

Local Market Update – September 2020

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

+ 7.8%

Change in
New Listings

+ 25.4%

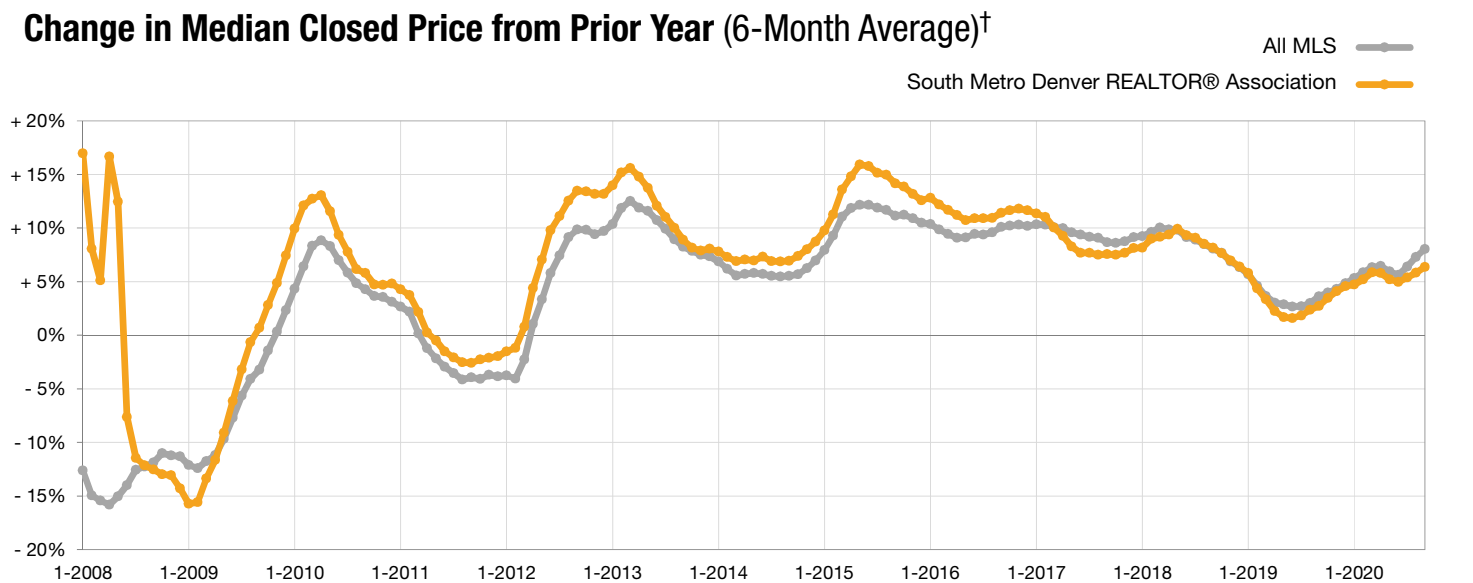
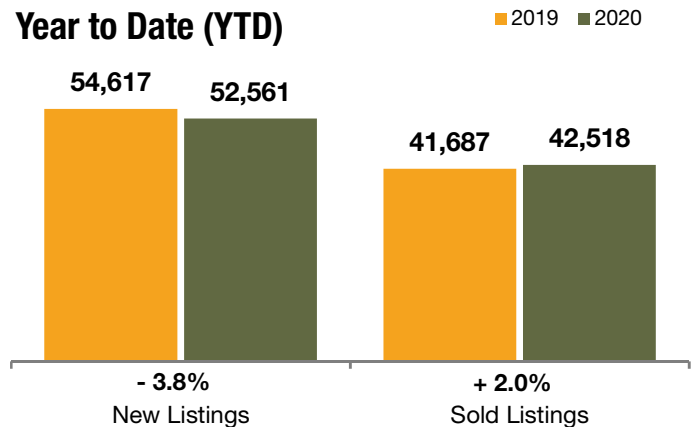
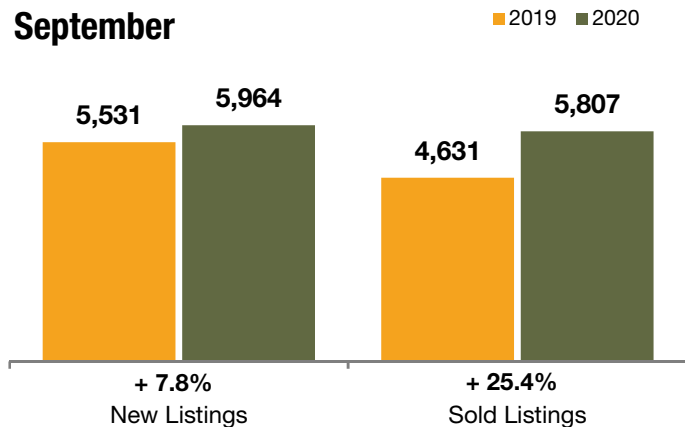
Change in
Sold Listings

+ 9.9%

Change in
Median Closed Price*

	September			Year to Date (YTD)		
	2019	2020	+ / -	2019	2020	+ / -
Active Listings	8,414	4,571	-45.7%	--	--	--
Pending Listings	5,455	6,672	+ 22.3%	52,397	54,023	+ 3.1%
New Listings	5,531	5,964	+ 7.8%	54,617	52,561	-3.8%
Closed Listings	4,631	5,807	+ 25.4%	41,687	42,518	+ 2.0%
Days in MLS	32	22	-31.3%	29	26	-10.3%
Median Closed Price*	\$414,000	\$455,000	+ 9.9%	\$415,900	\$444,000	+ 6.8%
Average Closed Price*	\$471,719	\$530,262	+ 12.4%	\$479,197	\$507,056	+ 5.8%
Percent of Closed Price to List Price*	99.0%	100.3%	+ 1.3%	99.4%	99.9%	+ 0.5%

* 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®.