              | + 11.3%                           |
| Days on Market Until Sale       | 44        | 28               | - 36.4%                           | 35           | 28               | - 20.0%                           |
| Median Sales Price*             | \$630,000 | <b>\$701,250</b> | + 11.3%                           | \$642,500    | <b>\$705,000</b> | + 9.7%                            |
| Average Sales Price*            | \$642,169 | <b>\$778,852</b> | + 21.3%                           | \$694,726    | <b>\$775,693</b> | + 11.7%                           |
| Percent of List Price Received* | 98.4%     | <b>100.0%</b>    | + 1.6%                            | 98.8%        | <b>100.1%</b>    | + 1.3%                            |

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

| 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    | 12        | 7                | - 41.7%                           | --           | --               | --                                |
| Under Contract                  | 7         | 7                | 0.0%                              | 163          | 154              | - 5.5%                            |
| New Listings                    | 8         | 5                | - 37.5%                           | 202          | 168              | - 16.8%                           |
| Sold Listings                   | 12        | 13               | + 8.3%                            | 164          | 154              | - 6.1%                            |
| Days on Market Until Sale       | 49        | 18               | - 63.3%                           | 34           | 32               | - 5.9%                            |
| Median Sales Price*             | \$402,500 | <b>\$495,000</b> | + 23.0%                           | \$433,500    | <b>\$418,350</b> | - 3.5%                            |
| Average Sales Price*            | \$416,250 | <b>\$522,600</b> | + 25.5%                           | \$469,179    | <b>\$489,160</b> | + 4.3%                            |
| Percent of List Price Received* | 98.8%     | <b>101.0%</b>    | + 2.2%                            | 99.1%        | <b>100.1%</b>    | + 1.0%                            |

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

