

Local Market Update for November 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
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Denver

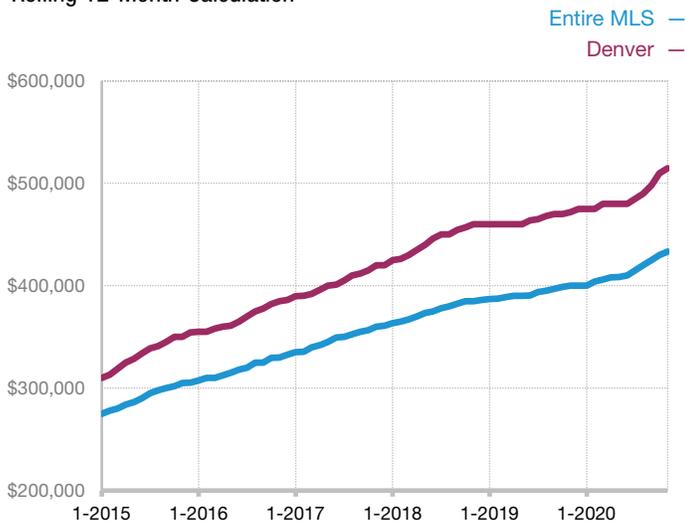
Single Family	November			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1,180	419	- 64.5%	--	--	--
Under Contract	565	707	+ 25.1%	7,796	8,403	+ 7.8%
New Listings	520	530	+ 1.9%	9,450	9,343	- 1.1%
Sold Listings	595	793	+ 33.3%	7,506	8,018	+ 6.8%
Days on Market Until Sale	31	19	- 38.7%	27	22	- 18.5%
Median Sales Price*	\$469,000	\$554,500	+ 18.2%	\$475,000	\$520,000	+ 9.5%
Average Sales Price*	\$587,244	\$691,081	+ 17.7%	\$583,753	\$639,037	+ 9.5%
Percent of List Price Received*	99.0%	100.5%	+ 1.5%	99.2%	100.1%	+ 0.9%

* 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	November			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 11-2019	Thru 11-2020	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1,446	998	- 31.0%	--	--	--
Under Contract	452	532	+ 17.7%	5,784	6,388	+ 10.4%
New Listings	443	478	+ 7.9%	7,602	8,138	+ 7.1%
Sold Listings	425	580	+ 36.5%	5,632	6,047	+ 7.4%
Days on Market Until Sale	35	32	- 8.6%	36	36	0.0%
Median Sales Price*	\$375,000	\$429,000	+ 14.4%	\$365,000	\$402,158	+ 10.2%
Average Sales Price*	\$435,476	\$467,544	+ 7.4%	\$443,882	\$458,199	+ 3.2%
Percent of List Price Received*	98.4%	99.4%	+ 1.0%	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

