

# Annual Report on the REcolorado® Housing Market

---

A RESEARCH TOOL PROVIDED BY RECOLORADO® FOR THE 11-COUNTY METRO AREA  
COVERING RESIDENTIAL LISTINGS – SINGLE FAMILY DETACHED AND ATTACHED

RE  COLORADO®

All data from REcolorado®. Report © 2021 ShowingTime.

Due to differences in statistical methodologies, figures may vary from other market reports provided by REcolorado®.

# 2020

**The 2020 housing market** was unexpectedly turbulent towards the end of the first quarter due to the pandemic that spread across the country. As the first wave of COVID-19 hit in the spring, housing market activity slowed substantially before staging a dramatic comeback just a couple months later.

Buyer activity was the leader again in 2020. With mortgage interest rates setting record lows multiple times throughout the year and a strong drive by many buyers to secure a better housing situation – in part due to the new realities brought on by COVID-19 – many segments of the market experienced a multiple-offer frenzy not seen in the last 15 years or more.

While markedly improved from their COVID-19 spring lows, seller activity continued to lag buyer demand, which had strengthened the ongoing seller's market for most housing segments as inventories remain at record lows.

**Under Contract Listings:** Under Contract sales increased by 4.9 percent to 74,492 to close out the year.

**Sold Listings:** Sold Listings were up 7.5 percent to end the year at 63,324.

**Listings:** Comparing 2020 to the prior year, the number of homes available for sale was lower by 50.5 percent. There were 2,497 active listings at the end of 2020. New listings decreased by 1.7 percent to finish the year at 70,056.

**Lender-Mediated Properties:** The foreclosure market continued to remain a small player in the overall market amid numerous forbearance efforts undertaken by the government and lenders. In 2020, the percentage of closed sales that were either foreclosure or short sale increased by 16.9 percent to end the year at 0.5 percent of the market. Foreclosure and short sale activity may tick higher in 2021 as forbearances expire with some homeowners unable to meet their obligations.

**Showings:** Showing activity started 2020 similarly to 2019 but took a substantial hit in the spring with the first wave of COVID-19. By June, showing activity had recovered completely and then some, posting strong numbers throughout the rest of the year. There were 1,409,150 total showings in the region, culminating in 16 showings before pending, which was up 60.0 percent compared to 2019.

**Prices:** Home prices were up compared to last year. The overall median sales price increased 7.1 percent to \$450,000 for the year. Single Family Detached home prices were up 8.9 percent compared to last year, and Single Family Attached home prices were up 6.0 percent.

**Percent of Sold Price to List Price:** Sellers received, on average, 100.0 percent of their original list price at sale, a year-over-year increase of 0.8 percent.

The housing market in 2020 proved to be incredibly resilient, ending the year on a high note. Home sales and prices were higher than 2019 across most market segments and across most of the country. Seller activity recovered significantly from the COVID-19 spring decline, but overall activity was still insufficient to build up the supply of homes for sale.

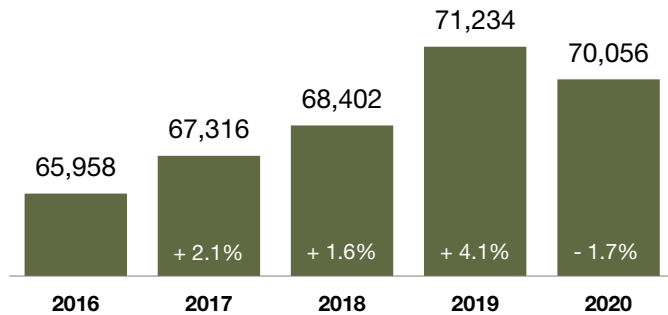
As we look to 2021, signals suggest buyer demand will remain elevated and tight inventory will continue to invite multiple offers and higher prices across much of the housing inventory. Mortgage rates are expected to remain low, helping buyers manage some of the increases in home prices and keep them motivated to lock in their housing costs for the long term. These factors will provide substantial tailwinds for the housing market into the new year.

## Table of Contents

- 3 Quick Facts
- 5 Property Type Review
- 6 Lender-Mediated Review
- 7 Price Range Review
- 8 Showings Review
- 9 Area Overviews
- 11 Area Median Prices

# Quick Facts

## New Listings



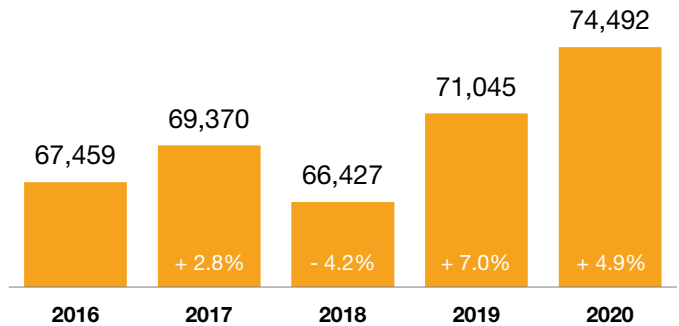
### Top 5 Areas: Change in New Listings from 2019

|              |         |
|--------------|---------|
| Bennett      | + 54.8% |
| Elbert       | + 17.9% |
| Indian Hills | + 15.2% |
| Franktown    | + 14.6% |
| Wheat Ridge  | + 9.7%  |

### Bottom 5 Areas: Change in New Listings from 2019

|           |         |
|-----------|---------|
| Sedalia   | - 18.8% |
| Kiowa     | - 19.4% |
| Strasburg | - 19.8% |
| Longmont  | - 21.9% |
| Henderson | - 36.8% |

## Under Contract Listings



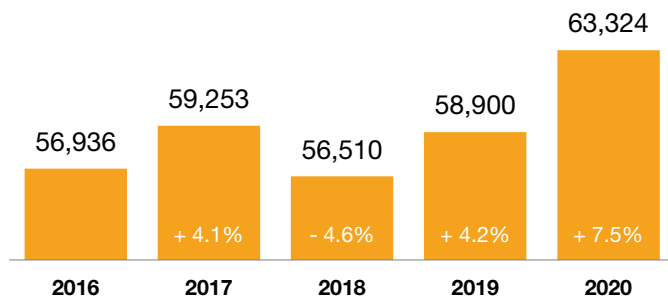
### Top 5 Areas: Change in Under Contract Listings from 2019

|              |         |
|--------------|---------|
| Franktown    | + 67.9% |
| Bennett      | + 25.6% |
| Indian Hills | + 21.9% |
| Elbert       | + 20.7% |
| Bailey       | + 19.7% |

### Bottom 5 Areas: Change in Under Contract Listings from 2019

|            |         |
|------------|---------|
| Louisville | - 11.8% |
| Kiowa      | - 12.9% |
| Edgewater  | - 13.4% |
| Strasburg  | - 18.0% |
| Henderson  | - 33.3% |

## Sold Listings



### Top 5 Areas: Change in Sold Listings from 2019

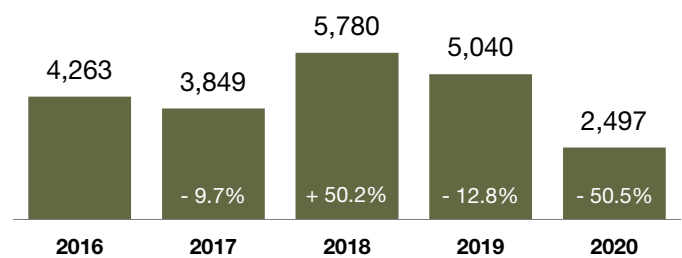
|              |         |
|--------------|---------|
| Indian Hills | + 65.2% |
| Franktown    | + 60.3% |
| Deer Trail   | + 32.3% |
| Pine         | + 26.3% |
| Bailey       | + 25.4% |

### Bottom 5 Areas: Change in Sold Listings from 2019

|           |         |
|-----------|---------|
| Byers     | - 11.5% |
| Strasburg | - 12.3% |
| Edgewater | - 13.3% |
| Kiowa     | - 25.9% |
| Henderson | - 35.0% |

## Active Listings

At the end of each year.



### Top 5 Areas: Change in Active Listings from 2019

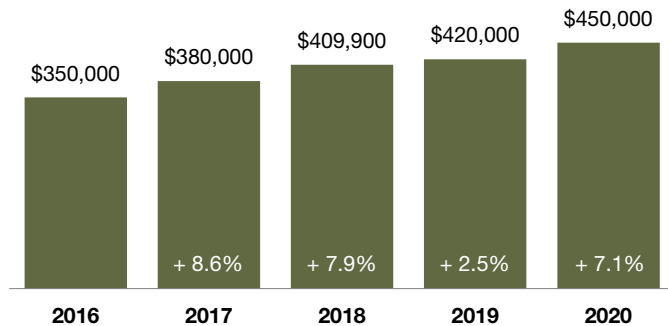
|            |          |
|------------|----------|
| Byers      | + 350.0% |
| Northglenn | + 220.0% |
| Boulder    | + 118.2% |
| Strasburg  | + 90.0%  |
| Lafayette  | + 77.8%  |

### Bottom 5 Areas: Change in Active Listings from 2019

|               |         |
|---------------|---------|
| Wheat Ridge   | - 49.2% |
| Elbert        | - 50.0% |
| Pine          | - 50.0% |
| Deer Trail    | - 70.0% |
| Idaho Springs | - 70.0% |

# Quick Facts

## Median Sold Price\*



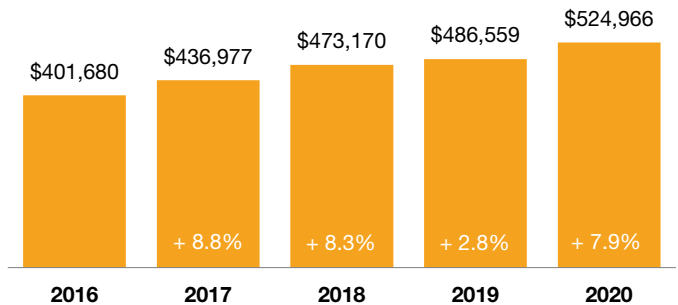
### Top 5 Areas: Change in Median Sold Price from 2019

|                   |         |
|-------------------|---------|
| Kiowa             | + 27.6% |
| Idaho Springs     | + 24.0% |
| Morrison          | + 20.7% |
| Byers             | + 18.1% |
| Greenwood Village | + 17.8% |

### Bottom 5 Areas: Change in Median Sold Price from 2019

|                 |        |
|-----------------|--------|
| Boulder         | + 3.4% |
| Lone Tree       | + 1.2% |
| Conifer         | + 0.9% |
| Superior        | + 0.8% |
| Federal Heights | - 8.5% |

## Average Sold Price\*



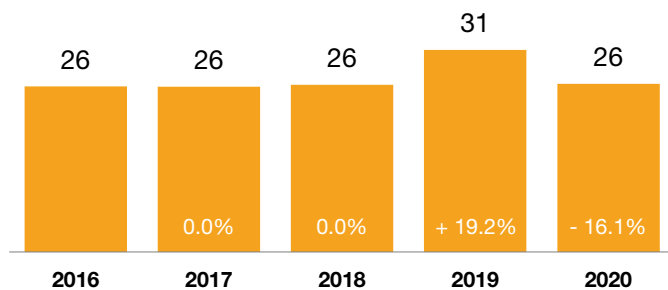
### Top 5 Areas: Change in Average Sold Price from 2019

|                   |         |
|-------------------|---------|
| Byers             | + 22.6% |
| Idaho Springs     | + 18.1% |
| Kiowa             | + 15.3% |
| Greenwood Village | + 14.8% |
| Sedalia           | + 14.8% |

### Bottom 5 Areas: Change in Average Sold Price from 2019

|                 |         |
|-----------------|---------|
| Boulder         | + 0.2%  |
| Indian Hills    | - 1.5%  |
| Lone Tree       | - 2.2%  |
| Federal Heights | - 2.5%  |
| Elbert          | - 17.9% |

## Total Days on Market



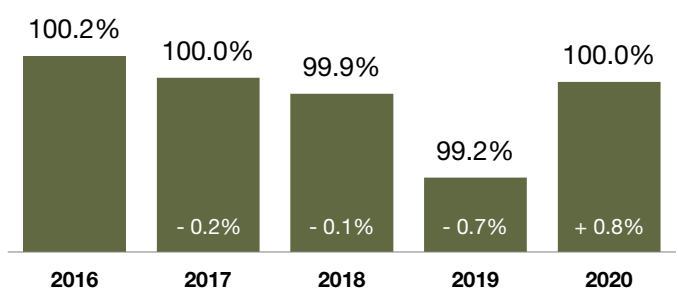
### Top 5 Areas: Change in Total Days on Market from 2019

|                 |         |
|-----------------|---------|
| Indian Hills    | + 49.5% |
| Conifer         | + 27.3% |
| Kiowa           | + 27.1% |
| Federal Heights | + 20.4% |
| Pine            | + 10.9% |

### Bottom 5 Areas: Change in Total Days on Market from 2019

|             |         |
|-------------|---------|
| Byers       | - 33.7% |
| Westminster | - 36.2% |
| Henderson   | - 39.1% |
| Northglenn  | - 45.7% |
| Bennett     | - 50.9% |

## Percent of Sold Price to List Price\*



### Top 5 Areas: Change in Pct. of Sold to List Price from 2019

|               |        |
|---------------|--------|
| Idaho Springs | + 2.0% |
| Elbert        | + 1.6% |
| Deer Trail    | + 1.4% |
| Conifer       | + 1.3% |
| Louisville    | + 1.3% |

### Bottom 5 Areas: Change in Pct. of Sold to List Price from 2019

|                 |        |
|-----------------|--------|
| Federal Heights | + 0.1% |
| Bennett         | - 0.1% |
| Franktown       | - 0.3% |
| Kiowa           | - 0.5% |
| Henderson       | - 0.8% |

\* Does not account for seller concessions and/or down payment assistance.

# Property Type Review

**25**

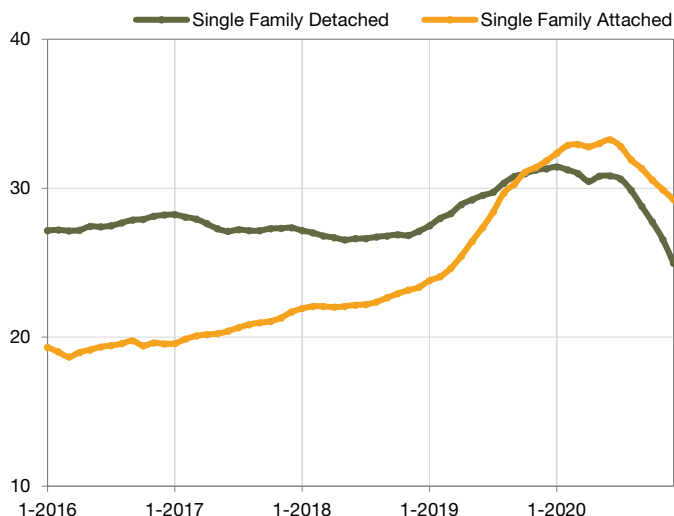
Average Total Days on Market  
Single Family Detached

**29**

Average Total Days on Market  
Single Family Attached

## Total Days on Market

This chart uses a rolling 12-month average for each data point.



## Top Areas: Single Family Attached Market Share in 2020

|   |       |
|---|-------|
| Denver                                  | 43.0% |
| Lakewood                                | 41.9% |
| Boulder                                 | 38.2% |
| Aurora                                  | 33.7% |
| Lone Tree                               | 33.7% |
| Englewood                               | 32.1% |
| Greenwood Village                       | 31.9% |
| Littleton                               | 30.1% |
| Lafayette                               | 29.9% |
| Federal Heights                         | 29.7% |
| South Metro Denver REALTOR® Association | 29.5% |
| Thornton                                | 29.1% |
| Louisville                              | 28.9% |
| Denver Metro Association of REALTORS®   | 28.8% |
| Westminster                             | 28.7% |
| Aurora Association of REALTORS®         | 28.0% |
| Superior                                | 26.9% |
| Mountain Metro Association of REALTORS® | 24.8% |
| Wheat Ridge                             | 24.4% |
| Northglenn                              | 23.8% |
| Arvada                                  | 21.7% |
| Centennial                              | 21.5% |
| Golden                                  | 18.2% |
| Parker                                  | 18.1% |
| Highlands Ranch                         | 18.0% |
| Broomfield                              | 17.7% |

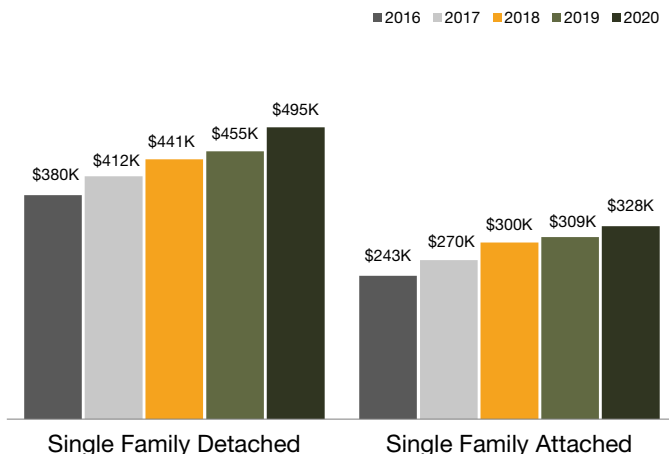
**+ 8.9%**

One-Year Change in Price  
Single Family Detached

**+ 6.0%**

One-Year Change in Price  
Single Family Attached

## Median Sold Price\*



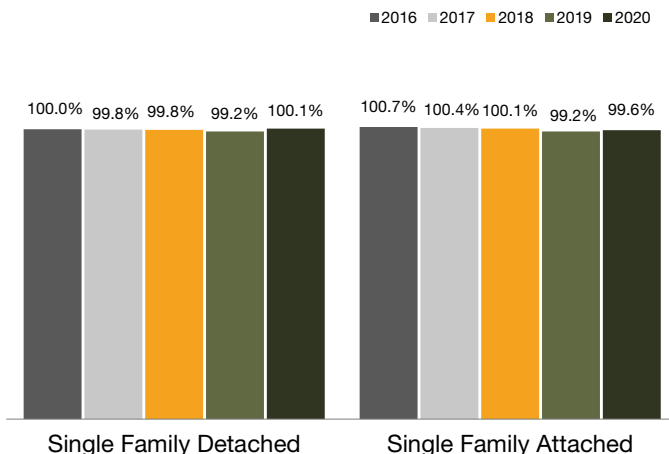
**100.1%**

Pct. of Sold to List Price  
Single Family Detached

**99.6%**

Pct. of Sold to List Price  
Single Family Attached

## Percent of Sold Price to List Price\*



\* Does not account for seller concessions and/or down payment assistance.

# Lender-Mediated Review

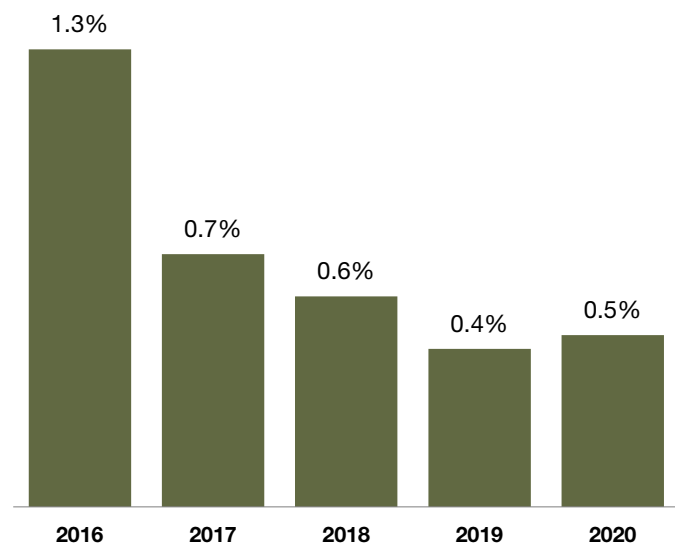
**0.5%**

Percent of Sales in 2020 That Were Lender-Mediated

**+ 16.9%**

One-Year Change in Sales That Were Lender-Mediated

## Percent of Sales That Were Lender-Mediated



## Top Areas: Lender-Mediated Market Share in 2020

|   |      |
|---|------|
| Indian Hills                            | 2.6% |
| Sedalia                                 | 1.9% |
| Bennett                                 | 1.4% |
| Larkspur                                | 1.4% |
| Elizabeth                               | 1.2% |
| Idaho Springs                           | 1.1% |
| Bailey                                  | 1.0% |
| Pine                                    | 1.0% |
| Conifer                                 | 0.8% |
| Deer Trail                              | 0.8% |
| Northglenn                              | 0.7% |
| Lone Tree                               | 0.7% |
| Strasburg                               | 0.7% |
| Golden                                  | 0.7% |
| Aurora                                  | 0.6% |
| Castle Rock                             | 0.6% |
| Commerce City                           | 0.6% |
| Englewood                               | 0.5% |
| Thornton                                | 0.5% |
| Denver                                  | 0.5% |
| Longmont                                | 0.5% |
| Westminster                             | 0.5% |
| Aurora Association of REALTORS®         | 0.5% |
| Littleton                               | 0.5% |
| South Metro Denver REALTOR® Association | 0.5% |
| Denver Metro Association of REALTORS®   | 0.5% |

**+ 28.6%**

Five-Year Change in Price for All Properties

**+ 28.8%**

Five-Year Change in Price for Traditional Properties

**+ 50.0%**

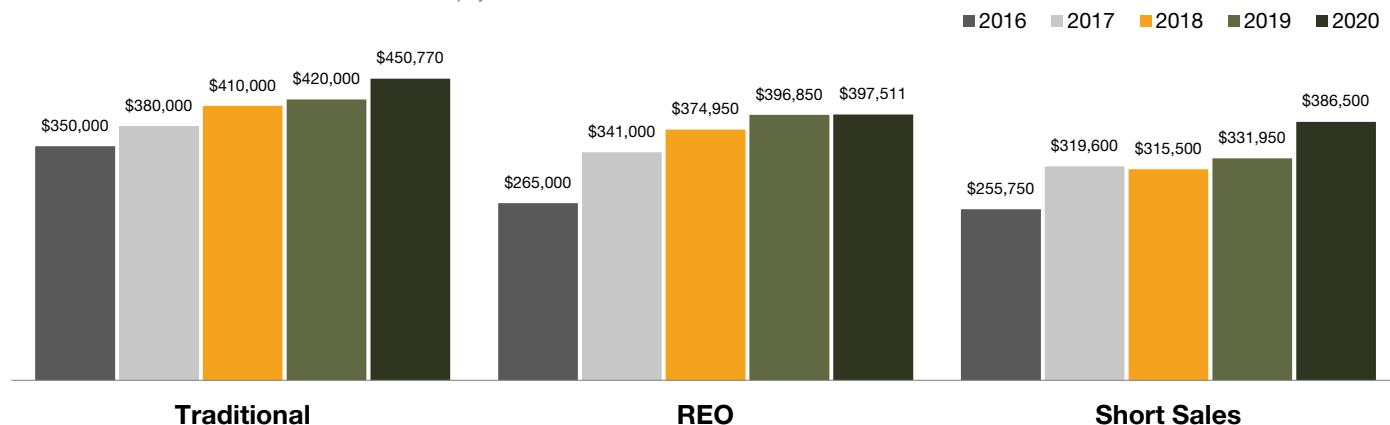
Five-Year Change in Price for REOs

**+ 51.1%**

Five-Year Change in Price for Short Sales

## Median Sold Price

Does not account for seller concessions and/or down payment assistance.



Lender-mediated properties are those marked in REcolorado® as "Description: HUD Owned", "Seller Type: Bank/GSE", "Seller Type: Government", "Approval Conditions: Short Sale". Other factors include use of any of the following terms in remarks fields: bank owned, bank-owned, foreclosure, foreclosure, reo, hud acquire, hud-acquire, hud-acquired, among other terms of note. This list may be adjusted at anytime.

# Price Range Review

**\$300,001 to \$500,000**

Price Range with Shortest Average Total Days on Market

**\$1,000,001 and Above**

Price Range with Longest Average Total Days on Market

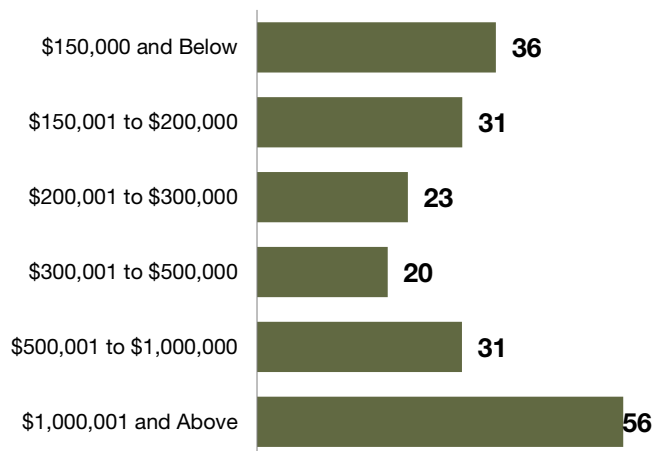
**2.0%**

of Active Listings at Year End Priced \$150,000 and Below

**- 30.1%**

One-Year Change in Active Listings Priced \$150,000 and Below

## Total Days on Market by Price Range



## Share of Active Listings \$150,000 and Below



**\$300,001 to \$500,000**

Price Range with the Most Sold Listings

**+ 35.1%**

Price Range with Strongest One-Year Change in Sold Listings: \$1,000,001 and Above

**\$150,000 and Below**

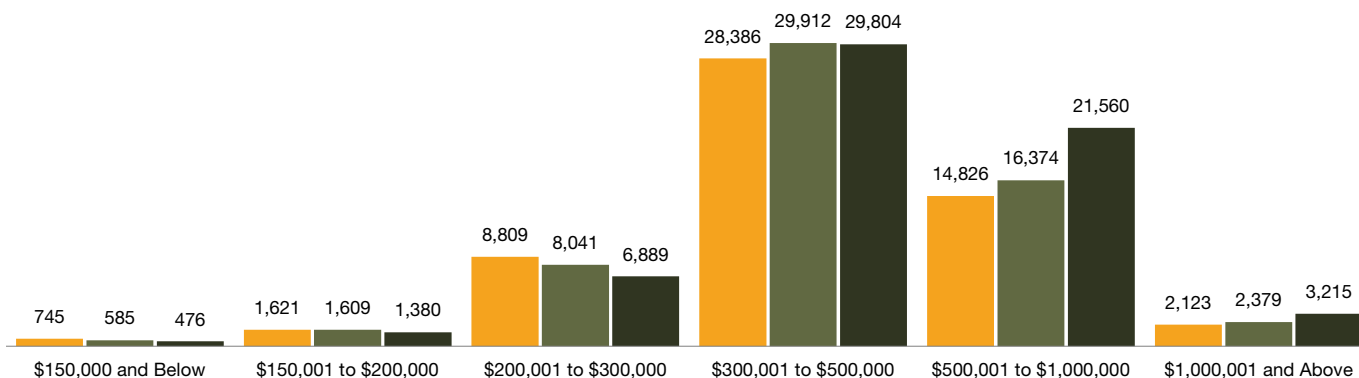
Price Range with the Fewest Sold Listings

**- 18.6%**

Price Range with Weakest One-Year Change in Sold Listings: \$150,000 and Below

## Sold Listings by Price Range

2018 2019 2020



# Showings Review

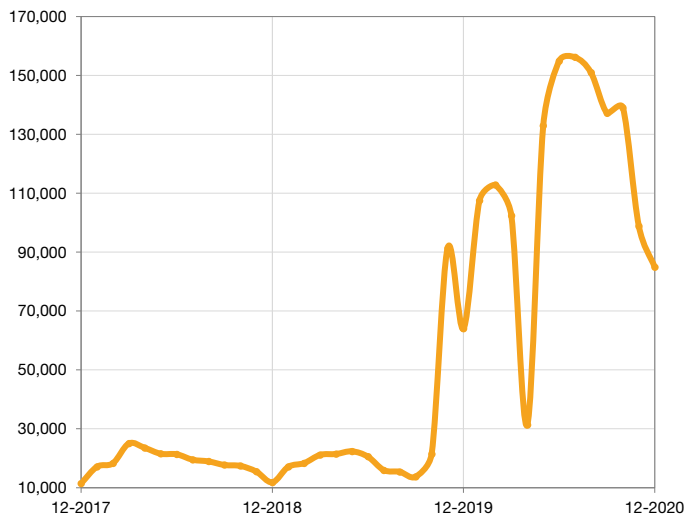
**16**

Number of Showings Before Pending

**+ 60.0%**

One-Year Change in Median Showings Before Pending

## Monthly Number of Showings



### Top 10 Areas: Number of Showings

|   |           |
|---|-----------|
| Denver Metro Association of REALTORS®   | 1,409,150 |
| Aurora Association of REALTORS®         | 1,396,292 |
| South Metro Denver REALTOR® Association | 1,366,171 |
| Denver                                  | 371,062   |
| Mountain Metro Association of REALTORS® | 299,248   |
| Aurora                                  | 205,600   |
| Littleton                               | 86,290    |
| Lakewood                                | 72,819    |
| Arvada                                  | 72,773    |
| Thornton                                | 65,570    |

### Top 10 Areas: Median Number of Showings per Listing

|                 |    |
|-----------------|----|
| Morrison        | 29 |
| Edgewater       | 29 |
| Northglenn      | 28 |
| Federal Heights | 27 |
| Westminster     | 27 |
| Centennial      | 27 |
| Wheat Ridge     | 26 |
| Arvada          | 26 |
| Highlands Ranch | 26 |
| Indian Hills    | 26 |

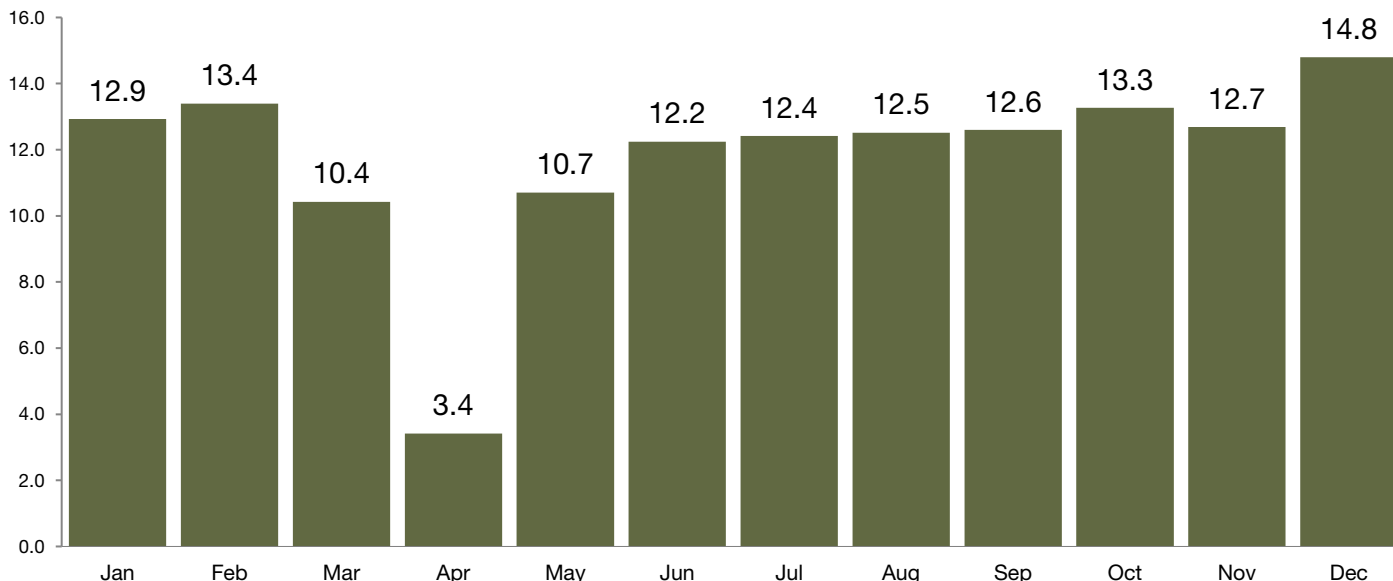
**1,409,150**

Total Showings in 2020

**December '20**

Peak Showing Activity Month

## 2020 Monthly Showings per Listing





# Area Overviews

|                      | Total Sold Listings | Change From 2019 | Percent Single Family Attached | Percent Lender-Mediated | Showings per Listing | Under Contract Listings | Total Days on Market | Pct. of Sold to List Price* |
|----------------------|---------------------|------------------|--------------------------------|-------------------------|----------------------|-------------------------|----------------------|-----------------------------|
| Arvada               | 2,769               | + 4.1%           | 21.7%                          | 0.3%                    | 26                   | 3,214                   | 19                   | 100.7%                      |
| Aurora               | 8,672               | + 8.5%           | 33.7%                          | 0.6%                    | 23                   | 10,649                  | 23                   | 100.2%                      |
| Bailey               | 301                 | + 25.4%          | 4.3%                           | 1.0%                    | 17                   | 370                     | 36                   | 99.4%                       |
| Bennett              | 207                 | + 23.2%          | 5.8%                           | 1.4%                    | 10                   | 407                     | 43                   | 99.6%                       |
| Boulder**            | 1,069               | + 18.0%          | 38.2%                          | 0.0%                    | 13                   | 1,196                   | 42                   | 98.4%                       |
| Brighton             | 1,181               | + 5.8%           | 8.6%                           | 0.4%                    | 20                   | 1,471                   | 31                   | 100.0%                      |
| Broomfield           | 1,279               | - 0.7%           | 17.7%                          | 0.5%                    | 22                   | 1,476                   | 26                   | 100.0%                      |
| Byers                | 46                  | - 11.5%          | 4.3%                           | 0.0%                    | 9                    | 56                      | 33                   | 98.8%                       |
| Castle Rock          | 2,478               | + 13.2%          | 14.4%                          | 0.6%                    | 17                   | 2,855                   | 34                   | 99.7%                       |
| Centennial           | 1,976               | - 1.3%           | 21.5%                          | 0.4%                    | 27                   | 2,264                   | 19                   | 100.2%                      |
| Cherry Hills Village | 91                  | + 18.2%          | 0.0%                           | 0.0%                    | 20                   | 100                     | 73                   | 97.2%                       |
| Commerce City        | 1,586               | + 4.3%           | 16.1%                          | 0.6%                    | 18                   | 1,960                   | 22                   | 100.2%                      |
| Conifer              | 239                 | + 7.2%           | 0.4%                           | 0.8%                    | 23                   | 267                     | 38                   | 99.6%                       |
| Deer Trail           | 123                 | + 32.3%          | 0.0%                           | 0.8%                    | 9                    | 119                     | 21                   | 102.5%                      |
| Denver               | 15,453              | + 7.6%           | 43.0%                          | 0.5%                    | 21                   | 18,165                  | 28                   | 99.7%                       |
| Edgewater            | 72                  | - 13.3%          | 4.2%                           | 0.0%                    | 29                   | 84                      | 17                   | 100.7%                      |
| Elbert               | 25                  | - 3.8%           | 0.0%                           | 0.0%                    | 9                    | 35                      | 55                   | 99.9%                       |
| Elizabeth            | 406                 | + 19.8%          | 1.7%                           | 1.2%                    | 16                   | 494                     | 38                   | 99.3%                       |
| Englewood            | 1,181               | - 5.1%           | 32.1%                          | 0.5%                    | 22                   | 1,368                   | 23                   | 99.9%                       |
| Evergreen            | 660                 | + 19.6%          | 10.8%                          | 0.2%                    | 23                   | 800                     | 42                   | 99.1%                       |
| Federal Heights      | 64                  | + 8.5%           | 29.7%                          | 0.0%                    | 27                   | 84                      | 27                   | 100.0%                      |
| Franktown            | 109                 | + 60.3%          | 0.0%                           | 0.0%                    | 22                   | 131                     | 63                   | 98.4%                       |
| Frederick            | 0                   | --               | 0.0%                           | 0.0%                    | 0                    | 0.0%                    | 0                    | 0.0%                        |
| Golden               | 853                 | + 8.0%           | 18.2%                          | 0.7%                    | 24                   | 964                     | 28                   | 100.1%                      |
| Greenwood Village    | 285                 | + 12.6%          | 31.9%                          | 0.0%                    | 21                   | 330                     | 40                   | 98.3%                       |
| Henderson            | 39                  | - 35.0%          | 15.4%                          | 0.0%                    | 16                   | 50                      | 16                   | 98.6%                       |

\* Does not account for seller concessions and/or down payment assistance.

\*\* In 2018, REcolorado experienced a substantial increase in subscribers in certain Northern Colorado areas who requested mass entry of historical sold listings. As a result, percent increases in sold listings do not reflect true market conditions.

# Area Overviews

|   | Total Sold Listings | Change From 2019 | Percent Single Family Attached | Percent Lender-Mediated | Showings per Listing | Under Contract Listings | Total Days on Market | Pct. of Sold to List Price* |
|---|---------------------|------------------|--------------------------------|-------------------------|----------------------|-------------------------|----------------------|-----------------------------|
| Highlands Ranch                         | 2,046               | + 10.7%          | 18.0%                          | 0.3%                    | 26                   | 2,274                   | 20                   | 100.1%                      |
| Idaho Springs                           | 92                  | + 5.7%           | 7.6%                           | 1.1%                    | 14                   | 124                     | 45                   | 100.0%                      |
| Indian Hills                            | 38                  | + 65.2%          | 0.0%                           | 2.6%                    | 26                   | 39                      | 61                   | 99.9%                       |
| Kiowa                                   | 43                  | - 25.9%          | 7.0%                           | 0.0%                    | 9                    | 54                      | 48                   | 98.7%                       |
| Lafayette**                             | 428                 | + 1.4%           | 29.9%                          | 0.5%                    | 17                   | 461                     | 25                   | 100.0%                      |
| Lakewood                                | 2,916               | + 9.1%           | 41.9%                          | 0.2%                    | 24                   | 3,422                   | 20                   | 100.2%                      |
| Larkspur                                | 142                 | + 15.4%          | 6.3%                           | 1.4%                    | 17                   | 168                     | 49                   | 99.3%                       |
| Littleton                               | 3,701               | + 13.3%          | 30.1%                          | 0.5%                    | 23                   | 4,216                   | 24                   | 100.1%                      |
| Lone Tree                               | 279                 | + 19.2%          | 33.7%                          | 0.7%                    | 23                   | 308                     | 37                   | 98.8%                       |
| Longmont**                              | 1,197               | + 1.0%           | 17.0%                          | 0.5%                    | 14                   | 1,315                   | 36                   | 99.6%                       |
| Louisville**                            | 246                 | - 3.5%           | 28.9%                          | 0.0%                    | 20                   | 268                     | 29                   | 100.2%                      |
| Morrison                                | 367                 | + 14.3%          | 6.5%                           | 0.3%                    | 29                   | 430                     | 22                   | 100.0%                      |
| Northglenn                              | 546                 | - 5.5%           | 23.8%                          | 0.7%                    | 28                   | 631                     | 10                   | 101.1%                      |
| Parker                                  | 2,742               | + 7.7%           | 18.1%                          | 0.3%                    | 22                   | 3,143                   | 28                   | 99.9%                       |
| Pine                                    | 101                 | + 26.3%          | 0.0%                           | 1.0%                    | 17                   | 119                     | 41                   | 99.9%                       |
| Sedalia                                 | 53                  | + 6.0%           | 0.0%                           | 1.9%                    | 18                   | 63                      | 60                   | 98.2%                       |
| Strasburg                               | 142                 | - 12.3%          | 0.0%                           | 0.7%                    | 9                    | 164                     | 31                   | 99.7%                       |
| Superior**                              | 171                 | - 2.3%           | 26.9%                          | 0.0%                    | 14                   | 195                     | 25                   | 100.1%                      |
| Thornton                                | 2,770               | - 0.3%           | 29.1%                          | 0.5%                    | 25                   | 3,262                   | 20                   | 100.6%                      |
| Westminster                             | 1,996               | + 3.6%           | 28.7%                          | 0.5%                    | 27                   | 2,348                   | 15                   | 100.9%                      |
| Wheat Ridge                             | 550                 | + 12.9%          | 24.4%                          | 0.0%                    | 26                   | 671                     | 20                   | 100.4%                      |
| Aurora Association of REALTORS®         | 62,561              | + 7.6%           | 28.0%                          | 0.5%                    | 22                   | 74,023                  | 26                   | 100.0%                      |
| Denver Metro Association of REALTORS®   | 63,327              | + 7.5%           | 28.8%                          | 0.5%                    | 22                   | 74,497                  | 26                   | 100.0%                      |
| Mountain Metro Association of REALTORS® | 12,323              | + 10.1%          | 24.8%                          | 0.4%                    | 24                   | 14,375                  | 24                   | 100.2%                      |
| South Metro Denver REALTOR® Association | 58,568              | + 7.3%           | 29.5%                          | 0.5%                    | 23                   | 69,059                  | 25                   | 100.0%                      |

\* Does not account for seller concessions and/or down payment assistance.

\*\* In 2018, REcolorado experienced a substantial increase in subscribers in certain Northern Colorado areas who requested mass entry of historical sold listings. As a result, percent increases in sold listings do not reflect true market conditions.

# Area Median Prices

|                      | 2016        | 2017        | 2018        | 2019        | 2020        | Change From 2019 | Change From 2016 |
|----------------------|-------------|-------------|-------------|-------------|-------------|------------------|------------------|
| Arvada               | \$358,000   | \$386,000   | \$415,000   | \$428,500   | \$470,000   | + 9.7%           | + 31.3%          |
| Aurora               | \$275,000   | \$305,000   | \$335,000   | \$346,900   | \$375,000   | + 8.1%           | + 36.4%          |
| Bailey               | \$322,500   | \$335,000   | \$383,000   | \$389,500   | \$425,000   | + 9.1%           | + 31.8%          |
| Bennett              | \$356,000   | \$410,000   | \$362,900   | \$367,400   | \$387,290   | + 5.4%           | + 8.8%           |
| Boulder              | \$637,500   | \$680,000   | \$720,000   | \$730,000   | \$755,000   | + 3.4%           | + 18.4%          |
| Brighton             | \$319,000   | \$343,950   | \$365,000   | \$385,000   | \$419,900   | + 9.1%           | + 31.6%          |
| Broomfield           | \$391,000   | \$425,000   | \$445,000   | \$475,000   | \$495,000   | + 4.2%           | + 26.6%          |
| Byers                | \$330,000   | \$385,000   | \$385,000   | \$387,500   | \$457,500   | + 18.1%          | + 38.6%          |
| Castle Rock          | \$402,750   | \$430,000   | \$452,964   | \$453,421   | \$489,438   | + 7.9%           | + 21.5%          |
| Centennial           | \$380,000   | \$412,750   | \$435,000   | \$450,000   | \$480,000   | + 6.7%           | + 26.3%          |
| Cherry Hills Village | \$1,765,000 | \$1,950,000 | \$1,957,500 | \$2,050,000 | \$2,350,000 | + 14.6%          | + 33.1%          |
| Commerce City        | \$305,000   | \$340,000   | \$360,000   | \$375,000   | \$400,000   | + 6.7%           | + 31.1%          |
| Conifer              | \$430,000   | \$470,000   | \$491,000   | \$550,000   | \$555,000   | + 0.9%           | + 29.1%          |
| Deer Trail           | \$215,000   | \$236,790   | \$268,800   | \$283,400   | \$303,200   | + 7.0%           | + 41.0%          |
| Denver               | \$354,800   | \$385,000   | \$425,000   | \$430,000   | \$470,000   | + 9.3%           | + 32.5%          |
| Edgewater            | \$368,500   | \$403,704   | \$425,500   | \$450,000   | \$504,600   | + 12.1%          | + 36.9%          |
| Elbert               | \$435,000   | \$495,500   | \$475,000   | \$522,000   | \$562,500   | + 7.8%           | + 29.3%          |
| Elizabeth            | \$449,000   | \$455,000   | \$490,900   | \$500,000   | \$520,000   | + 4.0%           | + 15.8%          |
| Englewood            | \$320,000   | \$350,000   | \$386,500   | \$405,000   | \$445,000   | + 9.9%           | + 39.1%          |
| Evergreen            | \$505,000   | \$569,000   | \$620,000   | \$630,000   | \$690,000   | + 9.5%           | + 36.6%          |
| Federal Heights      | \$228,500   | \$282,500   | \$288,500   | \$300,500   | \$275,000   | - 8.5%           | + 20.4%          |
| Franktown            | \$615,000   | \$640,000   | \$835,000   | \$699,500   | \$815,000   | + 16.5%          | + 32.5%          |
| Frederick            | \$0         | \$390,000   | \$420,000   | \$548,975   | \$0         | - 100.0%         | --               |
| Golden               | \$499,700   | \$525,000   | \$590,000   | \$606,000   | \$669,000   | + 10.4%          | + 33.9%          |
| Greenwood Village    | \$772,500   | \$845,000   | \$913,500   | \$891,300   | \$1,050,000 | + 17.8%          | + 35.9%          |
| Henderson            | \$310,000   | \$337,500   | \$337,250   | \$372,000   | \$395,000   | + 6.2%           | + 27.4%          |

# Area Median Prices

|   | 2016      | 2017      | 2018      | 2019      | 2020      | Change From 2019 | Change From 2016 |
|---|-----------|-----------|-----------|-----------|-----------|------------------|------------------|
| Highlands Ranch                         | \$421,000 | \$446,500 | \$471,500 | \$484,900 | \$521,250 | + 7.5%           | + 23.8%          |
| Idaho Springs                           | \$260,000 | \$286,000 | \$325,000 | \$300,000 | \$372,000 | + 24.0%          | + 43.1%          |
| Indian Hills                            | \$350,000 | \$396,000 | \$475,000 | \$490,000 | \$549,485 | + 12.1%          | + 57.0%          |
| Kiowa                                   | \$363,000 | \$388,750 | \$422,450 | \$458,500 | \$585,000 | + 27.6%          | + 61.2%          |
| Lafayette                               | \$436,500 | \$488,000 | \$502,500 | \$503,000 | \$542,500 | + 7.9%           | + 24.3%          |
| Lakewood                                | \$325,950 | \$355,000 | \$383,800 | \$400,000 | \$425,000 | + 6.3%           | + 30.4%          |
| Larkspur                                | \$550,000 | \$585,000 | \$655,000 | \$675,000 | \$705,000 | + 4.4%           | + 28.2%          |
| Littleton                               | \$365,000 | \$390,000 | \$420,000 | \$433,000 | \$473,000 | + 9.2%           | + 29.6%          |
| Lone Tree                               | \$581,000 | \$592,500 | \$638,000 | \$642,500 | \$650,000 | + 1.2%           | + 11.9%          |
| Longmont                                | \$356,000 | \$380,000 | \$423,950 | \$422,000 | \$462,000 | + 9.5%           | + 29.8%          |
| Louisville                              | \$565,200 | \$584,000 | \$608,000 | \$610,000 | \$685,000 | + 12.3%          | + 21.2%          |
| Morrison                                | \$361,000 | \$415,000 | \$428,500 | \$450,000 | \$543,000 | + 20.7%          | + 50.4%          |
| Northglenn                              | \$279,815 | \$305,110 | \$332,000 | \$344,000 | \$370,000 | + 7.6%           | + 32.2%          |
| Parker                                  | \$417,500 | \$449,450 | \$470,000 | \$482,750 | \$510,000 | + 5.6%           | + 22.2%          |
| Pine                                    | \$385,000 | \$420,000 | \$435,000 | \$472,500 | \$510,000 | + 7.9%           | + 32.5%          |
| Sedalia                                 | \$599,950 | \$548,000 | \$615,000 | \$698,000 | \$780,000 | + 11.7%          | + 30.0%          |
| Strasburg                               | \$314,000 | \$355,000 | \$381,380 | \$395,000 | \$410,008 | + 3.8%           | + 30.6%          |
| Superior                                | \$520,000 | \$551,000 | \$542,500 | \$620,000 | \$624,750 | + 0.8%           | + 20.1%          |
| Thornton                                | \$306,000 | \$335,000 | \$370,000 | \$375,000 | \$400,000 | + 6.7%           | + 30.7%          |
| Westminster                             | \$310,000 | \$340,000 | \$365,000 | \$378,000 | \$406,000 | + 7.4%           | + 31.0%          |
| Wheat Ridge                             | \$365,000 | \$385,000 | \$415,000 | \$432,000 | \$474,900 | + 9.9%           | + 30.1%          |
| Aurora Association of REALTORS®         | \$345,000 | \$374,500 | \$400,000 | \$412,500 | \$444,900 | + 7.9%           | + 29.0%          |
| Denver Metro Association of REALTORS®   | \$350,000 | \$380,000 | \$409,900 | \$420,000 | \$450,000 | + 7.1%           | + 28.6%          |
| Mountain Metro Association of REALTORS® | \$355,000 | \$385,000 | \$413,500 | \$429,900 | \$465,000 | + 8.2%           | + 31.0%          |
| South Metro Denver REALTOR® Association | \$347,500 | \$375,000 | \$405,000 | \$415,222 | \$449,950 | + 8.4%           | + 29.5%          |