

# Local Market Update for January 2021

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents are the same!



## Sixth Congressional District

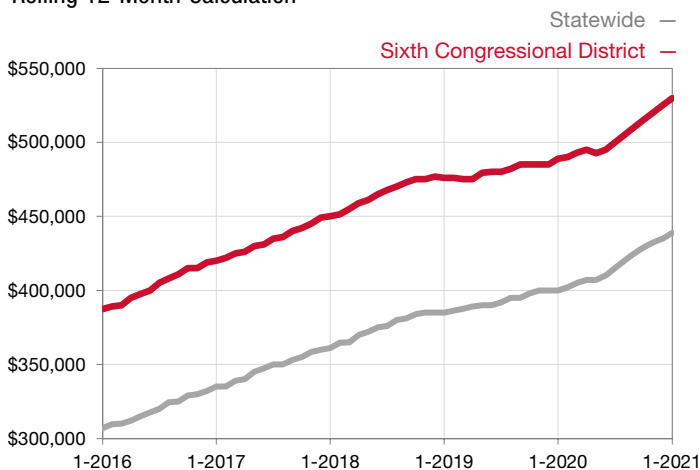
| Single Family                   | January   |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2020      | 2021             | Percent Change from Previous Year | Thru 01-2020 | Thru 01-2021     | Percent Change from Previous Year |
| New Listings                    | 1,283     | <b>1,023</b>     | - 20.3%                           | 1,283        | <b>1,023</b>     | - 20.3%                           |
| Sold Listings                   | 867       | <b>718</b>       | - 17.2%                           | 867          | <b>718</b>       | - 17.2%                           |
| Median Sales Price*             | \$499,900 | <b>\$565,000</b> | + 13.0%                           | \$499,900    | <b>\$565,000</b> | + 13.0%                           |
| Average Sales Price*            | \$579,195 | <b>\$684,043</b> | + 18.1%                           | \$579,195    | <b>\$684,043</b> | + 18.1%                           |
| Percent of List Price Received* | 98.9%     | <b>100.9%</b>    | + 2.0%                            | 98.9%        | <b>100.9%</b>    | + 2.0%                            |
| Days on Market Until Sale       | 50        | <b>25</b>        | - 50.0%                           | 50           | <b>25</b>        | - 50.0%                           |
| Inventory of Homes for Sale     | 1,880     | <b>483</b>       | - 74.3%                           | --           | --               | --                                |
| Months Supply of Inventory      | 1.4       | <b>0.3</b>       | - 78.6%                           | --           | --               | --                                |

\* 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                 | January   |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2020      | 2021             | Percent Change from Previous Year | Thru 01-2020 | Thru 01-2021     | Percent Change from Previous Year |
| New Listings                    | 367       | <b>306</b>       | - 16.6%                           | 367          | <b>306</b>       | - 16.6%                           |
| Sold Listings                   | 264       | <b>237</b>       | - 10.2%                           | 264          | <b>237</b>       | - 10.2%                           |
| Median Sales Price*             | \$305,000 | <b>\$343,000</b> | + 12.5%                           | \$305,000    | <b>\$343,000</b> | + 12.5%                           |
| Average Sales Price*            | \$323,809 | <b>\$370,160</b> | + 14.3%                           | \$323,809    | <b>\$370,160</b> | + 14.3%                           |
| Percent of List Price Received* | 98.8%     | <b>100.0%</b>    | + 1.2%                            | 98.8%        | <b>100.0%</b>    | + 1.2%                            |
| Days on Market Until Sale       | 47        | <b>29</b>        | - 38.3%                           | 47           | <b>29</b>        | - 38.3%                           |
| Inventory of Homes for Sale     | 491       | <b>142</b>       | - 71.1%                           | --           | --               | --                                |
| Months Supply of Inventory      | 1.4       | <b>0.4</b>       | - 71.4%                           | --           | --               | --                                |

\* 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

