

Local Market Update for May 2020

A Research Tool Provided by the Colorado Association of REALTORS®

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Second Congressional District

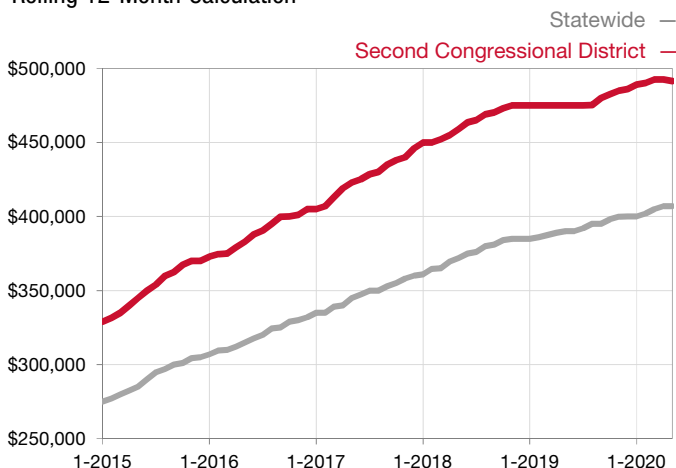
Single Family	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
New Listings	1,866	1,559	- 16.5%	6,683	5,560	- 16.8%
Sold Listings	1,219	663	- 45.6%	4,367	3,680	- 15.7%
Median Sales Price*	\$494,900	\$485,000	- 2.0%	\$479,250	\$494,900	+ 3.3%
Average Sales Price*	\$637,554	\$625,543	- 1.9%	\$650,500	\$642,631	- 1.2%
Percent of List Price Received*	99.4%	99.4%	0.0%	99.0%	99.3%	+ 0.3%
Days on Market Until Sale	37	33	- 10.8%	47	44	- 6.4%
Inventory of Homes for Sale	2,983	2,063	- 30.8%	--	--	--
Months Supply of Inventory	3.1	2.2	- 29.0%	--	--	--

* 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	841	788	- 6.3%	3,373	2,834	- 16.0%
Sold Listings	554	267	- 51.8%	2,074	1,692	- 18.4%
Median Sales Price*	\$362,658	\$345,000	- 4.9%	\$355,000	\$369,000	+ 3.9%
Average Sales Price*	\$471,569	\$496,772	+ 5.3%	\$486,146	\$541,814	+ 11.5%
Percent of List Price Received*	98.7%	98.7%	0.0%	98.6%	98.6%	0.0%
Days on Market Until Sale	46	44	- 4.3%	51	66	+ 29.4%
Inventory of Homes for Sale	1,919	1,668	- 13.1%	--	--	--
Months Supply of Inventory	4.1	3.7	- 9.8%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

