

# Local Market Update – March 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

**- 9.4%**

Change in  
New Listings

**+ 11.2%**

Change in  
Closed Listings

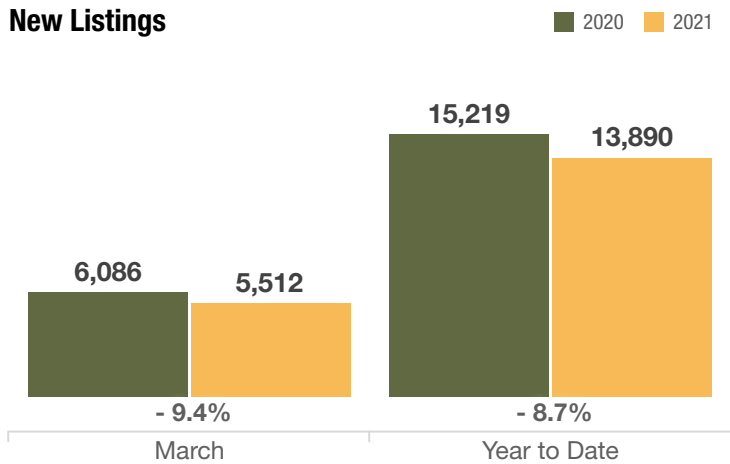
**+ 12.7%**

Change in  
Median Closed Price\*

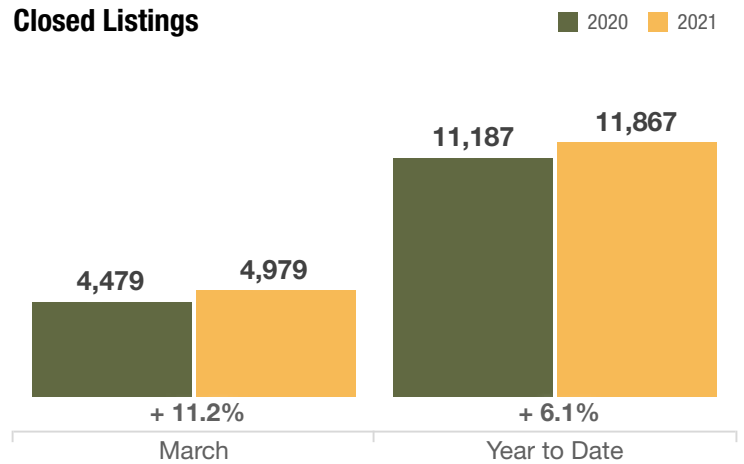
All Key Metrics	March			Year to Date		
	2020	2021	% Change	Thru 3-2020	Thru 3-2021	% Change
Active Listings	7,239	<b>1,745</b>	- 75.9%	—	—	—
Pending Listings	4,236	<b>5,580</b>	+ 31.7%	12,483	<b>14,265</b>	+ 14.3%
New Listings	6,086	<b>5,512</b>	- 9.4%	15,219	<b>13,890</b>	- 8.7%
Closed Listings	4,479	<b>4,979</b>	+ 11.2%	11,187	<b>11,867</b>	+ 6.1%
Days in MLS	29	<b>18</b>	- 37.9%	36	<b>22</b>	- 38.9%
Median Closed Price*	\$440,000	<b>\$496,000</b>	+ 12.7%	\$427,500	<b>\$476,000</b>	+ 11.3%
Average Closed Price*	\$503,307	<b>\$578,123</b>	+ 14.9%	\$483,568	<b>\$558,799</b>	+ 15.6%
Percent of Closed Price to List Price*	100.0%	<b>103.4%</b>	+ 3.4%	99.5%	<b>102.3%</b>	+ 2.8%

† 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

