

# 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

<b>+ 7.1%</b>	<b>+ 1.0%</b>	<b>- 0.2%</b>
One-Year Change in <b>Active Listings</b> All Properties	One-Year Change in <b>Sold Listings</b> All Properties	One-Year Change in <b>Median Sales Price</b> 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.

Single Family Market Overview	<b>2</b>
Townhouse-Condo Market Overview	<b>3</b>
Inventory of Active Listings	<b>4</b>
Under Contract	<b>5</b>
New Listings	<b>6</b>
Sold Listings	<b>7</b>
Days on Market Until Sale	<b>8</b>
Median Sales Price	<b>9</b>
Average Sales Price	<b>10</b>
Percent of List Price Received	<b>11</b>
Housing Affordability Index	<b>12</b>
Total Market Overview	<b>13</b>
Sold Listings and Inventory by Price Range	<b>14</b>
Glossary of Terms	<b>15</b>

# 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%

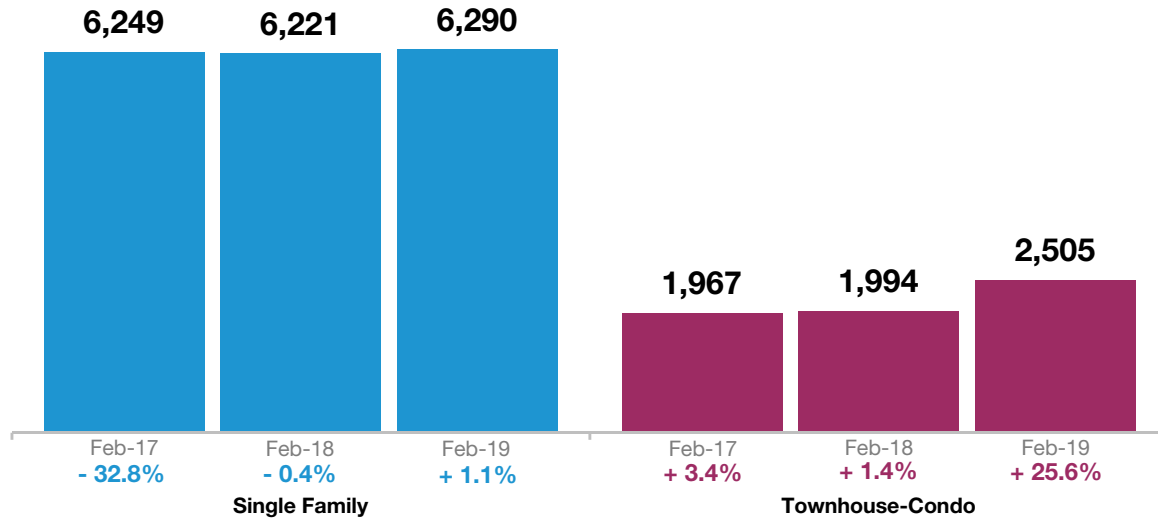
# Inventory of Active Listings

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



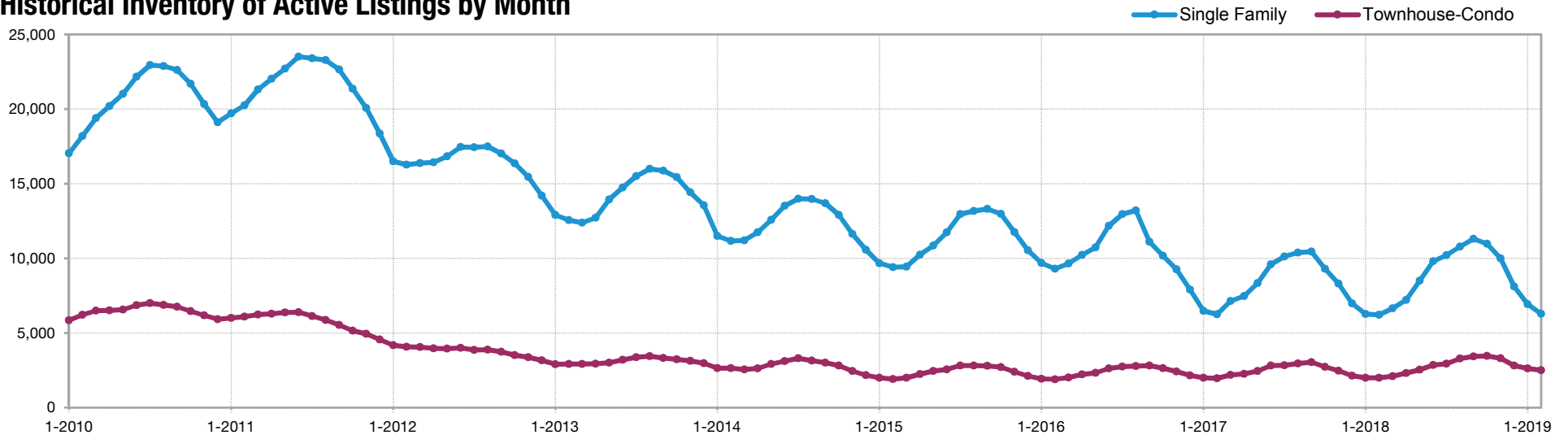
**DENVER METRO**  
ASSOCIATION OF REALTORS®

## 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%
<b>Feb-2019</b>	<b>6,290</b>	<b>+1.1%</b>	<b>2,505</b>	<b>+25.6%</b>

## Historical Inventory of Active Listings by Month



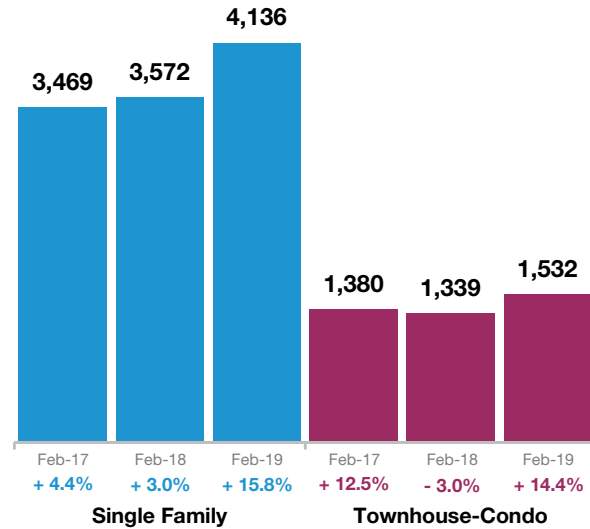
# Under Contract

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

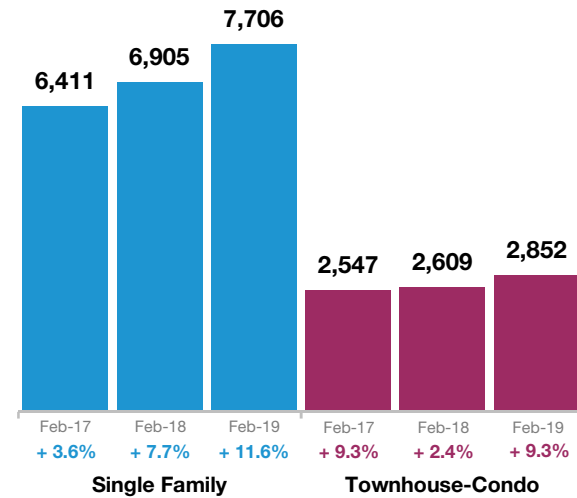


**DENVER METRO**  
ASSOCIATION OF REALTORS®

## February

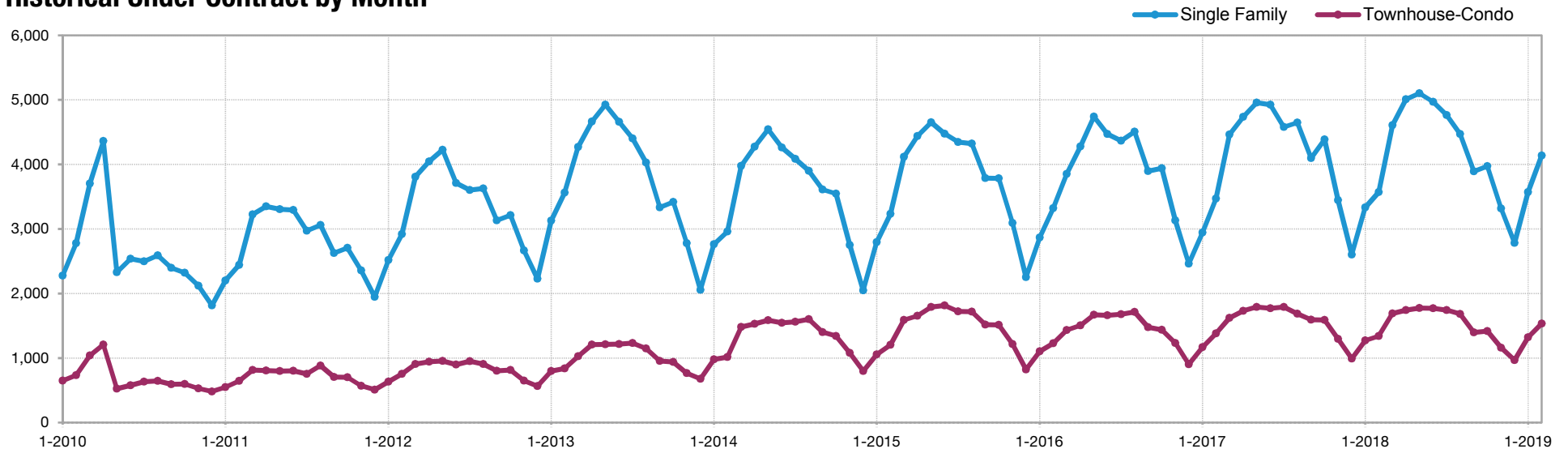


## Year to Date



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%
<b>Feb-2019</b>	<b>4,136</b>	<b>+15.8%</b>	<b>1,532</b>	<b>+14.4%</b>

## Historical Under Contract by Month



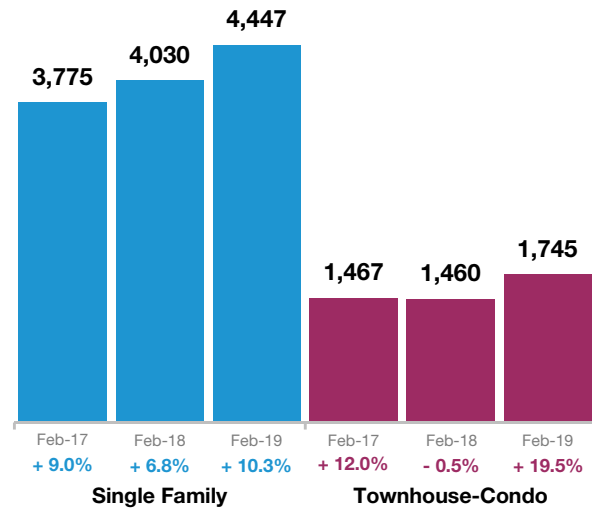
# New Listings

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

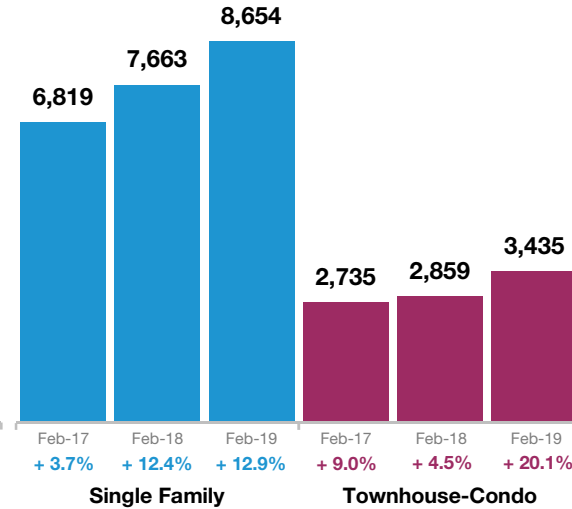


**DENVER METRO**  
ASSOCIATION OF REALTORS®

## February

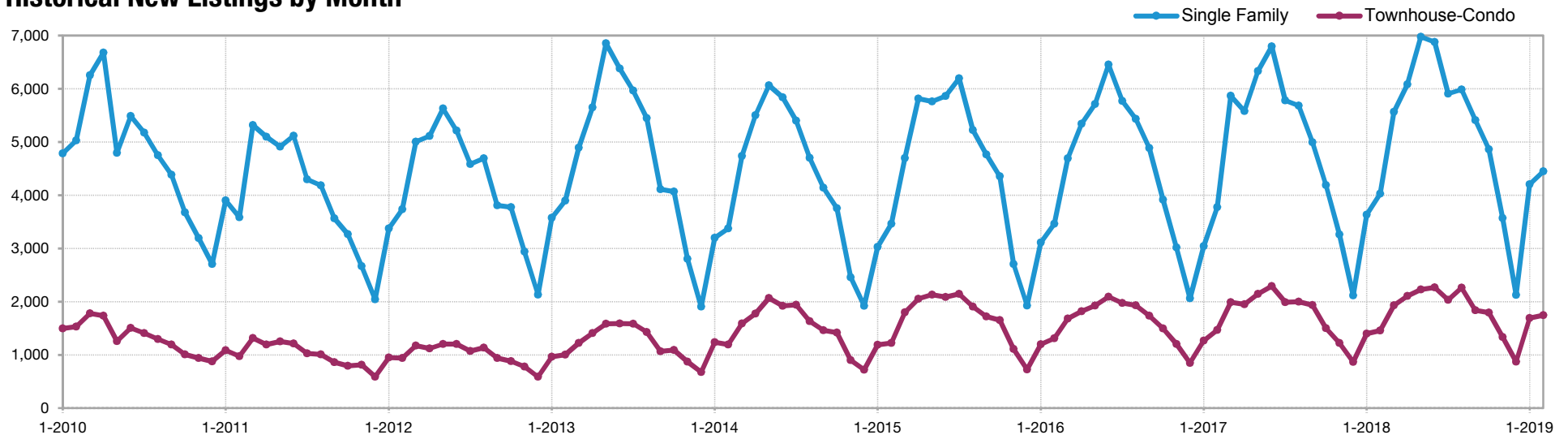


## Year to Date



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%
<b>Feb-2019</b>	<b>4,447</b>	<b>+10.3%</b>	<b>1,745</b>	<b>+19.5%</b>

## Historical New Listings by Month



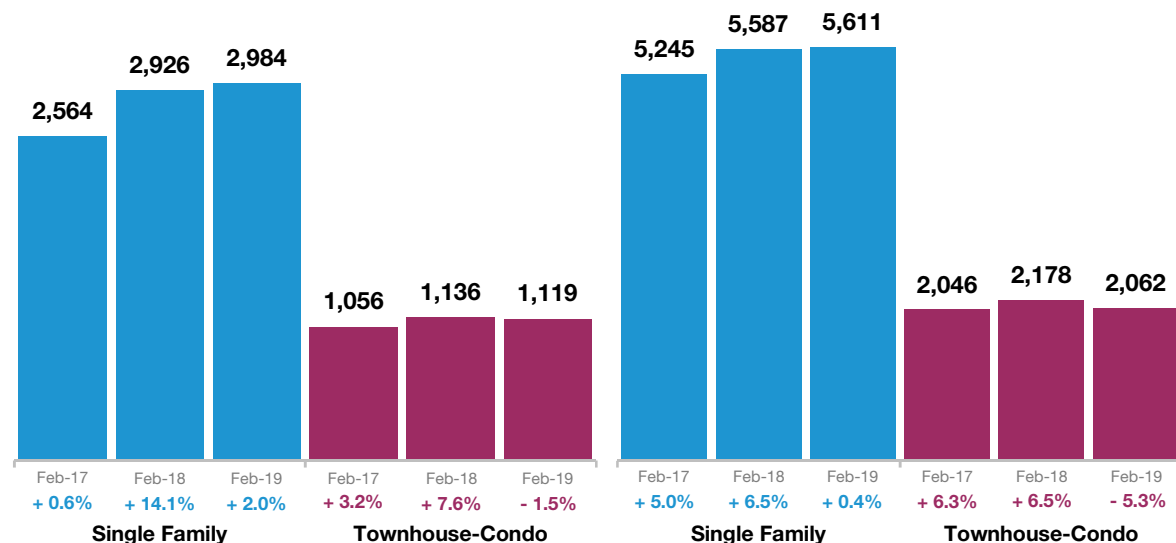
# Sold Listings

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

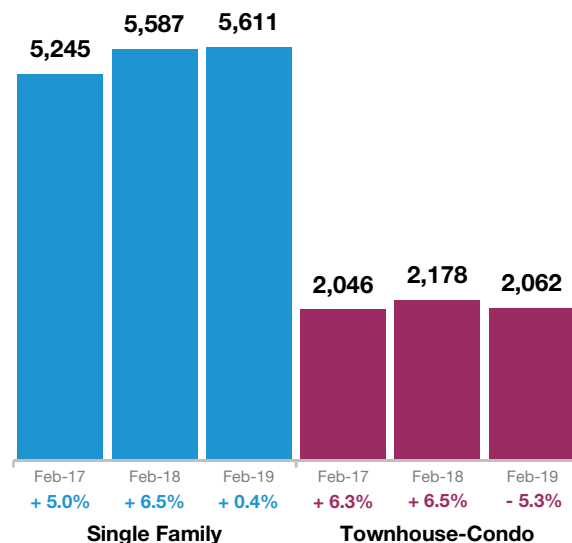


**DENVER METRO**  
ASSOCIATION OF REALTORS®

## February

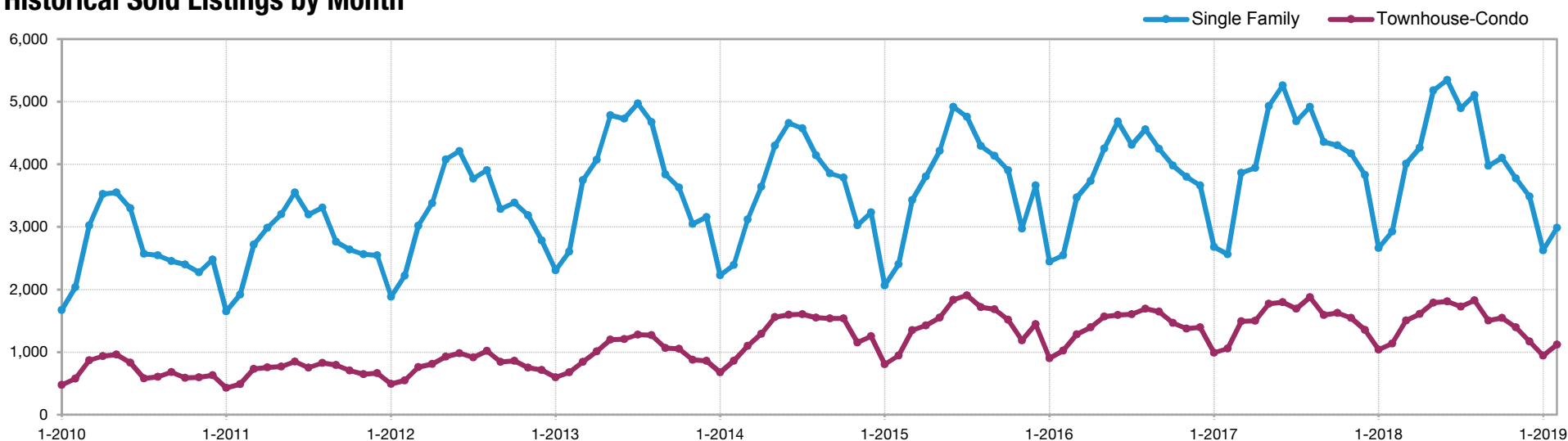


## Year to Date



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%
<b>Feb-2019</b>	<b>2,984</b>	<b>+2.0%</b>	<b>1,119</b>	<b>-1.5%</b>

## Historical Sold Listings by Month



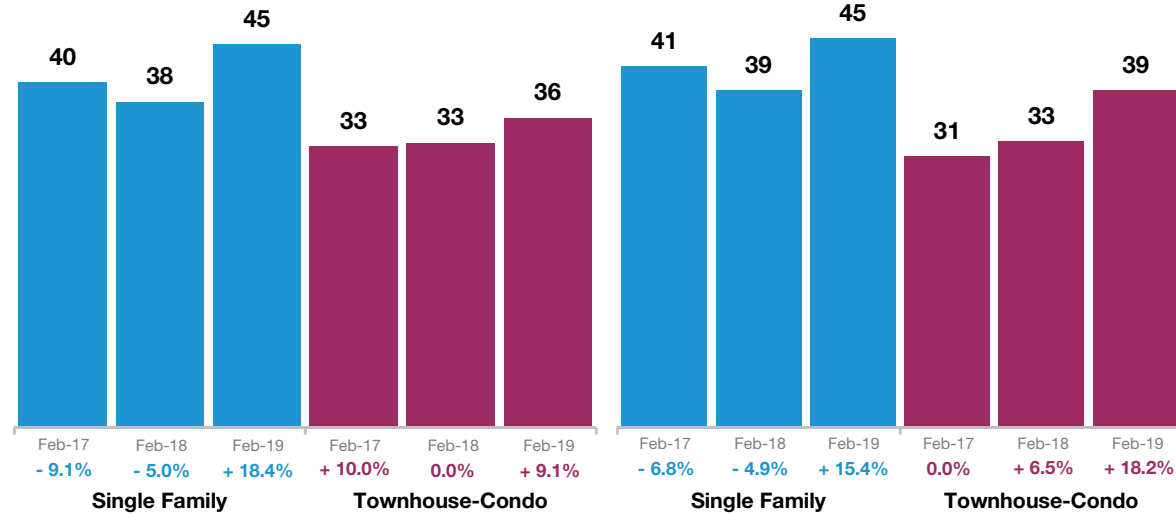
# Days on Market Until Sale

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

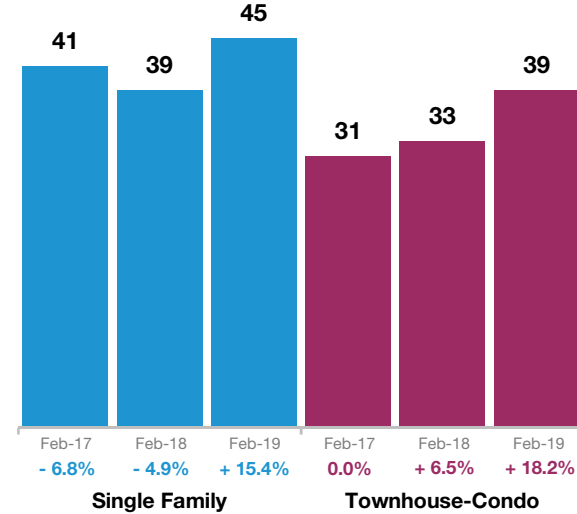


**DENVER METRO**  
ASSOCIATION OF REALTORS®

## February

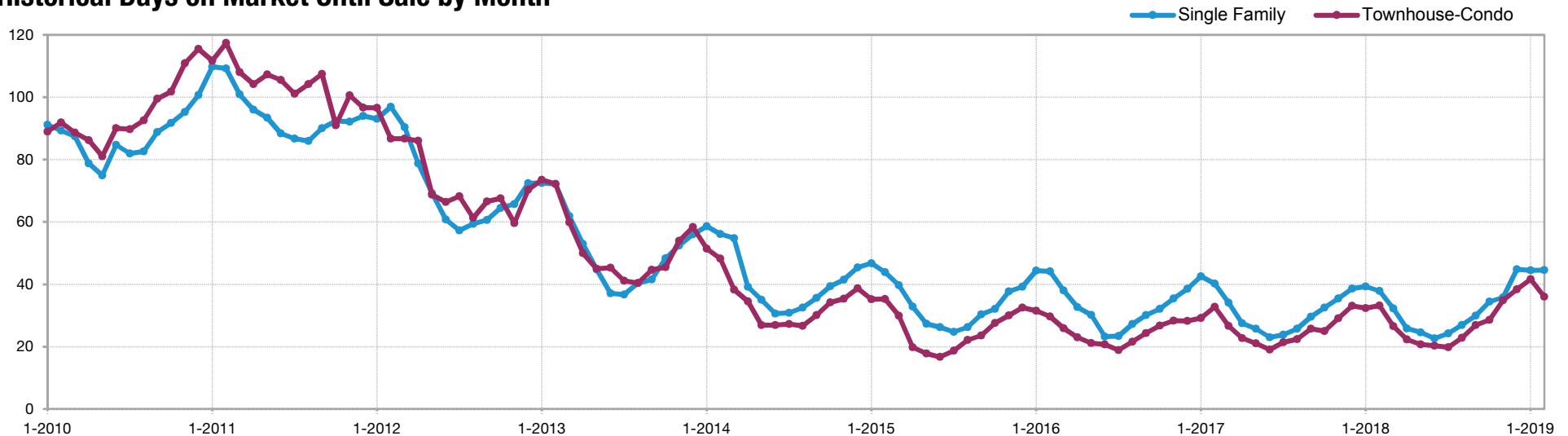


## Year to Date



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%
<b>Feb-2019</b>	<b>45</b>	<b>+18.4%</b>	<b>36</b>	<b>+9.1%</b>

## Historical Days on Market Until Sale by Month





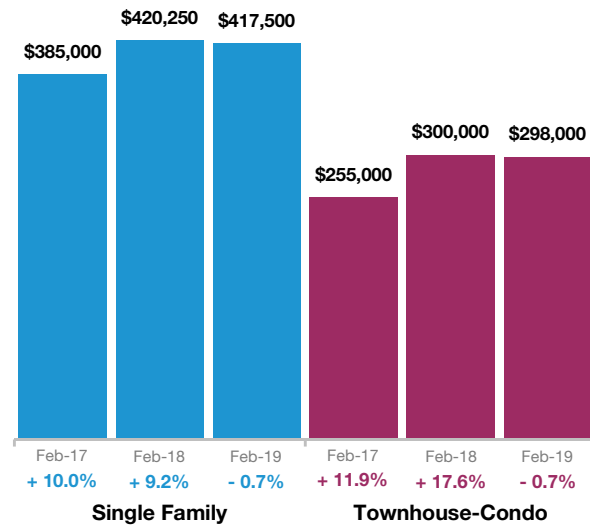
# Median Sales Price

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

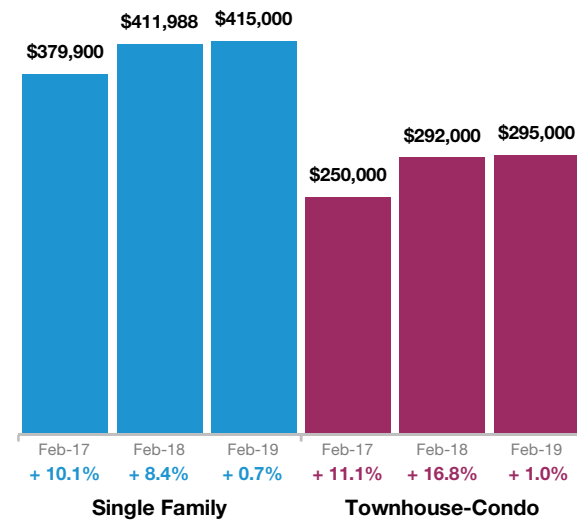


**DENVER METRO**  
ASSOCIATION OF REALTORS®

## February

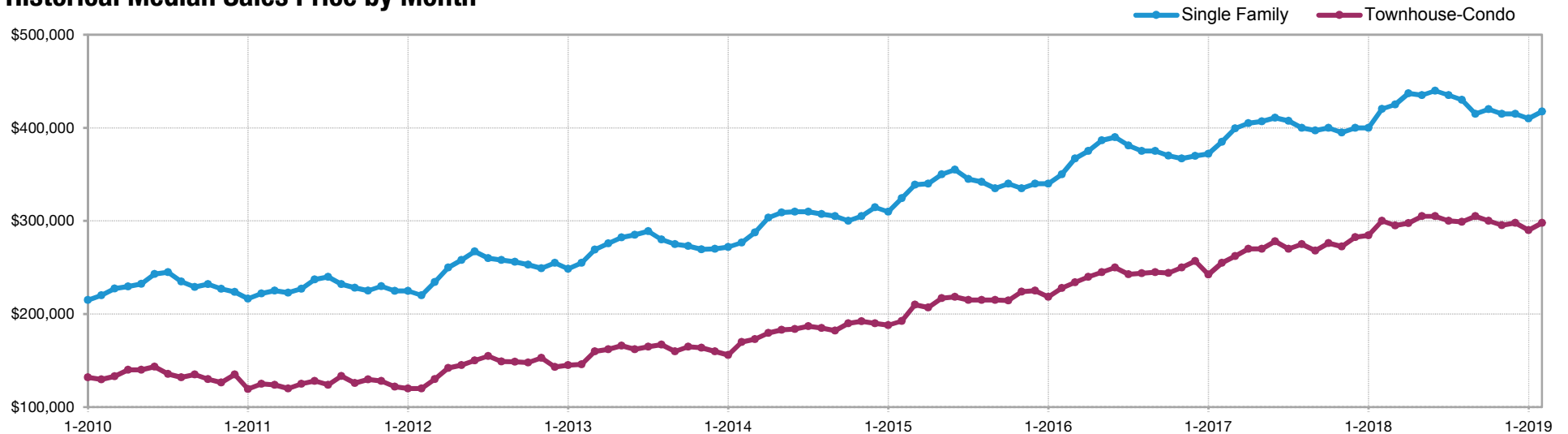


## Year to Date



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%
<b>Feb-2019</b>	<b>\$417,500</b>	<b>-0.7%</b>	<b>\$298,000</b>	<b>-0.7%</b>

## Historical Median Sales Price by Month



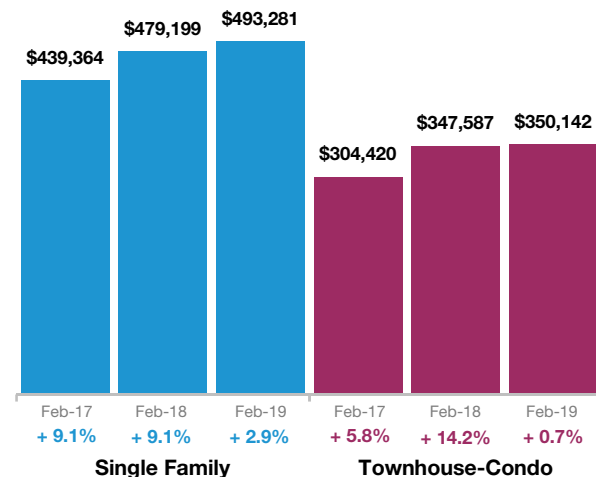
# Average Sales Price

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

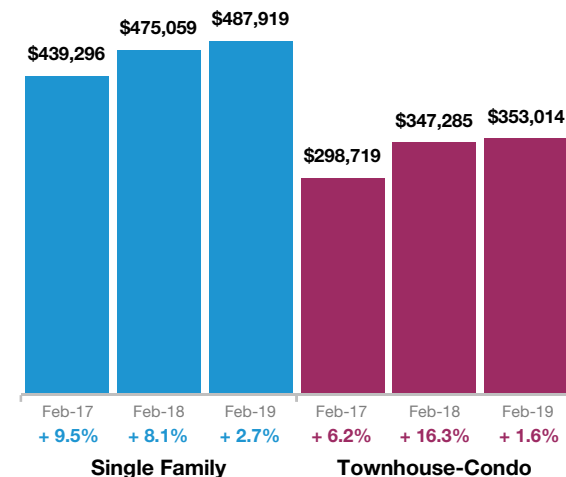


**DENVER METRO**  
ASSOCIATION OF REALTORS®

## February

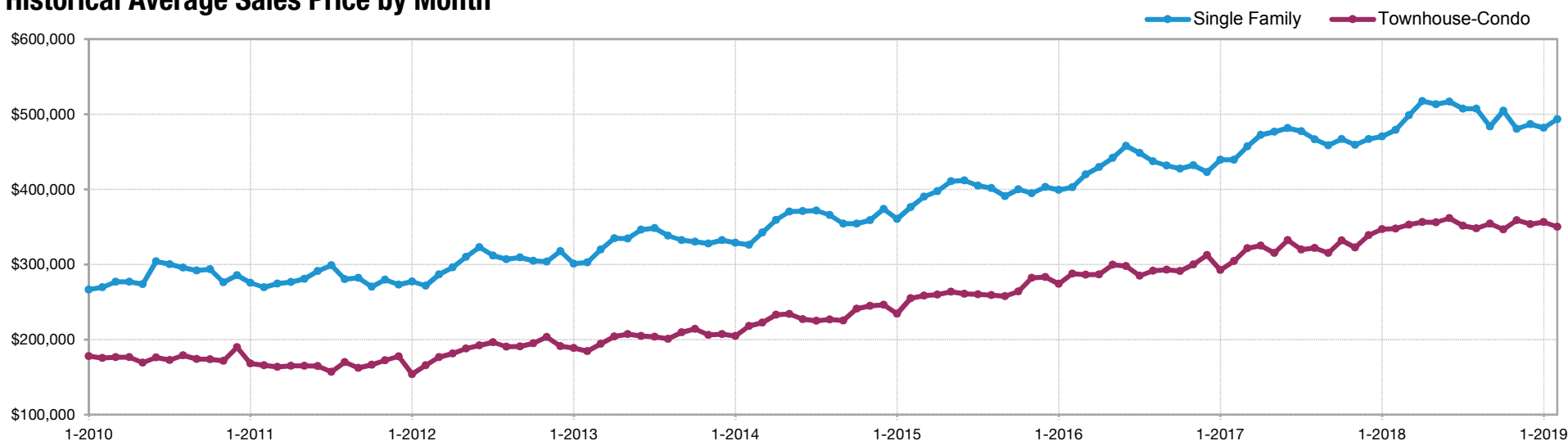


## Year to Date



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%
<b>Feb-2019</b>	<b>\$493,281</b>	<b>+2.9%</b>	<b>\$350,142</b>	<b>+0.7%</b>

## Historical Average Sales Price by Month



# Percent of List Price Received

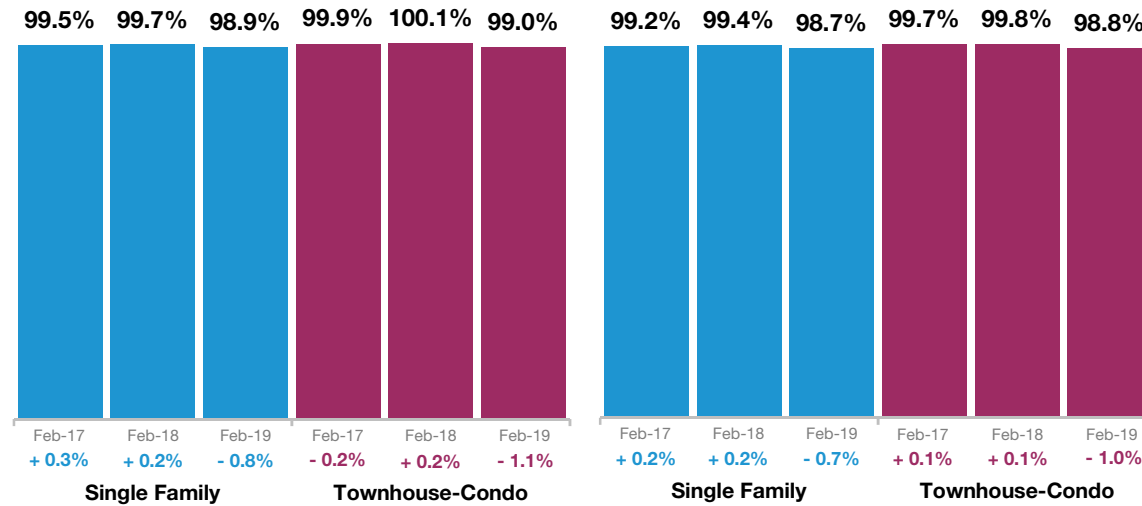
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



**DENVER METRO**  
ASSOCIATION OF REALTORS®

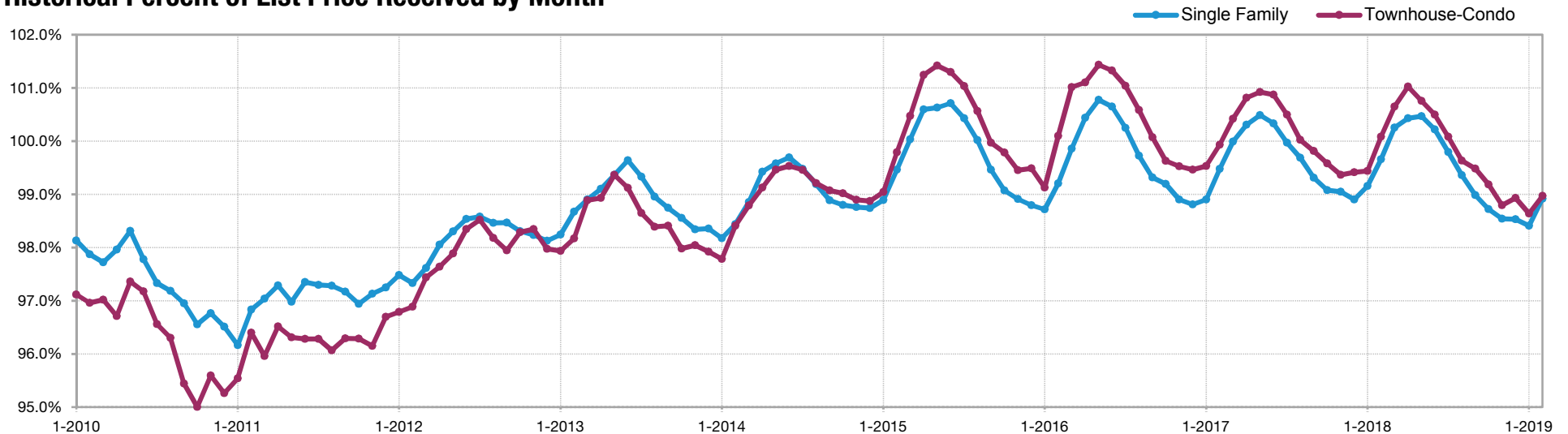
## February

## 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%
<b>Feb-2019</b>	<b>98.9%</b>	<b>-0.8%</b>	<b>99.0%</b>	<b>-1.1%</b>

## Historical Percent of List Price Received by Month



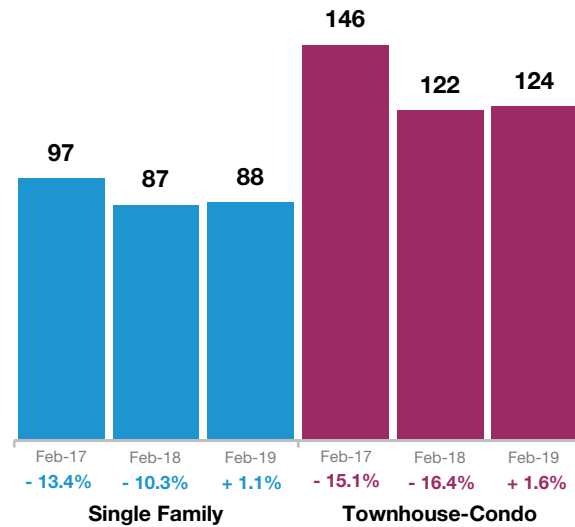
# Housing Affordability Index

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.

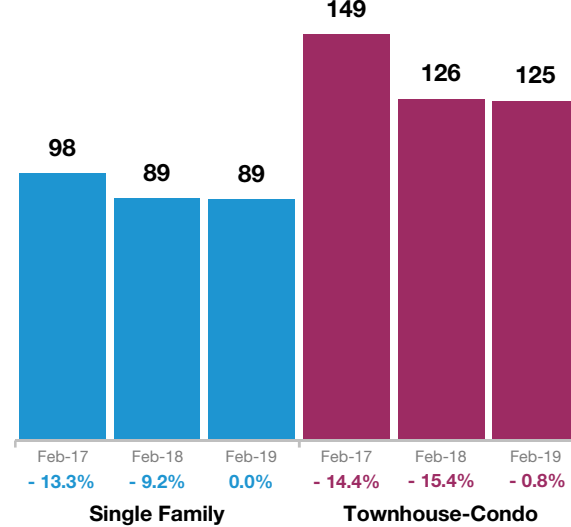


**DENVER METRO**  
ASSOCIATION OF REALTORS®

## February

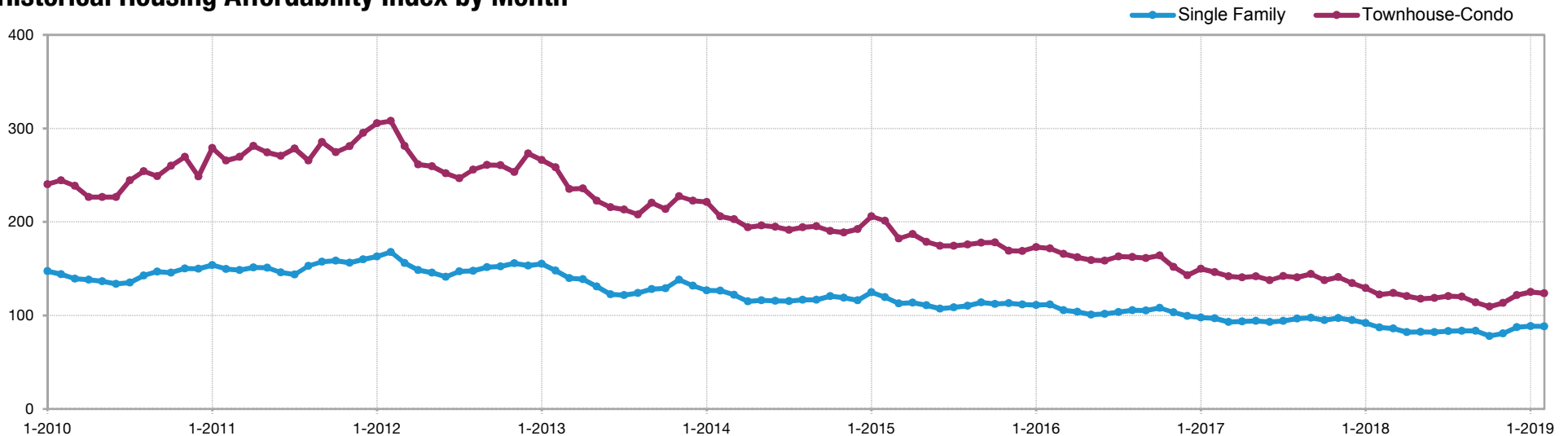


## Year to Date



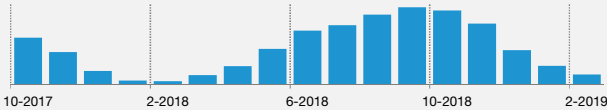
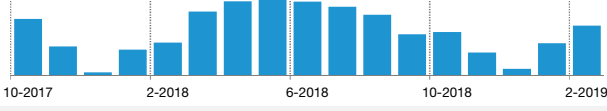
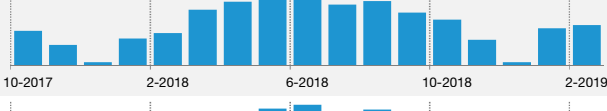
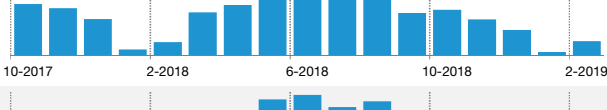
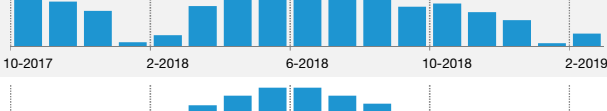
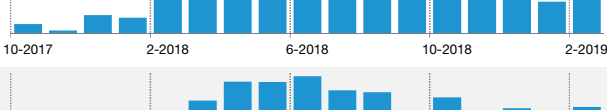
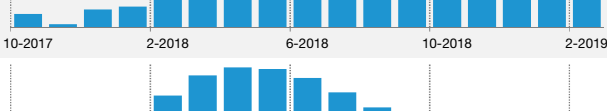
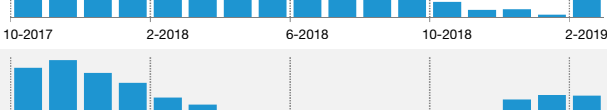
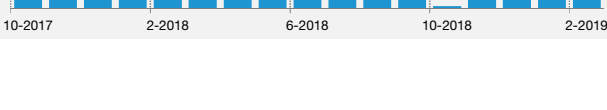
Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2018	86	-7.5%	124	-12.7%
Apr-2018	82	-12.8%	121	-14.2%
May-2018	83	-11.7%	118	-16.9%
Jun-2018	82	-11.8%	119	-13.8%
Jul-2018	83	-11.7%	121	-14.8%
Aug-2018	84	-13.4%	120	-14.9%
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%
<b>Feb-2019</b>	<b>88</b>	<b>+1.1%</b>	<b>124</b>	<b>+1.6%</b>

## 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

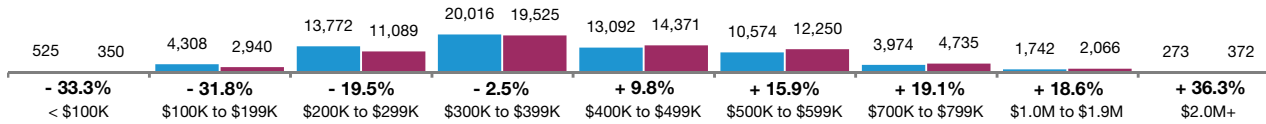
Actual sales that have closed in a given month.



**DENVER METRO**  
ASSOCIATION OF REALTORS®

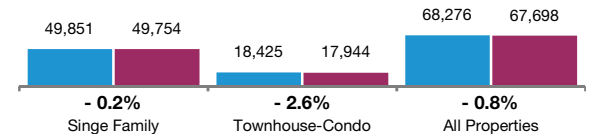
## By Price Range – All Properties – Rolling 12 Months

■ 2-2018 ■ 2-2019



## By Property Type

■ 2-2018 ■ 2-2019



### Rolling 12 Months

By Price Range	Single Family			Condo		
	2-2018	2-2019	Change	2-2018	2-2019	Change
\$99,999 and Below	285	235	-17.5%	240	115	-52.1%
\$100,000 to \$199,999	989	789	-20.2%	3,319	2,151	-35.2%
\$200,000 to \$299,999	6,603	4,393	-33.5%	7,169	6,696	-6.6%
\$300,000 to \$399,999	16,388	15,283	-6.7%	3,628	4,242	+16.9%
\$400,000 to \$499,999	11,199	12,234	+9.2%	1,893	2,137	+12.9%
\$500,000 to \$699,999	9,266	10,621	+14.6%	1,308	1,629	+24.5%
\$700,000 to \$999,999	3,332	3,988	+19.7%	642	747	+16.4%
\$1,000,000 to \$1,999,999	1,540	1,873	+21.6%	202	193	-4.5%
\$2,000,000 and Above	249	338	+35.7%	24	34	+41.7%
<b>All Price Ranges</b>	<b>49,851</b>	<b>49,754</b>	<b>-0.2%</b>	<b>18,425</b>	<b>17,944</b>	<b>-2.6%</b>

### Compared to Prior Month

	Single Family			Condo		
	1-2019	2-2019	Change	1-2019	2-2019	Change
	24	17	-29.2%	9	9	0.0%
	49	46	-6.1%	126	138	+9.5%
	274	259	-5.5%	371	418	+12.7%
	868	979	+12.8%	209	262	+25.4%
	630	752	+19.4%	98	132	+34.7%
	501	604	+20.6%	73	98	+34.2%
	173	193	+11.6%	45	47	+4.4%
	93	113	+21.5%	10	14	+40.0%
	15	21	+40.0%	2	1	-50.0%
<b>All Price Ranges</b>	<b>2,627</b>	<b>2,984</b>	<b>+13.6%</b>	<b>943</b>	<b>1,119</b>	<b>+18.7%</b>

### Year to Date

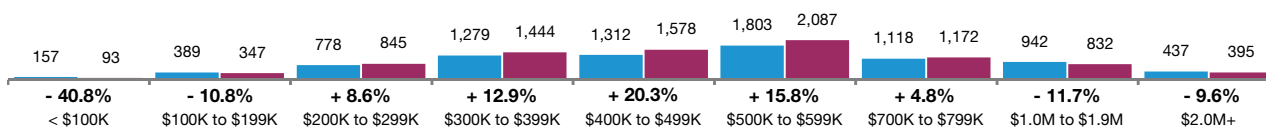
	Single Family			Condo		
	2-2018	2-2019	Change	2-2018	2-2019	Change
	38	41	+7.9%	23	18	-21.7%
	96	95	-1.0%	347	264	-23.9%
	698	533	-23.6%	778	789	+1.4%
	1,752	1,847	+5.4%	457	471	+3.1%
	1,341	1,382	+3.1%	247	230	-6.9%
	1,089	1,105	+1.5%	200	171	-14.5%
	353	366	+3.7%	95	92	-3.2%
	194	206	+6.2%	28	24	-14.3%
	26	36	+38.5%	3	3	0.0%
<b>All Price Ranges</b>	<b>5,587</b>	<b>5,611</b>	<b>+0.4%</b>	<b>2,178</b>	<b>2,062</b>	<b>-5.3%</b>

# Inventory of Active Listings

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

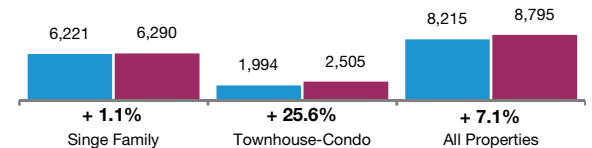
## By Price Range – All Properties

■ 2-2018 ■ 2-2019



## By Property Type

■ 2-2018 ■ 2-2019



### Year over Year

By Price Range	Single Family			Condo		
	2-2018	2-2019	Change	2-2018	2-2019	Change
\$99,999 and Below	96	44	-54.2%	61	49	-19.7%
\$100,000 to \$199,999	205	125	-39.0%	184	222	+20.7%
\$200,000 to \$299,999	444	313	-29.5%	334	532	+59.3%
\$300,000 to \$399,999	916	933	+1.9%	363	511	+40.8%
\$400,000 to \$499,999	1,002	1,212	+21.0%	310	366	+18.1%
\$500,000 to \$699,999	1,453	1,691	+16.4%	350	396	+13.1%
\$700,000 to \$999,999	886	905	+2.1%	232	267	+15.1%
\$1,000,000 to \$1,999,999	827	704	-14.9%	115	128	+11.3%
\$2,000,000 and Above	392	361	-7.9%	45	34	-24.4%
<b>All Price Ranges</b>	<b>6,221</b>	<b>6,290</b>	<b>+1.1%</b>	<b>1,994</b>	<b>2,505</b>	<b>+25.6%</b>

### Compared to Prior Month

	Single Family			Condo		
	1-2019	2-2019	Change	1-2019	2-2019	Change
	49	44	-10.2%	45	49	+8.9%
	145	125	-13.8%	241	222	-7.9%
	390	313	-19.7%	611	532	-12.9%
	1,162	933	-19.7%	538	511	-5.0%
	1,410	1,212	-14.0%	397	366	-7.8%
	1,783	1,691	-5.2%	374	396	+5.9%
	887	905	+2.0%	264	267	+1.1%
	741	704	-5.0%	118	128	+8.5%
	360	361	+0.3%	34	34	0.0%
<b>All Price Ranges</b>	<b>6,929</b>	<b>6,290</b>	<b>-9.2%</b>	<b>2,622</b>	<b>2,505</b>	<b>-4.5%</b>

### Year to Date

Single Family	Condo
---------------	-------

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®

<b>Inventory of Active Listings</b>	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.
<b>Under Contract</b>	A count of the properties that have offers accepted on them in a given month.
<b>New Listings</b>	A measure of how much new supply is coming onto the market from sellers.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<b>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<b>Median Sales Price</b>	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
<b>Average Sales Price</b>	A sum of all home sales prices divided by total number of sales.
<b>Percent of List Price Received</b>	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
<b>Housing Affordability Index</b>	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.