

Local Market Update – May 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

- 8.9%

Change in
New Listings

+ 61.8%

Change in
Closed Listings

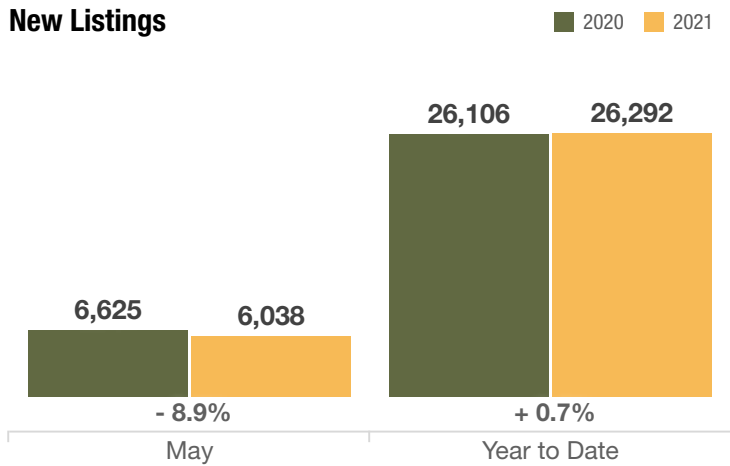
+ 22.4%

Change in
Median Closed Price*

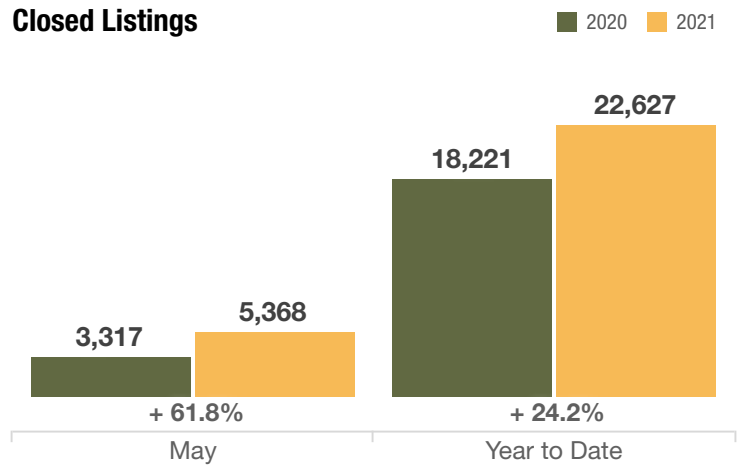
All Key Metrics	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Active Listings	8,065	1,858	- 77.0%	—	—	—
Pending Listings	6,068	6,530	+ 7.6%	21,471	26,127	+ 21.7%
New Listings	6,625	6,038	- 8.9%	26,106	26,292	+ 0.7%
Closed Listings	3,317	5,368	+ 61.8%	18,221	22,627	+ 24.2%
Days in MLS	23	11	- 52.2%	30	17	- 43.3%
Median Closed Price*	\$435,000	\$532,250	+ 22.4%	\$430,000	\$500,000	+ 16.3%
Average Closed Price*	\$486,447	\$614,090	+ 26.2%	\$486,865	\$585,126	+ 20.2%
Percent of Closed Price to List Price*	99.4%	105.3%	+ 5.9%	99.6%	103.5%	+ 3.9%

† 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

