

Local Market Update for May 2020

A Research Tool Provided by the Colorado Association of REALTORS®

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are the same!



Denver County

Contact the Denver Metro Association of REALTORS® or South Metro Denver REALTOR® Association for more detailed local statistics or to find a REALTOR® in the area.

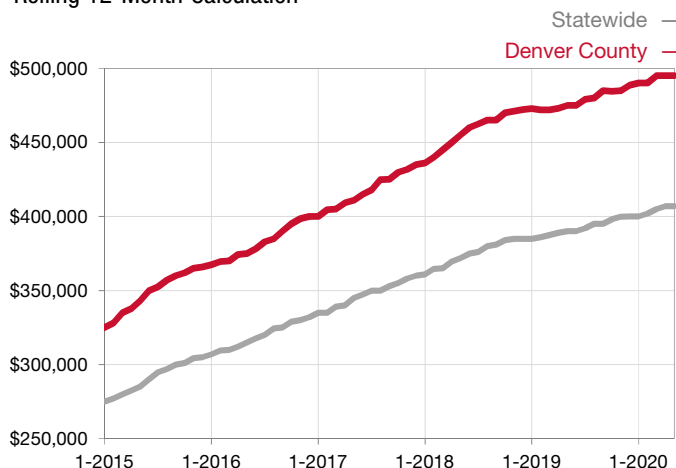
Single Family	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
New Listings	1,151	969	- 15.8%	4,251	3,609	- 15.1%
Sold Listings	812	417	- 48.6%	2,938	2,396	- 18.4%
Median Sales Price*	\$500,000	\$523,000	+ 4.6%	\$481,000	\$500,000	+ 4.0%
Average Sales Price*	\$632,363	\$621,962	- 1.6%	\$600,583	\$605,204	+ 0.8%
Percent of List Price Received*	99.4%	99.1%	- 0.3%	99.2%	99.6%	+ 0.4%
Days on Market Until Sale	20	19	- 5.0%	27	25	- 7.4%
Inventory of Homes for Sale	1,287	816	- 36.6%	--	--	--
Months Supply of Inventory	2.1	1.4	- 33.3%	--	--	--

* 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	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
New Listings	827	795	- 3.9%	3,509	3,265	- 7.0%
Sold Listings	645	315	- 51.2%	2,325	2,009	- 13.6%
Median Sales Price*	\$385,000	\$407,500	+ 5.8%	\$370,000	\$409,900	+ 10.8%
Average Sales Price*	\$467,050	\$461,333	- 1.2%	\$454,822	\$463,224	+ 1.8%
Percent of List Price Received*	99.0%	98.8%	- 0.2%	98.9%	99.1%	+ 0.2%
Days on Market Until Sale	35	31	- 11.4%	38	42	+ 10.5%
Inventory of Homes for Sale	1,395	1,211	- 13.2%	--	--	--
Months Supply of Inventory	3.0	2.6	- 13.3%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

