

# Local Market Update for April 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Centennial

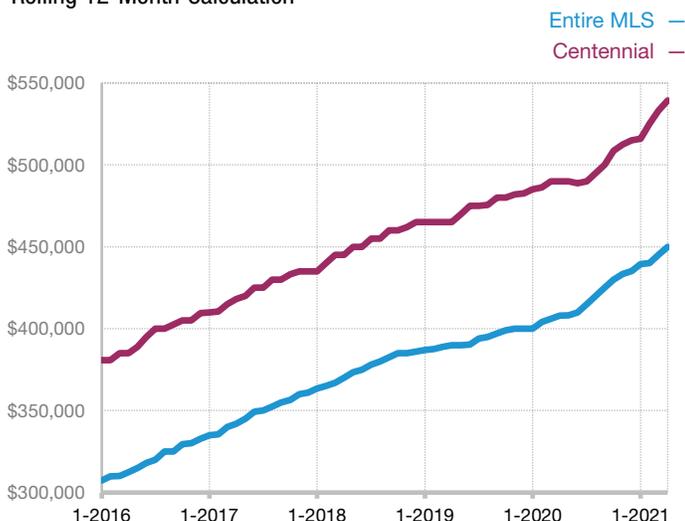
Single Family	April			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Inventory of Active Listings	147	47	- 68.0%	--	--	--
Under Contract	74	145	+ 95.9%	404	497	+ 23.0%
New Listings	112	160	+ 42.9%	475	528	+ 11.2%
Sold Listings	98	153	+ 56.1%	403	446	+ 10.7%
Days on Market Until Sale	17	5	- 70.6%	28	10	- 64.3%
Median Sales Price*	\$516,000	\$605,000	+ 17.2%	\$506,600	\$590,150	+ 16.5%
Average Sales Price*	\$556,299	\$661,845	+ 19.0%	\$545,168	\$654,690	+ 20.1%
Percent of List Price Received*	100.1%	106.2%	+ 6.1%	99.8%	104.6%	+ 4.8%

\* 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	April			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Inventory of Active Listings	33	7	- 78.8%	--	--	--
Under Contract	23	47	+ 104.3%	122	132	+ 8.2%
New Listings	30	42	+ 40.0%	129	129	0.0%
Sold Listings	26	34	+ 30.8%	116	107	- 7.8%
Days on Market Until Sale	17	19	+ 11.8%	28	16	- 42.9%
Median Sales Price*	\$326,500	\$430,000	+ 31.7%	\$343,250	\$350,500	+ 2.1%
Average Sales Price*	\$327,135	\$462,519	+ 41.4%	\$333,170	\$389,305	+ 16.8%
Percent of List Price Received*	100.4%	105.4%	+ 5.0%	99.5%	103.0%	+ 3.5%

\* 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

