

Monthly Indicators



January 2019

Percent changes calculated using year-over-year comparisons.

New Listings were up 16.2 percent for single family homes and 21.5 percent for townhouse-condo properties. Under Contracts increased 13.0 percent for single family homes and 9.0 percent for townhouse-condo properties.

The Median Sales Price was up 2.5 percent to \$410,000 for single family homes and 1.4 percent to \$289,000 for townhouse-condo properties. Days on Market increased 15.4 percent for single family homes and 28.1 percent for condo properties.

While the home affordability topic will continue to set the tone for the 2019 housing market, early signs point to an improving inventory situation, including in several markets that are beginning to show regular year-over-year percentage increases. As motivated sellers attempt to get a jump on annual goals, many new listings enter the market immediately after the turn of a calendar year. If home price appreciation falls more in line with wage growth, and rates can hold firm, consumer confidence and affordability are likely to improve.

Activity Snapshot

+ 5.9%	- 6.6%	+ 2.7%
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	1-2018	1-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
Active Listings		6,249	6,293	+ 0.7%	--	--	--
Under Contract		3,333	3,767	+ 13.0%	3,333	3,767	+ 13.0%
New Listings		3,633	4,223	+ 16.2%	3,633	4,223	+ 16.2%
Sold Listings		2,661	2,551	- 4.1%	2,661	2,551	- 4.1%
Days on Market		39	45	+ 15.4%	39	45	+ 15.4%
Median Sales Price		\$400,000	\$410,000	+ 2.5%	\$400,000	\$410,000	+ 2.5%
Average Sales Price		\$470,505	\$483,136	+ 2.7%	\$470,505	\$483,136	+ 2.7%
Pct. of List Price Received		99.2%	98.4%	- 0.8%	99.2%	98.4%	- 0.8%
Affordability Index		92	89	- 3.3%	92	89	- 3.3%

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	1-2018	1-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
Active Listings		1,986	2,431	+ 22.4%	--	--	--
Under Contract		1,272	1,386	+ 9.0%	1,272	1,386	+ 9.0%
New Listings		1,398	1,699	+ 21.5%	1,398	1,699	+ 21.5%
Sold Listings		1,041	905	- 13.1%	1,041	905	- 13.1%
Days on Market		32	41	+ 28.1%	32	41	+ 28.1%
Median Sales Price		\$285,000	\$289,000	+ 1.4%	\$285,000	\$289,000	+ 1.4%
Average Sales Price		\$347,018	\$355,253	+ 2.4%	\$347,018	\$355,253	+ 2.4%
Pct. of List Price Received		99.4%	98.6%	- 0.8%	99.4%	98.6%	- 0.8%
Affordability Index		129	126	- 2.3%	129	126	- 2.3%

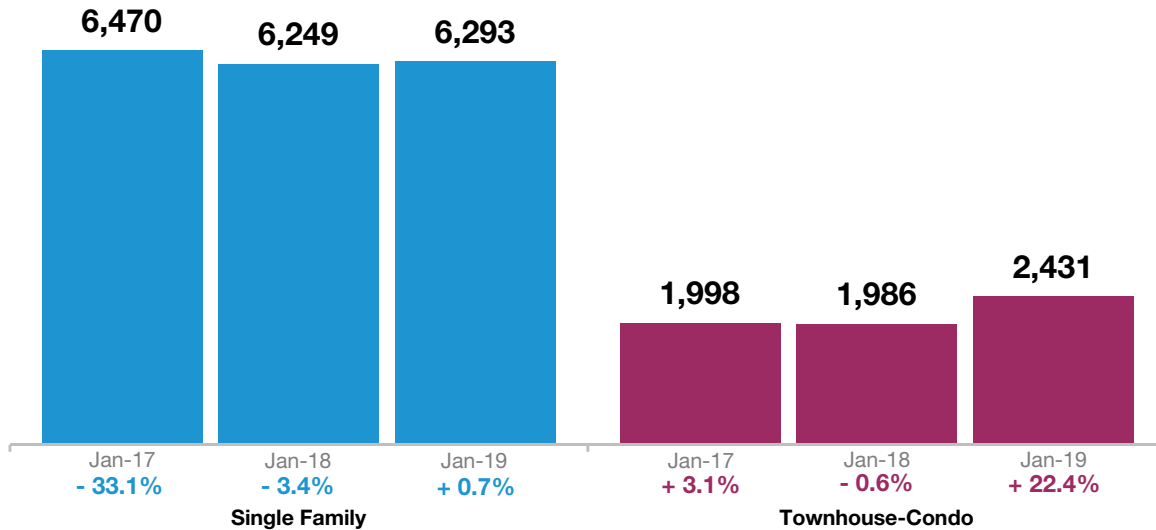
Inventory of Active Listings

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



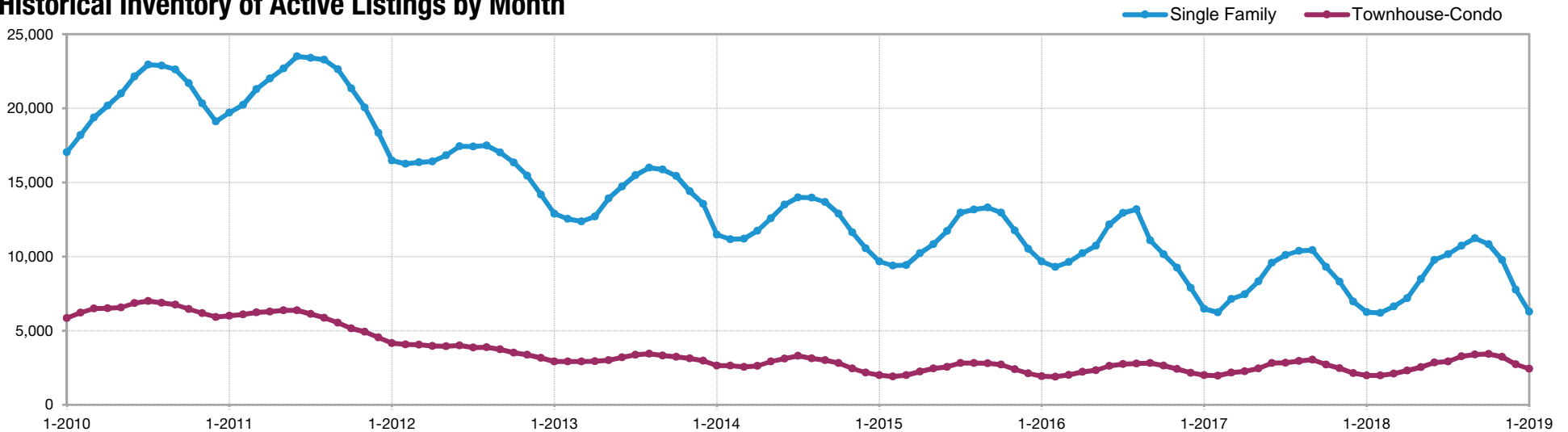
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January



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2018	6,205	-0.5%	1,990	+1.3%
Mar-2018	6,634	-7.0%	2,097	-3.9%
Apr-2018	7,188	-3.6%	2,308	+2.2%
May-2018	8,478	+1.8%	2,533	+3.4%
Jun-2018	9,775	+2.0%	2,849	+1.1%
Jul-2018	10,163	+0.5%	2,926	+3.4%
Aug-2018	10,737	+3.5%	3,273	+10.9%
Sep-2018	11,234	+7.7%	3,395	+11.6%
Oct-2018	10,831	+16.5%	3,425	+25.8%
Nov-2018	9,771	+17.7%	3,233	+31.0%
Dec-2018	7,775	+11.6%	2,725	+27.7%
Jan-2019	6,293	+0.7%	2,431	+22.4%

Historical Inventory of Active Listings by Month



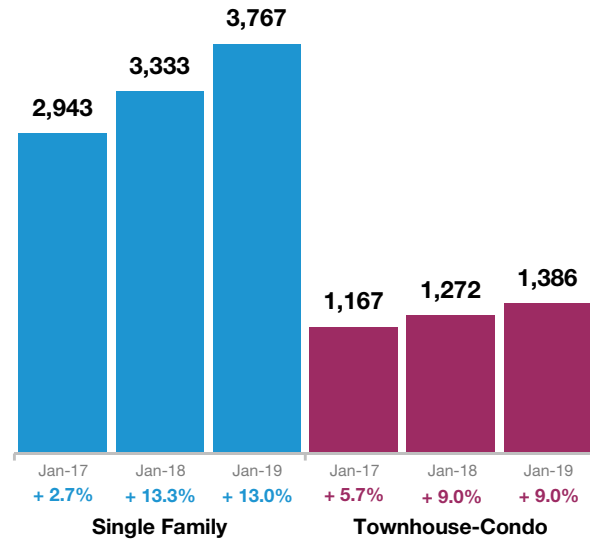
Under Contract

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

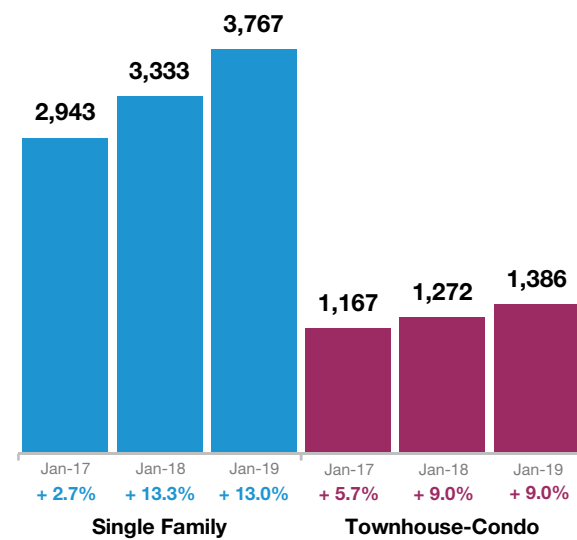


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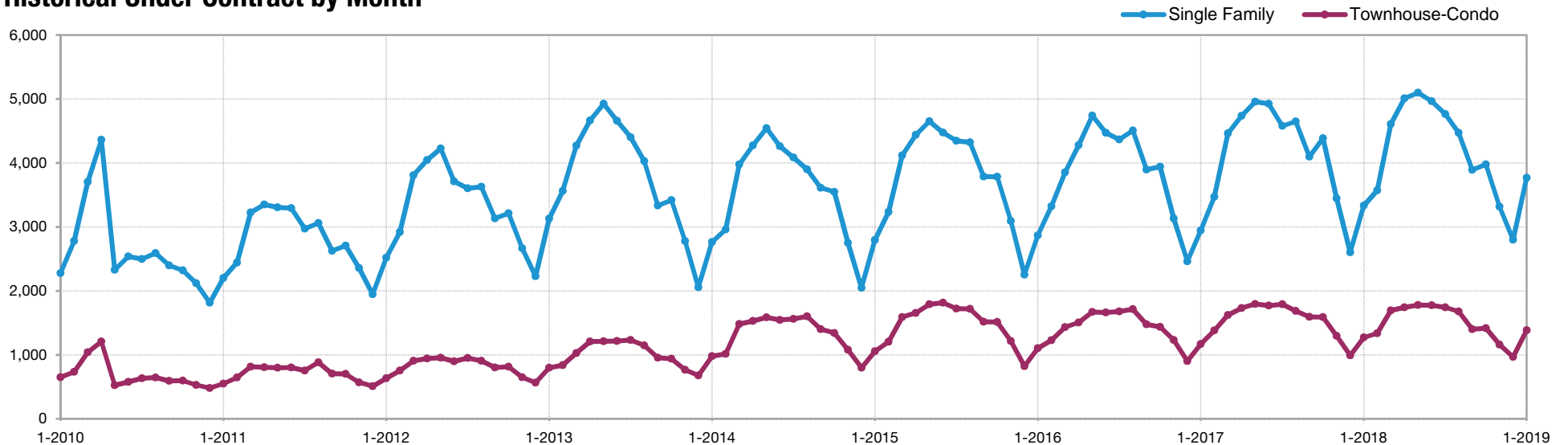


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2018	3,572	+3.0%	1,337	-3.1%
Mar-2018	4,606	+3.2%	1,692	+4.4%
Apr-2018	5,008	+5.8%	1,743	+0.8%
May-2018	5,098	+2.8%	1,777	-0.8%
Jun-2018	4,964	+0.8%	1,773	+0.1%
Jul-2018	4,765	+4.1%	1,742	-2.7%
Aug-2018	4,472	-3.7%	1,679	-0.3%
Sep-2018	3,891	-5.0%	1,399	-12.2%
Oct-2018	3,975	-9.4%	1,417	-10.8%
Nov-2018	3,319	-3.6%	1,159	-10.4%
Dec-2018	2,800	+7.6%	967	-2.3%
Jan-2019	3,767	+13.0%	1,386	+9.0%

Historical Under Contract by Month



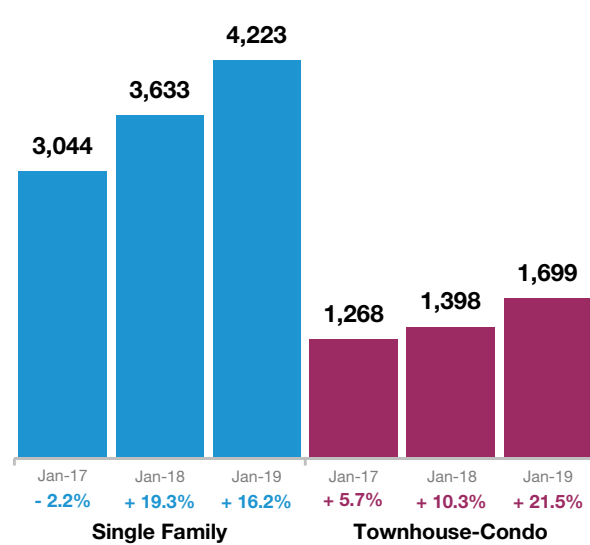
New Listings

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

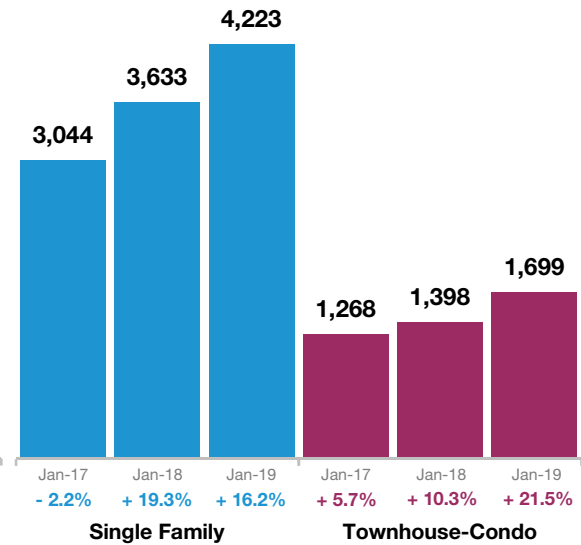


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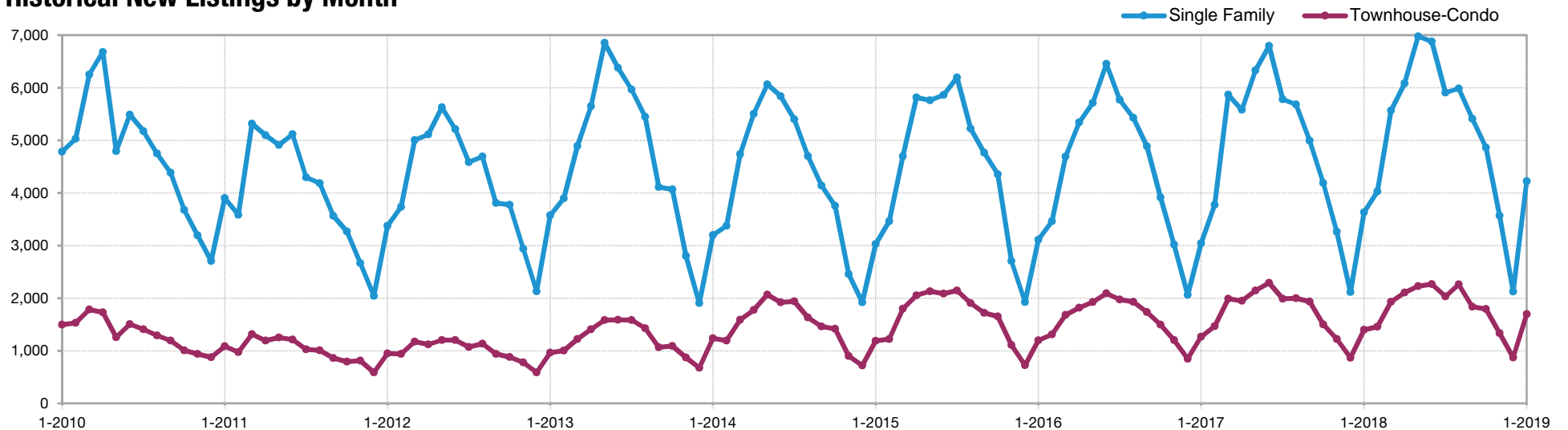


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2018	4,030	+6.8%	1,460	-0.5%
Mar-2018	5,568	-5.1%	1,931	-2.9%
Apr-2018	6,082	+9.0%	2,109	+8.2%
May-2018	6,975	+10.2%	2,229	+3.9%
Jun-2018	6,877	+1.2%	2,268	-1.0%
Jul-2018	5,909	+2.2%	2,033	+2.2%
Aug-2018	5,983	+5.3%	2,265	+13.4%
Sep-2018	5,411	+8.3%	1,837	-5.1%
Oct-2018	4,863	+16.0%	1,794	+19.4%
Nov-2018	3,571	+9.5%	1,336	+9.2%
Dec-2018	2,124	+0.3%	871	+0.3%
Jan-2019	4,223	+16.2%	1,699	+21.5%

Historical New Listings by Month



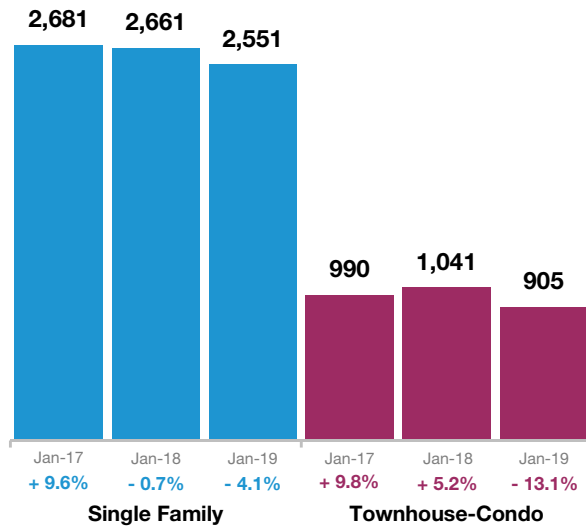
Sold Listings

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

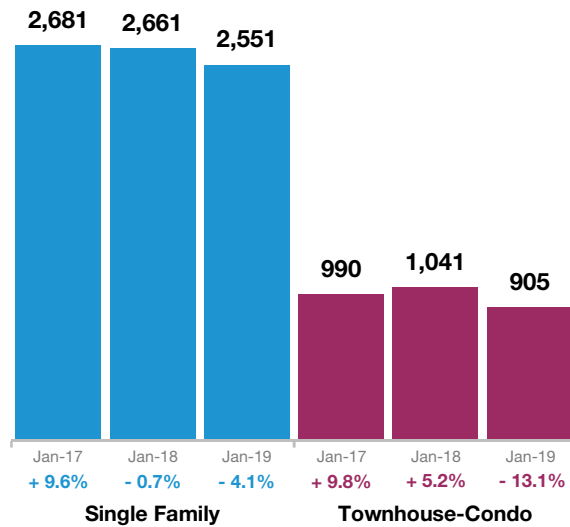


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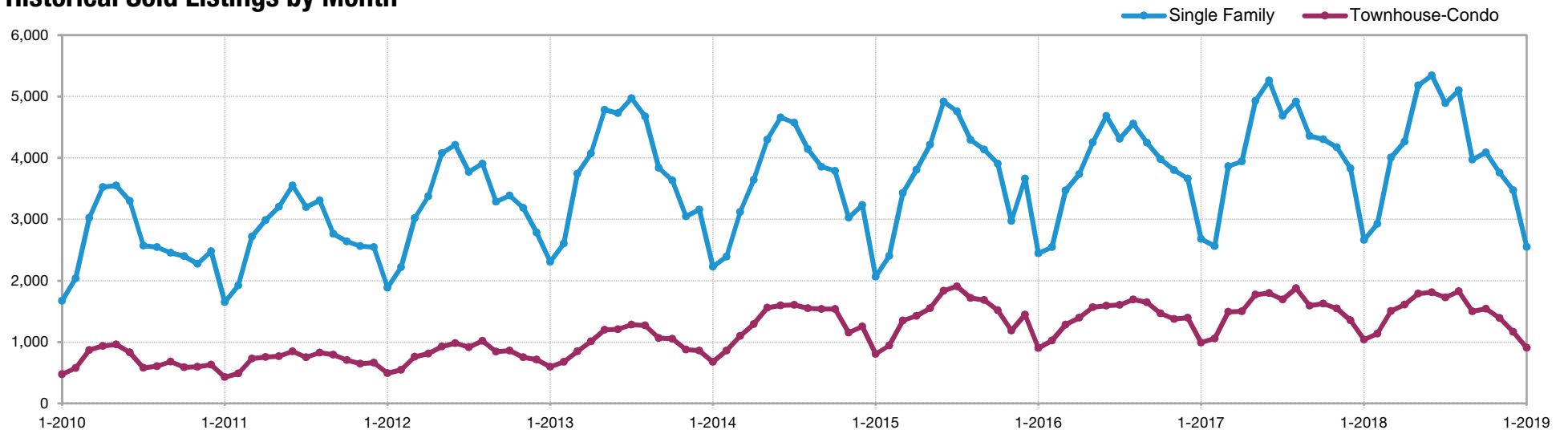


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2018	2,925	+14.1%	1,136	+7.6%
Mar-2018	4,007	+3.7%	1,505	+0.7%
Apr-2018	4,263	+8.1%	1,609	+7.1%
May-2018	5,179	+5.1%	1,787	+0.9%
Jun-2018	5,343	+1.6%	1,811	+0.8%
Jul-2018	4,892	+4.3%	1,725	+2.0%
Aug-2018	5,103	+3.7%	1,825	-2.7%
Sep-2018	3,973	-8.8%	1,500	-5.8%
Oct-2018	4,090	-5.0%	1,543	-5.1%
Nov-2018	3,758	-9.9%	1,393	-9.8%
Dec-2018	3,476	-9.3%	1,168	-13.7%
Jan-2019	2,551	-4.1%	905	-13.1%

Historical Sold Listings by Month



Days on Market Until Sale

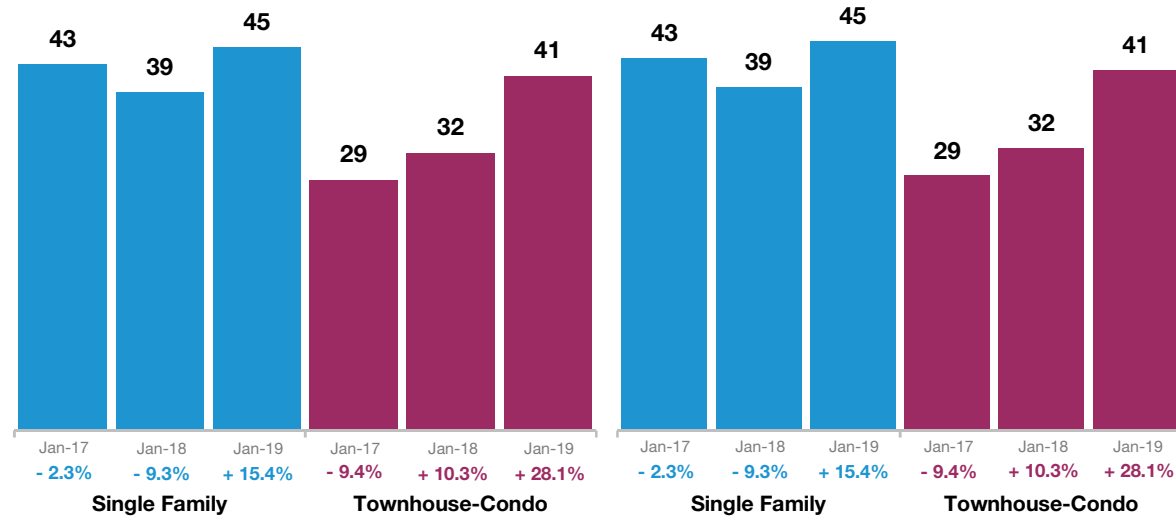
Average number of days between when a property is listed and when an offer is accepted in a given month.



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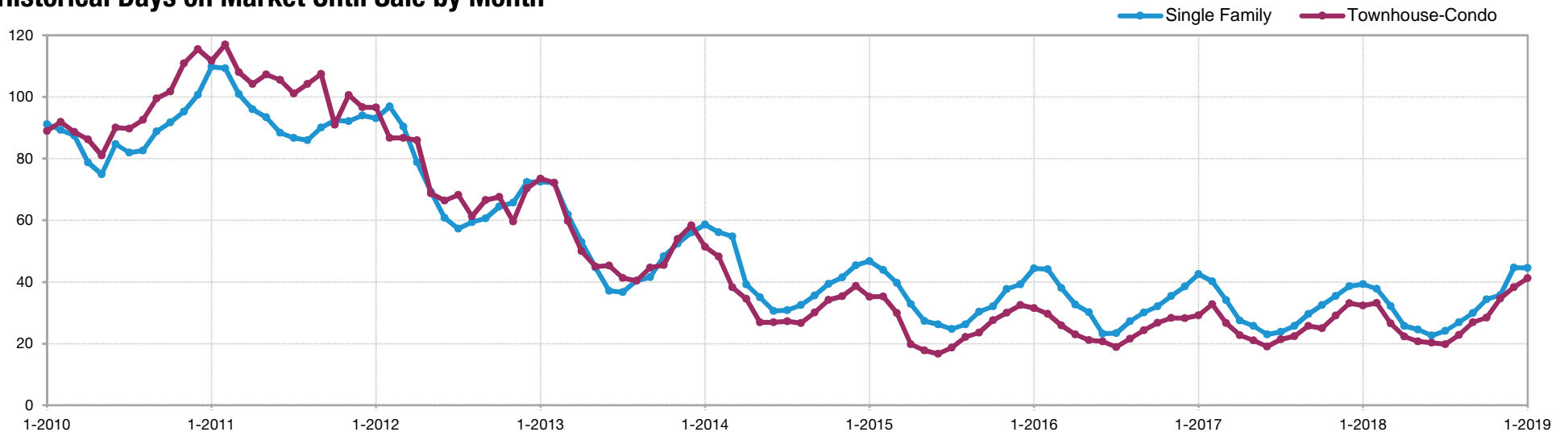
January

Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2018	38	-5.0%	33	0.0%
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%	28	+12.0%
Nov-2018	36	+2.9%	35	+20.7%
Dec-2018	45	+15.4%	38	+15.2%
Jan-2019	45	+15.4%	41	+28.1%

Historical Days on Market Until Sale by Month



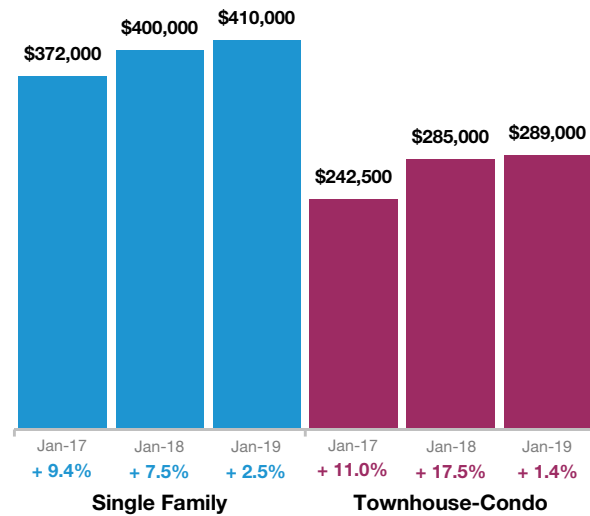
Median Sales Price

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

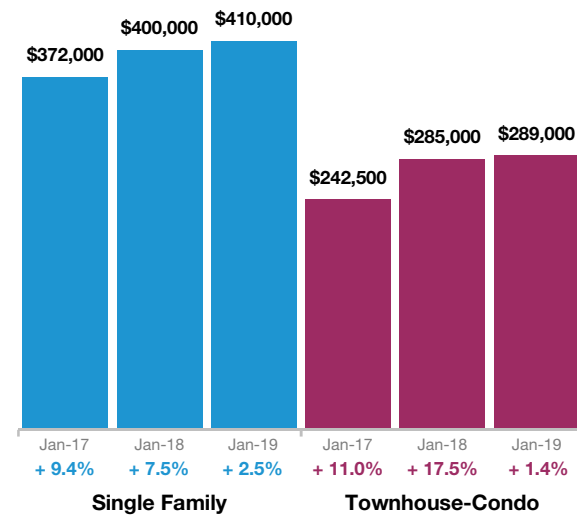


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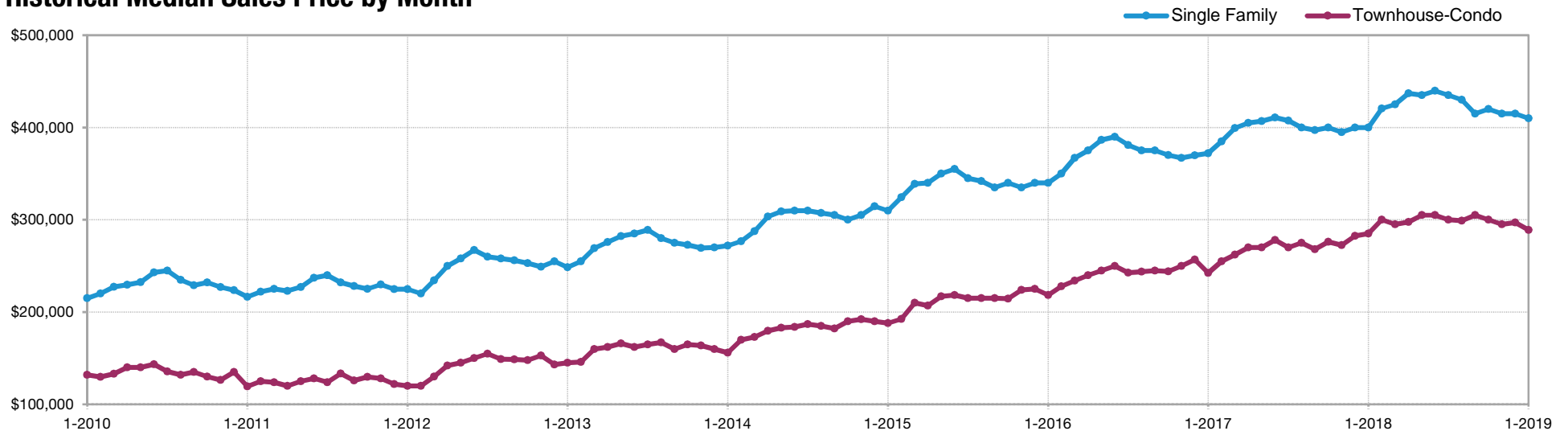


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2018	\$420,500	+9.2%	\$300,000	+17.6%
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	\$439,675	+7.1%	\$305,000	+9.7%
Jul-2018	\$435,000	+6.7%	\$300,000	+11.1%
Aug-2018	\$430,100	+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%	\$295,000	+8.3%
Dec-2018	\$415,000	+3.8%	\$297,000	+5.1%
Jan-2019	\$410,000	+2.5%	\$289,000	+1.4%

Historical Median Sales Price by Month



Average Sales Price

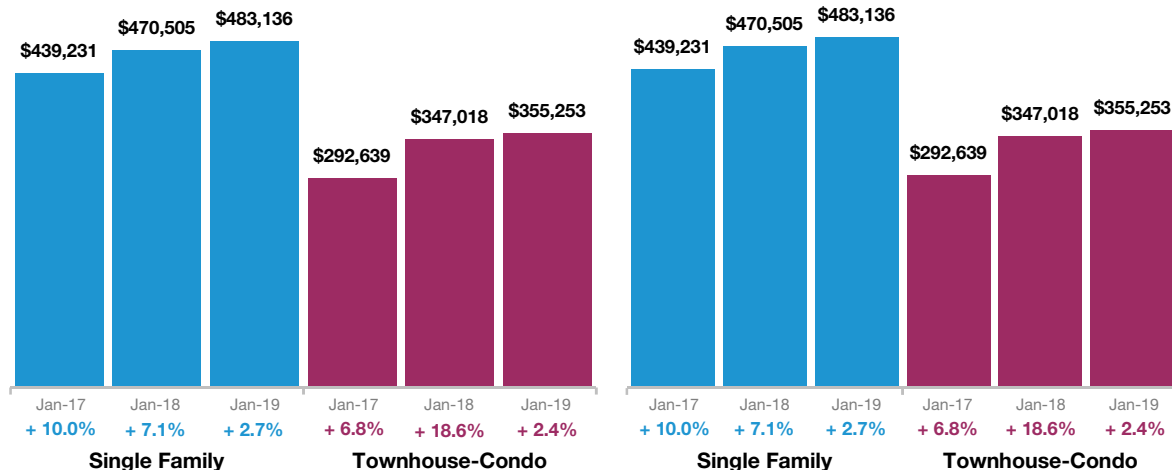
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



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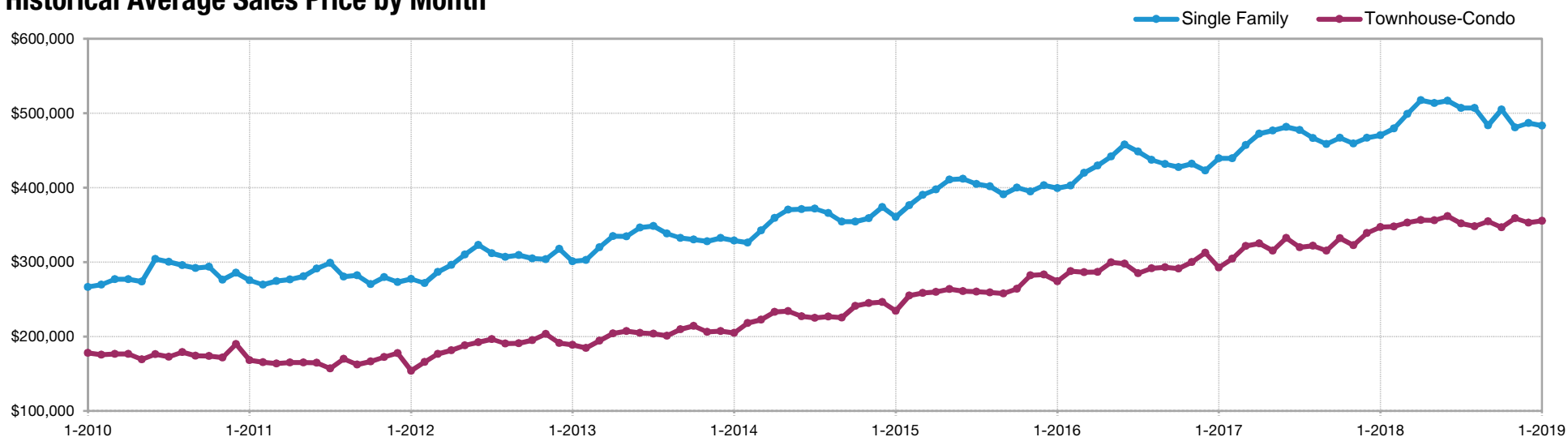
January

Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2018	\$479,270	+9.1%	\$347,587	+14.2%
Mar-2018	\$498,837	+9.1%	\$352,969	+9.7%
Apr-2018	\$517,396	+9.5%	\$356,397	+9.7%
May-2018	\$513,409	+7.7%	\$356,129	+13.0%
Jun-2018	\$516,650	+7.3%	\$361,608	+8.8%
Jul-2018	\$506,974	+6.2%	\$351,796	+10.0%
Aug-2018	\$507,113	+8.7%	\$348,082	+8.1%
Sep-2018	\$483,535	+5.4%	\$354,505	+12.4%
Oct-2018	\$504,770	+8.1%	\$346,740	+4.5%
Nov-2018	\$480,945	+4.7%	\$358,800	+11.2%
Dec-2018	\$486,917	+4.3%	\$352,918	+4.1%
Jan-2019	\$483,136	+2.7%	\$355,253	+2.4%

Historical Average Sales Price by Month



Percent of List Price Received

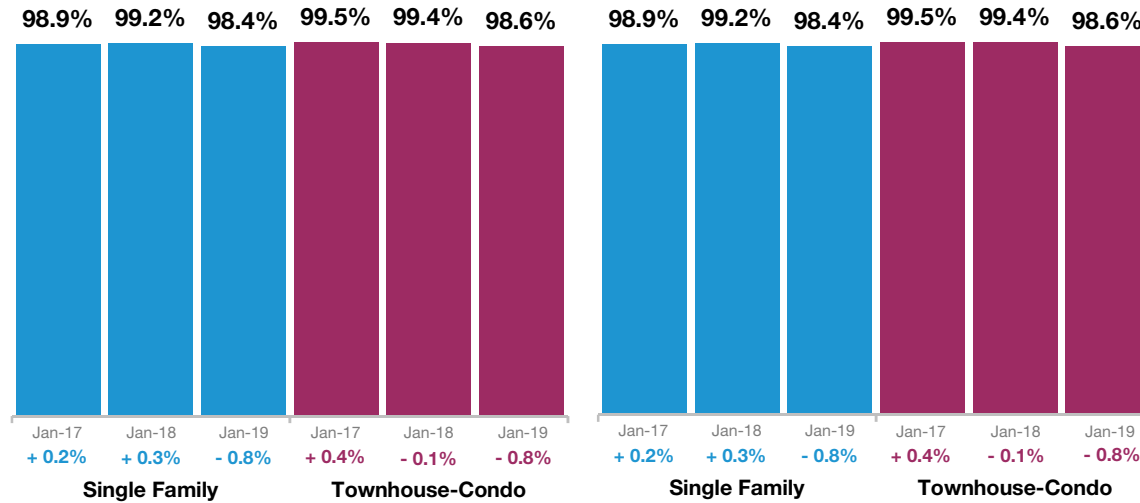
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



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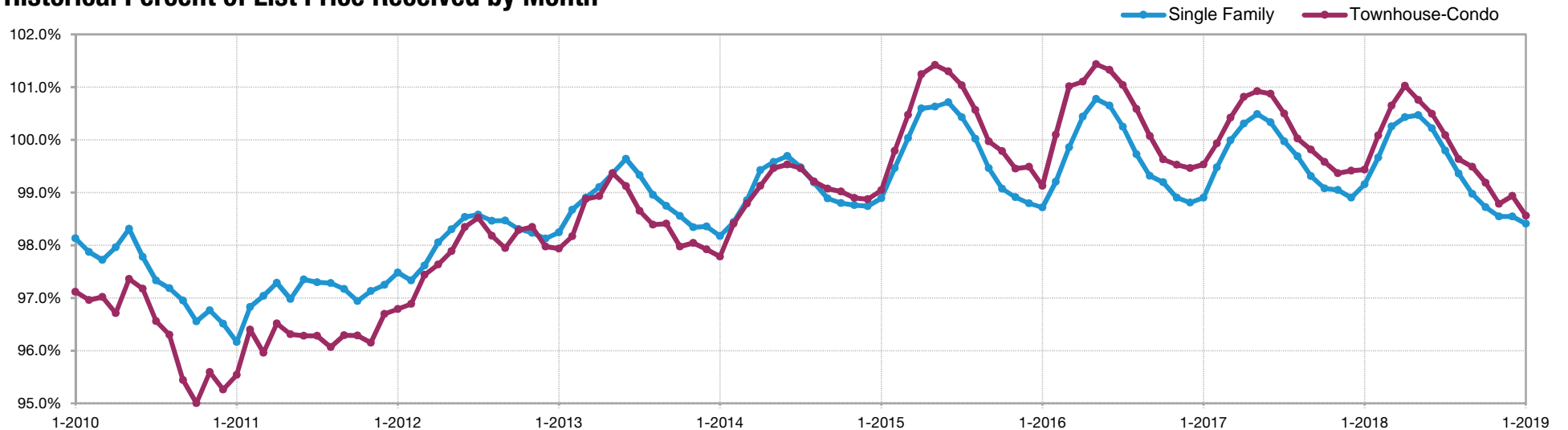
January

Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2018	99.7%	+0.2%	100.1%	+0.2%
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%

Historical Percent of List Price Received by Month



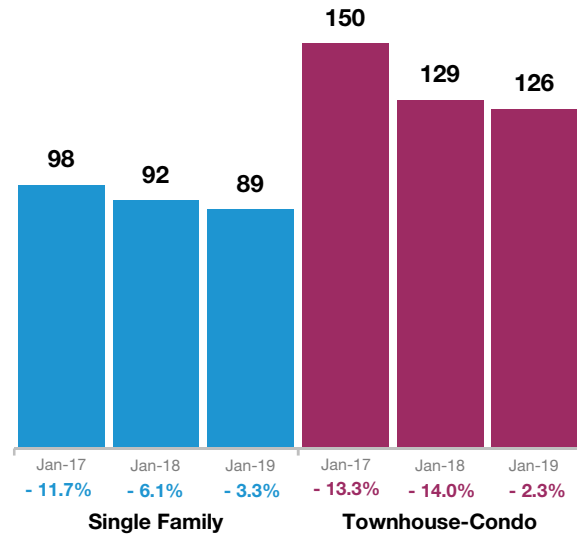
Housing Affordability Index

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.

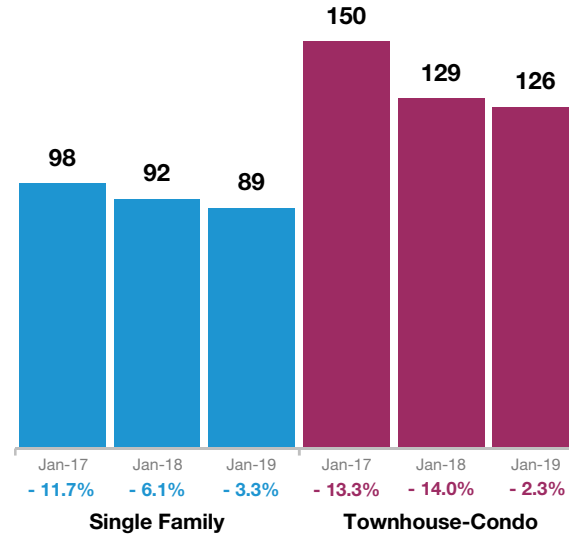


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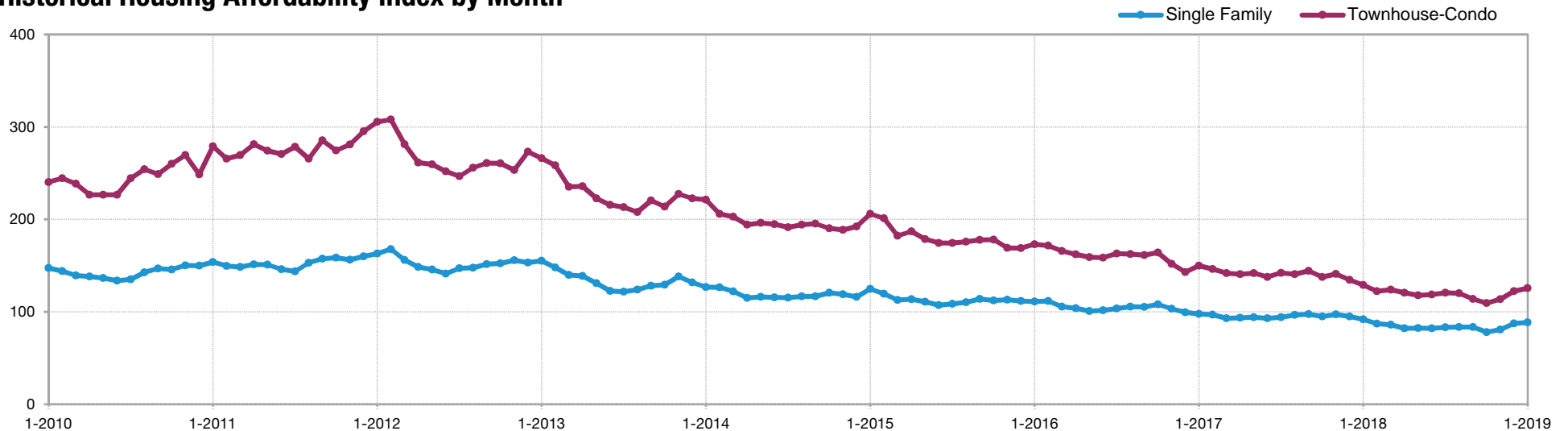


Year to Date



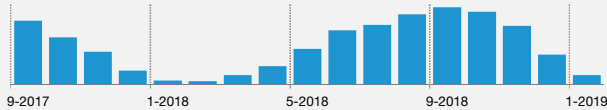
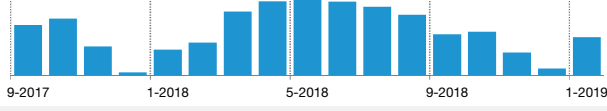
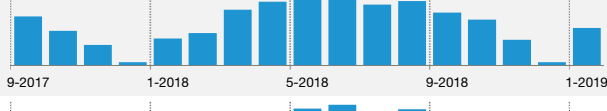
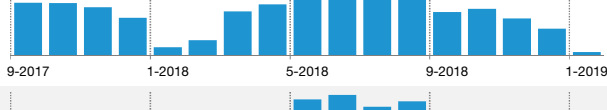
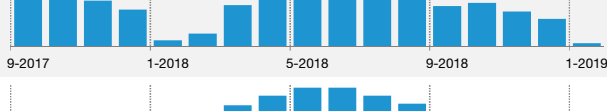
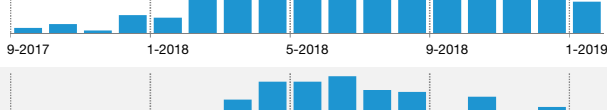
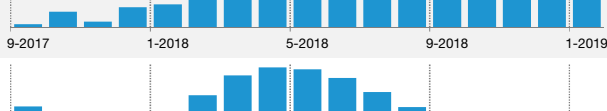
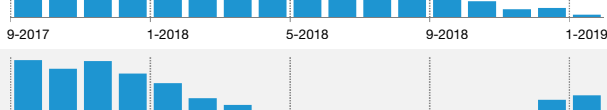
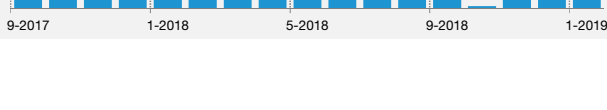
Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2018	87	-10.3%	122	-16.4%
Mar-2018	86	-7.5%	124	-12.7%
Apr-2018	82	-12.8%	121	-14.2%
May-2018	83	-11.7%	118	-16.9%
Jun-2018	82	-11.8%	119	-13.8%
Jul-2018	83	-11.7%	121	-14.8%
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%	126	-2.3%

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	1-2018	1-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
Active Listings		8,235	8,724	+ 5.9%	--	--	--
Under Contract		4,605	5,153	+ 11.9%	4,605	5,153	+ 11.9%
New Listings		5,031	5,922	+ 17.7%	5,031	5,922	+ 17.7%
Sold Listings		3,702	3,456	- 6.6%	3,702	3,456	- 6.6%
Days on Market		37	44	+ 18.9%	37	44	+ 18.9%
Median Sales Price		\$375,000	\$385,000	+ 2.7%	\$375,000	\$385,000	+ 2.7%
Average Sales Price		\$435,771	\$449,674	+ 3.2%	\$435,771	\$449,674	+ 3.2%
Pct. of List Price Received		99.2%	98.4%	- 0.8%	99.2%	98.4%	- 0.8%
Affordability Index		98	94	- 4.1%	98	94	- 4.1%

Sold Listings

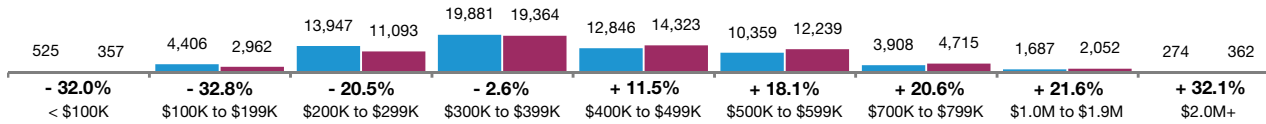
Actual sales that have closed in a given month.



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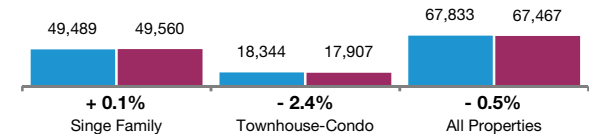
By Price Range – All Properties – Rolling 12 Months

■ 1-2018 ■ 1-2019



By Property Type

■ 1-2018 ■ 1-2019



Rolling 12 Months

By Price Range	Single Family			Condo		
	1-2018	1-2019	Change	1-2018	1-2019	Change
\$99,999 and Below	285	236	-17.2%	240	121	-49.6%
\$100,000 to \$199,999	1,008	788	-21.8%	3,398	2,174	-36.0%
\$200,000 to \$299,999	6,740	4,444	-34.1%	7,207	6,649	-7.7%
\$300,000 to \$399,999	16,333	15,130	-7.4%	3,548	4,234	+19.3%
\$400,000 to \$499,999	11,031	12,187	+10.5%	1,815	2,136	+17.7%
\$500,000 to \$699,999	9,067	10,614	+17.1%	1,292	1,625	+25.8%
\$700,000 to \$999,999	3,283	3,975	+21.1%	625	740	+18.4%
\$1,000,000 to \$1,999,999	1,492	1,858	+24.5%	195	194	-0.5%
\$2,000,000 and Above	250	328	+31.2%	24	34	+41.7%
All Price Ranges	49,489	49,560	+0.1%	18,344	17,907	-2.4%

Compared to Prior Month

	Single Family			Condo		
	12-2018	1-2019	Change	12-2018	1-2019	Change
	12	23	+91.7%	8	9	+12.5%
	50	44	-12.0%	150	121	-19.3%
	340	264	-22.4%	440	363	-17.5%
	1,181	838	-29.0%	267	205	-23.2%
	811	617	-23.9%	126	84	-33.3%
	701	489	-30.2%	102	70	-31.4%
	240	169	-29.6%	58	41	-29.3%
	122	92	-24.6%	17	10	-41.2%
	19	15	-21.1%	0	2	--
All Price Ranges	3,476	2,551	-26.6%	1,168	905	-22.5%

Year to Date

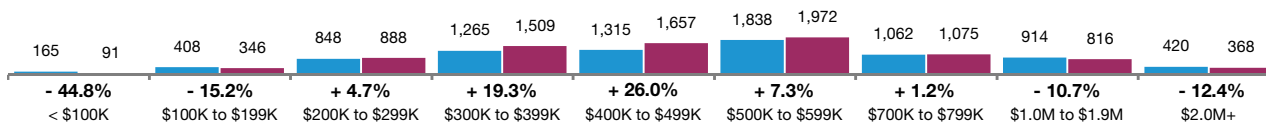
	Single Family			Condo		
	1-2018	1-2019	Change	1-2018	1-2019	Change
	18	23	+27.8%	8	9	+12.5%
	44	44	0.0%	177	121	-31.6%
	369	264	-28.5%	396	363	-8.3%
	873	838	-4.0%	196	205	+4.6%
	615	617	+0.3%	95	84	-11.6%
	468	489	+4.5%	104	70	-32.7%
	168	169	+0.6%	50	41	-18.0%
	92	92	0.0%	13	10	-23.1%
	14	15	+7.1%	2	2	0.0%
All Price Ranges	2,661	2,551	-4.1%	1,041	905	-13.1%

Inventory of Active Listings

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

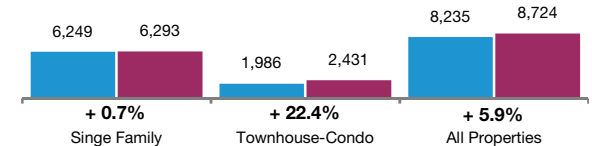
By Price Range – All Properties

■ 1-2018 ■ 1-2019



By Property Type

■ 1-2018 ■ 1-2019



Year over Year

By Price Range	Single Family			Condo		
	1-2018	1-2019	Change	1-2018	1-2019	Change
\$99,999 and Below	100	45	-55.0%	65	46	-29.2%
\$100,000 to \$199,999	230	130	-43.5%	178	216	+21.3%
\$200,000 to \$299,999	485	341	-29.7%	363	547	+50.7%
\$300,000 to \$399,999	924	1,008	+9.1%	341	501	+46.9%
\$400,000 to \$499,999	1,008	1,285	+27.5%	307	372	+21.2%
\$500,000 to \$699,999	1,492	1,619	+8.5%	346	353	+2.0%
\$700,000 to \$999,999	840	825	-1.8%	222	250	+12.6%
\$1,000,000 to \$1,999,999	792	704	-11.1%	122	112	-8.2%
\$2,000,000 and Above	378	334	-11.6%	42	34	-19.0%
All Price Ranges	6,249	6,293	+0.7%	1,986	2,431	+22.4%

Compared to Prior Month

	Single Family			Condo		
	12-2018	1-2019	Change	12-2018	1-2019	Change
	78	45	-42.3%	47	46	-2.1%
	201	130	-35.3%	234	216	-7.7%
	480	341	-29.0%	650	547	-15.8%
	1,349	1,008	-25.3%	569	501	-12.0%
	1,608	1,285	-20.1%	392	372	-5.1%
	1,904	1,619	-15.0%	392	353	-9.9%
	972	825	-15.1%	262	250	-4.6%
	801	704	-12.1%	136	112	-17.6%
	380	334	-12.1%	43	34	-20.9%
All Price Ranges	7,775	6,293	-19.1%	2,725	2,431	-10.8%

Year to Date

Single Family	Condo
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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.