

Local Market Update for May 2020

A Research Tool Provided by the Colorado Association of REALTORS®

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are the same!



Sixth Congressional District

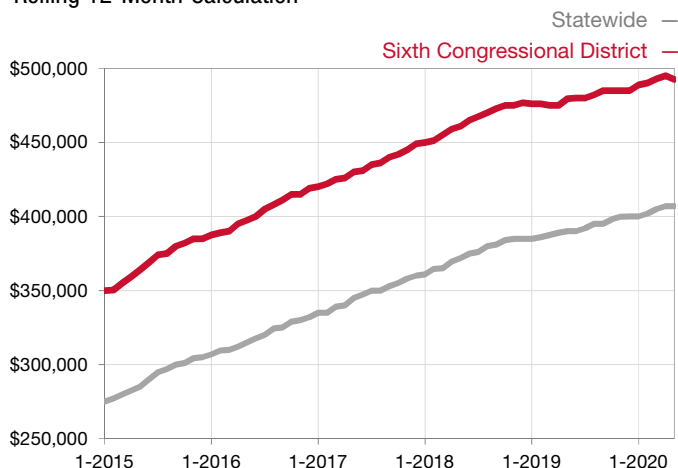
Single Family	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
New Listings	2,453	2,025	- 17.4%	8,676	7,827	- 9.8%
Sold Listings	1,671	1,008	- 39.7%	5,888	5,272	- 10.5%
Median Sales Price*	\$505,000	\$489,000	- 3.2%	\$485,000	\$504,900	+ 4.1%
Average Sales Price*	\$571,479	\$553,550	- 3.1%	\$556,303	\$571,622	+ 2.8%
Percent of List Price Received*	99.7%	99.5%	- 0.2%	99.4%	99.5%	+ 0.1%
Days on Market Until Sale	26	25	- 3.8%	36	34	- 5.6%
Inventory of Homes for Sale	3,082	2,014	- 34.7%	--	--	--
Months Supply of Inventory	2.5	1.6	- 36.0%	--	--	--

* 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	540	470	- 13.0%	2,167	1,971	- 9.0%
Sold Listings	411	236	- 42.6%	1,599	1,393	- 12.9%
Median Sales Price*	\$325,000	\$318,500	- 2.0%	\$311,500	\$322,000	+ 3.4%
Average Sales Price*	\$345,111	\$338,939	- 1.8%	\$331,095	\$338,119	+ 2.1%
Percent of List Price Received*	99.5%	99.4%	- 0.1%	99.3%	99.5%	+ 0.2%
Days on Market Until Sale	30	26	- 13.3%	30	32	+ 6.7%
Inventory of Homes for Sale	653	515	- 21.1%	--	--	--
Months Supply of Inventory	1.9	1.6	- 15.8%	--	--	--

* 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

