

# Local Market Update for April 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Wheat Ridge

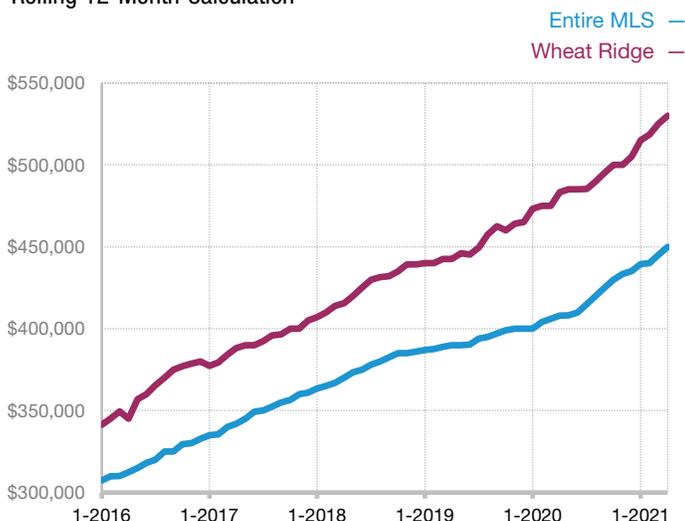
Single Family	April			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Inventory of Active Listings	42	17	- 59.5%	--	--	--
Under Contract	19	41	+ 115.8%	101	136	+ 34.7%
New Listings	28	48	+ 71.4%	126	145	+ 15.1%
Sold Listings	24	37	+ 54.2%	93	126	+ 35.5%
Days on Market Until Sale	10	6	- 40.0%	20	11	- 45.0%
Median Sales Price*	\$504,250	<b>\$605,000</b>	+ 20.0%	\$500,000	<b>\$569,950</b>	+ 14.0%
Average Sales Price*	\$544,271	<b>\$640,530</b>	+ 17.7%	\$530,243	<b>\$612,342</b>	+ 15.5%
Percent of List Price Received*	99.8%	<b>107.9%</b>	+ 8.1%	99.6%	<b>104.9%</b>	+ 5.3%

\* 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	20	4	- 80.0%	--	--	--
Under Contract	6	16	+ 166.7%	33	55	+ 66.7%
New Listings	13	16	+ 23.1%	38	44	+ 15.8%
Sold Listings	8	13	+ 62.5%	34	41	+ 20.6%
Days on Market Until Sale	12	25	+ 108.3%	34	29	- 14.7%
Median Sales Price*	\$392,500	<b>\$372,500</b>	- 5.1%	\$306,000	<b>\$345,000</b>	+ 12.7%
Average Sales Price*	\$362,588	<b>\$379,439</b>	+ 4.6%	\$322,963	<b>\$358,981</b>	+ 11.2%
Percent of List Price Received*	98.8%	<b>101.0%</b>	+ 2.2%	99.5%	<b>100.6%</b>	+ 1.1%

\* 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

