

# Local Market Update for October 2021

A Research Tool Provided by the Colorado Association of REALTORS®

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## 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.

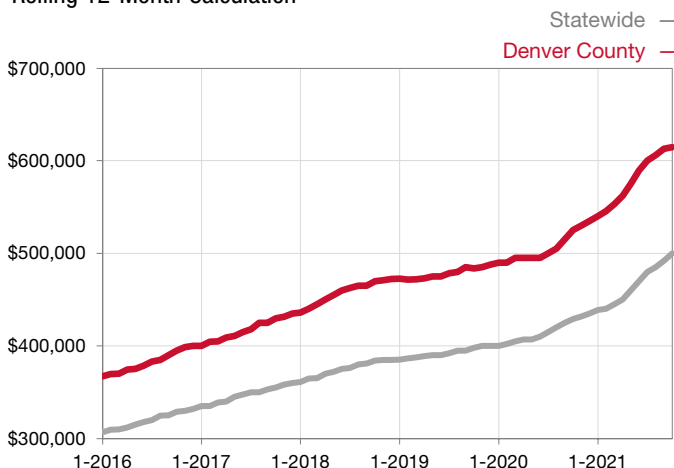
Single Family	October			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	863	<b>698</b>	- 19.1%	8,112	<b>8,032</b>	- 1.0%
Sold Listings	883	<b>707</b>	- 19.9%	6,643	<b>7,028</b>	+ 5.8%
Median Sales Price*	\$582,000	<b>\$605,000</b>	+ 4.0%	\$530,000	<b>\$627,500</b>	+ 18.4%
Average Sales Price*	\$737,325	<b>\$762,083</b>	+ 3.4%	\$650,977	<b>\$778,593</b>	+ 19.6%
Percent of List Price Received*	100.7%	<b>101.8%</b>	+ 1.1%	100.0%	<b>103.7%</b>	+ 3.7%
Days on Market Until Sale	21	<b>14</b>	- 33.3%	22	<b>12</b>	- 45.5%
Inventory of Homes for Sale	868	<b>385</b>	- 55.6%	--	--	--
Months Supply of Inventory	1.3	<b>0.5</b>	- 61.5%	--	--	--

\* 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	October			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	779	<b>595</b>	- 23.6%	7,310	<b>6,778</b>	- 7.3%
Sold Listings	648	<b>612</b>	- 5.6%	5,217	<b>6,224</b>	+ 19.3%
Median Sales Price*	\$437,000	<b>\$444,000</b>	+ 1.6%	\$410,000	<b>\$435,000</b>	+ 6.1%
Average Sales Price*	\$480,371	<b>\$527,648</b>	+ 9.8%	\$465,511	<b>\$521,151</b>	+ 12.0%
Percent of List Price Received*	99.4%	<b>100.9%</b>	+ 1.5%	99.2%	<b>101.3%</b>	+ 2.1%
Days on Market Until Sale	35	<b>20</b>	- 42.9%	37	<b>28</b>	- 24.3%
Inventory of Homes for Sale	1,542	<b>510</b>	- 66.9%	--	--	--
Months Supply of Inventory	3.0	<b>0.8</b>	- 73.3%	--	--	--

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

