

# Local Market Update for April 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

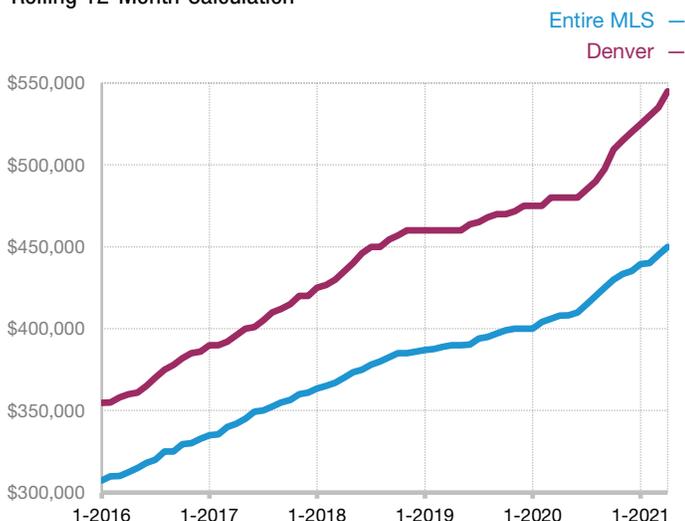
Single Family	April			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	1,118	351	- 68.6%	--	--	--
Under Contract	431	830	+ 92.6%	2,175	2,946	+ 35.4%
New Listings	617	934	+ 51.4%	2,866	3,121	+ 8.9%
Sold Listings	515	848	+ 64.7%	2,157	2,676	+ 24.1%
Days on Market Until Sale	16	8	- 50.0%	26	16	- 38.5%
Median Sales Price*	\$500,000	\$625,000	+ 25.0%	\$483,000	\$590,500	+ 22.3%
Average Sales Price*	\$606,062	\$746,458	+ 23.2%	\$587,100	\$730,445	+ 24.4%
Percent of List Price Received*	100.0%	105.3%	+ 5.3%	99.7%	103.5%	+ 3.8%

\* 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
<b>Key Metrics</b>						
Inventory of Active Listings	1,445	582	- 59.7%	--	--	--
Under Contract	278	812	+ 192.1%	1,786	2,806	+ 57.1%
New Listings	524	876	+ 67.2%	2,583	2,777	+ 7.5%
Sold Listings	401	734	+ 83.0%	1,778	2,422	+ 36.2%
Days on Market Until Sale	33	30	- 9.1%	44	39	- 11.4%
Median Sales Price*	\$400,000	\$445,000	+ 11.3%	\$400,000	\$425,700	+ 6.4%
Average Sales Price*	\$472,735	\$526,200	+ 11.3%	\$455,625	\$503,636	+ 10.5%
Percent of List Price Received*	99.3%	101.5%	+ 2.2%	99.1%	100.5%	+ 1.4%

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



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

