

Monthly Indicators



May 2019

Percent changes calculated using year-over-year comparisons.

New Listings were up 16.0 percent for single family homes and 20.1 percent for townhouse-condo properties. Under Contracts increased 14.8 percent for single family homes and 9.8 percent for townhouse-condo properties.

The Median Sales Price was up 3.7 percent to \$451,000 for single family homes and 3.3 percent to \$315,000 for townhouse-condo properties. Days on Market increased 4.0 percent for single family homes and 42.9 percent for condo properties.

An extended trend of low unemployment, higher wages and favorable mortgage rates has been a terrific driver of housing stability in recent years. What is different about this year so far is that prices are not rising as quickly. Some of the hottest Western markets are even cooling slightly, while some Northeast markets are achieving a state of recovery after a decade of battling back from recession. As a whole, the selling season is looking fairly stable across the nation.

Activity Snapshot

+ 11.2%	+ 3.0%	+ 2.9%
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	5-2018	5-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
Active Listings		8,548	9,083	+ 6.3%	--	--	--
Under Contract		5,100	5,854	+ 14.8%	21,622	23,436	+ 8.4%
New Listings		6,975	8,093	+ 16.0%	26,286	28,973	+ 10.2%
Sold Listings		5,179	5,269	+ 1.7%	19,042	19,583	+ 2.8%
Days on Market		25	26	+ 4.0%	31	35	+ 12.9%
Median Sales Price		\$435,000	\$451,000	+ 3.7%	\$425,500	\$435,000	+ 2.2%
Average Sales Price		\$513,727	\$532,788	+ 3.7%	\$500,041	\$513,096	+ 2.6%
Pct. of List Price Received		100.5%	99.7%	- 0.8%	100.1%	99.2%	- 0.9%
Affordability Index		83	83	0.0%	84	86	+ 2.4%

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	5-2018	5-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
Active Listings		2,572	3,285	+ 27.7%	--	--	--
Under Contract		1,776	1,950	+ 9.8%	7,820	8,434	+ 7.9%
New Listings		2,232	2,681	+ 20.1%	9,135	10,577	+ 15.8%
Sold Listings		1,791	1,912	+ 6.8%	7,084	7,246	+ 2.3%
Days on Market		21	30	+ 42.9%	26	33	+ 26.9%
Median Sales Price		\$305,000	\$315,000	+ 3.3%	\$297,500	\$300,500	+ 1.0%
Average Sales Price		\$355,881	\$376,924	+ 5.9%	\$352,717	\$363,701	+ 3.1%
Pct. of List Price Received		100.8%	99.4%	- 1.4%	100.5%	99.2%	- 1.3%
Affordability Index		118	119	+ 0.8%	121	124	+ 2.5%

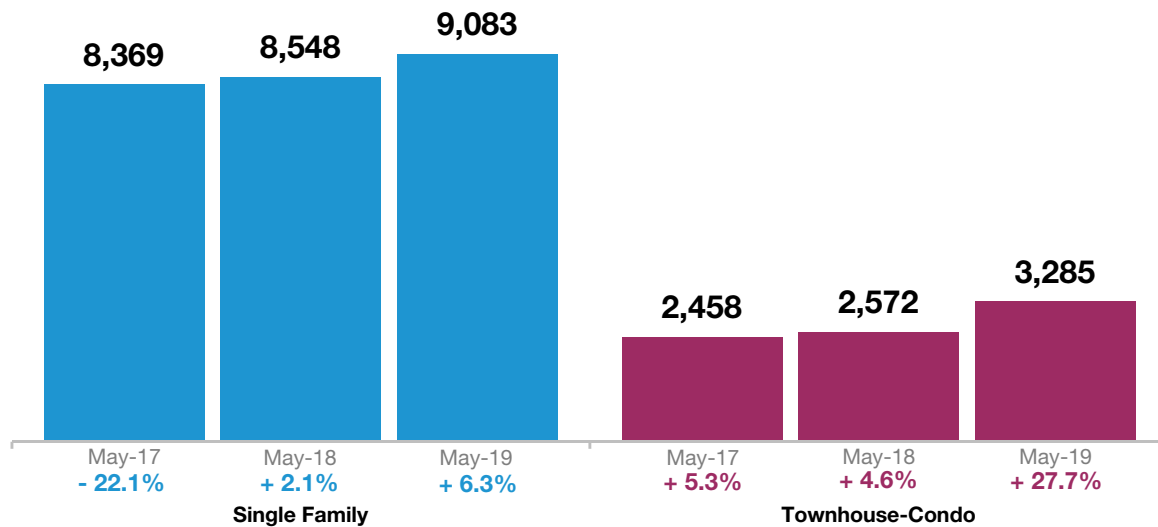
Inventory of Active Listings

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



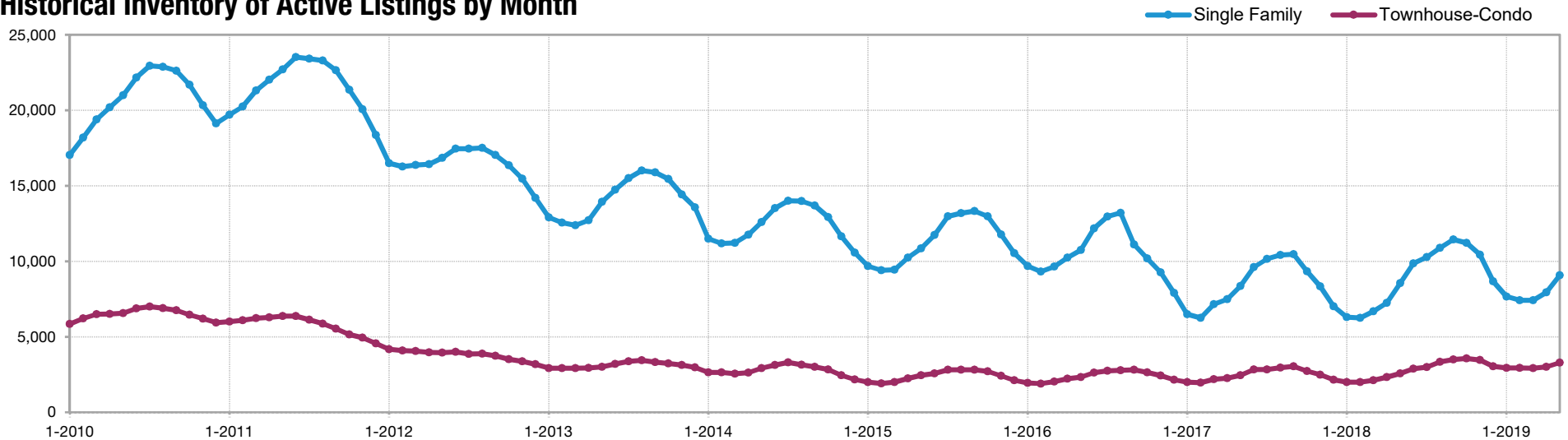
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May



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2018	9,860	+2.5%	2,896	+2.4%
Jul-2018	10,275	+1.2%	2,993	+5.4%
Aug-2018	10,890	+4.6%	3,344	+12.9%
Sep-2018	11,451	+9.3%	3,491	+14.3%
Oct-2018	11,226	+20.2%	3,574	+30.5%
Nov-2018	10,427	+24.9%	3,465	+39.6%
Dec-2018	8,674	+23.7%	3,039	+41.4%
Jan-2019	7,667	+21.8%	2,933	+46.4%
Feb-2019	7,427	+18.8%	2,945	+46.8%
Mar-2019	7,428	+11.1%	2,921	+37.9%
Apr-2019	7,941	+9.6%	3,018	+29.1%
May-2019	9,083	+6.3%	3,285	+27.7%

Historical Inventory of Active Listings by Month



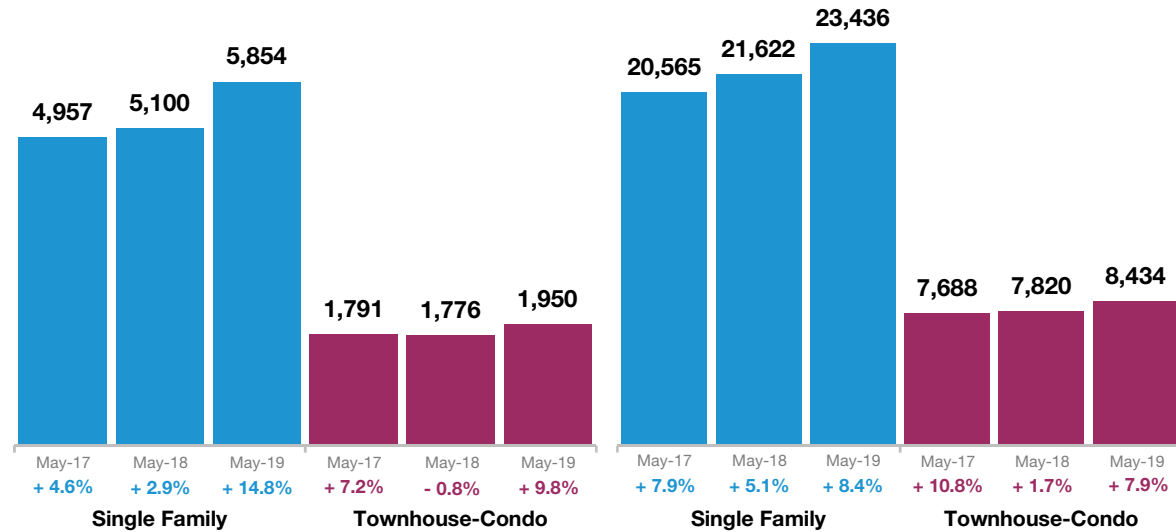
Under Contract

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

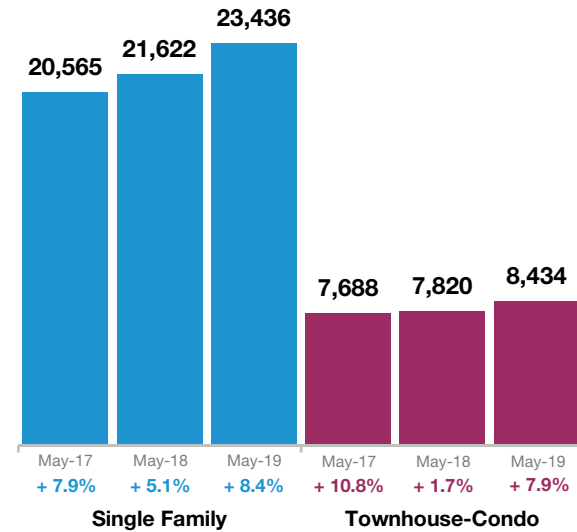


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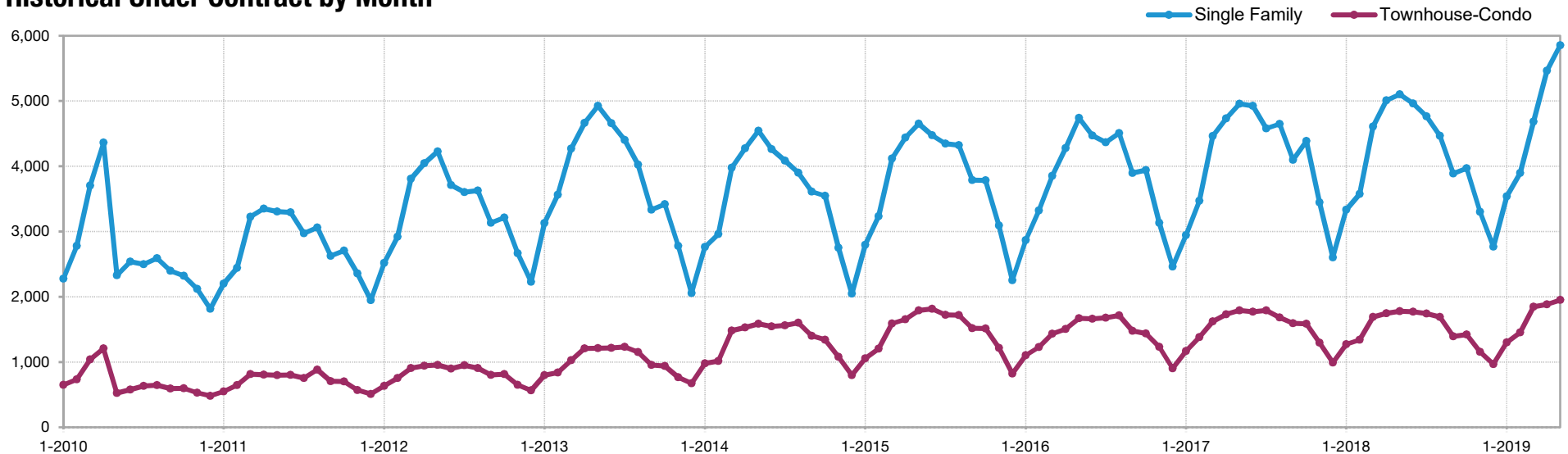


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2018	4,962	+0.8%	1,771	+0.1%
Jul-2018	4,764	+4.1%	1,742	-2.6%
Aug-2018	4,467	-3.9%	1,690	+0.4%
Sep-2018	3,889	-5.1%	1,394	-12.5%
Oct-2018	3,966	-9.6%	1,420	-10.5%
Nov-2018	3,301	-4.2%	1,156	-10.7%
Dec-2018	2,766	+6.3%	966	-2.5%
Jan-2019	3,538	+6.2%	1,299	+2.3%
Feb-2019	3,895	+9.0%	1,453	+8.6%
Mar-2019	4,685	+1.7%	1,848	+9.3%
Apr-2019	5,464	+9.1%	1,884	+8.0%
May-2019	5,854	+14.8%	1,950	+9.8%

Historical Under Contract by Month



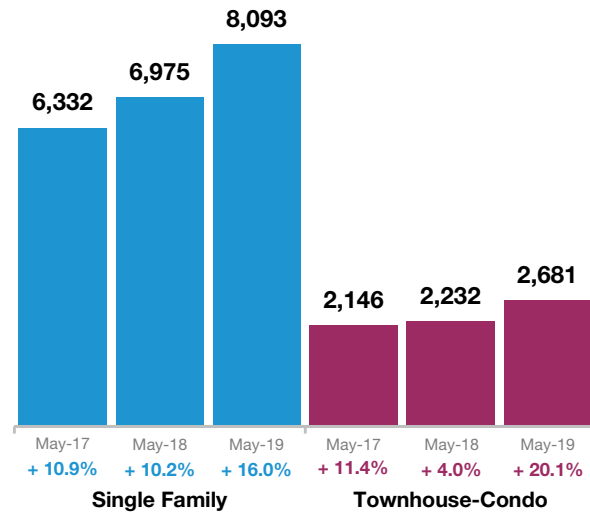
New Listings

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

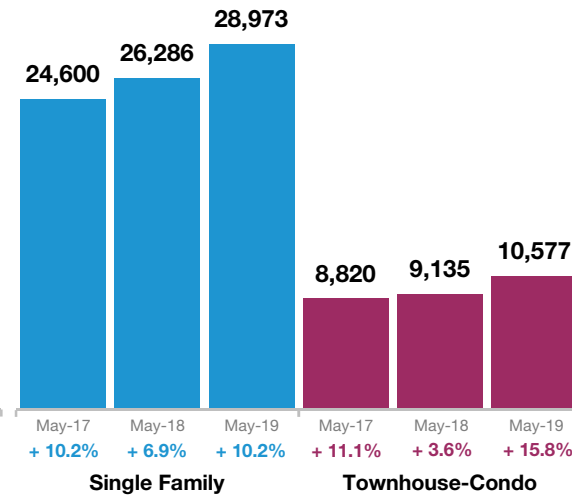


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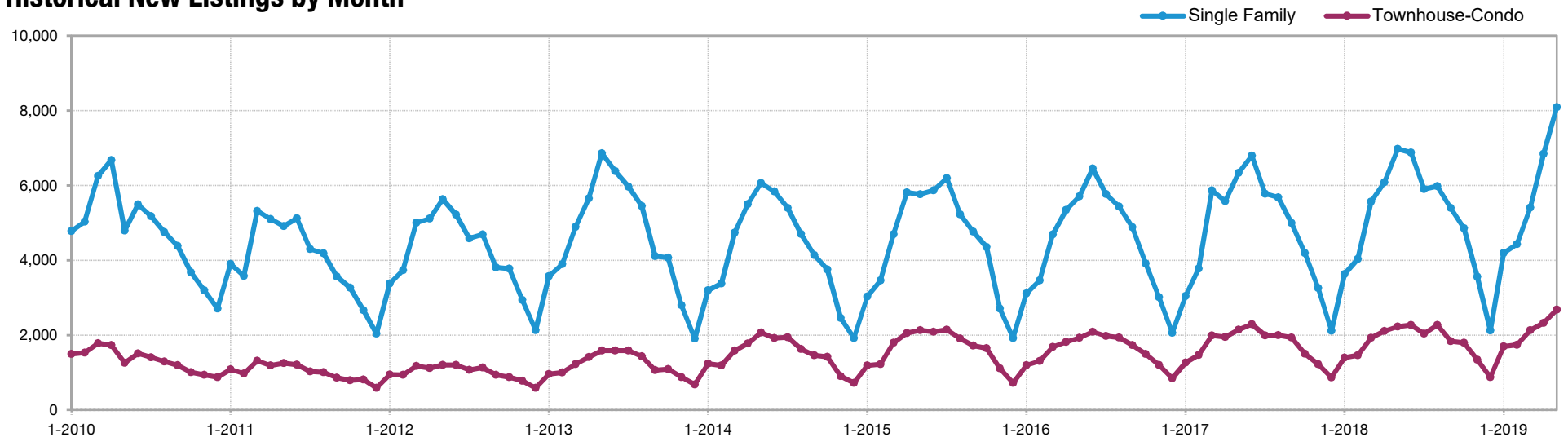


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2018	6,875	+1.2%	2,269	-1.0%
Jul-2018	5,904	+2.1%	2,042	+2.6%
Aug-2018	5,977	+5.2%	2,271	+13.7%
Sep-2018	5,403	+8.1%	1,842	-4.9%
Oct-2018	4,857	+15.9%	1,798	+19.6%
Nov-2018	3,562	+9.2%	1,344	+9.8%
Dec-2018	2,123	+0.3%	874	+0.7%
Jan-2019	4,197	+15.5%	1,700	+21.5%
Feb-2019	4,428	+9.8%	1,739	+19.2%
Mar-2019	5,410	-2.8%	2,131	+10.3%
Apr-2019	6,845	+12.6%	2,326	+10.1%
May-2019	8,093	+16.0%	2,681	+20.1%

Historical New Listings by Month



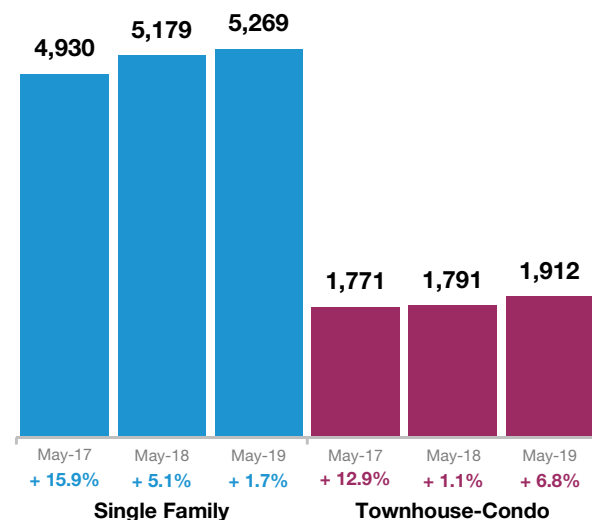
Sold Listings

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

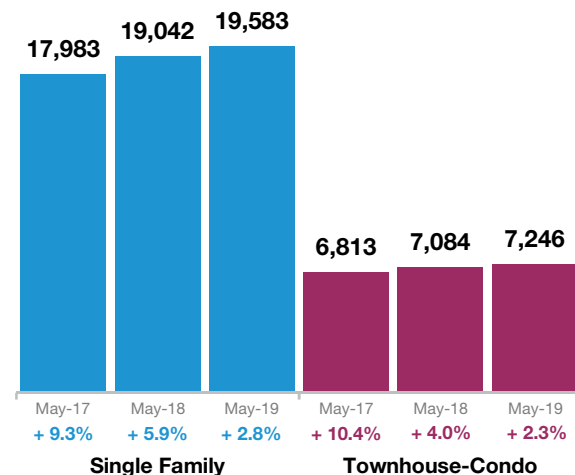


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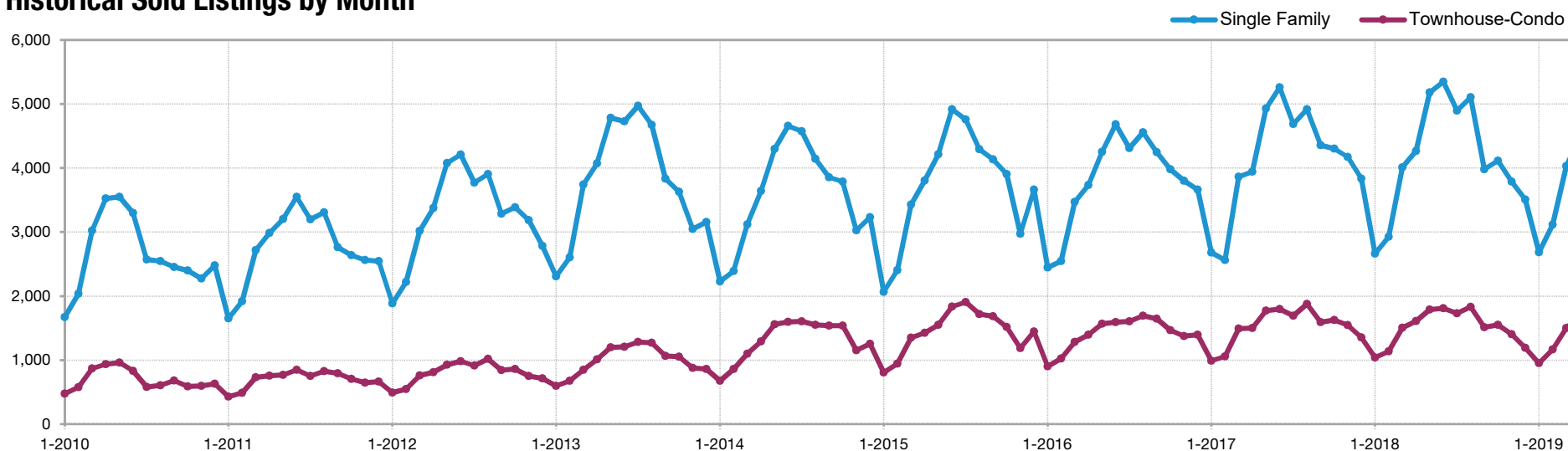


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2018	5,348	+1.7%	1,812	+0.9%
Jul-2018	4,896	+4.4%	1,729	+2.2%
Aug-2018	5,105	+3.8%	1,832	-2.3%
Sep-2018	3,981	-8.6%	1,512	-5.1%
Oct-2018	4,116	-4.3%	1,552	-4.7%
Nov-2018	3,789	-9.2%	1,406	-9.1%
Dec-2018	3,507	-8.5%	1,192	-11.9%
Jan-2019	2,685	+0.9%	954	-8.4%
Feb-2019	3,114	+6.4%	1,164	+2.5%
Mar-2019	4,029	+0.5%	1,501	-0.3%
Apr-2019	4,486	+5.2%	1,715	+6.5%
May-2019	5,269	+1.7%	1,912	+6.8%

Historical Sold Listings by Month



Days on Market Until Sale

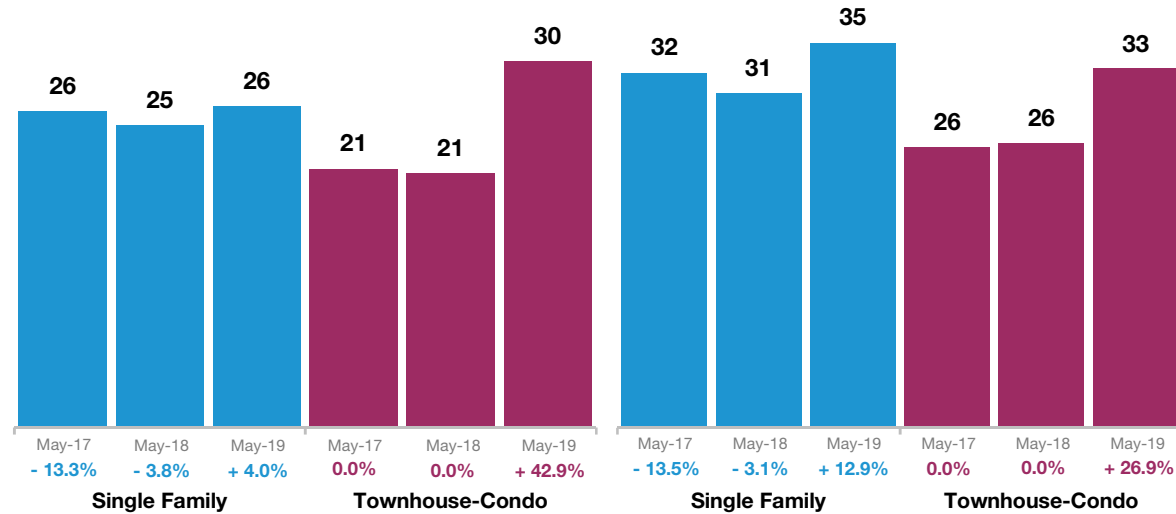
Average number of days between when a property is listed and when an offer is accepted in a given month.



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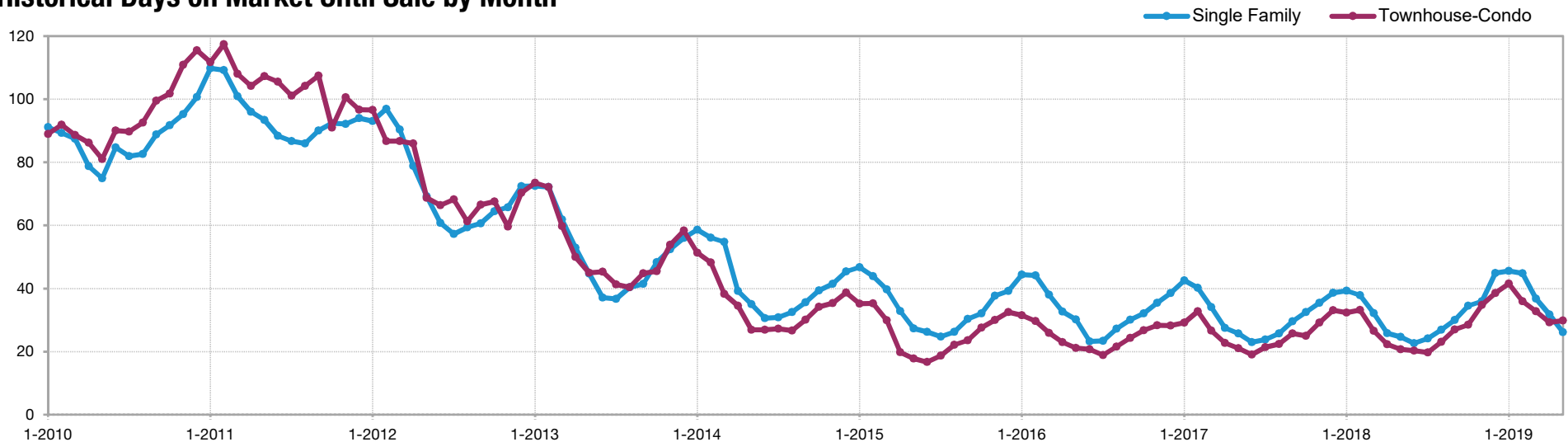
May

Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	35	+6.1%	29	+16.0%
Nov-2018	36	+2.9%	35	+20.7%
Dec-2018	45	+15.4%	39	+18.2%
Jan-2019	46	+17.9%	42	+31.3%
Feb-2019	45	+18.4%	36	+9.1%
Mar-2019	37	+15.6%	33	+22.2%
Apr-2019	32	+23.1%	29	+31.8%
May-2019	26	+4.0%	30	+42.9%

Historical Days on Market Until Sale by Month



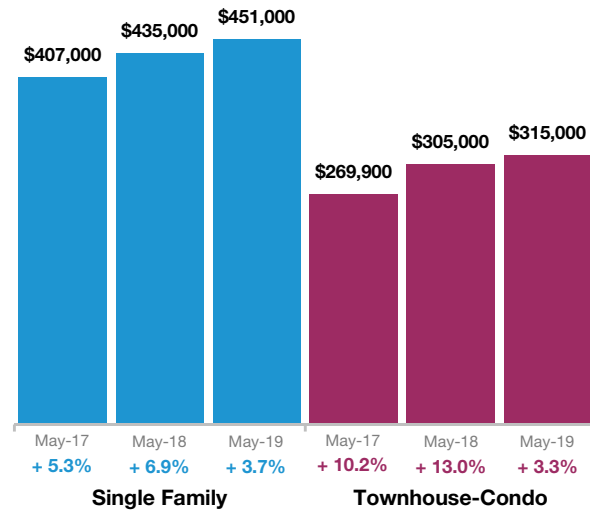
Median Sales Price

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

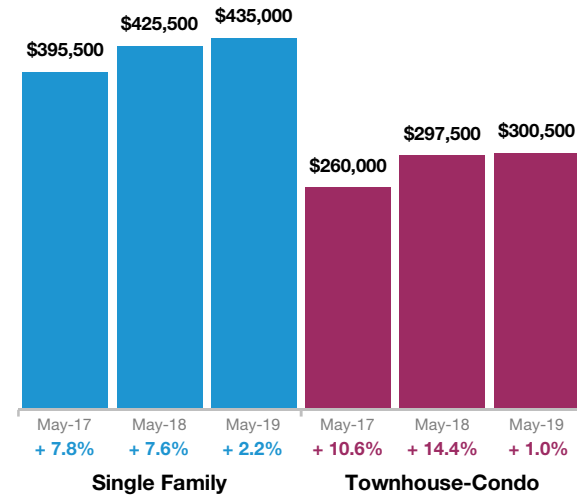


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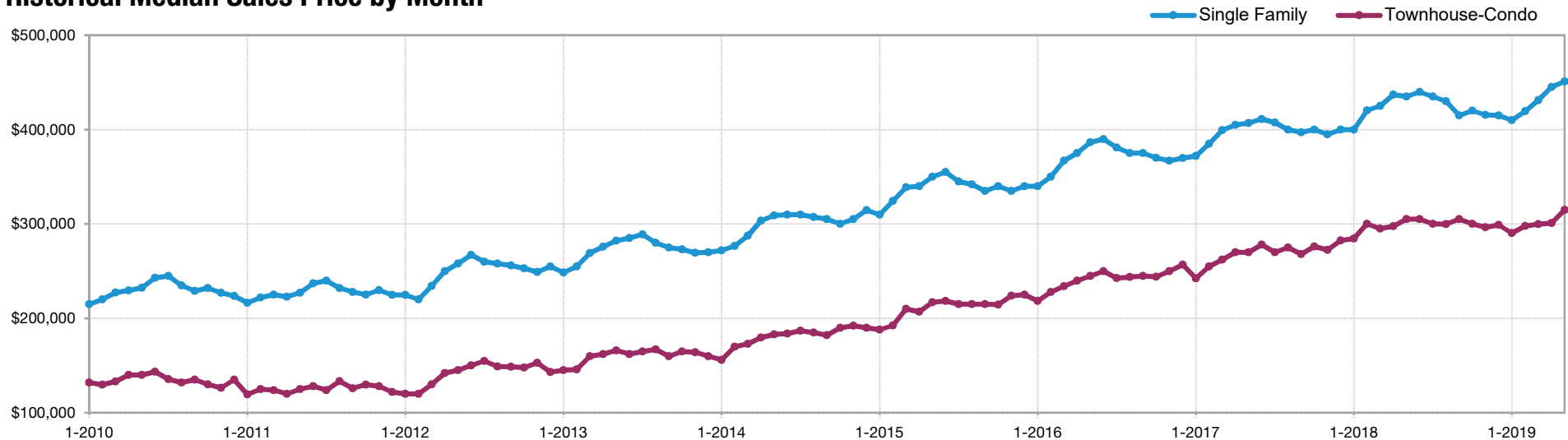


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2018	\$439,788	+7.0%	\$305,000	+9.7%
Jul-2018	\$435,000	+6.7%	\$300,000	+11.1%
Aug-2018	\$430,000	+7.5%	\$299,700	+9.0%
Sep-2018	\$415,000	+4.5%	\$305,000	+13.8%
Oct-2018	\$420,000	+5.0%	\$300,000	+8.6%
Nov-2018	\$415,600	+5.2%	\$296,500	+8.8%
Dec-2018	\$415,000	+3.8%	\$298,900	+5.8%
Jan-2019	\$410,000	+2.5%	\$290,250	+2.0%
Feb-2019	\$419,451	-0.2%	\$298,000	-0.7%
Mar-2019	\$431,010	+1.4%	\$299,900	+1.7%
Apr-2019	\$445,000	+1.8%	\$301,000	+1.2%
May-2019	\$451,000	+3.7%	\$315,000	+3.3%

Historical Median Sales Price by Month



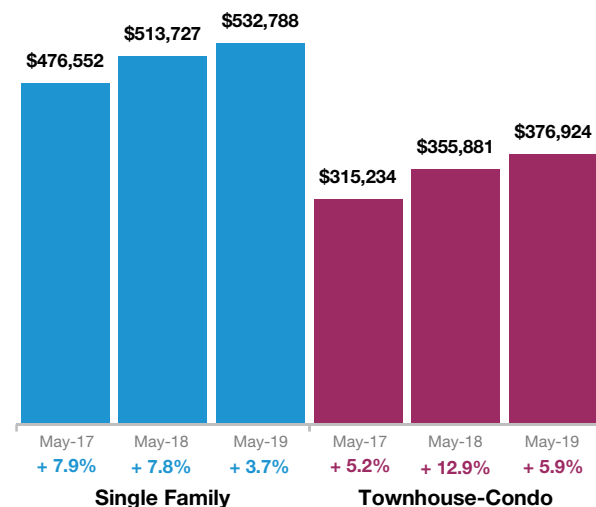
Average Sales Price

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

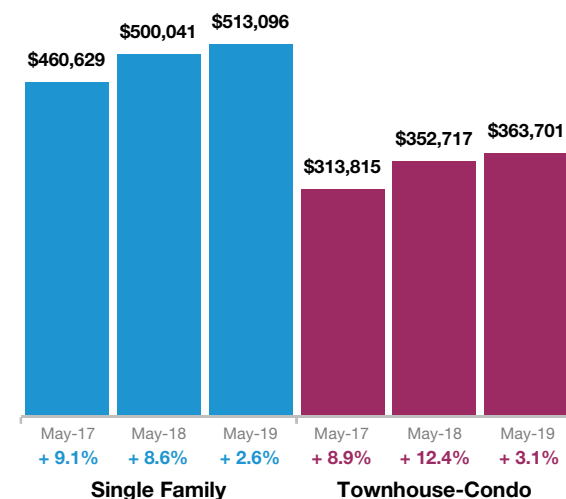


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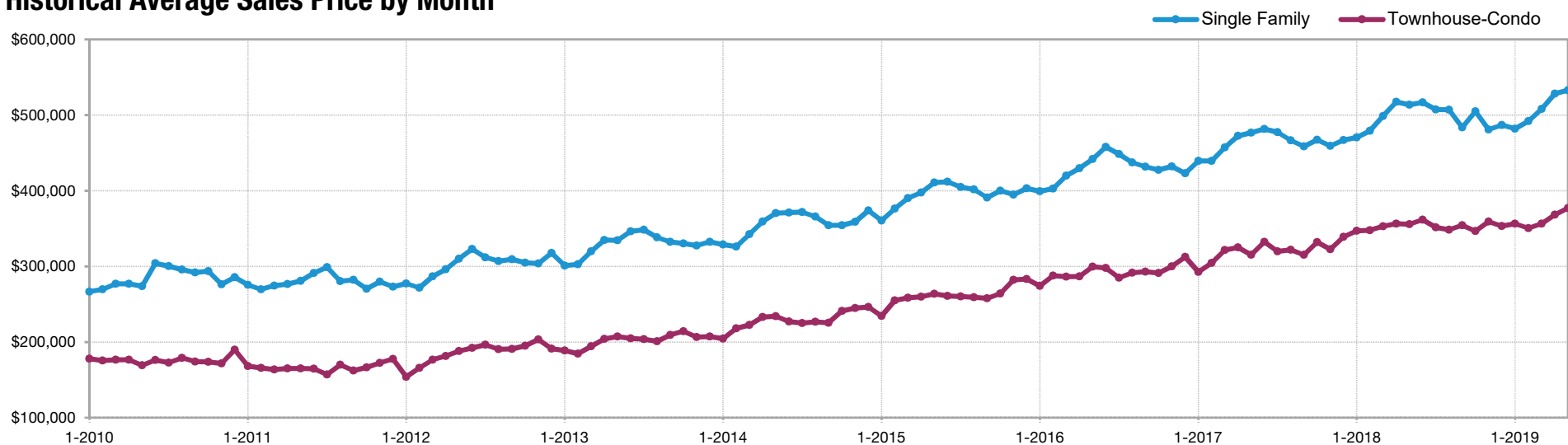


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2018	\$516,660	+7.3%	\$361,659	+8.8%
Jul-2018	\$507,403	+6.3%	\$351,514	+9.9%
Aug-2018	\$507,113	+8.7%	\$348,505	+8.3%
Sep-2018	\$483,486	+5.4%	\$354,421	+12.4%
Oct-2018	\$504,949	+8.1%	\$346,658	+4.5%
Nov-2018	\$480,798	+4.7%	\$359,268	+11.3%
Dec-2018	\$486,617	+4.2%	\$353,238	+4.2%
Jan-2019	\$481,701	+2.4%	\$356,406	+2.7%
Feb-2019	\$492,062	+2.7%	\$350,555	+0.9%
Mar-2019	\$507,853	+1.8%	\$356,463	+1.0%
Apr-2019	\$528,057	+2.0%	\$368,270	+3.4%
May-2019	\$532,788	+3.7%	\$376,924	+5.9%

Historical Average Sales Price by Month



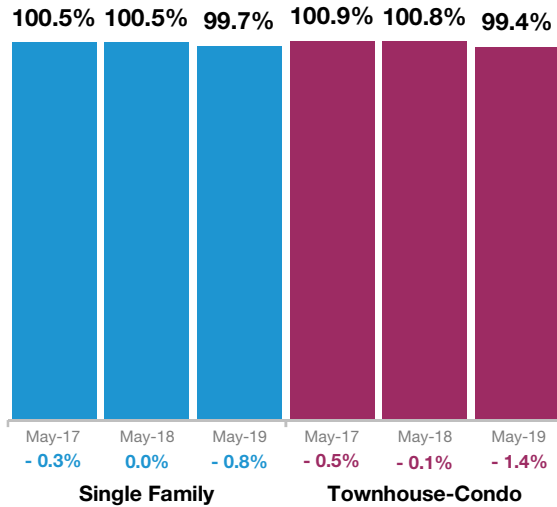
Percent of List Price Received

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.

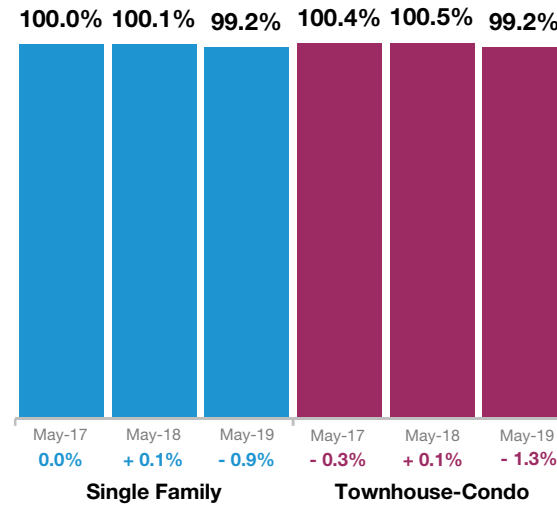


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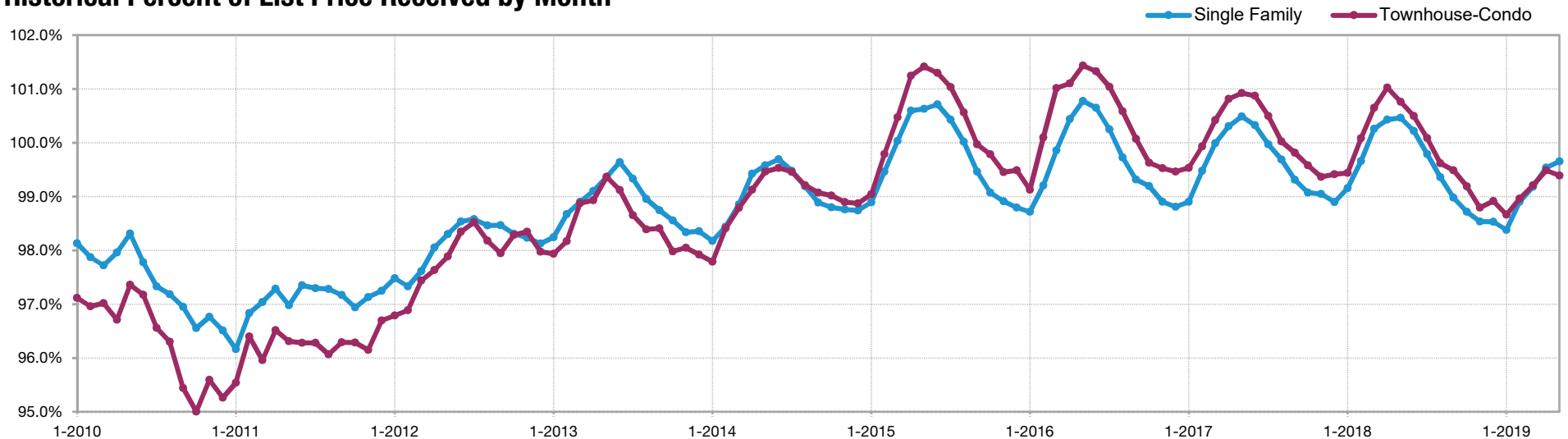


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	98.7%	-0.7%
Feb-2019	98.9%	-0.8%	99.0%	-1.1%
Mar-2019	99.2%	-1.1%	99.2%	-1.4%
Apr-2019	99.5%	-0.9%	99.5%	-1.5%
May-2019	99.7%	-0.8%	99.4%	-1.4%

Historical Percent of List Price Received by Month



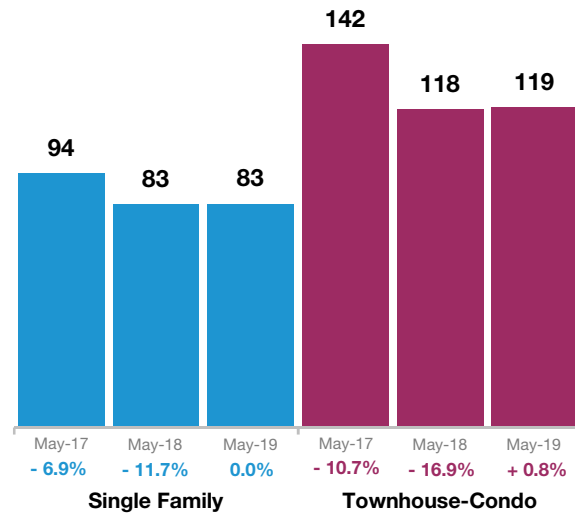
Housing Affordability Index

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.

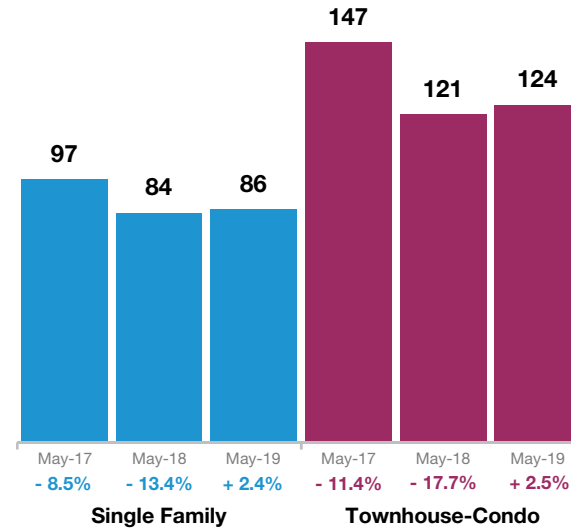


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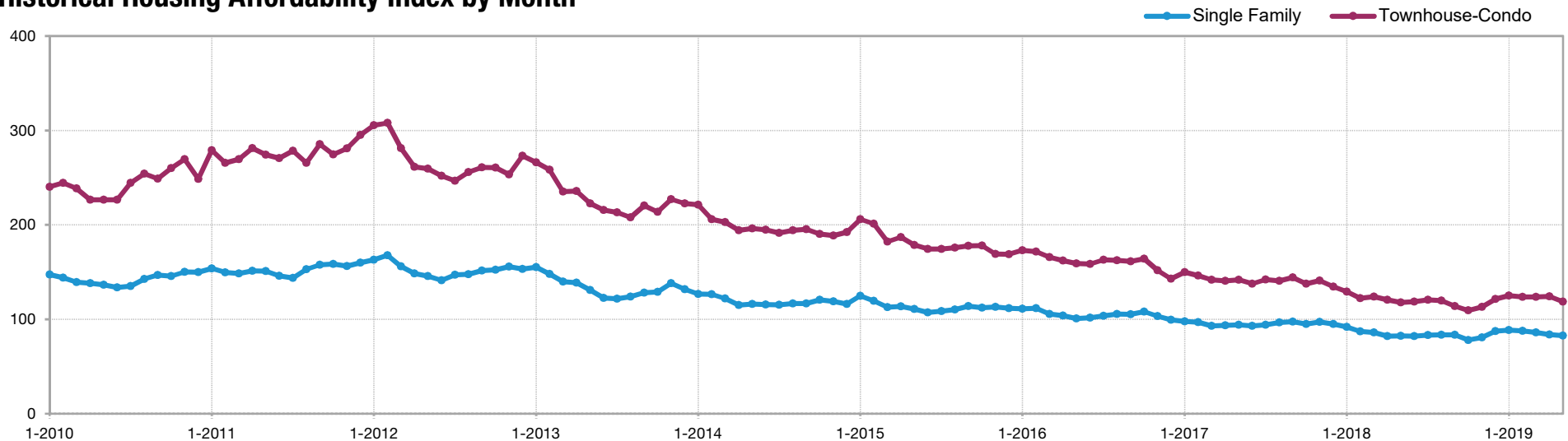


Year to Date



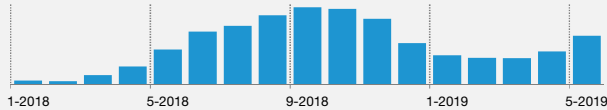
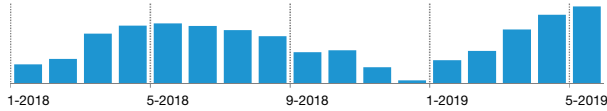
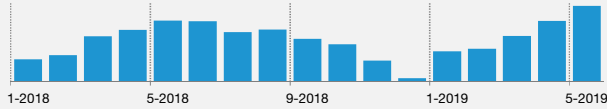

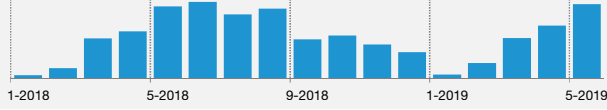
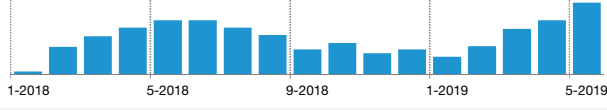
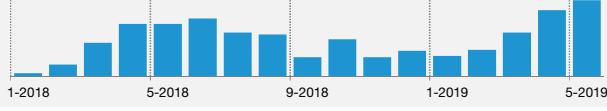
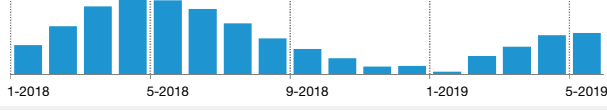
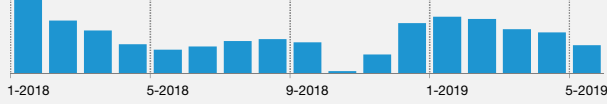
Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2018	82	-11.8%	119	-13.8%
Jul-2018	83	-11.7%	121	-14.8%
Aug-2018	84	-13.4%	120	-14.9%
Sep-2018	84	-13.4%	114	-20.8%
Oct-2018	78	-17.9%	109	-21.0%
Nov-2018	81	-16.5%	113	-19.9%
Dec-2018	87	-8.4%	121	-10.4%
Jan-2019	89	-3.3%	125	-3.1%
Feb-2019	88	+1.1%	124	+1.6%
Mar-2019	86	0.0%	124	0.0%
Apr-2019	84	+2.4%	124	+2.5%
May-2019	83	0.0%	119	+0.8%

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	5-2018	5-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
Active Listings		11,120	12,368	+ 11.2%	--	--	--
Under Contract		6,876	7,804	+ 13.5%	29,442	31,870	+ 8.2%
New Listings		9,207	10,774	+ 17.0%	35,421	39,550	+ 11.7%
Sold Listings		6,970	7,181	+ 3.0%	26,126	26,829	+ 2.7%
Days on Market		24	27	+ 12.5%	29	35	+ 20.7%
Median Sales Price		\$410,000	\$422,000	+ 2.9%	\$400,000	\$405,000	+ 1.3%
Average Sales Price		\$473,149	\$491,288	+ 3.8%	\$460,085	\$472,744	+ 2.8%
Pct. of List Price Received		100.5%	99.6%	- 0.9%	100.2%	99.2%	- 1.0%
Affordability Index		88	89	+ 1.1%	90	92	+ 2.2%

Sold Listings

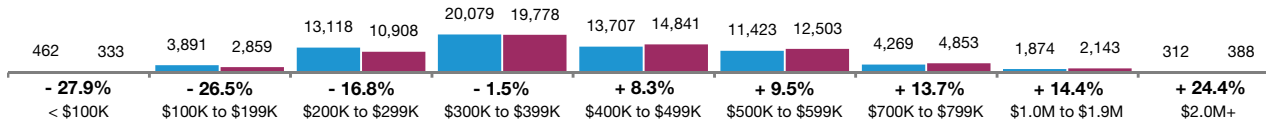
Actual sales that have closed in a given month.



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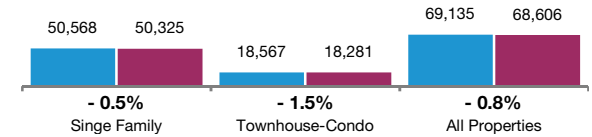
By Price Range – All Properties – Rolling 12 Months

■ 5-2018 ■ 5-2019



By Property Type

■ 5-2018 ■ 5-2019



Rolling 12 Months

By Price Range	Single Family			Condo		
	5-2018	5-2019	Change	5-2018	5-2019	Change
\$99,999 and Below	272	225	-17.3%	190	108	-43.2%
\$100,000 to \$199,999	951	716	-24.7%	2,940	2,143	-27.1%
\$200,000 to \$299,999	5,972	4,137	-30.7%	7,146	6,771	-5.2%
\$300,000 to \$399,999	16,207	15,351	-5.3%	3,872	4,427	+14.3%
\$400,000 to \$499,999	11,661	12,689	+8.8%	2,046	2,152	+5.2%
\$500,000 to \$699,999	9,955	10,871	+9.2%	1,468	1,632	+11.2%
\$700,000 to \$999,999	3,583	4,077	+13.8%	686	776	+13.1%
\$1,000,000 to \$1,999,999	1,684	1,905	+13.1%	190	238	+25.3%
\$2,000,000 and Above	283	354	+25.1%	29	34	+17.2%
All Price Ranges	50,568	50,325	-0.5%	18,567	18,281	-1.5%

Compared to Prior Month

	Single Family			Condo		
	4-2019	5-2019	Change	4-2019	5-2019	Change
	12	22	+83.3%	5	6	+20.0%
	49	48	-2.0%	196	203	+3.6%
	298	274	-8.1%	638	640	+0.3%
	1,285	1,402	+9.1%	423	505	+19.4%
	1,186	1,443	+21.7%	176	238	+35.2%
	1,043	1,300	+24.6%	165	187	+13.3%
	370	513	+38.6%	73	94	+28.8%
	199	229	+15.1%	36	35	-2.8%
	44	38	-13.6%	3	4	+33.3%
All Price Ranges	4,486	5,269	+17.5%	1,715	1,912	+11.5%

Year to Date

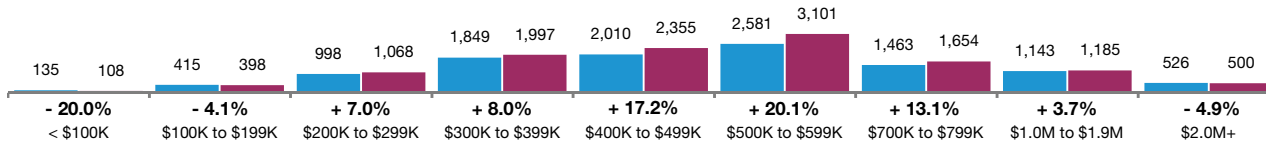
	Single Family			Condo		
	5-2018	5-2019	Change	5-2018	5-2019	Change
	98	91	-7.1%	54	41	-24.1%
	316	242	-23.4%	939	844	-10.1%
	1,840	1,420	-22.8%	2,589	2,657	+2.6%
	5,651	5,806	+2.7%	1,571	1,753	+11.6%
	4,635	5,114	+10.3%	857	845	-1.4%
	4,162	4,398	+5.7%	687	655	-4.7%
	1,473	1,574	+6.9%	301	324	+7.6%
	744	788	+5.9%	72	113	+56.9%
	123	150	+22.0%	14	14	0.0%
All Price Ranges	19,042	19,583	+2.8%	7,084	7,246	+2.3%

Inventory of Active Listings

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

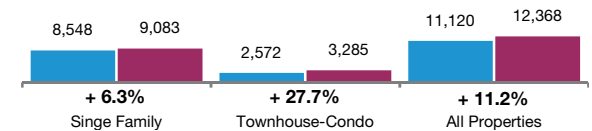
By Price Range – All Properties

■ 5-2018 ■ 5-2019



By Property Type

■ 5-2018 ■ 5-2019



Year over Year

By Price Range	Single Family			Condo		
	5-2018	5-2019	Change	5-2018	5-2019	Change
\$99,999 and Below	90	50	-44.4%	45	58	+28.9%
\$100,000 to \$199,999	222	151	-32.0%	193	247	+28.0%
\$200,000 to \$299,999	512	351	-31.4%	486	717	+47.5%
\$300,000 to \$399,999	1,301	1,285	-1.2%	548	712	+29.9%
\$400,000 to \$499,999	1,599	1,807	+13.0%	411	548	+33.3%
\$500,000 to \$699,999	2,138	2,593	+21.3%	443	508	+14.7%
\$700,000 to \$999,999	1,209	1,342	+11.0%	254	312	+22.8%
\$1,000,000 to \$1,999,999	1,005	1,039	+3.4%	138	146	+5.8%
\$2,000,000 and Above	472	463	-1.9%	54	37	-31.5%
All Price Ranges	8,548	9,083	+6.3%	2,572	3,285	+27.7%

Compared to Prior Month

	Single Family			Condo		
	4-2019	5-2019	Change	4-2019	5-2019	Change
	53	50	-5.7%	57	58	+1.8%
	162	151	-6.8%	232	247	+6.5%
	360	351	-2.5%	628	717	+14.2%
	1,094	1,285	+17.5%	654	712	+8.9%
	1,599	1,807	+13.0%	469	548	+16.8%
	2,161	2,593	+20.0%	510	508	-0.4%
	1,146	1,342	+17.1%	290	312	+7.6%
	918	1,039	+13.2%	139	146	+5.0%
	446	463	+3.8%	39	37	-5.1%
All Price Ranges	7,941	9,083	+14.4%	3,018	3,285	+8.8%

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®

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.