

# Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



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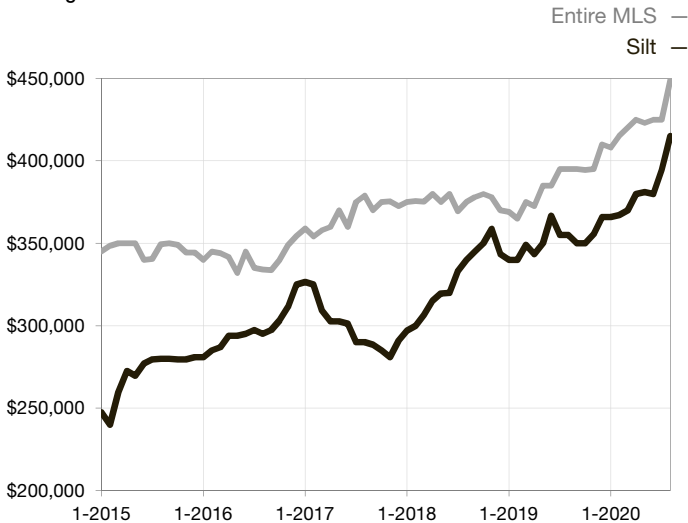
Single Family	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 8-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	15	9	- 40.0%	82	62	- 24.4%
Sold Listings	8	13	+ 62.5%	56	51	- 8.9%
Median Sales Price*	\$332,500	<b>\$465,000</b>	+ 39.8%	\$357,500	<b>\$420,000</b>	+ 17.5%
Average Sales Price*	\$320,625	<b>\$493,953</b>	+ 54.1%	\$369,703	<b>\$447,141</b>	+ 20.9%
Percent of List Price Received*	98.4%	<b>99.2%</b>	+ 0.8%	98.3%	<b>98.5%</b>	+ 0.2%
Days on Market Until Sale	33	40	+ 21.2%	66	54	- 18.2%
Inventory of Homes for Sale	39	16	- 59.0%	--	--	--
Months Supply of Inventory	5.3	2.5	- 52.8%	--	--	--

\* 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	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 8-2020	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	3	0	- 100.0%	15	15	0.0%
Sold Listings	4	4	0.0%	19	11	- 42.1%
Median Sales Price*	\$261,250	<b>\$238,750</b>	- 8.6%	\$289,500	<b>\$257,500</b>	- 11.1%
Average Sales Price*	\$244,125	<b>\$243,600</b>	- 0.2%	\$279,521	<b>\$239,809</b>	- 14.2%
Percent of List Price Received*	100.0%	<b>98.3%</b>	- 1.7%	99.1%	<b>99.0%</b>	- 0.1%
Days on Market Until Sale	31	159	+ 412.9%	71	91	+ 28.2%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.4	0.4	0.0%	--	--	--

\* 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

