

Local Market Update for November 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

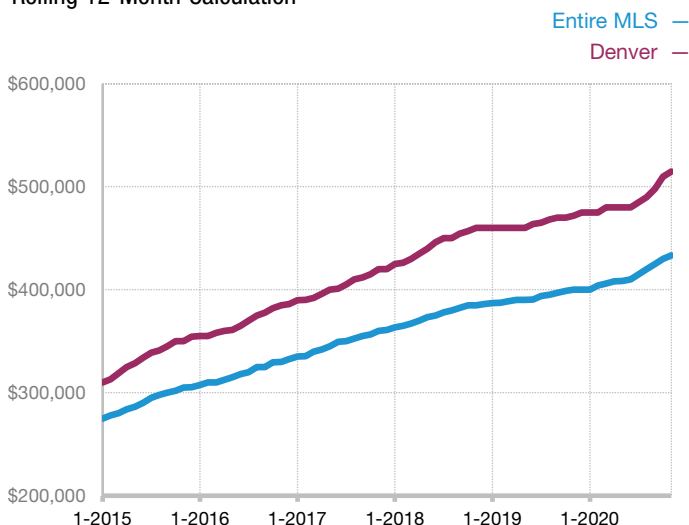
| Single Family | November | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2019 | 2020 | Percent Change from Previous Year | Thru 11-2019 | Thru 11-2020 | Percent Change from Previous Year |
| 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 | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2019 | 2020 | Percent Change from Previous Year | Thru 11-2019 | Thru 11-2020 | Percent Change from Previous Year |
| 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

