

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY REcolorado®  
Residential Listings – Single Family Residence, Condominium, Townhouse, and Multi-Family



## South Metro Denver REALTOR® Association

Includes Adams, Arapahoe, Broomfield, Denver, Douglas,  
Elbert and Jefferson Counties

**+ 49.6%**

Change in  
New Listings

**+ 41.7%**

Change in  
Closed Listings

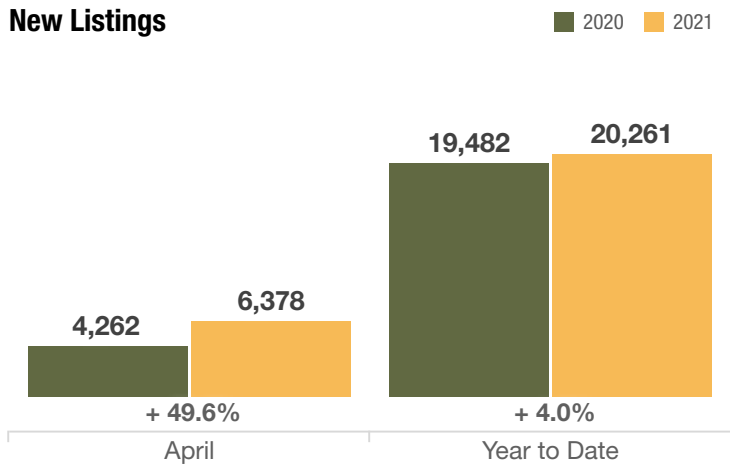
**+ 19.8%**

Change in  
Median Closed Price\*

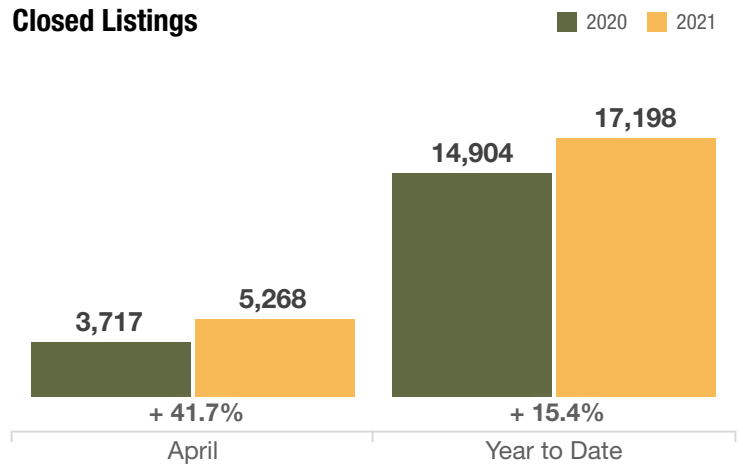
All Key Metrics	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
Active Listings	8,022	2,451	- 69.4%	—	—	—
Pending Listings	2,921	5,709	+ 95.4%	15,403	19,778	+ 28.4%
New Listings	4,262	6,378	+ 49.6%	19,482	20,261	+ 4.0%
Closed Listings	3,717	5,268	+ 41.7%	14,904	17,198	+ 15.4%
Days in MLS	20	13	- 35.0%	32	19	- 40.6%
Median Closed Price*	\$436,500	\$523,000	+ 19.8%	\$430,000	\$490,000	+ 14.0%
Average Closed Price*	\$496,614	\$614,828	+ 23.8%	\$486,854	\$575,929	+ 18.3%
Percent of Closed Price to List Price*	100.0%	104.6%	+ 4.6%	99.6%	103.0%	+ 3.4%

† Each dot represents the change in median sold price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from REcolorado®. | Report by ShowingTime. Due to differences in statistical methodologies, figures may vary from other market reports provided by REcolorado®.

### New Listings



### Closed Listings



### Median Closed Price

Rolling 12-Month Calculation

