

# Local Market Update for July 2020

A Research Tool Provided by the Colorado Association of REALTORS®



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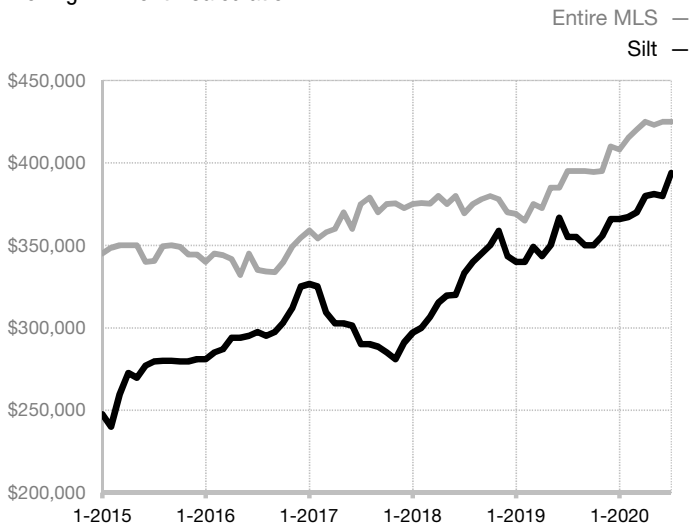
Single Family	July			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	8	8	0.0%	67	53	- 20.9%
Sold Listings	5	7	+ 40.0%	48	37	- 22.9%
Median Sales Price*	\$257,000	<b>\$395,000</b>	+ 53.7%	\$368,500	<b>\$411,000</b>	+ 11.5%
Average Sales Price*	\$256,550	<b>\$389,500</b>	+ 51.8%	\$377,883	<b>\$430,346</b>	+ 13.9%
Percent of List Price Received*	98.1%	<b>99.8%</b>	+ 1.7%	98.3%	<b>98.3%</b>	0.0%
Days on Market Until Sale	51	<b>54</b>	+ 5.9%	72	<b>56</b>	- 22.2%
Inventory of Homes for Sale	35	<b>9</b>	- 74.3%	--	--	--
Months Supply of Inventory	4.6	<b>1.5</b>	- 67.4%	--	--	--

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

Townhouse/Condo	July			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	2	4	+ 100.0%	12	15	+ 25.0%
Sold Listings	1	3	+ 200.0%	15	7	- 53.3%
Median Sales Price*	\$328,000	<b>\$275,000</b>	- 16.2%	\$293,000	<b>\$275,000</b>	- 6.1%
Average Sales Price*	\$328,000	<b>\$238,167</b>	- 27.4%	\$288,960	<b>\$237,643</b>	- 17.8%
Percent of List Price Received*	99.7%	<b>100.6%</b>	+ 0.9%	98.8%	<b>99.4%</b>	+ 0.6%
Days on Market Until Sale	35	<b>46</b>	+ 31.4%	81	<b>53</b>	- 34.6%
Inventory of Homes for Sale	1	<b>2</b>	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	<b>0.9</b>	+ 125.0%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

