Local Market Update for April 2021

A Research Tool Provided by the Colorado Association of REALTORS®

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Fourth Congressional District

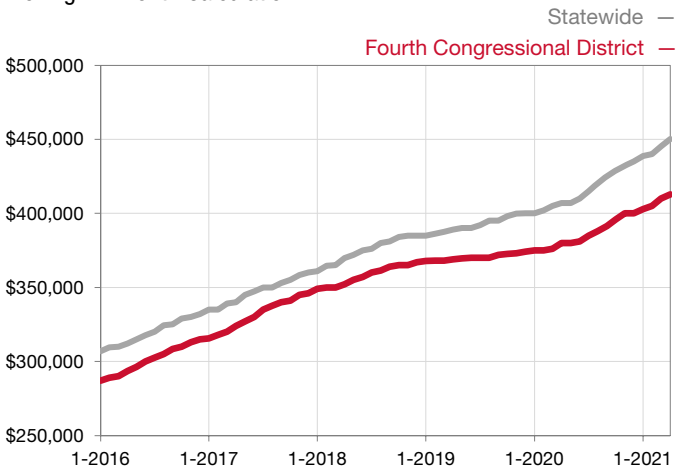
Single Family	April			Year to Date		
Key Metrics	**2020**	**2021**	Percent Change from Previous Year	**Thru 04-2020**	**Thru 04-2021**	Percent Change from Previous Year
New Listings	1,227	**1,605**	+ 30.8%	5,087	**5,153**	+ 1.3%
Sold Listings	929	**1,261**	+ 35.7%	3,671	**4,336**	+ 18.1%
Median Sales Price*	$398,513	**$443,000**	+ 11.2%	$386,783	**$426,794**	+ 10.3%
Average Sales Price*	$436,596	**$491,555**	+ 12.6%	$422,828	**$477,121**	+ 12.8%
Percent of List Price Received*	99.4%	**102.1%**	+ 2.7%	99.1%	**101.0%**	+ 1.9%
Days on Market Until Sale	64	**46**	- 28.1%	69	**52**	- 24.6%
Inventory of Homes for Sale	2,584	**975**	- 62.3%	--	**--**	--
Months Supply of Inventory	2.3	**0.8**	- 65.2%	--	**--**	--

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

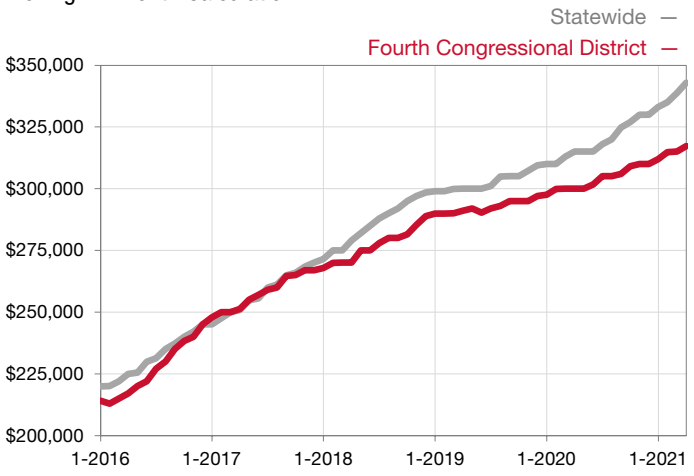
Townhouse/Condo	April			Year to Date		
Key Metrics	**2020**	**2021**	Percent Change from Previous Year	**Thru 04-2020**	**Thru 04-2021**	Percent Change from Previous Year
New Listings	206	**295**	+ 43.2%	939	**1,047**	+ 11.5%
Sold Listings	171	**244**	+ 42.7%	751	**814**	+ 8.4%
Median Sales Price*	$305,000	**$330,000**	+ 8.2%	$303,750	**$330,000**	+ 8.6%
Average Sales Price*	$312,470	**$345,672**	+ 10.6%	$325,377	**$350,438**	+ 7.7%
Percent of List Price Received*	99.8%	**101.7%**	+ 1.9%	99.4%	**101.1%**	+ 1.7%
Days on Market Until Sale	88	**46**	- 47.7%	93	**59**	- 36.6%
Inventory of Homes for Sale	564	**145**	- 74.3%	--	**--**	--
Months Supply of Inventory	2.7	**0.7**	- 74.1%	--	**--**	--

* 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



Current as of May 5, 2021. All data from the multiple listing services in the state of Colorado. Report © 2021 ShowingTime.