

Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®



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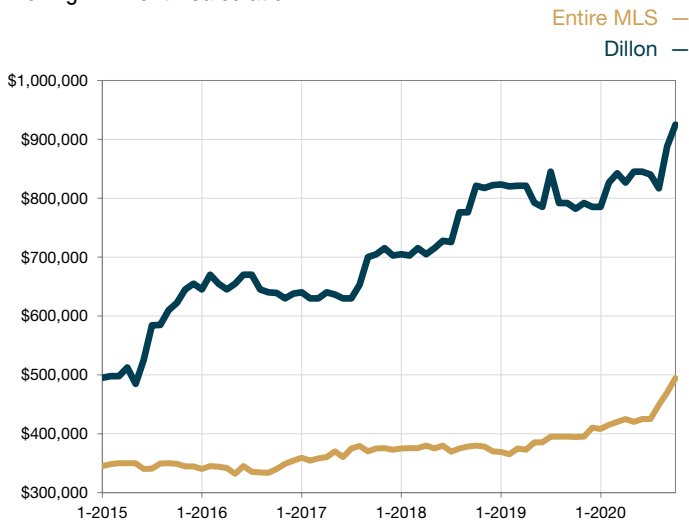
Single Family	October			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Key Metrics						
New Listings	3	4	+ 33.3%	67	63	- 6.0%
Sold Listings	7	13	+ 85.7%	51	45	- 11.8%
Median Sales Price*	\$570,000	\$1,000,000	+ 75.4%	\$782,500	\$925,000	+ 18.2%
Average Sales Price*	\$729,971	\$1,220,800	+ 67.2%	\$862,626	\$1,065,583	+ 23.5%
Percent of List Price Received*	97.4%	98.2%	+ 0.8%	97.4%	97.8%	+ 0.4%
Days on Market Until Sale	31	32	+ 3.2%	48	45	- 6.3%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--

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

Townhouse/Condo	October			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Key Metrics						
New Listings	18	15	- 16.7%	261	197	- 24.5%
Sold Listings	16	38	+ 137.5%	129	161	+ 24.8%
Median Sales Price*	\$349,750	\$477,000	+ 36.4%	\$385,000	\$439,000	+ 14.0%
Average Sales Price*	\$430,225	\$465,659	+ 8.2%	\$423,714	\$474,403	+ 12.0%
Percent of List Price Received*	97.7%	99.1%	+ 1.4%	98.6%	98.1%	- 0.5%
Days on Market Until Sale	54	96	+ 77.8%	33	54	+ 63.6%
Inventory of Homes for Sale	94	16	- 83.0%	--	--	--
Months Supply of Inventory	7.6	1.0	- 86.8%	--	--	--

* 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

