

Monthly Indicators



November 2019

Percent changes calculated using year-over-year comparisons.

New Listings were down 7.4 percent for single family homes and 2.6 percent for townhouse-condo properties. Under Contracts increased 19.3 percent for single family homes and 32.0 percent for townhouse-condo properties.

The Median Sales Price was up 4.6 percent to \$435,000 for single family homes and 6.2 percent to \$315,000 for townhouse-condo properties. Days on Market increased 8.3 percent for single family homes and 5.7 percent for condo properties.

While many economic signs are quite strong, total household debt has been rising for twenty-one consecutive quarters and is now \$1.3 trillion higher than the previous peak of \$12.68 trillion in 2008. While delinquency rates remain low across most debt types (including mortgages), higher consumer debt loads can limit future household spending capability and increase risk if the economy slows down.

Activity Snapshot

- 27.1% **+ 0.5%** **+ 5.8%**

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
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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	11-2018	11-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
Active Listings		10,657	7,466	- 29.9%	--	--	--
Under Contract		3,300	3,938	+ 19.3%	46,954	51,311	+ 9.3%
New Listings		3,559	3,296	- 7.4%	58,853	61,886	+ 5.2%
Sold Listings		3,792	3,886	+ 2.5%	46,284	48,905	+ 5.7%
Days on Market		36	39	+ 8.3%	29	33	+ 13.8%
Median Sales Price		\$415,675	\$435,000	+ 4.6%	\$425,000	\$440,000	+ 3.5%
Average Sales Price		\$481,010	\$516,649	+ 7.4%	\$500,970	\$515,548	+ 2.9%
Pct. of List Price Received		98.5%	98.7%	+ 0.2%	99.7%	99.1%	- 0.6%
Affordability Index		81	90	+ 11.1%	79	89	+ 12.7%

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	11-2018	11-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
Active Listings		3,571	2,900	- 18.8%	--	--	--
Under Contract		1,151	1,519	+ 32.0%	16,974	18,569	+ 9.4%
New Listings		1,345	1,310	- 2.6%	20,711	22,717	+ 9.7%
Sold Listings		1,406	1,340	- 4.7%	16,934	17,578	+ 3.8%
Days on Market		35	37	+ 5.7%	26	33	+ 26.9%
Median Sales Price		\$296,500	\$315,000	+ 6.2%	\$300,000	\$308,000	+ 2.7%
Average Sales Price		\$359,083	\$369,980	+ 3.0%	\$353,225	\$366,414	+ 3.7%
Pct. of List Price Received		98.8%	98.7%	- 0.1%	100.0%	99.1%	- 0.9%
Affordability Index		113	124	+ 9.7%	112	127	+ 13.4%

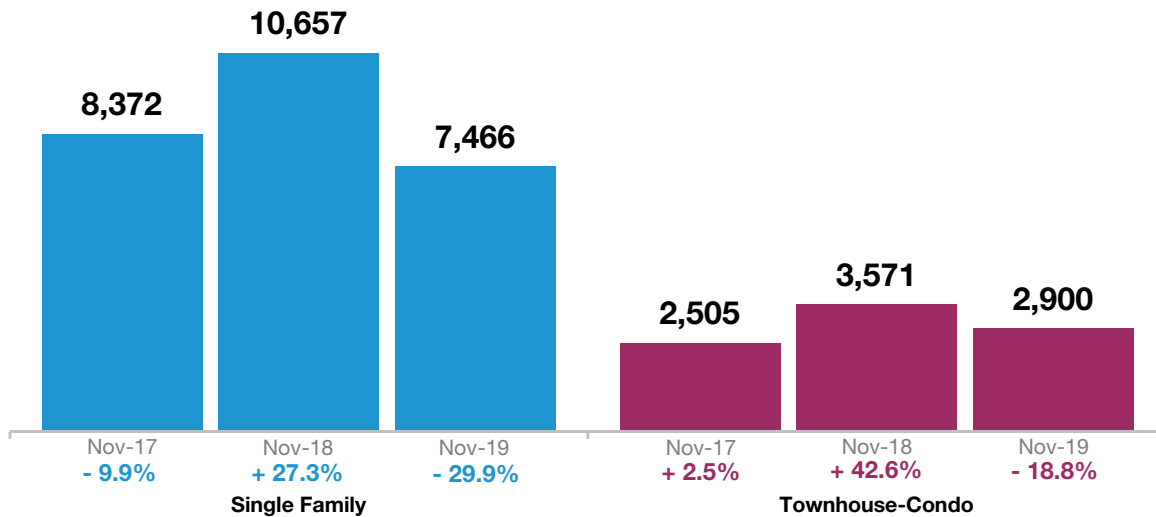
Inventory of Active Listings

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



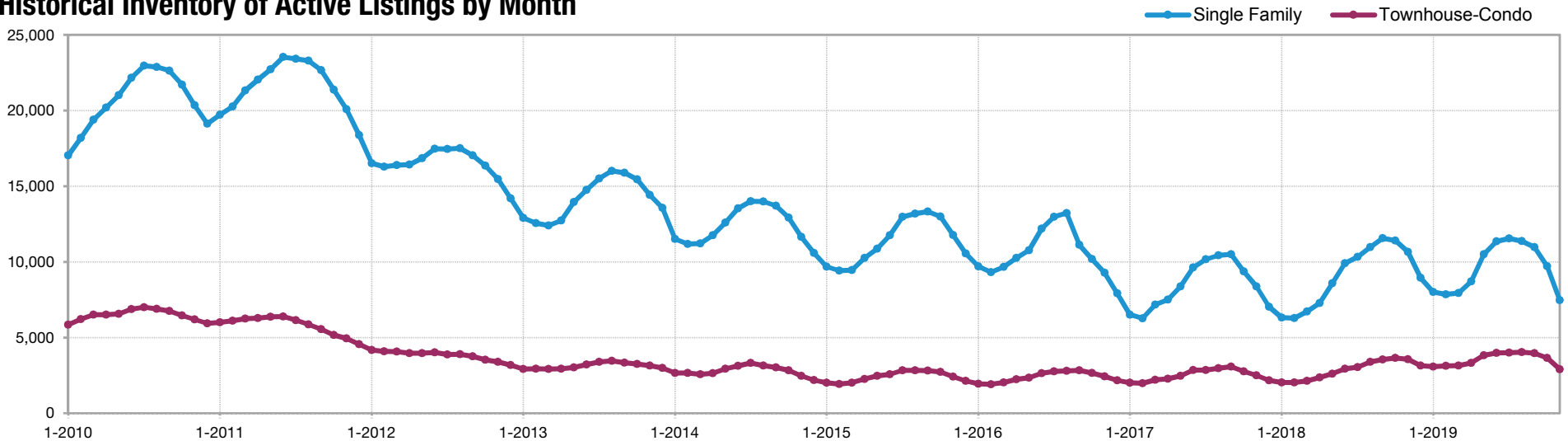
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ASSOCIATION OF REALTORS®

November



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2018	8,953	+27.2%	3,153	+45.2%
Jan-2019	8,011	+26.6%	3,086	+52.2%
Feb-2019	7,860	+25.0%	3,128	+53.8%
Mar-2019	7,949	+18.2%	3,142	+46.3%
Apr-2019	8,702	+19.5%	3,329	+40.3%
May-2019	10,498	+22.2%	3,831	+47.1%
Jun-2019	11,350	+14.6%	3,989	+35.9%
Jul-2019	11,552	+11.9%	4,001	+31.4%
Aug-2019	11,381	+3.7%	4,040	+18.8%
Sep-2019	10,979	-5.1%	3,964	+11.3%
Oct-2019	9,724	-14.7%	3,659	+0.1%
Nov-2019	7,466	-29.9%	2,900	-18.8%

Historical Inventory of Active Listings by Month



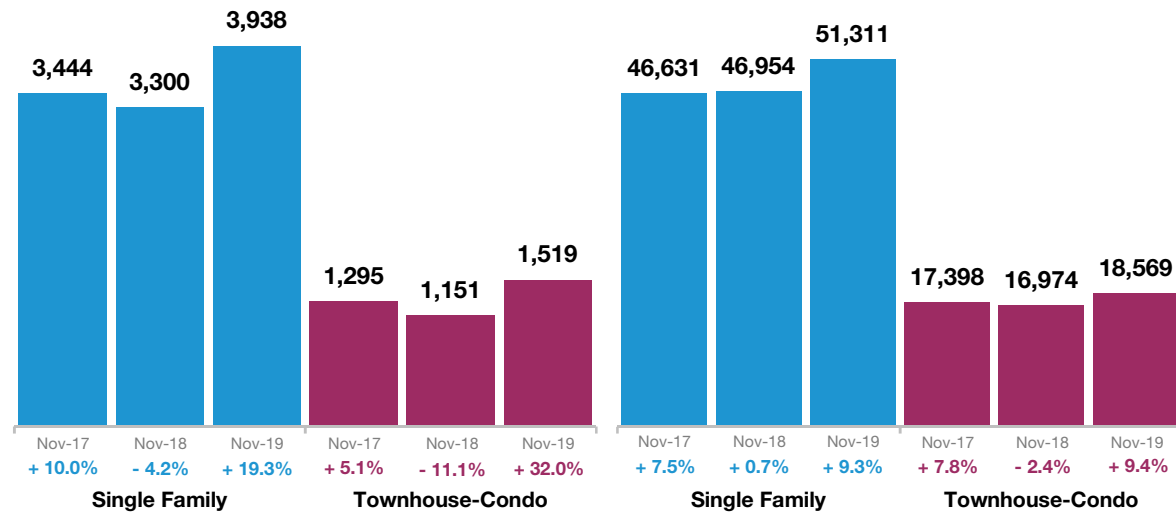
Under Contract

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

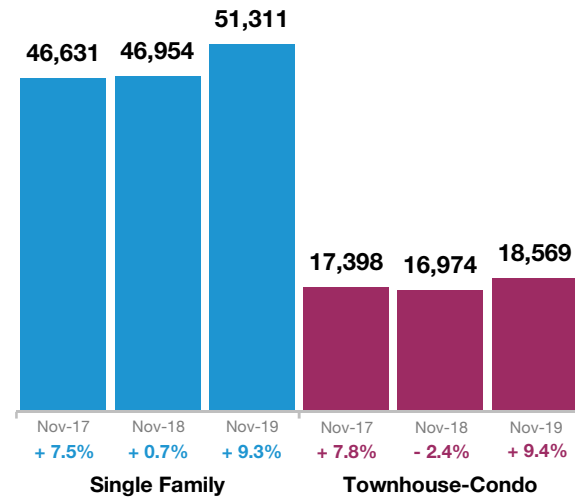


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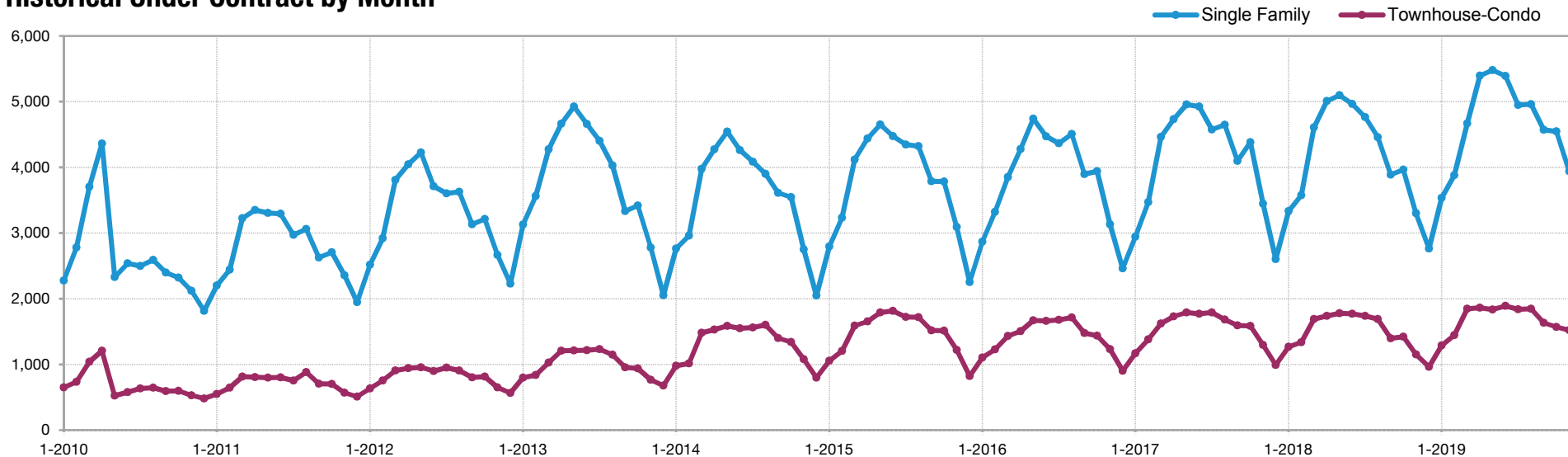


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2018	2,762	+6.2%	964	-2.7%
Jan-2019	3,535	+6.1%	1,287	+1.4%
Feb-2019	3,881	+8.6%	1,445	+8.2%
Mar-2019	4,669	+1.4%	1,845	+9.2%
Apr-2019	5,393	+7.7%	1,863	+7.1%
May-2019	5,478	+7.5%	1,834	+3.1%
Jun-2019	5,392	+8.6%	1,890	+6.9%
Jul-2019	4,947	+3.8%	1,839	+5.8%
Aug-2019	4,960	+11.3%	1,845	+9.2%
Sep-2019	4,571	+17.6%	1,632	+17.0%
Oct-2019	4,547	+14.7%	1,570	+10.6%
Nov-2019	3,938	+19.3%	1,519	+32.0%

Historical Under Contract by Month



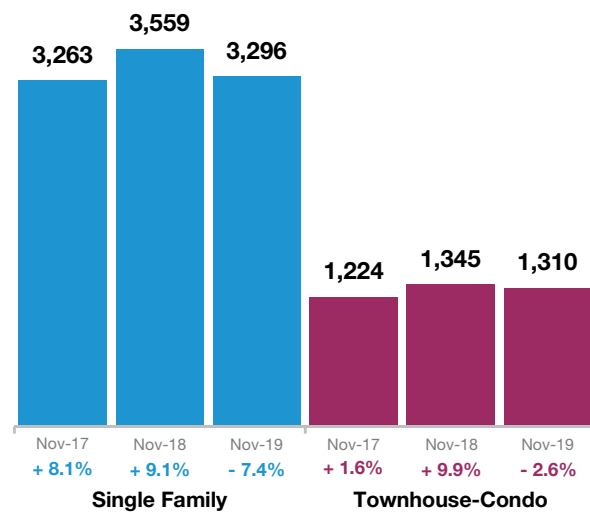
New Listings

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

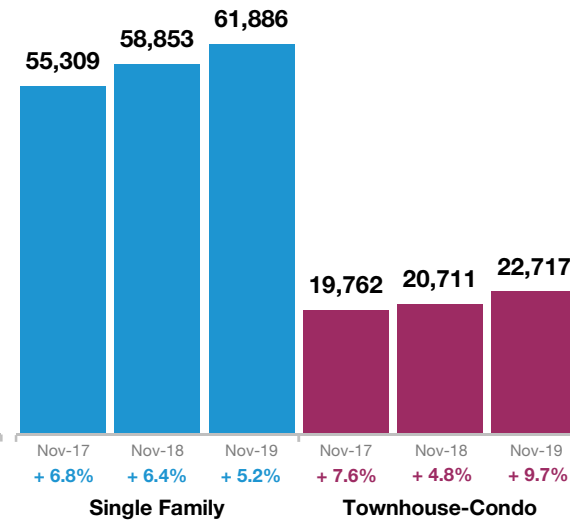


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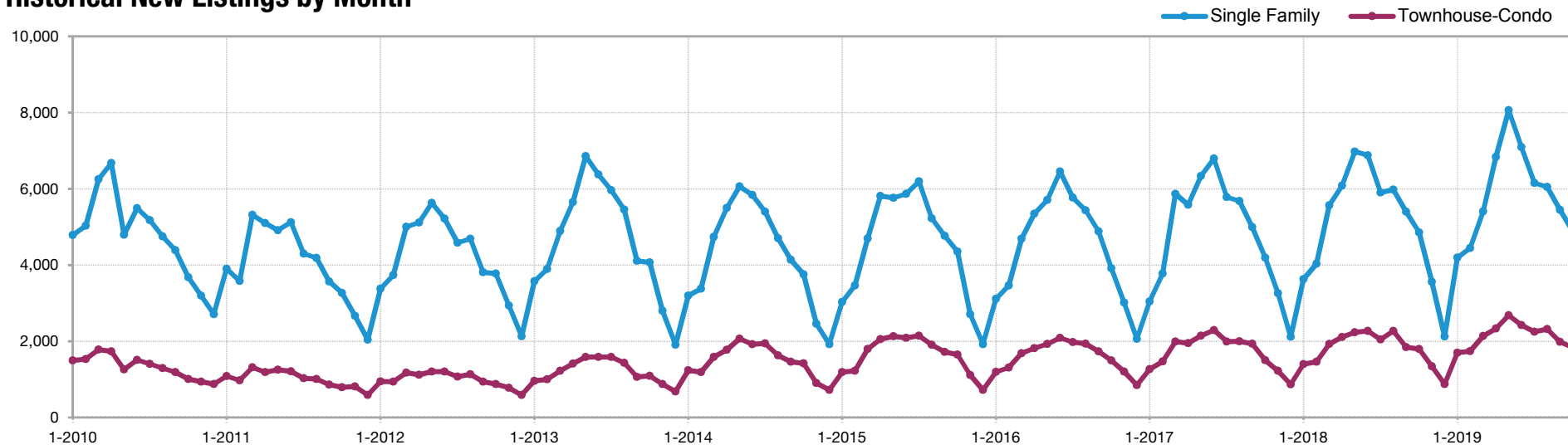


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2018	2,124	+0.3%	874	+0.7%
Jan-2019	4,197	+15.5%	1,700	+21.5%
Feb-2019	4,445	+10.3%	1,740	+19.1%
Mar-2019	5,406	-2.9%	2,138	+10.7%
Apr-2019	6,838	+12.5%	2,331	+10.4%
May-2019	8,063	+15.6%	2,681	+20.1%
Jun-2019	7,095	+3.2%	2,424	+6.8%
Jul-2019	6,152	+4.3%	2,248	+9.9%
Aug-2019	6,048	+1.2%	2,322	+2.2%
Sep-2019	5,452	+1.0%	1,982	+7.4%
Oct-2019	4,894	+0.8%	1,841	+2.4%
Nov-2019	3,296	-7.4%	1,310	-2.6%

Historical New Listings by Month



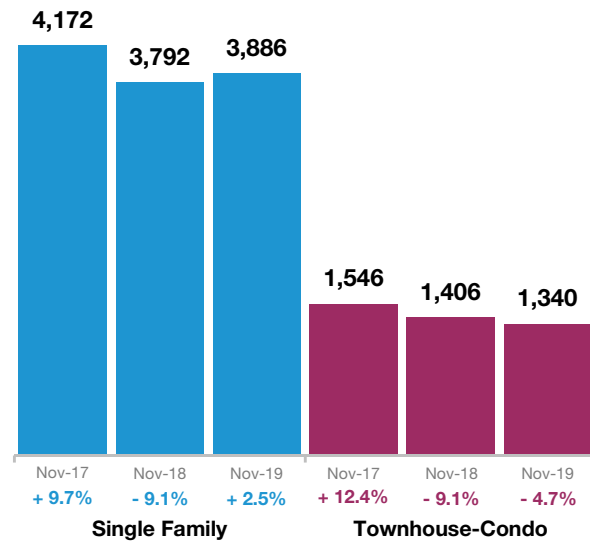
Sold Listings

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

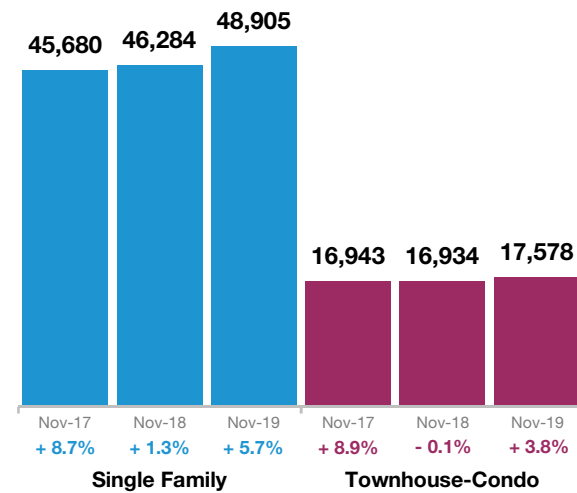


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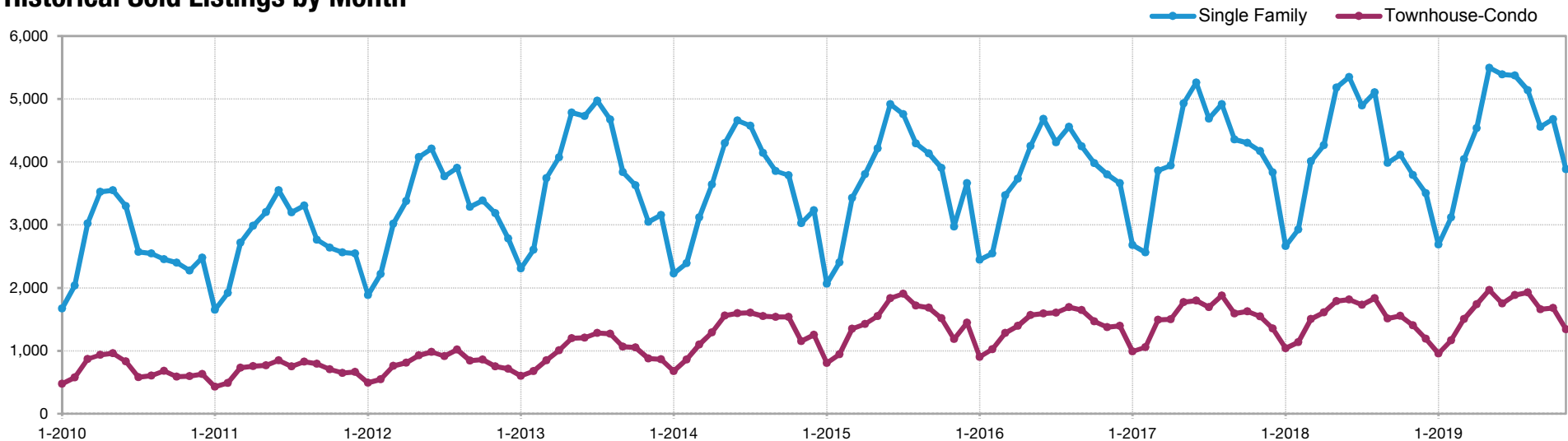


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2018	3,505	-8.5%	1,193	-11.8%
Jan-2019	2,688	+1.0%	956	-8.3%
Feb-2019	3,120	+6.6%	1,168	+2.8%
Mar-2019	4,041	+0.8%	1,506	+0.1%
Apr-2019	4,536	+6.3%	1,737	+7.8%
May-2019	5,496	+6.1%	1,966	+9.8%
Jun-2019	5,390	+0.8%	1,751	-3.4%
Jul-2019	5,374	+9.7%	1,885	+9.0%
Aug-2019	5,138	+0.6%	1,928	+5.2%
Sep-2019	4,559	+14.5%	1,661	+9.7%
Oct-2019	4,677	+13.7%	1,680	+8.1%
Nov-2019	3,886	+2.5%	1,340	-4.7%

Historical Sold Listings by Month



Days on Market Until Sale

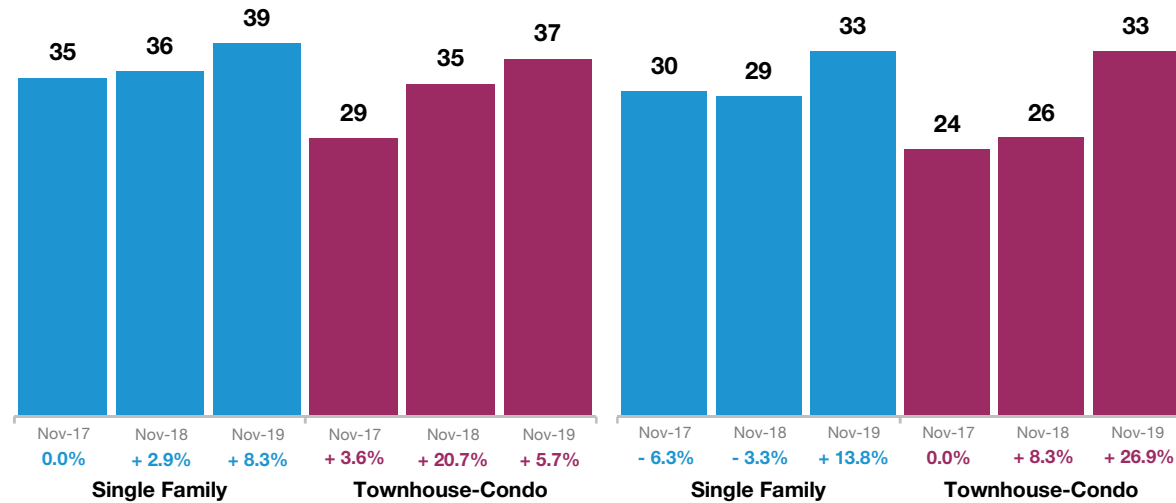
Average number of days between when a property is listed and when an offer is accepted in a given month.



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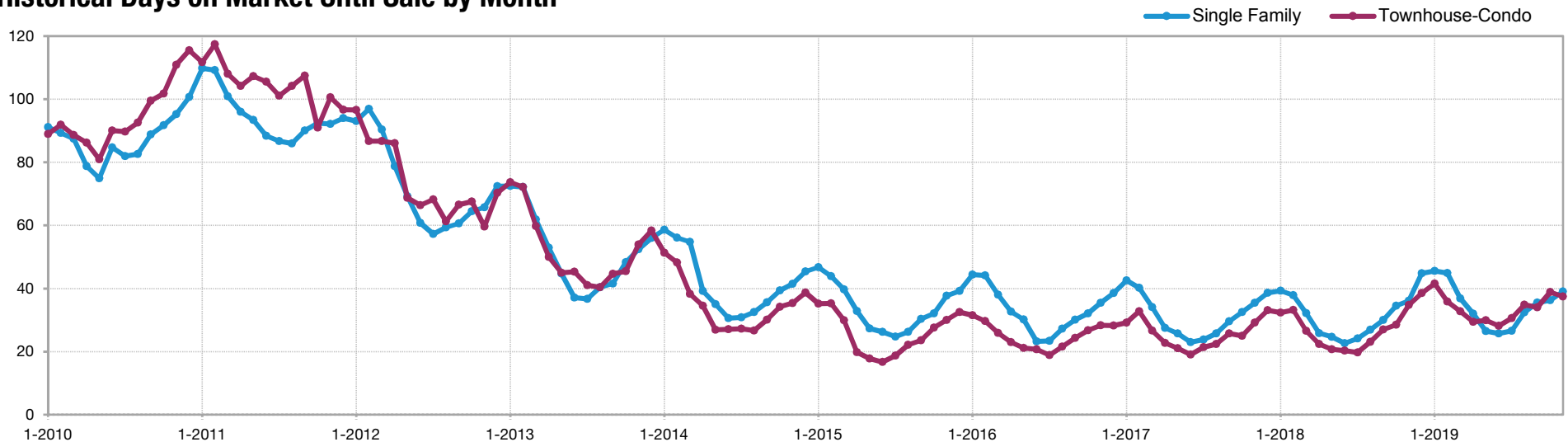
November

Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	27	+8.0%	30	+42.9%
Jun-2019	26	+13.0%	28	+40.0%
Jul-2019	27	+12.5%	31	+55.0%
Aug-2019	32	+18.5%	35	+52.2%
Sep-2019	36	+20.0%	34	+25.9%
Oct-2019	36	+2.9%	39	+34.5%
Nov-2019	39	+8.3%	37	+5.7%

Historical Days on Market Until Sale by Month



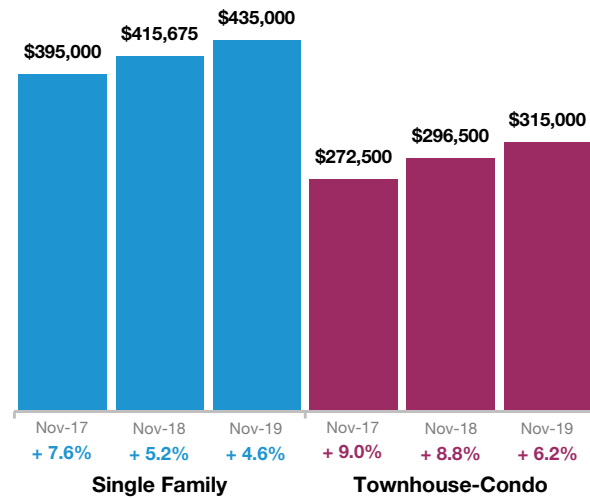
Median Sales Price

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

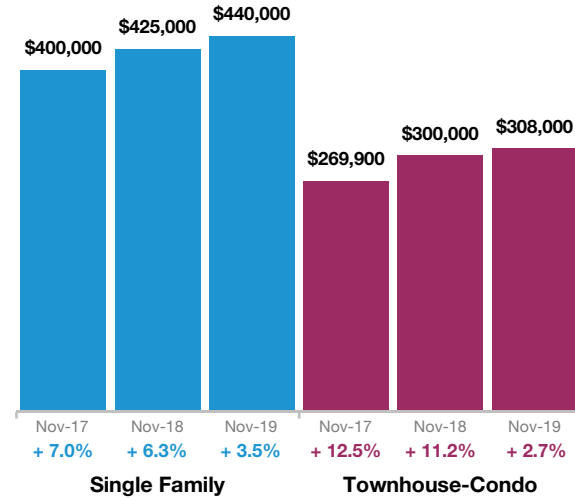


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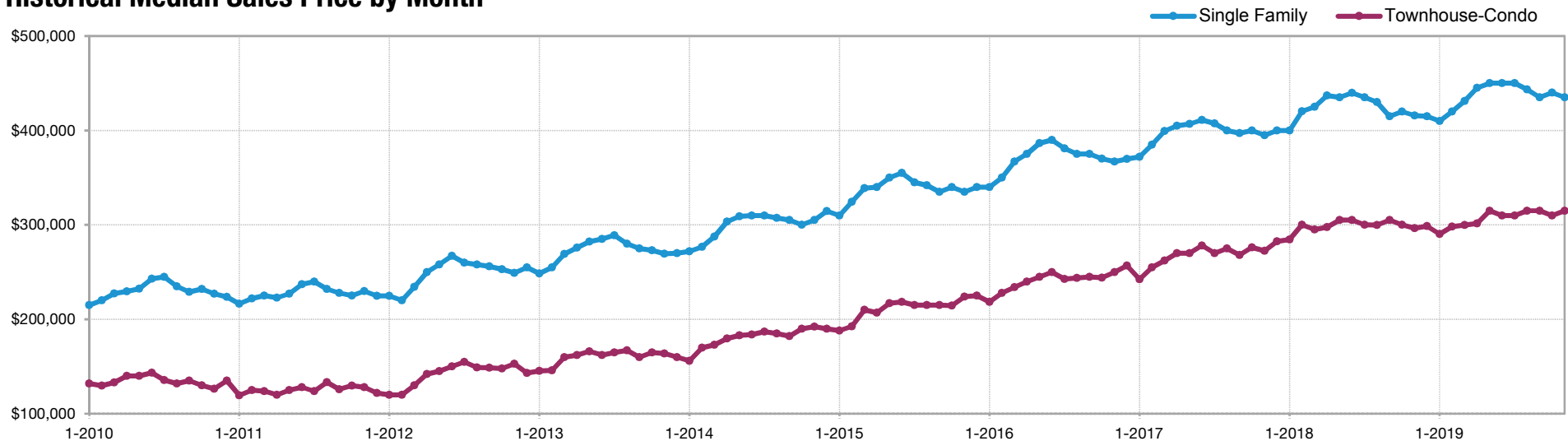


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2018	\$415,000	+3.8%	\$298,675	+5.7%
Jan-2019	\$410,000	+2.5%	\$290,440	+2.1%
Feb-2019	\$419,900	-0.1%	\$298,050	-0.6%
Mar-2019	\$431,010	+1.4%	\$299,900	+1.7%
Apr-2019	\$445,000	+1.8%	\$301,500	+1.3%
May-2019	\$450,000	+3.4%	\$315,000	+3.3%
Jun-2019	\$450,000	+2.3%	\$310,000	+1.6%
Jul-2019	\$450,000	+3.4%	\$310,000	+3.3%
Aug-2019	\$443,550	+3.2%	\$315,000	+5.0%
Sep-2019	\$435,000	+4.8%	\$315,000	+3.3%
Oct-2019	\$440,000	+4.8%	\$310,000	+3.3%
Nov-2019	\$435,000	+4.6%	\$315,000	+6.2%

Historical Median Sales Price by Month



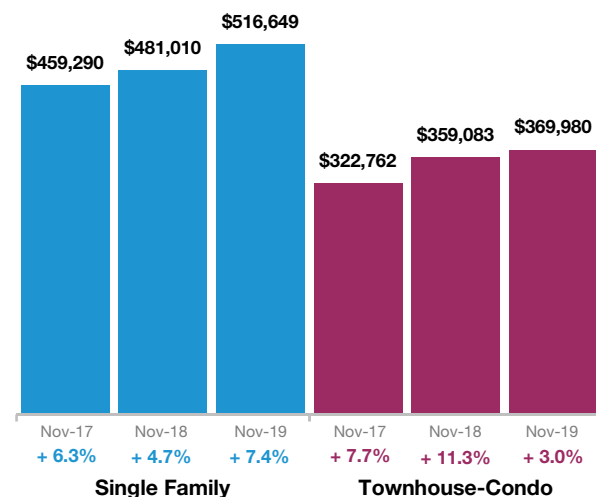
Average Sales Price

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

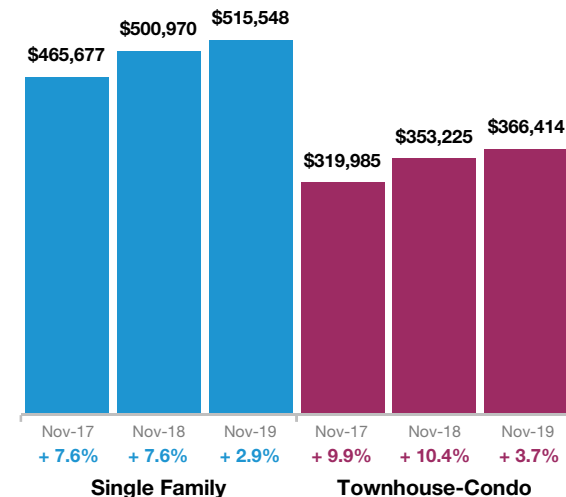


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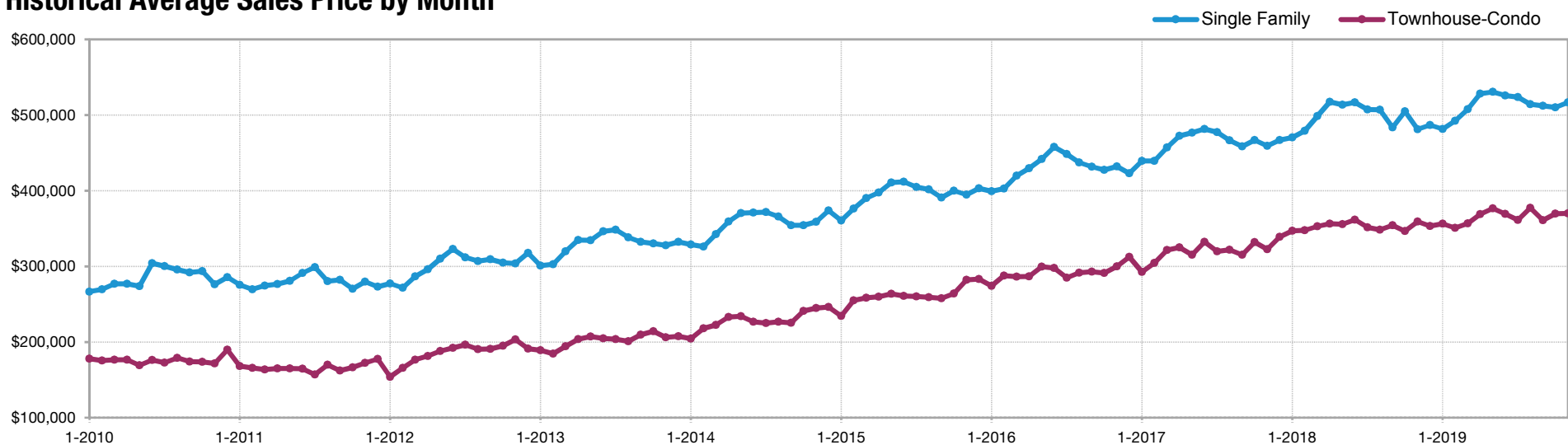


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2018	\$486,729	+4.3%	\$353,171	+4.2%
Jan-2019	\$481,485	+2.3%	\$356,264	+2.7%
Feb-2019	\$492,217	+2.7%	\$350,953	+1.0%
Mar-2019	\$507,742	+1.8%	\$356,774	+1.1%
Apr-2019	\$528,130	+2.1%	\$368,908	+3.5%
May-2019	\$530,508	+3.3%	\$376,603	+5.8%
Jun-2019	\$525,692	+1.7%	\$369,297	+2.1%
Jul-2019	\$523,815	+3.3%	\$361,324	+2.8%
Aug-2019	\$514,365	+1.4%	\$377,395	+8.3%
Sep-2019	\$512,314	+5.9%	\$360,896	+1.9%
Oct-2019	\$509,983	+1.0%	\$369,799	+6.7%
Nov-2019	\$516,649	+7.4%	\$369,980	+3.0%

Historical Average Sales Price by Month



Percent of List Price Received

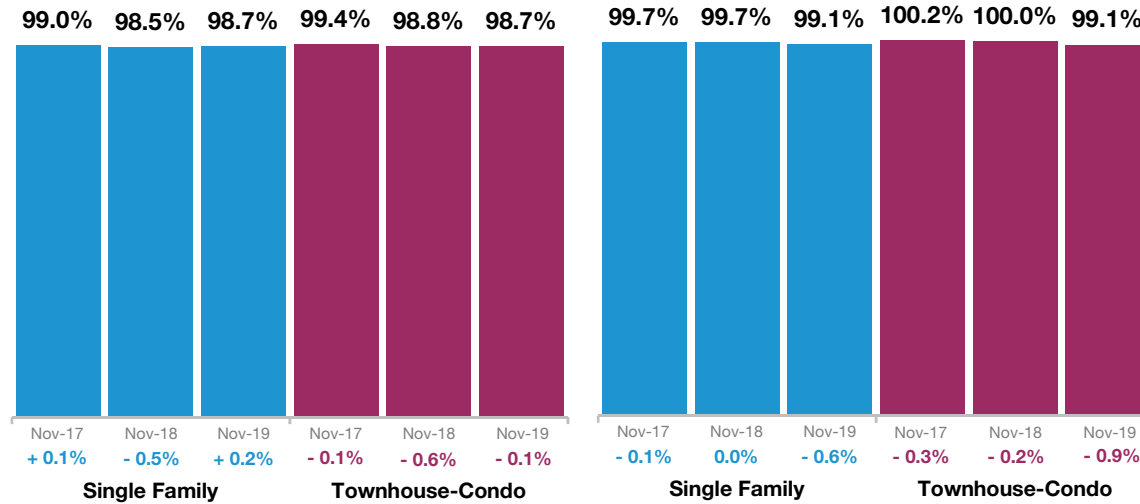
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



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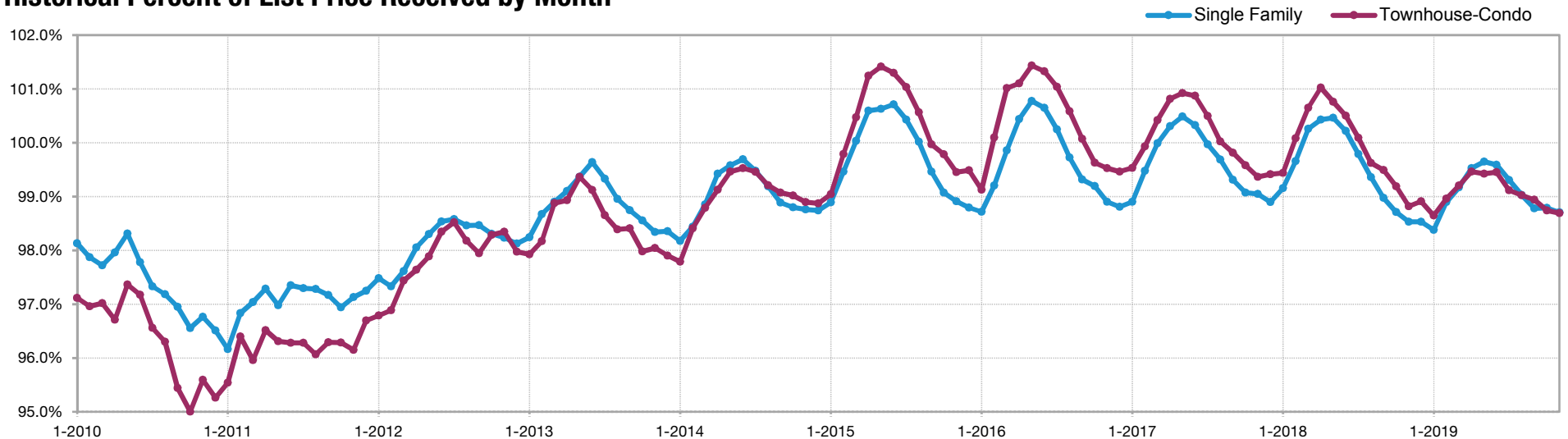
November

Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Mar-2019	99.2%	-1.1%	99.2%	-1.4%
Apr-2019	99.5%	-0.9%	99.5%	-1.5%
May-2019	99.6%	-0.9%	99.4%	-1.4%
Jun-2019	99.6%	-0.6%	99.5%	-1.0%
Jul-2019	99.3%	-0.5%	99.1%	-1.0%
Aug-2019	99.0%	-0.4%	99.0%	-0.6%
Sep-2019	98.8%	-0.2%	98.9%	-0.6%
Oct-2019	98.8%	+0.1%	98.7%	-0.5%
Nov-2019	98.7%	+0.2%	98.7%	-0.1%

Historical Percent of List Price Received by Month



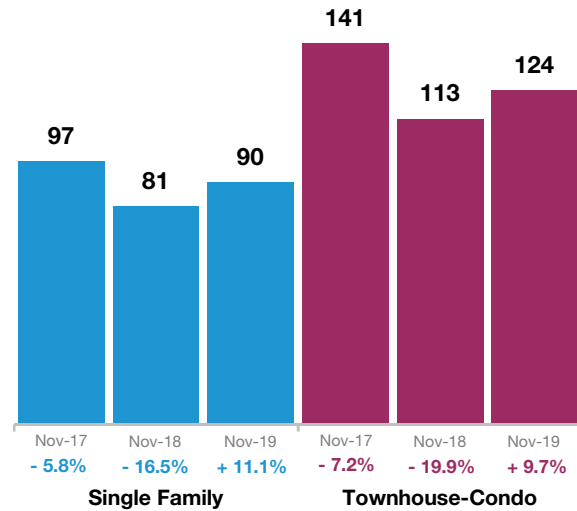
Housing Affordability Index

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.

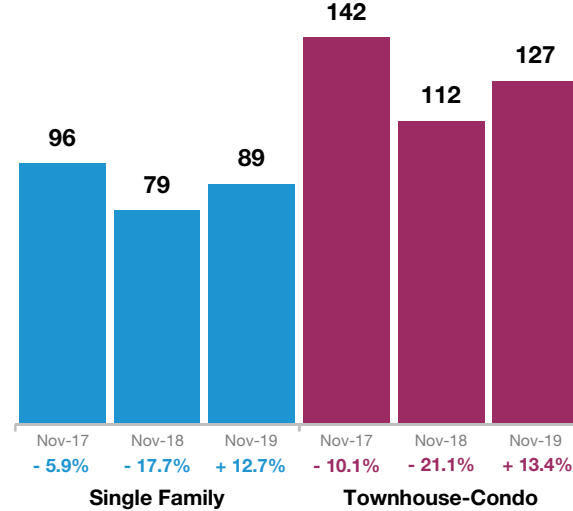


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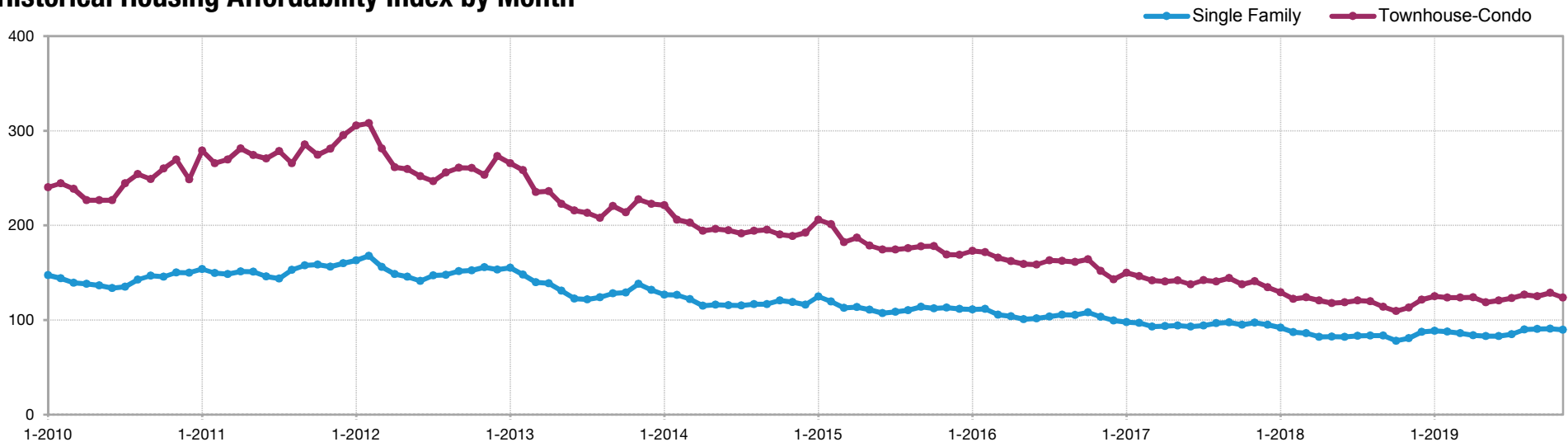


Year to Date



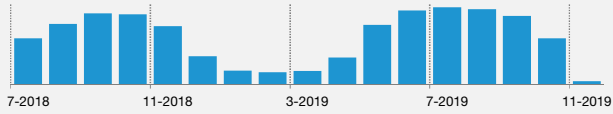
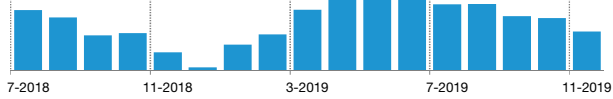
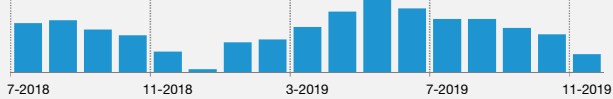
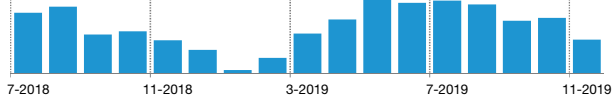
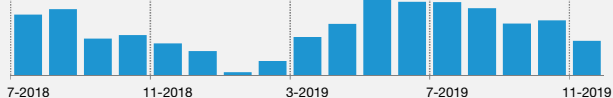
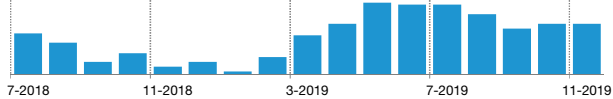
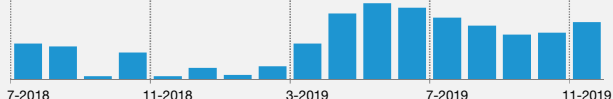
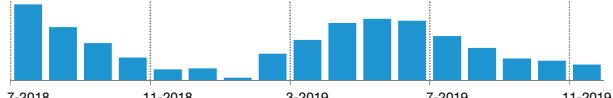

Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2018	87	-8.4%	122	-9.6%
Jan-2019	89	-3.3%	125	-3.1%
Feb-2019	88	+1.1%	124	+1.6%
Mar-2019	86	0.0%	124	0.0%
Apr-2019	84	+2.4%	124	+2.5%
May-2019	83	0.0%	119	+0.8%
Jun-2019	83	+1.2%	121	+1.7%
Jul-2019	85	+2.4%	123	+1.7%
Aug-2019	90	+7.1%	127	+5.8%
Sep-2019	91	+8.3%	125	+9.6%
Oct-2019	91	+16.7%	129	+18.3%
Nov-2019	90	+11.1%	124	+9.7%

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	11-2018	11-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
Active Listings		14,228	10,366	- 27.1%	--	--	--
Under Contract		4,451	5,457	+ 22.6%	63,928	69,880	+ 9.3%
New Listings		4,904	4,606	- 6.1%	79,564	84,603	+ 6.3%
Sold Listings		5,198	5,226	+ 0.5%	63,218	66,483	+ 5.2%
Days on Market		36	39	+ 8.3%	28	33	+ 17.9%
Median Sales Price		\$387,500	\$410,000	+ 5.8%	\$400,000	\$410,000	+ 2.5%
Average Sales Price		\$448,018	\$479,062	+ 6.9%	\$461,390	\$476,117	+ 3.2%
Pct. of List Price Received		98.6%	98.7%	+ 0.1%	99.7%	99.1%	- 0.6%
Affordability Index		87	95	+ 9.2%	84	95	+ 13.1%

Sold Listings

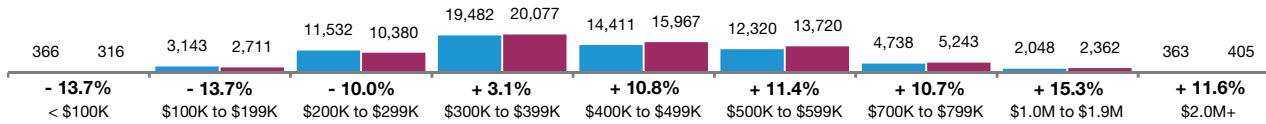
Actual sales that have closed in a given month.



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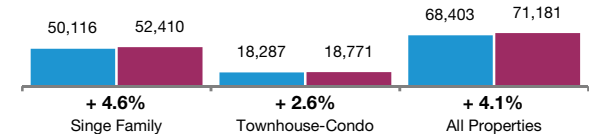
By Price Range – All Properties – Rolling 12 Months

■ 11-2018 ■ 11-2019



By Property Type

■ 11-2018 ■ 11-2019



Rolling 12 Months

By Price Range	Single Family			Condo		
	11-2018	11-2019	Change	11-2018	11-2019	Change
\$99,999 and Below	238	220	-7.6%	128	96	-25.0%
\$100,000 to \$199,999	832	647	-22.2%	2,311	2,064	-10.7%
\$200,000 to \$299,999	4,747	3,704	-22.0%	6,785	6,676	-1.6%
\$300,000 to \$399,999	15,267	15,355	+0.6%	4,215	4,722	+12.0%
\$400,000 to \$499,999	12,215	13,734	+12.4%	2,196	2,233	+1.7%
\$500,000 to \$699,999	10,651	11,870	+11.4%	1,669	1,850	+10.8%
\$700,000 to \$999,999	3,987	4,439	+11.3%	751	804	+7.1%
\$1,000,000 to \$1,999,999	1,853	2,072	+11.8%	195	290	+48.7%
\$2,000,000 and Above	326	369	+13.2%	37	36	-2.7%
All Price Ranges	50,116	52,410	+4.6%	18,287	18,771	+2.6%

Compared to Prior Month

	Single Family			Condo		
	10-2019	11-2019	Change	10-2019	11-2019	Change
	26	14	-46.2%	15	5	-66.7%
	52	62	+19.2%	190	162	-14.7%
	313	281	-10.2%	568	427	-24.8%
	1,401	1,130	-19.3%	415	345	-16.9%
	1,219	1,024	-16.0%	189	182	-3.7%
	1,037	862	-16.9%	205	136	-33.7%
	427	325	-23.9%	63	59	-6.3%
	175	155	-11.4%	30	22	-26.7%
	27	33	+22.2%	5	2	-60.0%
All Price Ranges	4,677	3,886	-16.9%	1,680	1,340	-20.2%

Year to Date

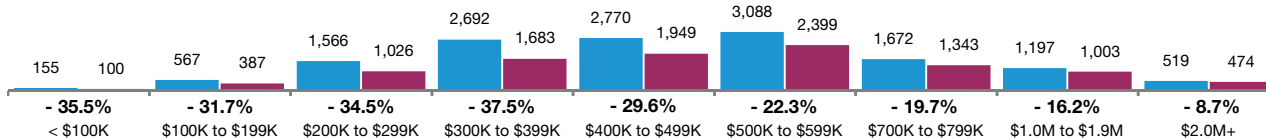
	Single Family			Condo		
	11-2018	11-2019	Change	11-2018	11-2019	Change
	220	208	-5.5%	113	88	-22.1%
	739	597	-19.2%	2,087	1,912	-8.4%
	4,216	3,362	-20.3%	6,258	6,229	-0.5%
	14,009	14,161	+1.1%	3,969	4,445	+12.0%
	11,391	12,920	+13.4%	2,039	2,104	+3.2%
	9,924	11,159	+12.4%	1,560	1,746	+11.9%
	3,738	4,199	+12.3%	694	745	+7.3%
	1,739	1,949	+12.1%	180	273	+51.7%
	308	350	+13.6%	34	36	+5.9%
All Price Ranges	46,284	48,905	+5.7%	16,934	17,578	+3.8%

Inventory of Active Listings

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

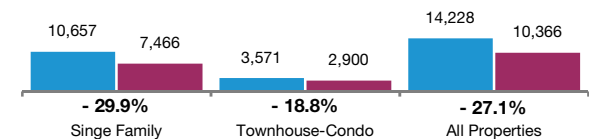
By Price Range – All Properties

■ 11-2018 ■ 11-2019



By Property Type

■ 11-2018 ■ 11-2019



Year over Year

By Price Range	Single Family			Condo		
	11-2018	11-2019	Change	11-2018	11-2019	Change
\$99,999 and Below	106	64	-39.6%	49	36	-26.5%
\$100,000 to \$199,999	251	165	-34.3%	316	222	-29.7%
\$200,000 to \$299,999	674	362	-46.3%	892	664	-25.6%
\$300,000 to \$399,999	1,951	1,066	-45.4%	741	617	-16.7%
\$400,000 to \$499,999	2,265	1,502	-33.7%	505	447	-11.5%
\$500,000 to \$699,999	2,564	1,911	-25.5%	524	488	-6.9%
\$700,000 to \$999,999	1,336	1,082	-19.0%	336	261	-22.3%
\$1,000,000 to \$1,999,999	1,037	880	-15.1%	160	123	-23.1%
\$2,000,000 and Above	471	432	-8.3%	48	42	-12.5%
All Price Ranges	10,657	7,466	-29.9%	3,571	2,900	-18.8%

Compared to Prior Month

	Single Family			Condo		
	10-2019	11-2019	Change	10-2019	11-2019	Change
	77	64	-16.9%	38	36	-5.3%
	192	165	-14.1%	288	222	-22.9%
	447	362	-19.0%	892	664	-25.6%
	1,507	1,066	-29.3%	818	617	-24.6%
	2,019	1,502	-25.6%	559	447	-20.0%
	2,523	1,911	-24.3%	574	488	-15.0%
	1,383	1,082	-21.8%	311	261	-16.1%
	1,065	880	-17.4%	137	123	-10.2%
	509	432	-15.1%	42	42	0.0%
All Price Ranges	9,724	7,466	-23.2%	3,659	2,900	-20.7%

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.