

Local Market Update for January 2021

A Research Tool Provided by the Colorado Association of REALTORS®

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Second Congressional District



Single Family	January			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 01-2020	Thru 01-2021	Percent Change from Previous Year
Key Metrics						
New Listings	904	787	- 12.9%	904	787	- 12.9%
Sold Listings	639	587	- 8.1%	639	587	- 8.1%
Median Sales Price*	\$475,000	\$525,000	+ 10.5%	\$475,000	\$525,000	+ 10.5%
Average Sales Price*	\$651,419	\$790,440	+ 21.3%	\$651,419	\$790,440	+ 21.3%
Percent of List Price Received*	98.4%	100.6%	+ 2.2%	98.4%	100.6%	+ 2.2%
Days on Market Until Sale	57	37	- 35.1%	57	37	- 35.1%
Inventory of Homes for Sale	2,005	696	- 65.3%	--	--	--
Months Supply of Inventory	2.0	0.6	- 70.0%	--	--	--

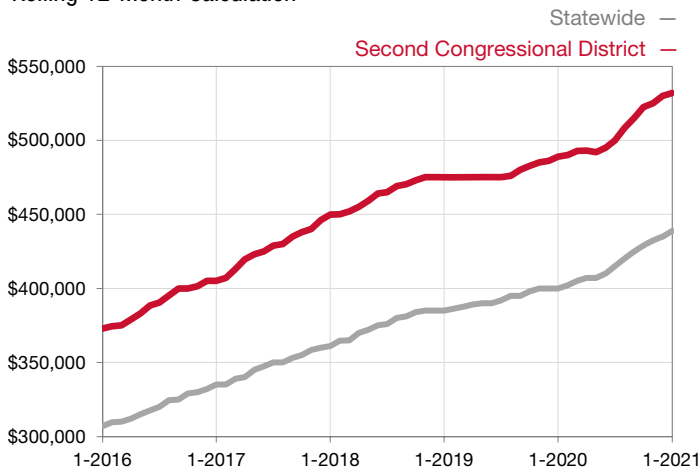
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	January			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 01-2020	Thru 01-2021	Percent Change from Previous Year
Key Metrics						
New Listings	492	590	+ 19.9%	492	590	+ 19.9%
Sold Listings	326	362	+ 11.0%	326	362	+ 11.0%
Median Sales Price*	\$377,750	\$430,024	+ 13.8%	\$377,750	\$430,024	+ 13.8%
Average Sales Price*	\$589,291	\$611,093	+ 3.7%	\$589,291	\$611,093	+ 3.7%
Percent of List Price Received*	98.1%	99.3%	+ 1.2%	98.1%	99.3%	+ 1.2%
Days on Market Until Sale	76	47	- 38.2%	76	47	- 38.2%
Inventory of Homes for Sale	1,512	703	- 53.5%	--	--	--
Months Supply of Inventory	3.1	1.3	- 58.1%	--	--	--

* 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

