

Monthly Indicators



February 2019

Percent changes calculated using year-over-year comparisons.

New Listings were up 10.3 percent for single family homes and 19.5 percent for townhouse-condo properties. Under Contracts increased 15.8 percent for single family homes and 14.4 percent for townhouse-condo properties.

The Median Sales Price was down 0.7 percent to \$417,500 for single family homes and 0.7 percent to \$298,000 for townhouse-condo properties. Days on Market increased 18.4 percent for single family homes and 9.1 percent for condo properties.

The National Association of REALTORS® recently reported that national existing-home sales were down slightly during January 2019 and that pending sales were up in year-over-year comparisons. It is worth noting that some softening of sales was anticipated, as was a positive sales bounce during January 2019 after a slow end to 2018. Weather-related events have hampered some of the necessary machinations of making home sales during February 2019, yet buyers have shown determination toward achieving their homeownership goals.

Activity Snapshot

+ 7.1%

+ 1.0%

- 0.2%

One-Year Change in
Active Listings
All Properties

One-Year Change in
Sold Listings
All Properties

One-Year Change in
Median Sales Price
All Properties

All residential real estate activity in the MLS of REcolorado® composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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Single Family Market Overview



Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	2-2018	2-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
Active Listings		6,221	6,290	+ 1.1%	--	--	--
Under Contract		3,572	4,136	+ 15.8%	6,905	7,706	+ 11.6%
New Listings		4,030	4,447	+ 10.3%	7,663	8,654	+ 12.9%
Sold Listings		2,926	2,984	+ 2.0%	5,587	5,611	+ 0.4%
Days on Market		38	45	+ 18.4%	39	45	+ 15.4%
Median Sales Price		\$420,250	\$417,500	- 0.7%	\$411,988	\$415,000	+ 0.7%
Average Sales Price		\$479,199	\$493,281	+ 2.9%	\$475,059	\$487,919	+ 2.7%
Pct. of List Price Received		99.7%	98.9%	- 0.8%	99.4%	98.7%	- 0.7%
Affordability Index		87	88	+ 1.1%	89	89	0.0%

Townhouse-Condo Market Overview



Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

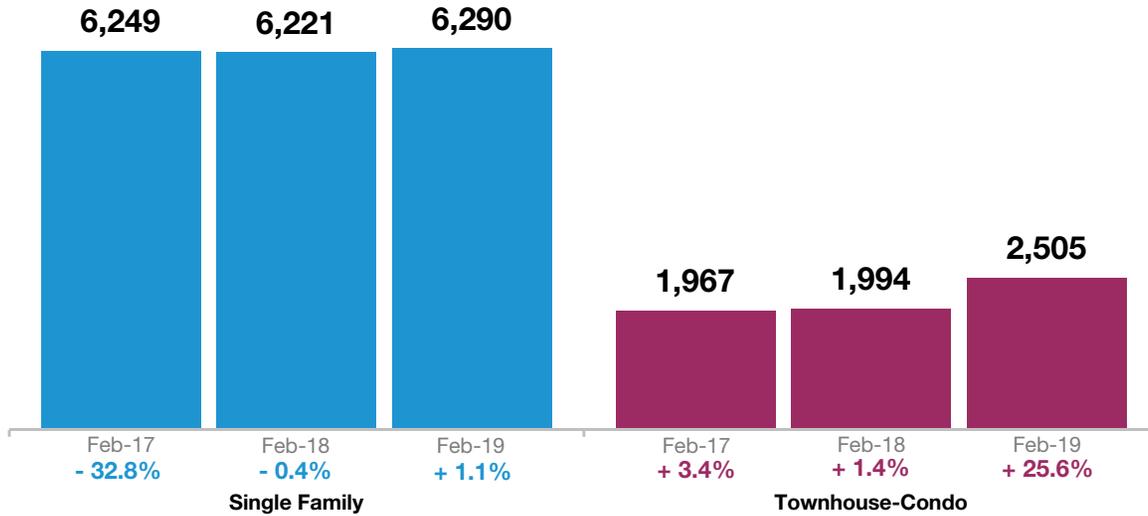
Key Metrics	Historical Sparkbars	2-2018	2-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
Active Listings		1,994	2,505	+ 25.6%	--	--	--
Under Contract		1,339	1,532	+ 14.4%	2,609	2,852	+ 9.3%
New Listings		1,460	1,745	+ 19.5%	2,859	3,435	+ 20.1%
Sold Listings		1,136	1,119	- 1.5%	2,178	2,062	- 5.3%
Days on Market		33	36	+ 9.1%	33	39	+ 18.2%
Median Sales Price		\$300,000	\$298,000	- 0.7%	\$292,000	\$295,000	+ 1.0%
Average Sales Price		\$347,587	\$350,142	+ 0.7%	\$347,285	\$353,014	+ 1.6%
Pct. of List Price Received		100.1%	99.0%	- 1.1%	99.8%	98.8%	- 1.0%
Affordability Index		122	124	+ 1.6%	126	125	- 0.8%

Inventory of Active Listings

The number of properties available for sale in active status at the end of a given month.

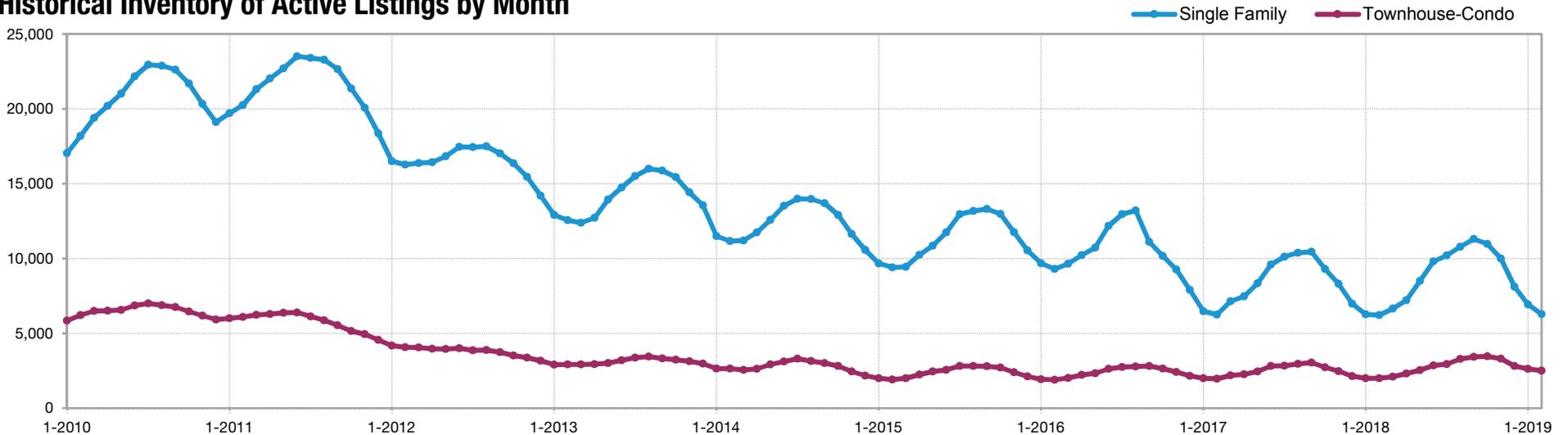


February



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2018	6,651	-6.9%	2,103	-3.8%
Apr-2018	7,210	-3.5%	2,318	+2.5%
May-2018	8,502	+1.9%	2,546	+3.7%
Jun-2018	9,800	+2.1%	2,863	+1.4%
Jul-2018	10,199	+0.8%	2,943	+3.8%
Aug-2018	10,787	+3.9%	3,293	+11.4%
Sep-2018	11,305	+8.2%	3,423	+12.4%
Oct-2018	10,981	+18.0%	3,470	+27.2%
Nov-2018	10,004	+20.3%	3,300	+33.5%
Dec-2018	8,119	+16.3%	2,823	+32.1%
Jan-2019	6,929	+10.6%	2,622	+31.6%
Feb-2019	6,290	+1.1%	2,505	+25.6%

Historical Inventory of Active Listings by Month

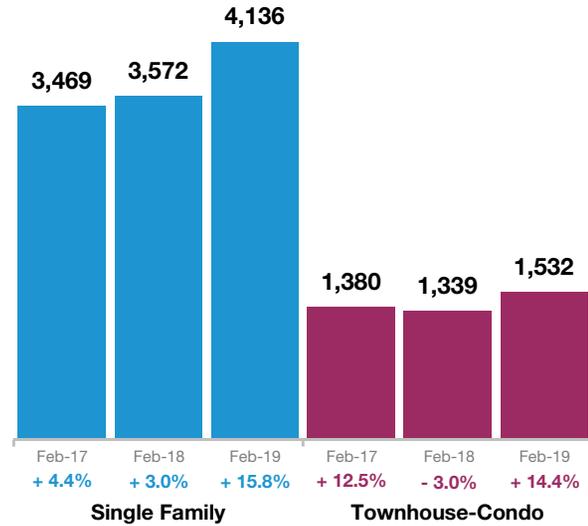


Under Contract

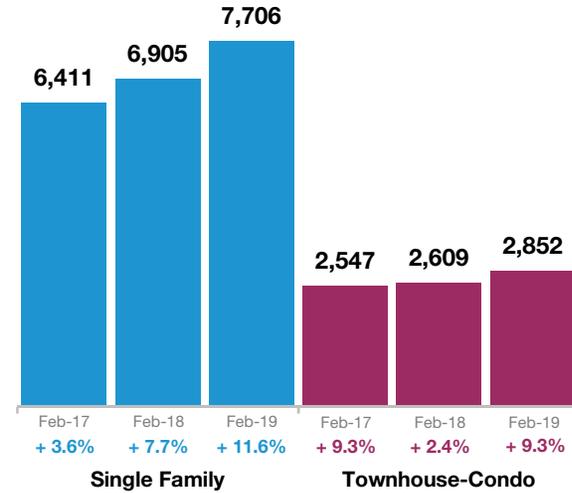
A count of the properties that have offers accepted on them in a given month.



February

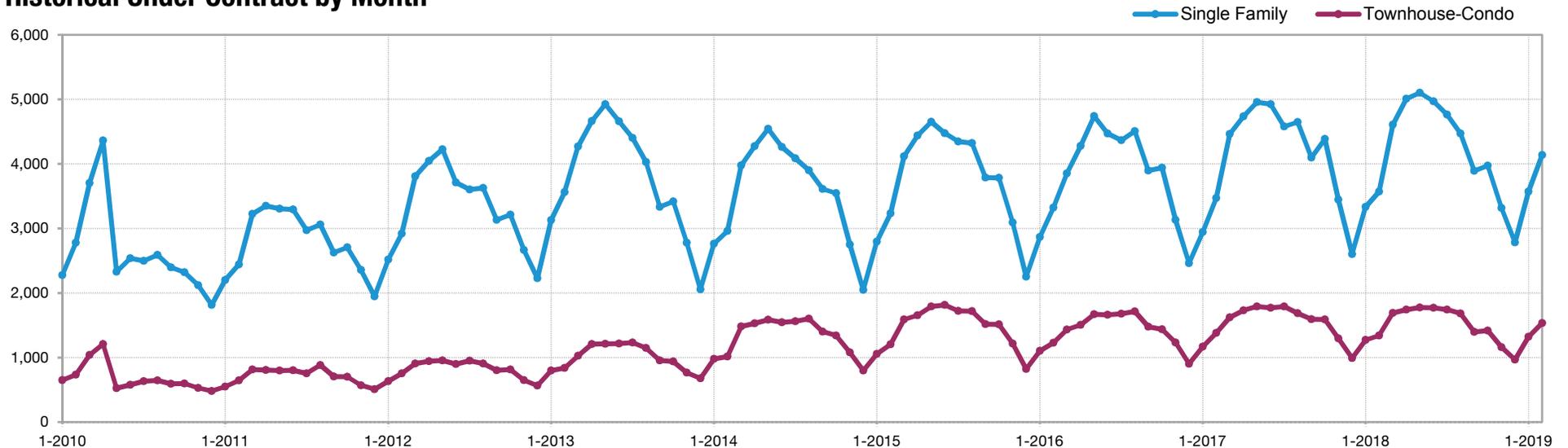


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2018	4,608	+3.2%	1,691	+4.3%
Apr-2018	5,010	+5.8%	1,743	+0.8%
May-2018	5,101	+2.9%	1,775	-0.9%
Jun-2018	4,967	+0.9%	1,771	0.0%
Jul-2018	4,764	+4.1%	1,743	-2.6%
Aug-2018	4,471	-3.8%	1,680	-0.2%
Sep-2018	3,893	-5.0%	1,395	-12.4%
Oct-2018	3,973	-9.4%	1,415	-11.0%
Nov-2018	3,318	-3.7%	1,158	-10.5%
Dec-2018	2,782	+6.9%	966	-2.6%
Jan-2019	3,570	+7.1%	1,320	+3.9%
Feb-2019	4,136	+15.8%	1,532	+14.4%

Historical Under Contract by Month

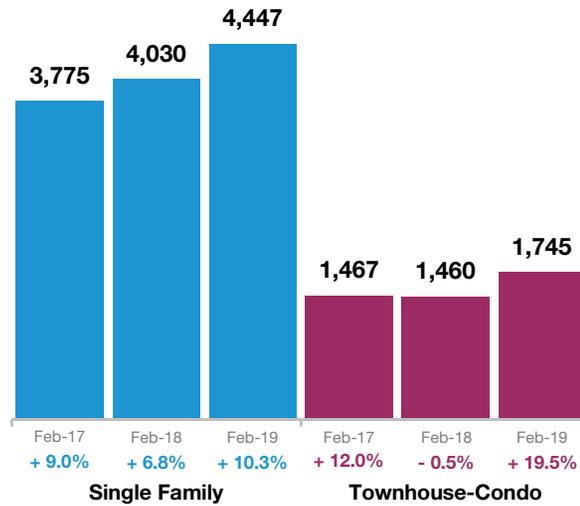


New Listings

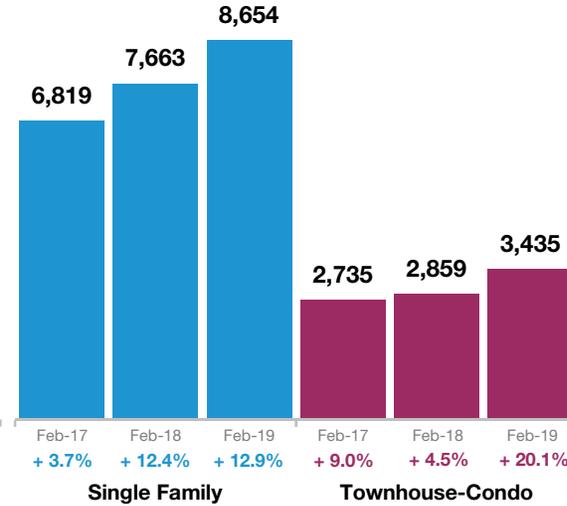
A count of the properties that have been newly listed on the market in a given month.



February

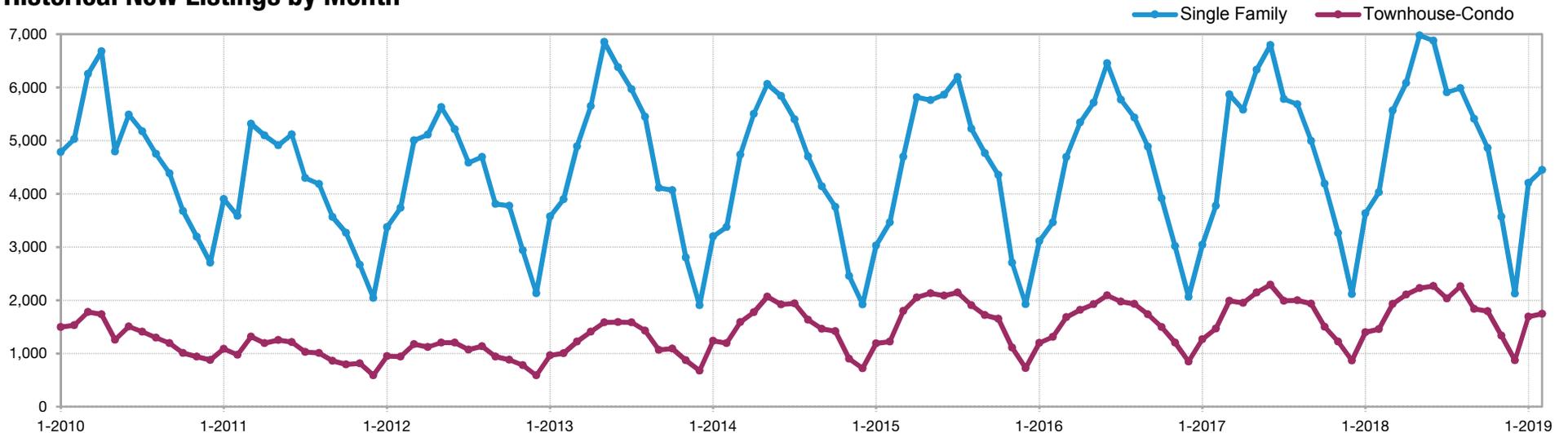


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2018	5,568	-5.1%	1,931	-2.9%
Apr-2018	6,083	+9.0%	2,109	+8.2%
May-2018	6,975	+10.2%	2,230	+3.9%
Jun-2018	6,877	+1.2%	2,267	-1.1%
Jul-2018	5,907	+2.2%	2,035	+2.3%
Aug-2018	5,983	+5.3%	2,265	+13.4%
Sep-2018	5,409	+8.2%	1,836	-5.1%
Oct-2018	4,863	+16.0%	1,794	+19.4%
Nov-2018	3,570	+9.4%	1,335	+9.1%
Dec-2018	2,125	+0.4%	872	+0.5%
Jan-2019	4,207	+15.8%	1,690	+20.8%
Feb-2019	4,447	+10.3%	1,745	+19.5%

Historical New Listings by Month



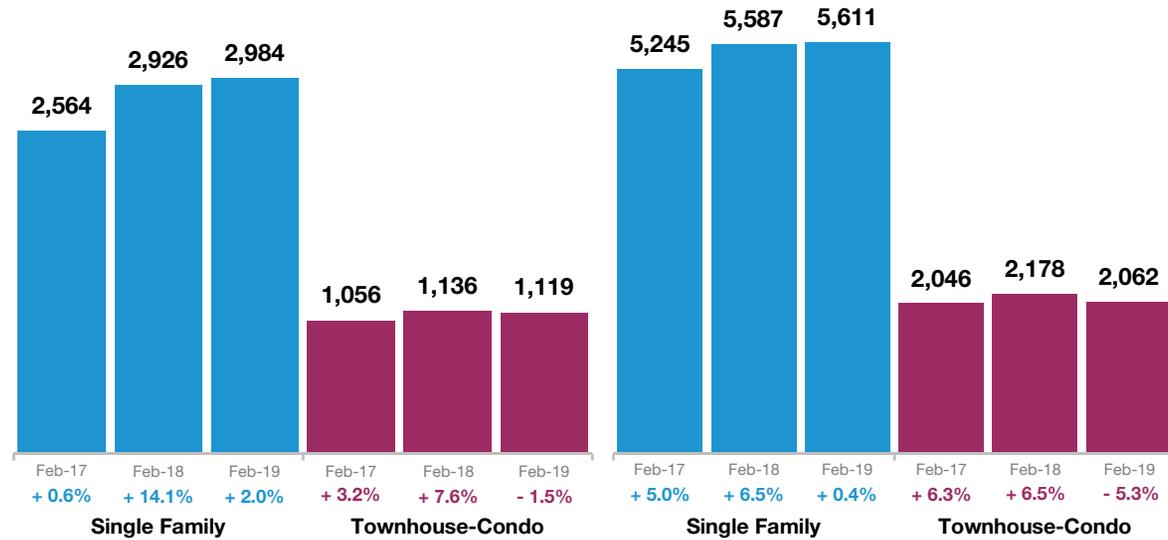
Sold Listings

A count of the actual sales that closed in a given month.

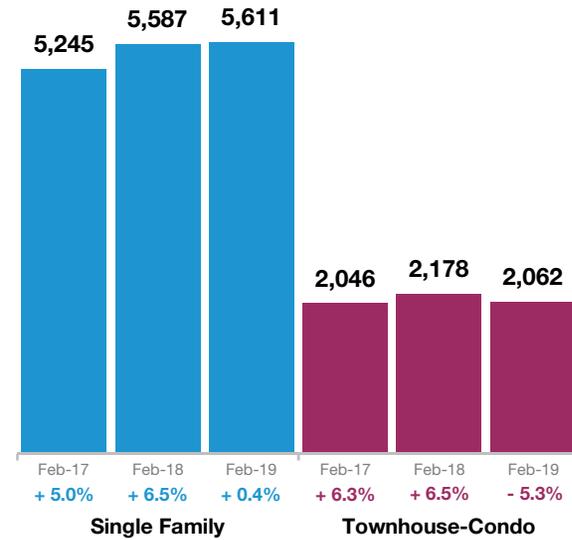


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February

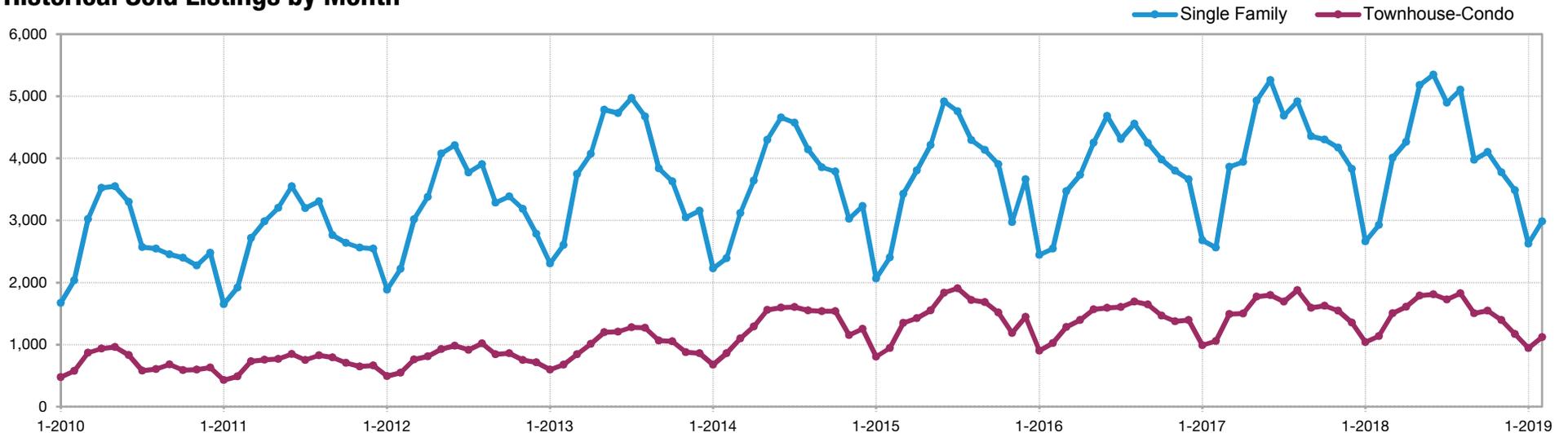


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2018	4,008	+3.7%	1,505	+0.7%
Apr-2018	4,265	+8.1%	1,609	+7.1%
May-2018	5,181	+5.1%	1,787	+0.9%
Jun-2018	5,346	+1.7%	1,812	+0.9%
Jul-2018	4,895	+4.4%	1,725	+2.0%
Aug-2018	5,107	+3.8%	1,825	-2.7%
Sep-2018	3,977	-8.7%	1,504	-5.6%
Oct-2018	4,100	-4.7%	1,546	-4.9%
Nov-2018	3,776	-9.5%	1,397	-9.6%
Dec-2018	3,488	-9.0%	1,172	-13.4%
Jan-2019	2,627	-1.3%	943	-9.5%
Feb-2019	2,984	+2.0%	1,119	-1.5%

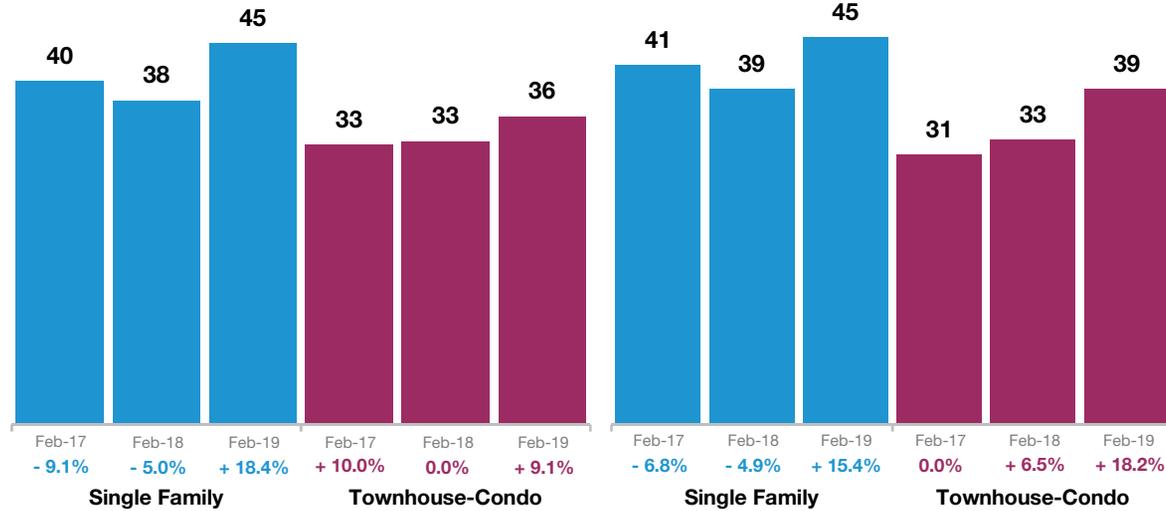
Historical Sold Listings by Month



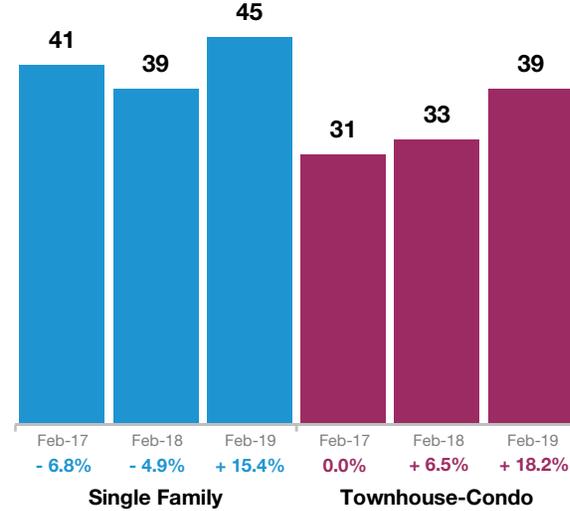
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

February

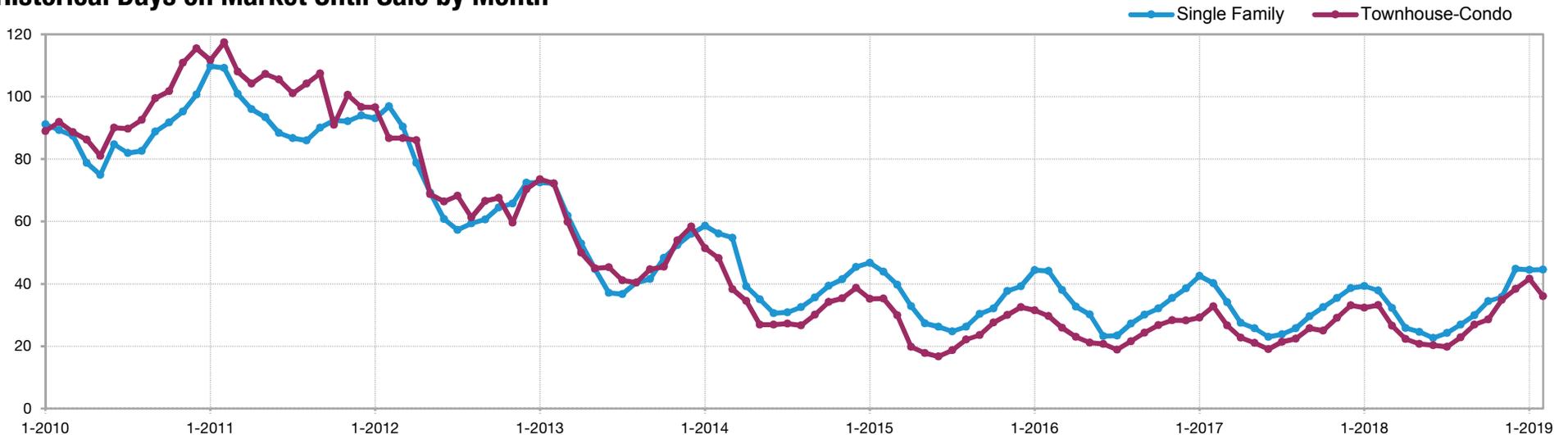


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2018	32	-5.9%	27	0.0%
Apr-2018	26	-3.7%	22	-4.3%
May-2018	25	-3.8%	21	0.0%
Jun-2018	23	0.0%	20	+5.3%
Jul-2018	24	0.0%	20	-4.8%
Aug-2018	27	+3.8%	23	+4.5%
Sep-2018	30	0.0%	27	+3.8%
Oct-2018	34	+3.0%	29	+16.0%
Nov-2018	36	+2.9%	35	+20.7%
Dec-2018	45	+15.4%	38	+15.2%
Jan-2019	45	+15.4%	42	+31.3%
Feb-2019	45	+18.4%	36	+9.1%

Historical Days on Market Until Sale by Month



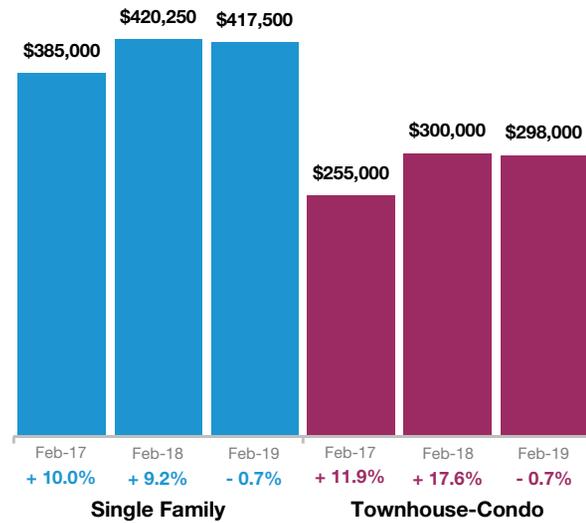
Median Sales Price



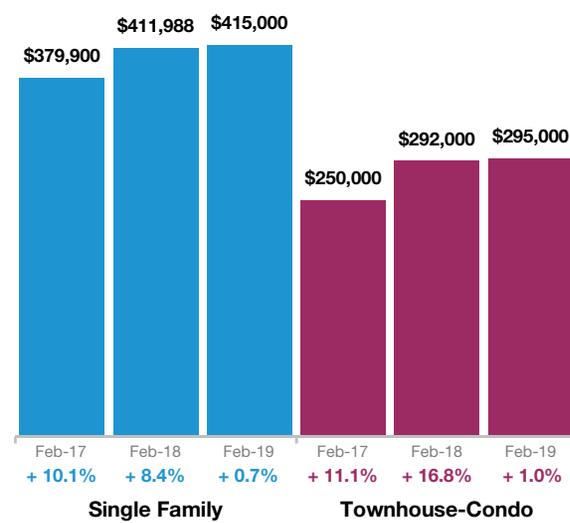
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Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

February

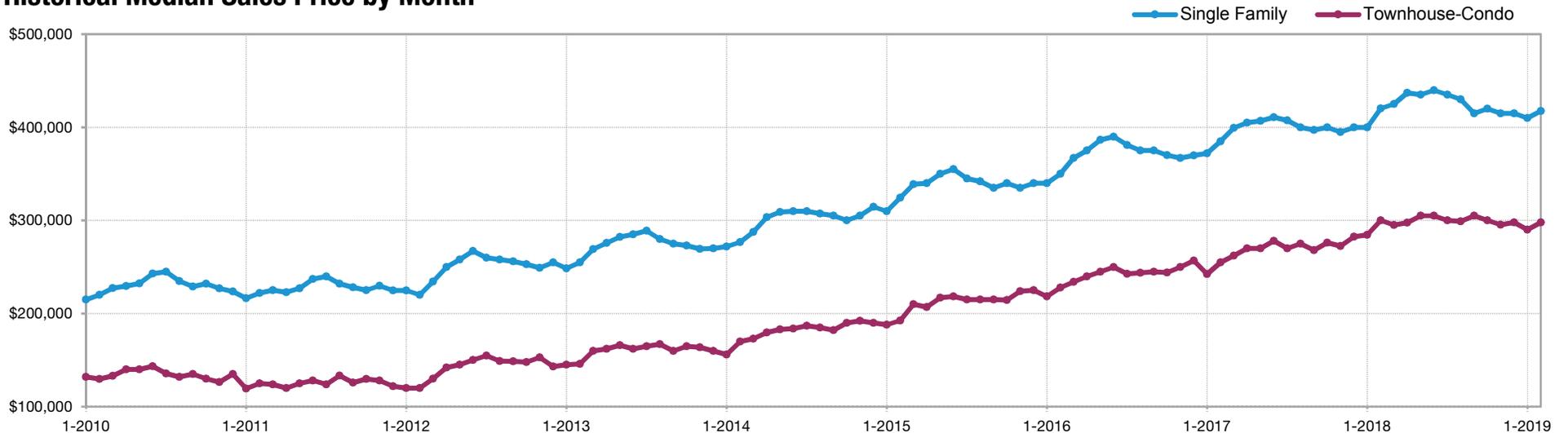


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2018	\$425,000	+6.4%	\$295,000	+12.5%
Apr-2018	\$437,000	+7.9%	\$297,500	+10.2%
May-2018	\$435,000	+6.9%	\$305,000	+13.0%
Jun-2018	\$439,788	+7.1%	\$305,000	+9.7%
Jul-2018	\$435,000	+6.7%	\$300,000	+11.1%
Aug-2018	\$430,000	+7.5%	\$299,000	+8.7%
Sep-2018	\$415,000	+4.5%	\$305,000	+13.8%
Oct-2018	\$420,000	+5.0%	\$300,000	+8.6%
Nov-2018	\$415,000	+5.1%	\$295,500	+8.4%
Dec-2018	\$415,000	+3.8%	\$298,000	+5.5%
Jan-2019	\$410,000	+2.5%	\$290,125	+2.0%
Feb-2019	\$417,500	-0.7%	\$298,000	-0.7%

Historical Median Sales Price by Month



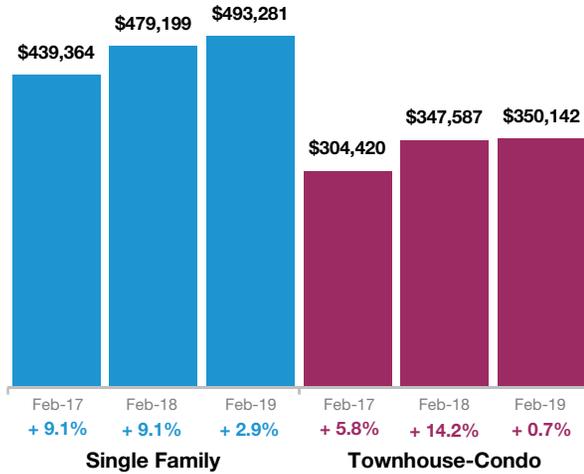
Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

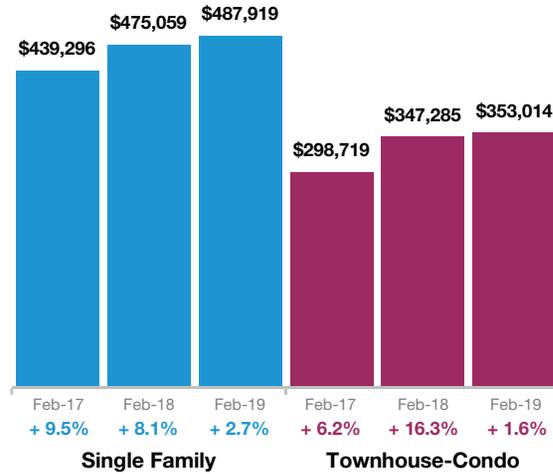


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February

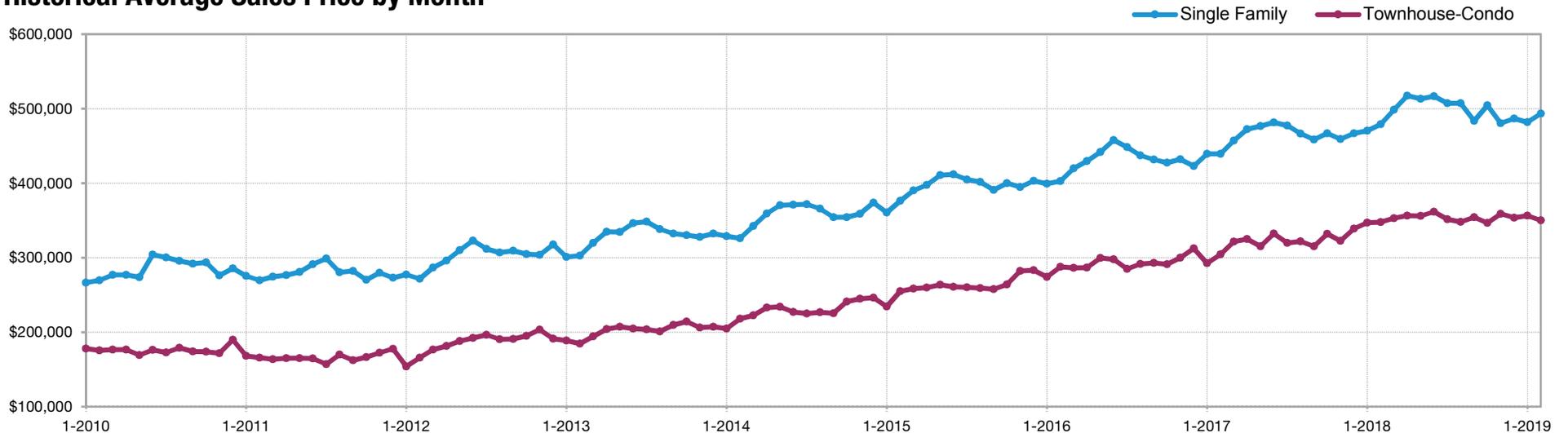


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2018	\$498,732	+9.1%	\$352,969	+9.7%
Apr-2018	\$517,507	+9.5%	\$356,397	+9.7%
May-2018	\$513,360	+7.7%	\$356,157	+13.0%
Jun-2018	\$516,628	+7.3%	\$361,637	+8.8%
Jul-2018	\$507,425	+6.3%	\$351,580	+9.9%
Aug-2018	\$507,189	+8.7%	\$348,082	+8.1%
Sep-2018	\$483,543	+5.4%	\$354,309	+12.4%
Oct-2018	\$504,690	+8.1%	\$346,565	+4.4%
Nov-2018	\$480,534	+4.6%	\$358,867	+11.2%
Dec-2018	\$486,806	+4.3%	\$353,571	+4.3%
Jan-2019	\$481,828	+2.4%	\$356,426	+2.7%
Feb-2019	\$493,281	+2.9%	\$350,142	+0.7%

Historical Average Sales Price by Month

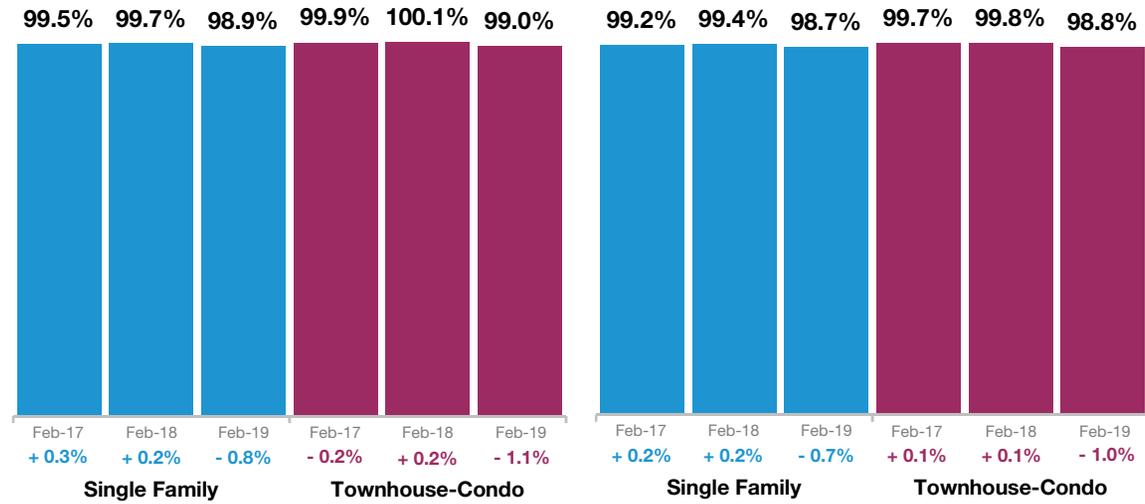


Percent of List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

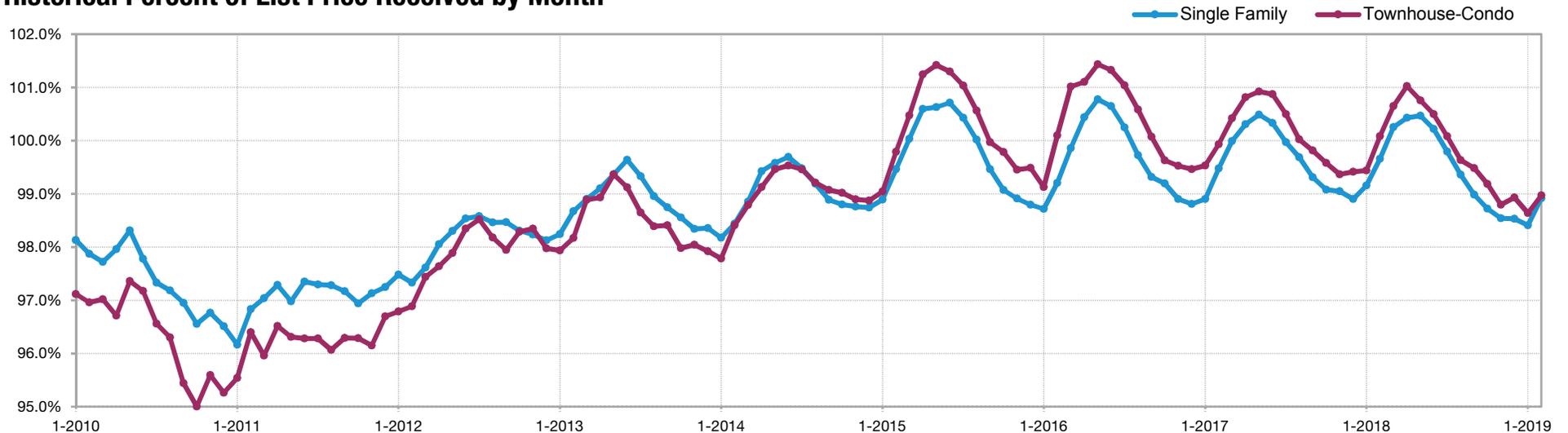
February

Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2018	100.3%	+0.3%	100.6%	+0.2%
Apr-2018	100.4%	+0.1%	101.0%	+0.2%
May-2018	100.5%	0.0%	100.8%	-0.1%
Jun-2018	100.2%	-0.1%	100.5%	-0.4%
Jul-2018	99.8%	-0.2%	100.1%	-0.4%
Aug-2018	99.4%	-0.3%	99.6%	-0.4%
Sep-2018	99.0%	-0.3%	99.5%	-0.3%
Oct-2018	98.7%	-0.4%	99.2%	-0.4%
Nov-2018	98.5%	-0.5%	98.8%	-0.6%
Dec-2018	98.5%	-0.4%	98.9%	-0.5%
Jan-2019	98.4%	-0.8%	98.6%	-0.8%
Feb-2019	98.9%	-0.8%	99.0%	-1.1%

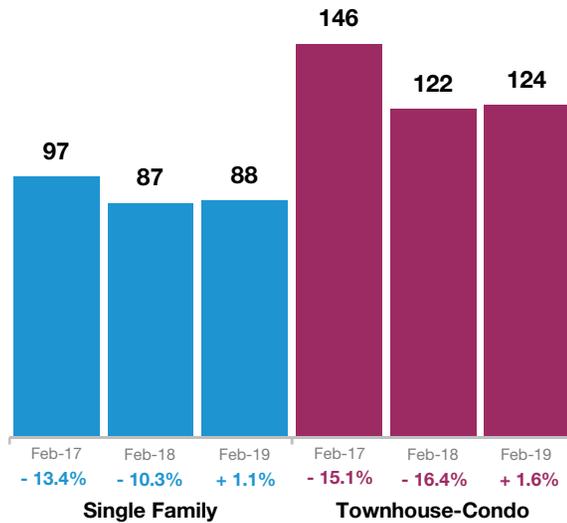
Historical Percent of List Price Received by Month



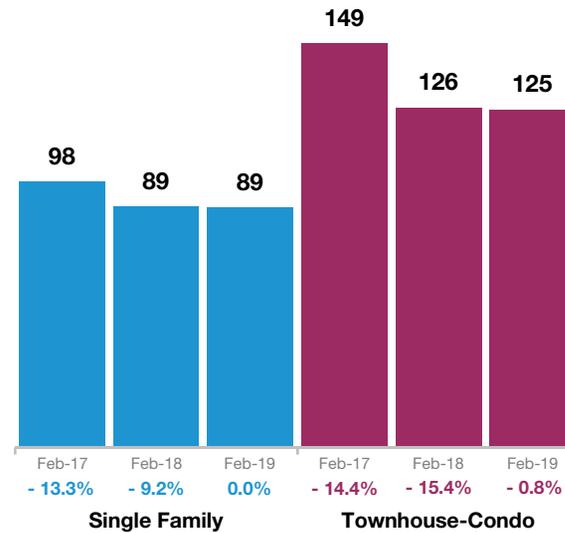
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

February

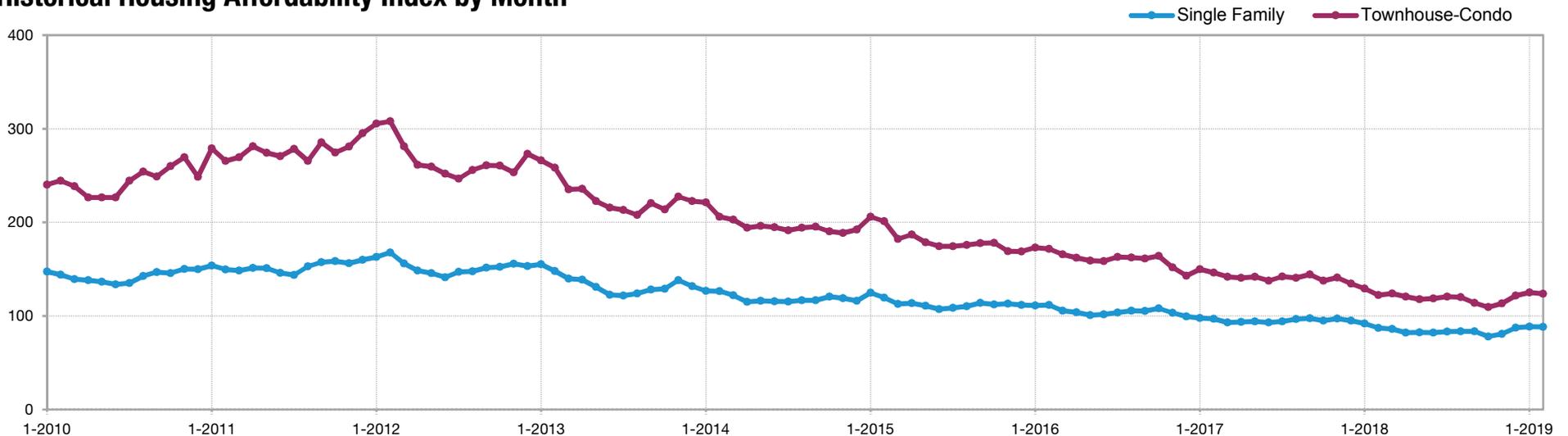


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2018	86	-7.5%	124	-12.7%
Apr-2018	82	-12.8%	121	-14.2%
May-2018	83	-11.7%	118	-16.9%
Jun-2018	82	-11.8%	119	-13.8%
Jul-2018	83	-11.7%	121	-14.8%
Aug-2018	84	-13.4%	120	-14.9%
Sep-2018	84	-13.4%	114	-20.8%
Oct-2018	78	-17.9%	109	-21.0%
Nov-2018	81	-16.5%	114	-19.1%
Dec-2018	87	-8.4%	122	-9.6%
Jan-2019	89	-3.3%	125	-3.1%
Feb-2019	88	+1.1%	124	+1.6%

Historical Housing Affordability Index by Month



Total Market Overview



Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	2-2018	2-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
Active Listings		8,215	8,795	+ 7.1%	--	--	--
Under Contract		4,911	5,668	+ 15.4%	9,514	10,558	+ 11.0%
New Listings		5,490	6,192	+ 12.8%	10,522	12,089	+ 14.9%
Sold Listings		4,062	4,103	+ 1.0%	7,765	7,673	- 1.2%
Days on Market		37	42	+ 13.5%	37	43	+ 16.2%
Median Sales Price		\$391,815	\$391,150	- 0.2%	\$385,000	\$389,900	+ 1.3%
Average Sales Price		\$442,392	\$454,224	+ 2.7%	\$439,215	\$451,659	+ 2.8%
Pct. of List Price Received		99.8%	98.9%	- 0.9%	99.5%	98.7%	- 0.8%
Affordability Index		94	94	0.0%	95	95	0.0%

Sold Listings

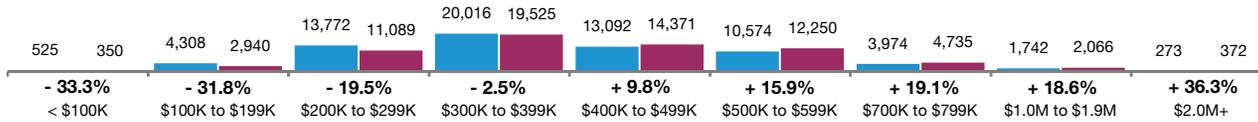
Actual sales that have closed in a given month.



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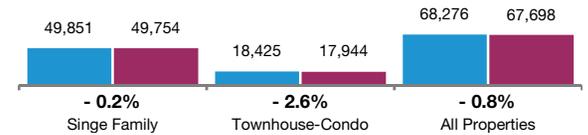
By Price Range – All Properties – Rolling 12 Months

■ 2-2018 ■ 2-2019



By Property Type

■ 2-2018 ■ 2-2019



Rolling 12 Months

Compared to Prior Month

Year to Date

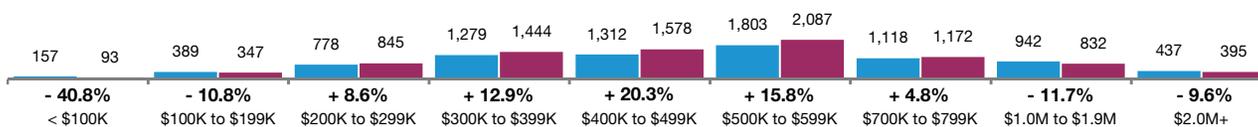
By Price Range	Single Family			Condo			Single Family			Condo			Single Family			Condo		
	2-2018	2-2019	Change	2-2018	2-2019	Change	1-2019	2-2019	Change	1-2019	2-2019	Change	2-2018	2-2019	Change	2-2018	2-2019	Change
\$99,999 and Below	285	235	-17.5%	240	115	-52.1%	24	17	-29.2%	9	9	0.0%	38	41	+7.9%	23	18	-21.7%
\$100,000 to \$199,999	989	789	-20.2%	3,319	2,151	-35.2%	49	46	-6.1%	126	138	+9.5%	96	95	-1.0%	347	264	-23.9%
\$200,000 to \$299,999	6,603	4,393	-33.5%	7,169	6,696	-6.6%	274	259	-5.5%	371	418	+12.7%	698	533	-23.6%	778	789	+1.4%
\$300,000 to \$399,999	16,388	15,283	-6.7%	3,628	4,242	+16.9%	868	979	+12.8%	209	262	+25.4%	1,752	1,847	+5.4%	457	471	+3.1%
\$400,000 to \$499,999	11,199	12,234	+9.2%	1,893	2,137	+12.9%	630	752	+19.4%	98	132	+34.7%	1,341	1,382	+3.1%	247	230	-6.9%
\$500,000 to \$699,999	9,266	10,621	+14.6%	1,308	1,629	+24.5%	501	604	+20.6%	73	98	+34.2%	1,089	1,105	+1.5%	200	171	-14.5%
\$700,000 to \$999,999	3,332	3,988	+19.7%	642	747	+16.4%	173	193	+11.6%	45	47	+4.4%	353	366	+3.7%	95	92	-3.2%
\$1,000,000 to \$1,999,999	1,540	1,873	+21.6%	202	193	-4.5%	93	113	+21.5%	10	14	+40.0%	194	206	+6.2%	28	24	-14.3%
\$2,000,000 and Above	249	338	+35.7%	24	34	+41.7%	15	21	+40.0%	2	1	-50.0%	26	36	+38.5%	3	3	0.0%
All Price Ranges	49,851	49,754	-0.2%	18,425	17,944	-2.6%	2,627	2,984	+13.6%	943	1,119	+18.7%	5,587	5,611	+0.4%	2,178	2,062	-5.3%

Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

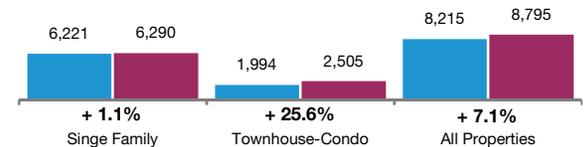
By Price Range – All Properties

■ 2-2018 ■ 2-2019



By Property Type

■ 2-2018 ■ 2-2019



Year over Year

Compared to Prior Month

Year to Date

By Price Range	Single Family			Condo			Single Family			Condo			Single Family			Condo		
	2-2018	2-2019	Change	2-2018	2-2019	Change	1-2019	2-2019	Change	1-2019	2-2019	Change	2-2018	2-2019	Change	2-2018	2-2019	Change
\$99,999 and Below	96	44	-54.2%	61	49	-19.7%	49	44	-10.2%	45	49	+8.9%						
\$100,000 to \$199,999	205	125	-39.0%	184	222	+20.7%	145	125	-13.8%	241	222	-7.9%						
\$200,000 to \$299,999	444	313	-29.5%	334	532	+59.3%	390	313	-19.7%	611	532	-12.9%						
\$300,000 to \$399,999	916	933	+1.9%	363	511	+40.8%	1,162	933	-19.7%	538	511	-5.0%						
\$400,000 to \$499,999	1,002	1,212	+21.0%	310	366	+18.1%	1,410	1,212	-14.0%	397	366	-7.8%						
\$500,000 to \$699,999	1,453	1,691	+16.4%	350	396	+13.1%	1,783	1,691	-5.2%	374	396	+5.9%						
\$700,000 to \$999,999	886	905	+2.1%	232	267	+15.1%	887	905	+2.0%	264	267	+1.1%						
\$1,000,000 to \$1,999,999	827	704	-14.9%	115	128	+11.3%	741	704	-5.0%	118	128	+8.5%						
\$2,000,000 and Above	392	361	-7.9%	45	34	-24.4%	360	361	+0.3%	34	34	0.0%						
All Price Ranges	6,221	6,290	+1.1%	1,994	2,505	+25.6%	6,929	6,290	-9.2%	2,622	2,505	-4.5%						

There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Inventory of Active Listings	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
Under Contract	A count of the properties that have offers accepted on them in a given month.
New Listings	A measure of how much new supply is coming onto the market from sellers.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
Median Sales Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Average Sales Price	A sum of all home sales prices divided by total number of sales.
Percent of List Price Received	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
Housing Affordability Index	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.