

# Local Market Update for November 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

RE/MAX ALLIANCE Compliments of: **ANTHONY RAE / 303.520.3179**  

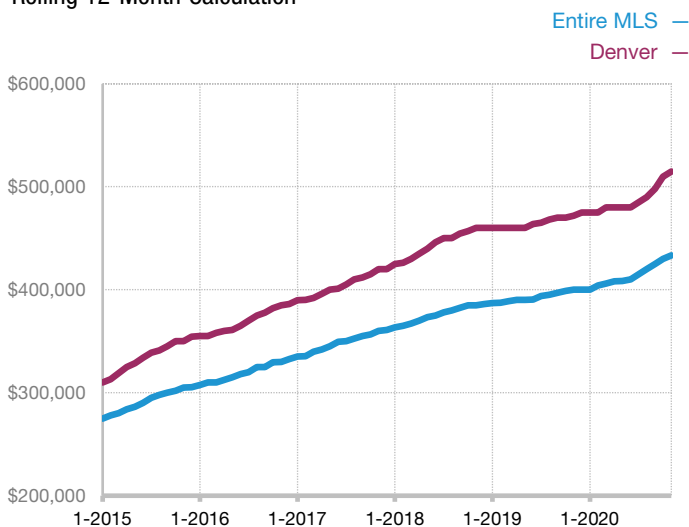
| Single Family                   | November  |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
|                                 | 2019      | 2020      | Percent Change from Previous Year | Thru 11-2019 | Thru 11-2020 | Percent Change from Previous Year |
| Inventory of Active Listings    | 1,180     | 419       | - 64.5%                           | --           | --           | --                                |
| Under Contract                  | 565       | 707       | + 25.1%                           | 7,796        | 8,403        | + 7.8%                            |
| New Listings                    | 520       | 530       | + 1.9%                            | 9,450        | 9,343        | - 1.1%                            |
| Sold Listings                   | 595       | 793       | + 33.3%                           | 7,506        | 8,018        | + 6.8%                            |
| Days on Market Until Sale       | 31        | 19        | - 38.7%                           | 27           | 22           | - 18.5%                           |
| Median Sales Price*             | \$469,000 | \$554,500 | + 18.2%                           | \$475,000    | \$520,000    | + 9.5%                            |
| Average Sales Price*            | \$587,244 | \$691,081 | + 17.7%                           | \$583,753    | \$639,037    | + 9.5%                            |
| Percent of List Price Received* | 99.0%     | 100.5%    | + 1.5%                            | 99.2%        | 100.1%       | + 0.9%                            |

\* 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                 | November  |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
|                                 | 2019      | 2020      | Percent Change from Previous Year | Thru 11-2019 | Thru 11-2020 | Percent Change from Previous Year |
| Inventory of Active Listings    | 1,446     | 998       | - 31.0%                           | --           | --           | --                                |
| Under Contract                  | 452       | 532       | + 17.7%                           | 5,784        | 6,388        | + 10.4%                           |
| New Listings                    | 443       | 478       | + 7.9%                            | 7,602        | 8,138        | + 7.1%                            |
| Sold Listings                   | 425       | 580       | + 36.5%                           | 5,632        | 6,047        | + 7.4%                            |
| Days on Market Until Sale       | 35        | 32        | - 8.6%                            | 36           | 36           | 0.0%                              |
| Median Sales Price*             | \$375,000 | \$429,000 | + 14.4%                           | \$365,000    | \$402,158    | + 10.2%                           |
| Average Sales Price*            | \$435,476 | \$467,544 | + 7.4%                            | \$443,882    | \$458,199    | + 3.2%                            |
| Percent of List Price Received* | 98.4%     | 99.4%     | + 1.0%                            | 98.8%        | 99.2%        | + 0.4%                            |

\* 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

