

# Local Market Update for February 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

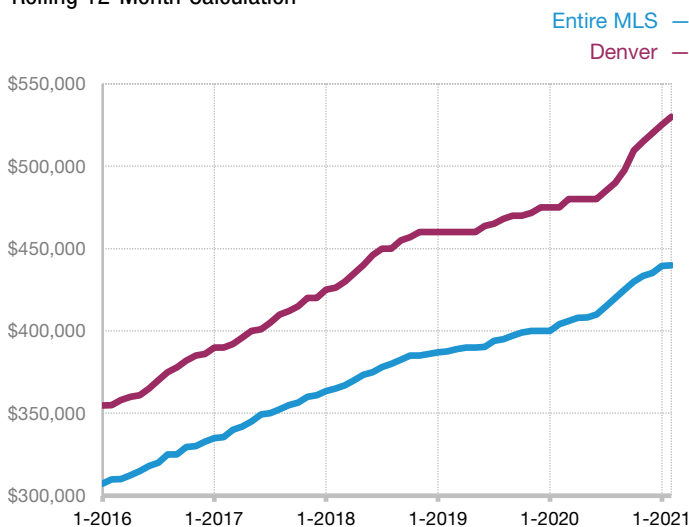
Single Family	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	819	<b>239</b>	- 70.8%	--	--	--
Under Contract	631	<b>692</b>	+ 9.7%	1,170	<b>1,313</b>	+ 12.2%
New Listings	747	<b>676</b>	- 9.5%	1,365	<b>1,301</b>	- 4.7%
Sold Listings	510	<b>571</b>	+ 12.0%	969	<b>1,058</b>	+ 9.2%
Days on Market Until Sale	32	<b>21</b>	- 34.4%	36	<b>22</b>	- 38.9%
Median Sales Price*	\$475,000	<b>\$568,200</b>	+ 19.6%	\$462,800	<b>\$547,570</b>	+ 18.3%
Average Sales Price*	\$575,414	<b>\$709,280</b>	+ 23.3%	\$552,315	<b>\$690,130</b>	+ 25.0%
Percent of List Price Received*	99.6%	<b>102.6%</b>	+ 3.0%	99.2%	<b>101.8%</b>	+ 2.6%

\* 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	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	1,138	<b>558</b>	- 51.0%	--	--	--
Under Contract	509	<b>656</b>	+ 28.9%	1,055	<b>1,282</b>	+ 21.5%
New Listings	648	<b>599</b>	- 7.6%	1,258	<b>1,176</b>	- 6.5%
Sold Listings	495	<b>524</b>	+ 5.9%	862	<b>912</b>	+ 5.8%
Days on Market Until Sale	48	<b>46</b>	- 4.2%	51	<b>48</b>	- 5.9%
Median Sales Price*	\$385,000	<b>\$410,500</b>	+ 6.6%	\$385,750	<b>\$417,750</b>	+ 8.3%
Average Sales Price*	\$441,924	<b>\$492,628</b>	+ 11.5%	\$437,682	<b>\$492,426</b>	+ 12.5%
Percent of List Price Received*	99.1%	<b>99.8%</b>	+ 0.7%	98.9%	<b>99.5%</b>	+ 0.6%

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



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

