

Local Market Update for December 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
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Denver

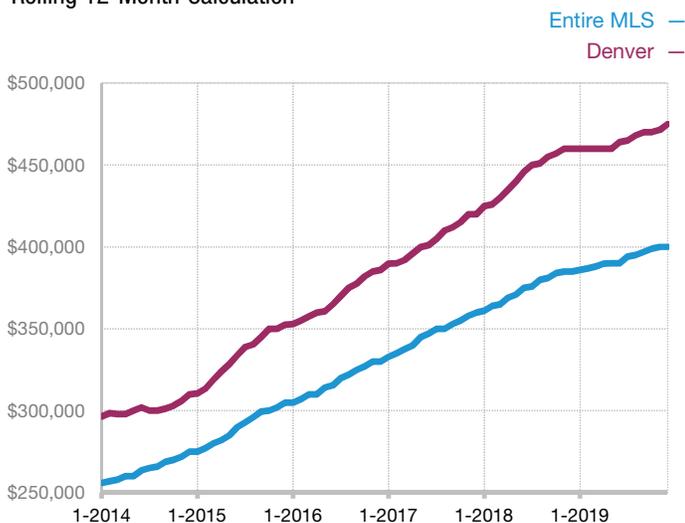
Single Family	December			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1,097	650	- 40.7%	--	--	--
Under Contract	383	475	+ 24.0%	7,756	8,268	+ 6.6%
New Listings	317	313	- 1.3%	9,490	9,740	+ 2.6%
Sold Listings	480	629	+ 31.0%	7,830	8,126	+ 3.8%
Days on Market Until Sale	35	35	0.0%	21	27	+ 28.6%
Median Sales Price*	\$428,814	\$460,000	+ 7.3%	\$460,000	\$475,000	+ 3.3%
Average Sales Price*	\$507,034	\$575,804	+ 13.6%	\$562,866	\$583,030	+ 3.6%
Percent of List Price Received*	98.4%	98.7%	+ 0.3%	99.9%	99.1%	- 0.8%

* 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		
	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1,157	946	- 18.2%	--	--	--
Under Contract	304	416	+ 36.8%	5,759	6,249	+ 8.5%
New Listings	272	315	+ 15.8%	7,198	7,944	+ 10.4%
Sold Listings	389	483	+ 24.2%	5,885	6,125	+ 4.1%
Days on Market Until Sale	37	45	+ 21.6%	30	37	+ 23.3%
Median Sales Price*	\$340,000	\$364,175	+ 7.1%	\$368,750	\$365,000	- 1.0%
Average Sales Price*	\$402,415	\$466,069	+ 15.8%	\$425,132	\$445,267	+ 4.7%
Percent of List Price Received*	98.8%	98.6%	- 0.2%	99.6%	98.8%	- 0.8%

* 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

