

# Local Market Update – January 2021

A Research Tool Provided by REcolorado®

Residential Listings – Single Family Residence, Condominium, Multi-Family and Townhouse



## South Metro Denver REALTOR® Association

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

**- 10.2%**

Change in  
New Listings

**- 3.3%**

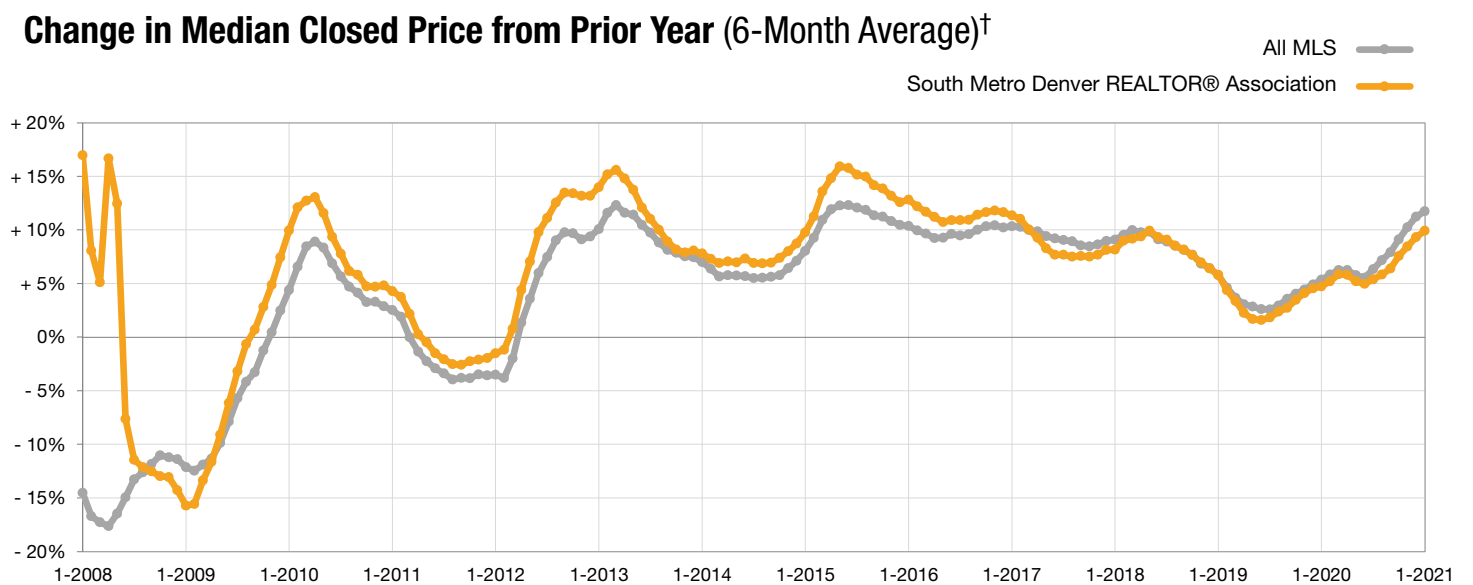
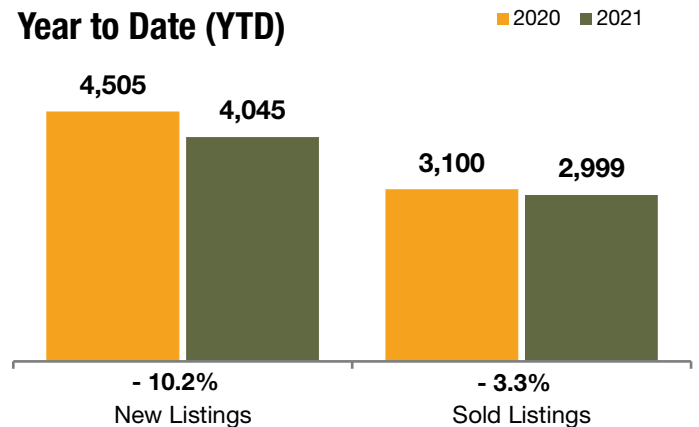
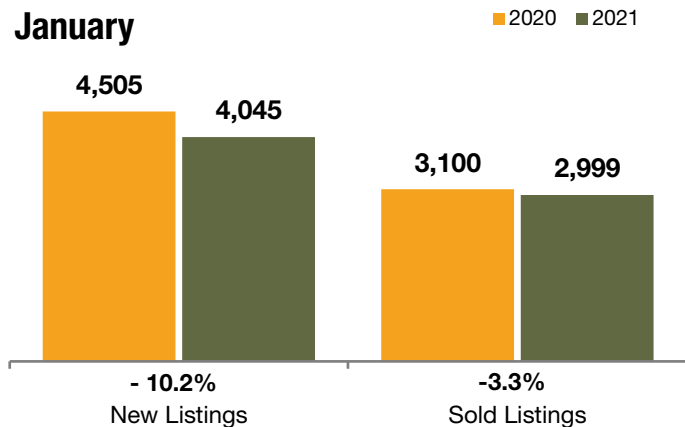
Change in  
Sold Listings

**+ 9.6%**

Change in  
Median Closed Price\*

	January			Year to Date (YTD)		
	2020	2021	+ / -	2020	2021	+ / -
Active Listings	4,115	<b>2,009</b>	-51.2%	--	--	--
Pending Listings	3,647	<b>4,528</b>	+ 24.2%	3,647	<b>4,528</b>	+ 24.2%
New Listings	4,505	<b>4,045</b>	-10.2%	4,505	<b>4,045</b>	-10.2%
Closed Listings	3,100	<b>2,999</b>	-3.3%	3,100	<b>2,999</b>	-3.3%
Days in MLS	44	<b>26</b>	-40.9%	44	<b>26</b>	-40.9%
Median Closed Price*	\$415,000	<b>\$455,000</b>	+ 9.6%	\$415,000	<b>\$455,000</b>	+ 9.6%
Average Closed Price*	\$463,131	<b>\$546,942</b>	+ 18.1%	\$463,131	<b>\$546,942</b>	+ 18.1%
Percent of Closed Price to List Price*	98.9%	<b>100.7%</b>	+ 1.8%	98.9%	<b>100.7%</b>	+ 1.8%

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



† 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®.