

Monthly Indicators



June 2020

Percent changes calculated using year-over-year comparisons.

New Listings were down 6.3 percent for single family homes but increased 4.2 percent for townhouse-condo properties. Under Contracts increased 32.3 percent for single family homes and 32.8 percent for townhouse-condo properties.

The Median Sales Price was up 3.3 percent to \$465,000 for single family homes and 4.8 percent to \$325,000 for townhouse-condo properties. Days on Market remained flat for single family homes but increased 10.7 percent for condo properties.

While buyer activity continues to be robust, seller activity continues to be a bit softer, with fewer homes being listed for sale than a year ago. Many housing experts believe sellers remain reluctant to list their homes due to continued concerns over COVID-19, which was beginning to see a resurgence in June. Until sellers regain confidence, housing inventory will continue to be constrained during what is expected to be an active summer selling season.

Activity Snapshot

- 40.7% **+ 1.1%** **+ 3.6%**

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.

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

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	6-2019	6-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
Active Listings		11,485	6,288	- 45.3%	--	--	--
Under Contract		5,392	7,132	+ 32.3%	28,339	28,205	- 0.5%
New Listings		7,098	6,653	- 6.3%	36,049	31,980	- 11.3%
Sold Listings		5,392	5,468	+ 1.4%	25,287	22,918	- 9.4%
Days on Market		26	26	0.0%	33	33	0.0%
Median Sales Price		\$450,000	\$465,000	+ 3.3%	\$437,300	\$458,000	+ 4.7%
Average Sales Price		\$525,840	\$539,448	+ 2.6%	\$515,482	\$529,420	+ 2.7%
Pct. of List Price Received		99.6%	99.7%	+ 0.1%	99.3%	99.5%	+ 0.2%
Affordability Index		83	89	+ 7.2%	85	90	+ 5.9%

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	6-2019	6-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
Active Listings		3,973	2,855	- 28.1%	--	--	--
Under Contract		1,889	2,509	+ 32.8%	10,125	9,931	- 1.9%
New Listings		2,422	2,523	+ 4.2%	12,968	12,097	- 6.7%
Sold Listings		1,755	1,757	+ 0.1%	9,065	8,190	- 9.7%
Days on Market		28	31	+ 10.7%	31	35	+ 12.9%
Median Sales Price		\$310,000	\$325,000	+ 4.8%	\$305,000	\$320,000	+ 4.9%
Average Sales Price		\$369,392	\$372,595	+ 0.9%	\$365,696	\$373,284	+ 2.1%
Pct. of List Price Received		99.5%	99.3%	- 0.2%	99.3%	99.3%	0.0%
Affordability Index		121	127	+ 5.0%	123	129	+ 4.9%

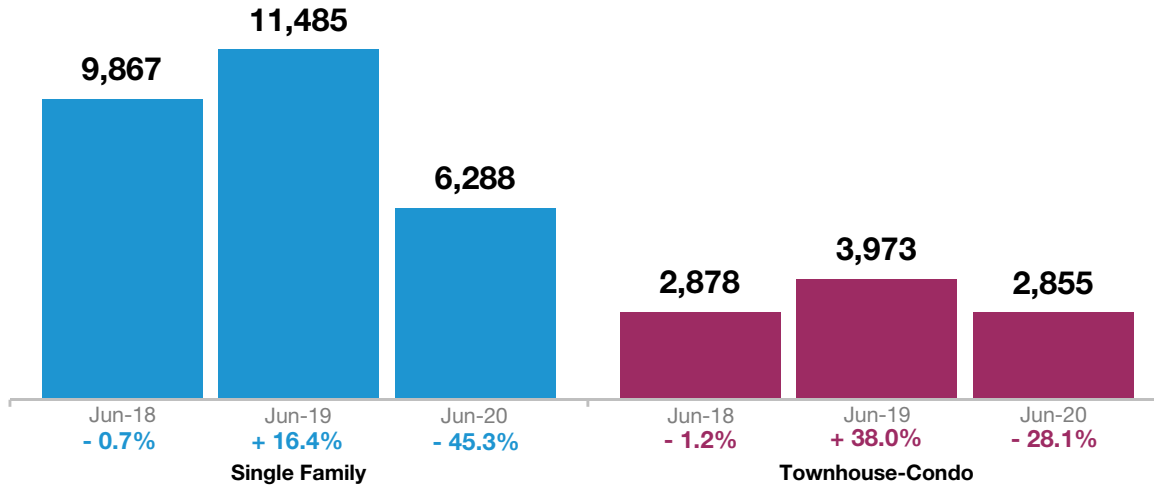
Inventory of Active Listings

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



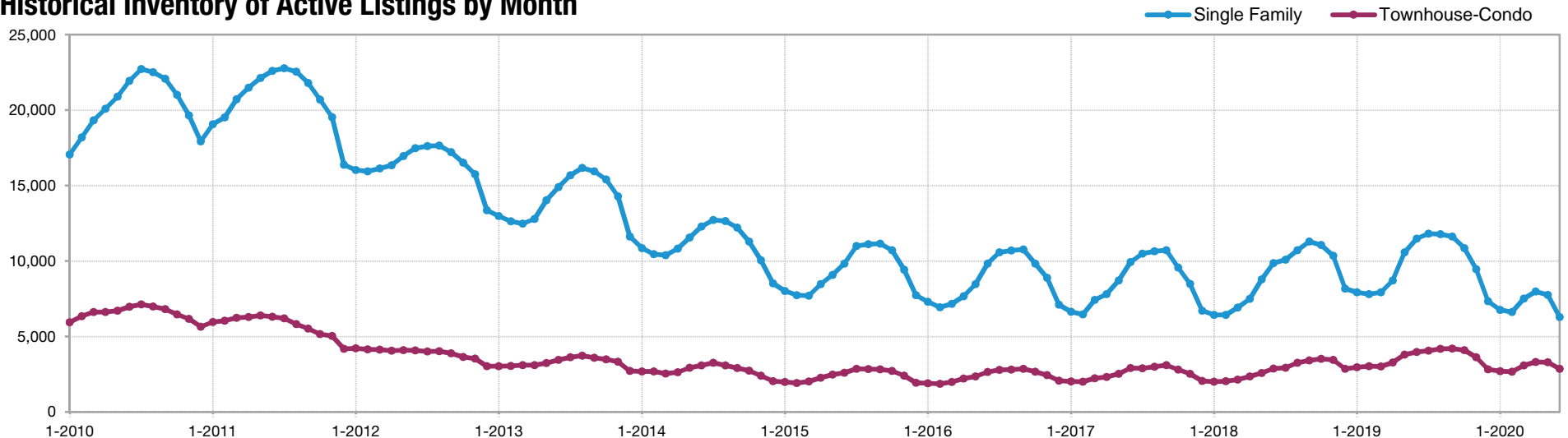
DENVER METRO
ASSOCIATION OF REALTORS®

June



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2019	11,809	+17.0%	4,049	+38.7%
Aug-2019	11,778	+10.0%	4,182	+28.7%
Sep-2019	11,620	+2.9%	4,192	+23.0%
Oct-2019	10,848	-1.9%	4,085	+16.1%
Nov-2019	9,462	-8.6%	3,619	+5.2%
Dec-2019	7,327	-10.4%	2,811	-1.6%
Jan-2020	6,749	-14.8%	2,694	-9.2%
Feb-2020	6,626	-15.1%	2,670	-11.6%
Mar-2020	7,507	-5.3%	3,073	+1.9%
Apr-2020	7,982	-8.3%	3,304	+1.2%
May-2020	7,744	-26.8%	3,288	-13.2%
Jun-2020	6,288	-45.3%	2,855	-28.1%

Historical Inventory of Active Listings by Month



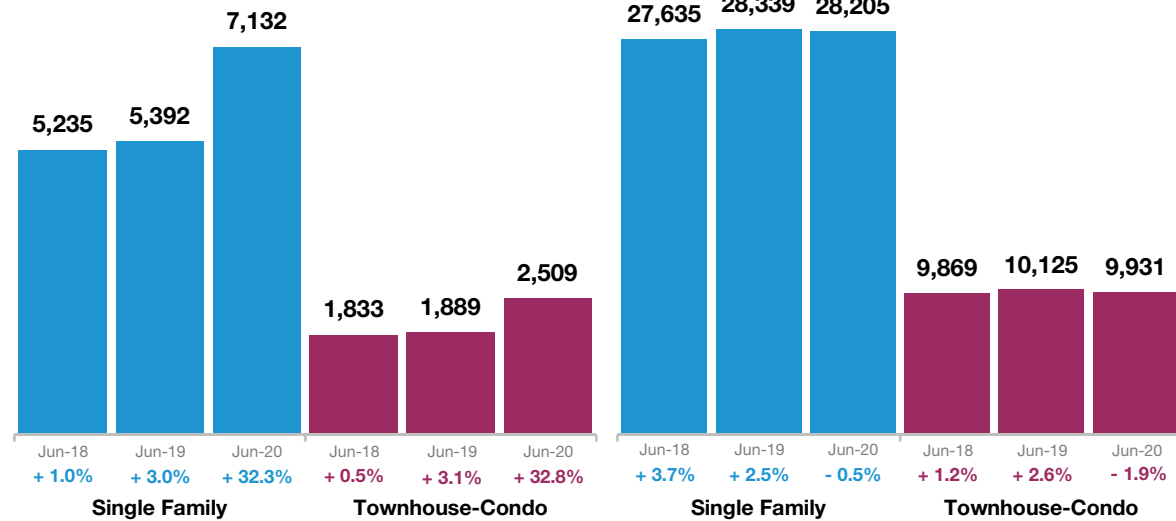
Under Contract

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

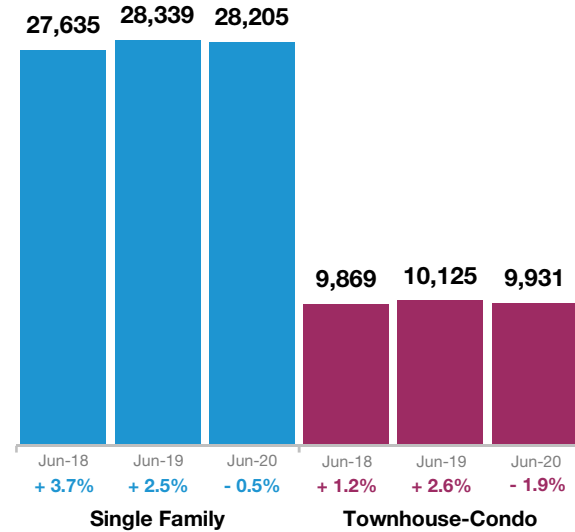


DENVER METRO
ASSOCIATION OF REALTORS®

June

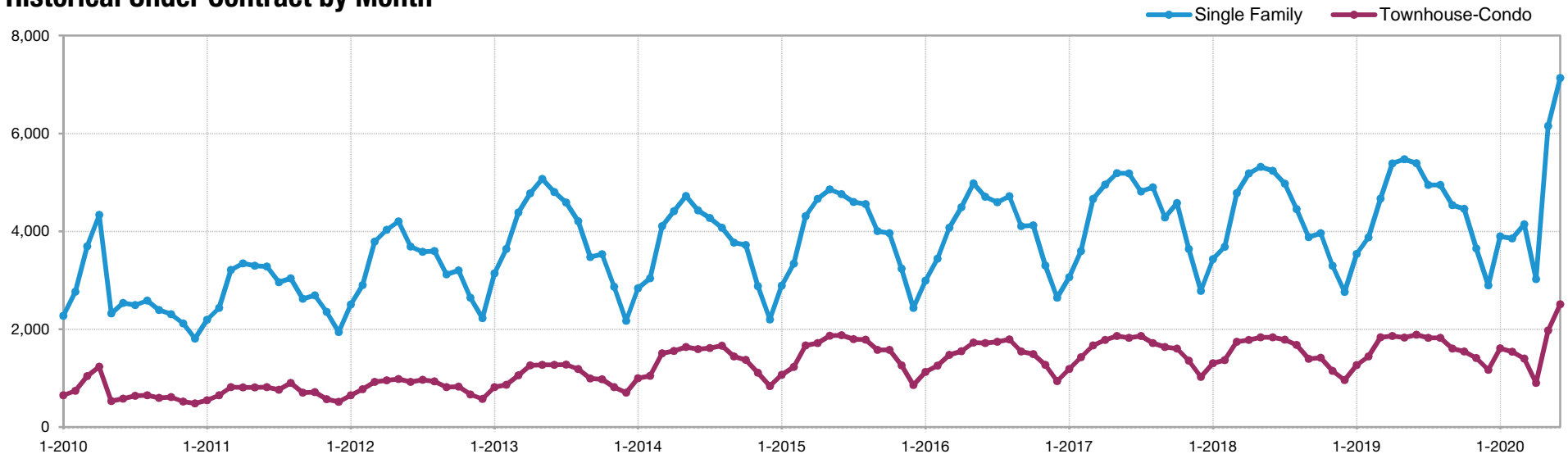


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2019	4,947	-0.5%	1,823	+2.2%
Aug-2019	4,947	+11.1%	1,826	+8.8%
Sep-2019	4,537	+17.0%	1,605	+14.9%
Oct-2019	4,462	+12.6%	1,543	+8.9%
Nov-2019	3,649	+10.6%	1,414	+23.3%
Dec-2019	2,897	+5.0%	1,170	+21.4%
Jan-2020	3,895	+10.1%	1,610	+27.0%
Feb-2020	3,853	-0.6%	1,538	+6.6%
Mar-2020	4,145	-11.2%	1,400	-23.7%
Apr-2020	3,025	-43.9%	900	-51.7%
May-2020	6,155	+12.4%	1,974	+8.0%
Jun-2020	7,132	+32.3%	2,509	+32.8%

Historical Under Contract by Month



New Listings

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

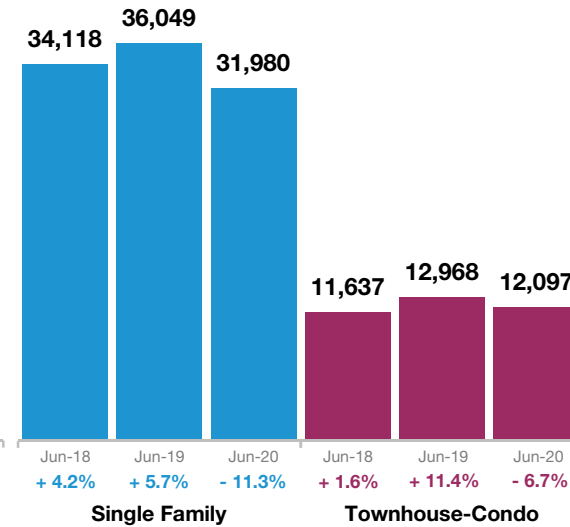


DENVER METRO
ASSOCIATION OF REALTORS®

June

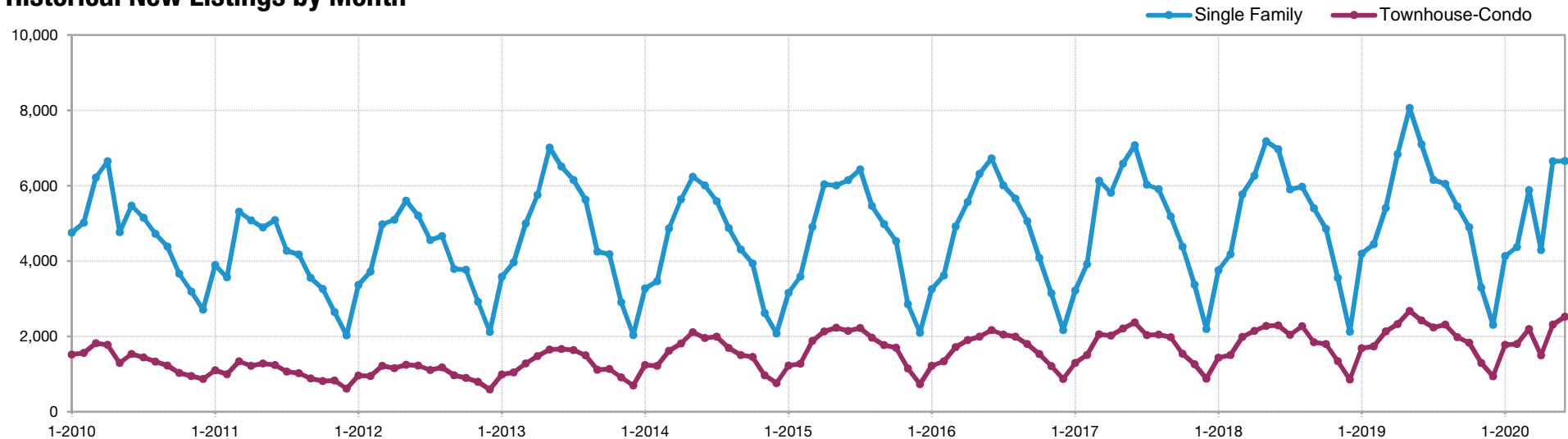


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2019	6,153	+4.2%	2,237	+9.5%
Aug-2019	6,049	+1.3%	2,316	+2.0%
Sep-2019	5,452	+0.9%	1,975	+7.0%
Oct-2019	4,896	+0.8%	1,834	+2.1%
Nov-2019	3,293	-7.4%	1,295	-3.6%
Dec-2019	2,303	+8.3%	943	+9.9%
Jan-2020	4,135	-1.4%	1,779	+5.6%
Feb-2020	4,368	-1.8%	1,794	+3.6%
Mar-2020	5,882	+8.7%	2,191	+3.0%
Apr-2020	4,291	-37.2%	1,496	-35.8%
May-2020	6,651	-17.5%	2,314	-13.4%
Jun-2020	6,653	-6.3%	2,523	+4.2%

Historical New Listings by Month



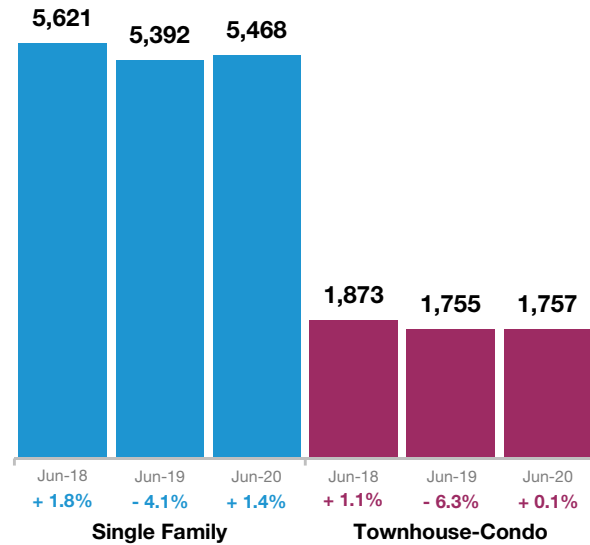
Sold Listings

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

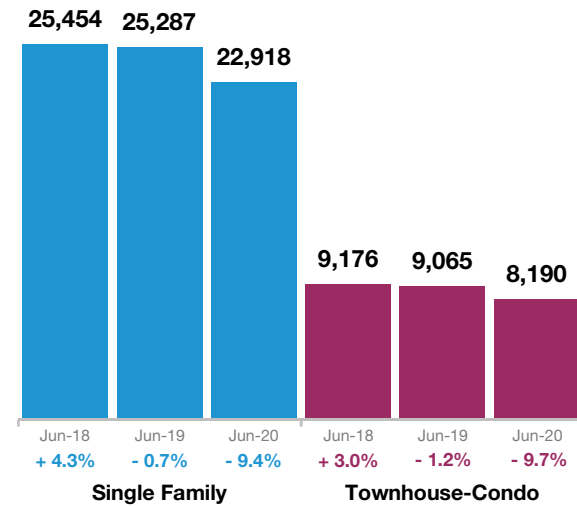


DENVER METRO
ASSOCIATION OF REALTORS®

June

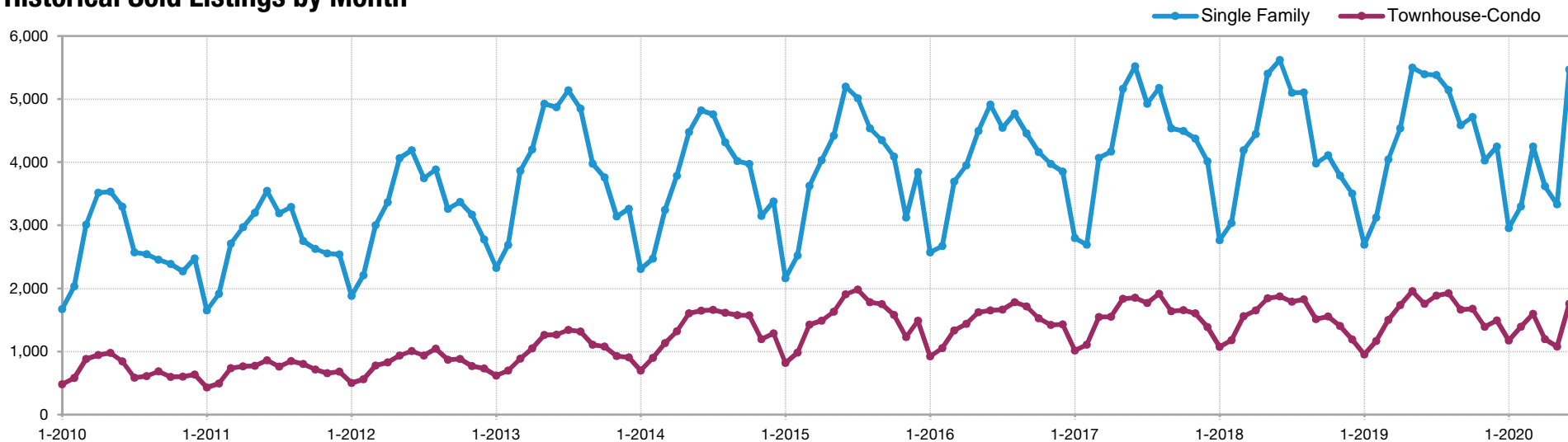


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2019	5,383	+5.5%	1,885	+5.5%
Aug-2019	5,143	+0.8%	1,922	+5.2%
Sep-2019	4,585	+15.1%	1,663	+9.8%
Oct-2019	4,716	+14.8%	1,675	+7.6%
Nov-2019	4,027	+6.3%	1,391	-0.9%
Dec-2019	4,247	+21.2%	1,493	+25.3%
Jan-2020	2,954	+9.7%	1,174	+23.4%
Feb-2020	3,297	+5.6%	1,391	+19.3%
Mar-2020	4,249	+5.0%	1,595	+6.3%
Apr-2020	3,619	-20.2%	1,196	-31.1%
May-2020	3,331	-39.4%	1,077	-45.0%
Jun-2020	5,468	+1.4%	1,757	+0.1%

Historical Sold Listings by Month



Days on Market Until Sale

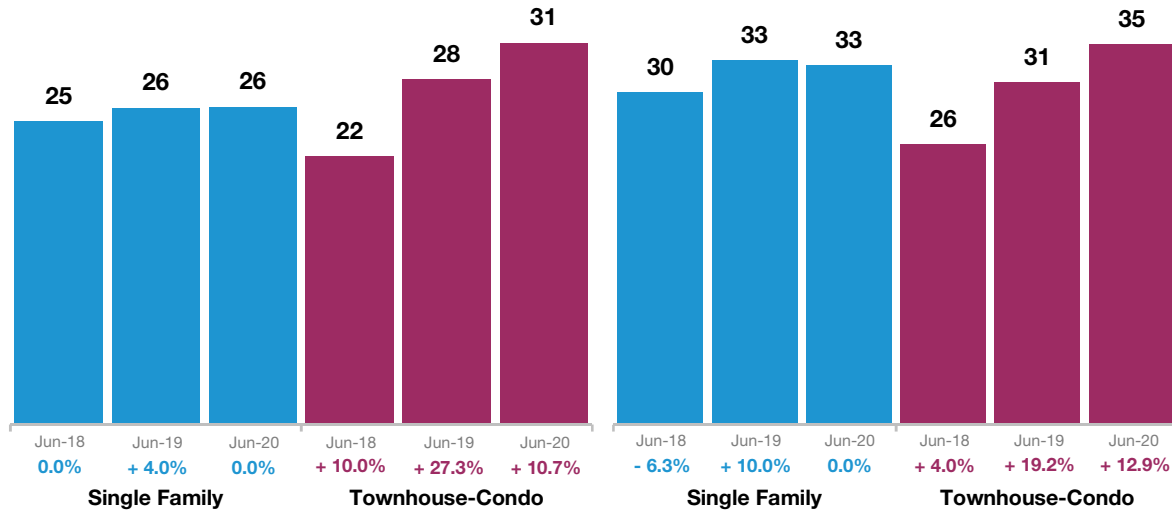
Average number of days between when a property is listed and when an offer is accepted in a given month.



DENVER METRO
ASSOCIATION OF REALTORS®

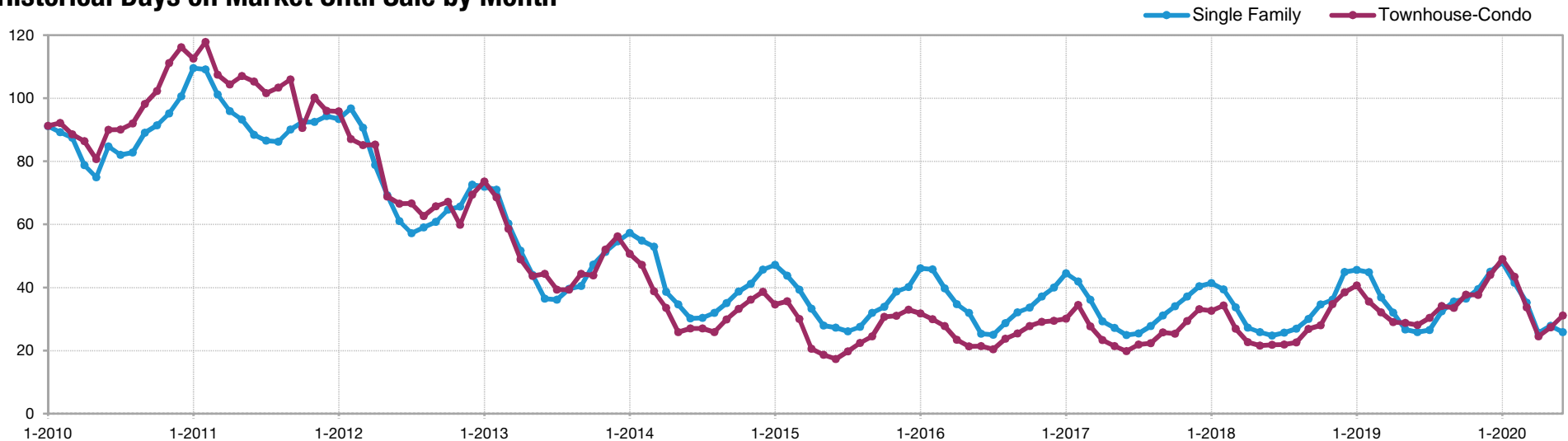
June

Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2019	27	+3.8%	30	+36.4%
Aug-2019	32	+18.5%	34	+47.8%
Sep-2019	36	+20.0%	33	+22.2%
Oct-2019	36	+2.9%	38	+35.7%
Nov-2019	39	+8.3%	38	+8.6%
Dec-2019	45	0.0%	44	+15.8%
Jan-2020	48	+4.3%	49	+19.5%
Feb-2020	41	-8.9%	43	+19.4%
Mar-2020	35	-5.4%	34	+6.3%
Apr-2020	26	-18.8%	25	-13.8%
May-2020	28	+3.7%	27	-6.9%
Jun-2020	26	0.0%	31	+10.7%

Historical Days on Market Until Sale by Month



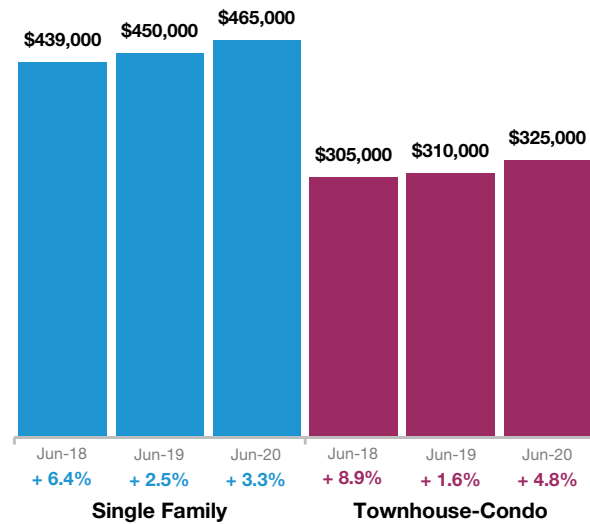
Median Sales Price

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

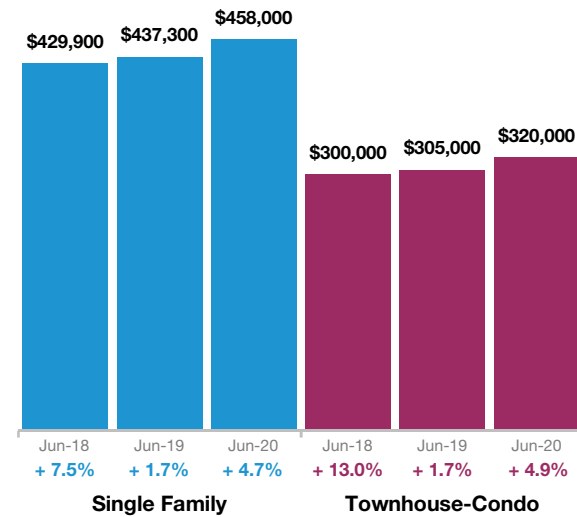


DENVER METRO
ASSOCIATION OF REALTORS®

June

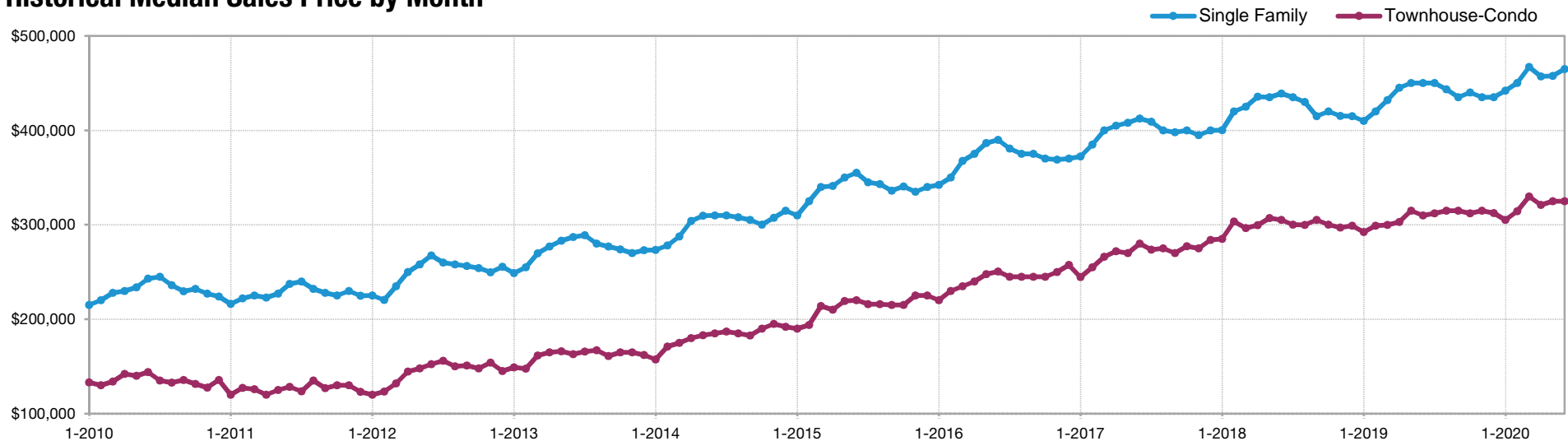


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2019	\$450,000	+3.4%	\$312,000	+4.0%
Aug-2019	\$443,500	+3.1%	\$315,000	+5.0%
Sep-2019	\$435,000	+4.8%	\$315,000	+3.3%
Oct-2019	\$440,000	+4.8%	\$312,000	+4.0%
Nov-2019	\$435,000	+4.7%	\$315,000	+6.1%
Dec-2019	\$435,000	+4.8%	\$312,500	+4.6%
Jan-2020	\$442,000	+7.8%	\$305,000	+4.4%
Feb-2020	\$450,000	+7.2%	\$314,450	+5.2%
Mar-2020	\$467,000	+8.1%	\$330,000	+10.0%
Apr-2020	\$457,000	+2.7%	\$321,000	+5.9%
May-2020	\$457,500	+1.7%	\$325,000	+3.2%
Jun-2020	\$465,000	+3.3%	\$325,000	+4.8%

Historical Median Sales Price by Month



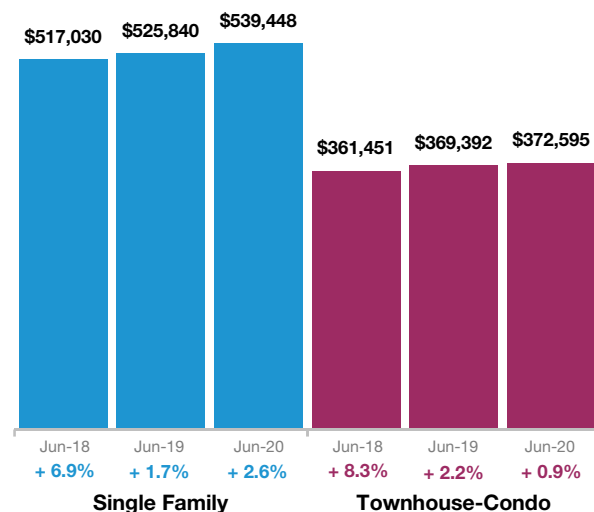
Average Sales Price

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

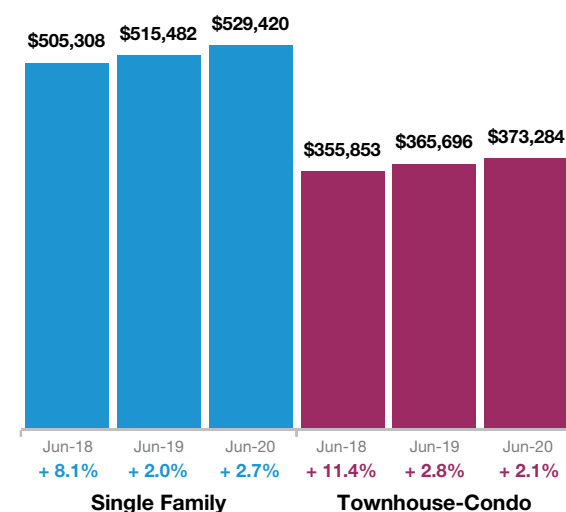


DENVER METRO
ASSOCIATION OF REALTORS®

June

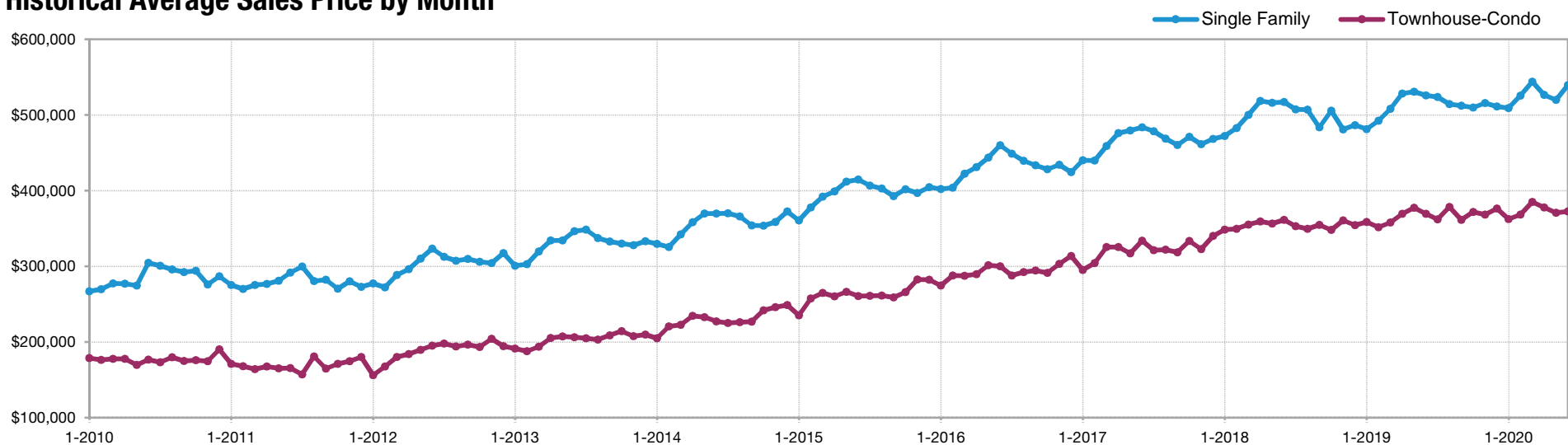


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2019	\$523,781	+3.3%	\$361,835	+2.6%
Aug-2019	\$514,443	+1.4%	\$378,341	+8.3%
Sep-2019	\$512,343	+5.9%	\$361,342	+1.9%
Oct-2019	\$509,794	+0.8%	\$371,651	+6.8%
Nov-2019	\$515,594	+7.3%	\$368,109	+2.0%
Dec-2019	\$510,994	+5.0%	\$376,137	+6.2%
Jan-2020	\$508,922	+5.8%	\$362,366	+1.1%
Feb-2020	\$525,361	+6.7%	\$368,139	+4.8%
Mar-2020	\$543,816	+7.1%	\$385,141	+7.6%
Apr-2020	\$526,638	-0.3%	\$377,506	+2.2%
May-2020	\$519,823	-2.0%	\$370,712	-1.7%
Jun-2020	\$539,448	+2.6%	\$372,595	+0.9%

Historical Average Sales Price by Month



Percent of List Price Received

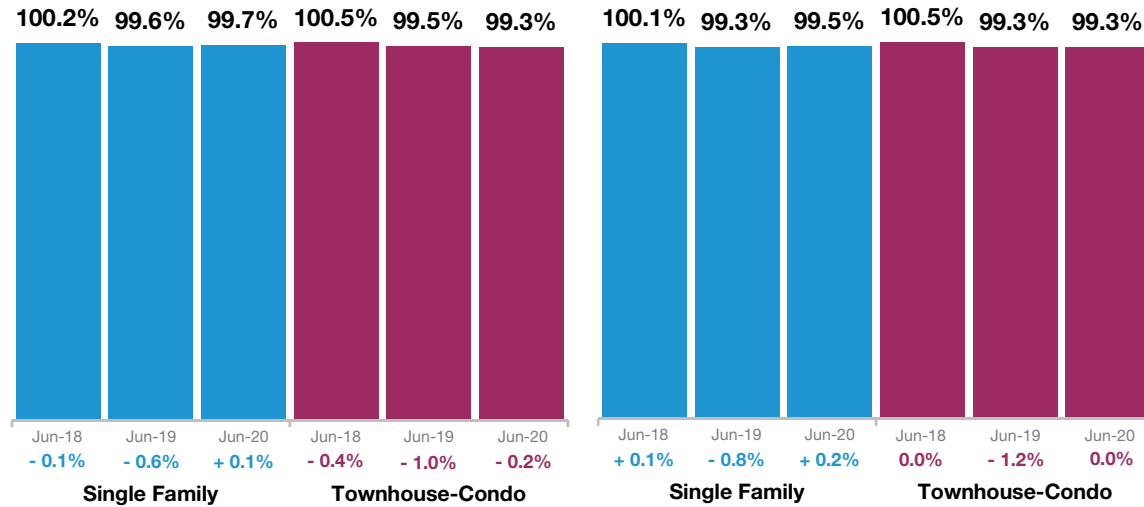
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



DENVER METRO
ASSOCIATION OF REALTORS®

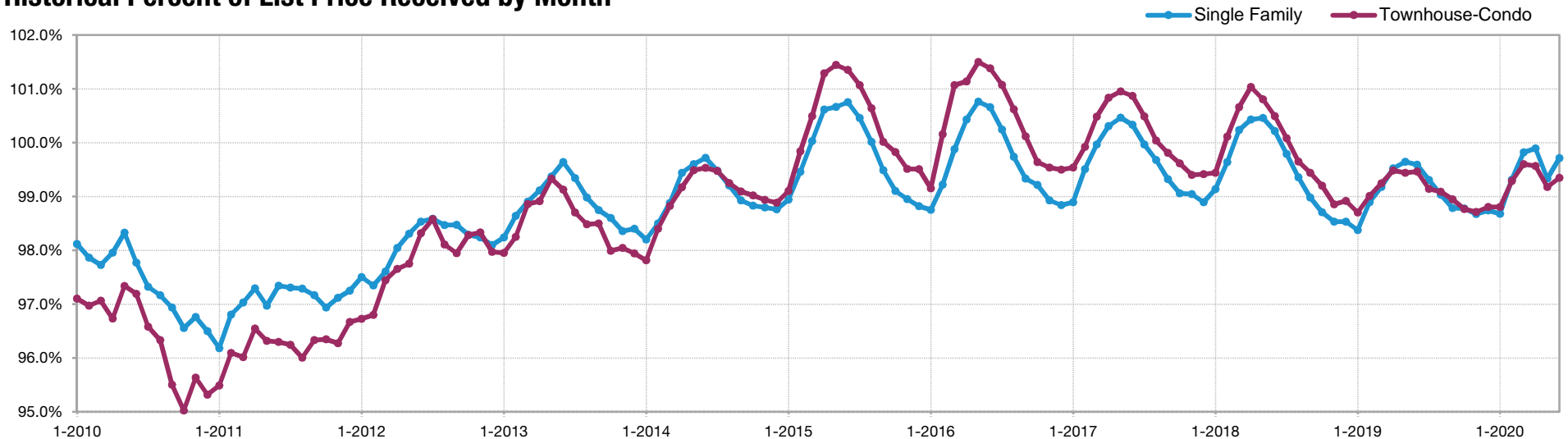
June

Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2019	99.3%	-0.5%	99.1%	-1.0%
Aug-2019	99.0%	-0.4%	99.1%	-0.5%
Sep-2019	98.8%	-0.2%	98.9%	-0.5%
Oct-2019	98.8%	+0.1%	98.8%	-0.4%
Nov-2019	98.7%	+0.2%	98.7%	-0.2%
Dec-2019	98.7%	+0.2%	98.8%	-0.1%
Jan-2020	98.7%	+0.3%	98.8%	+0.1%
Feb-2020	99.3%	+0.4%	99.3%	+0.3%
Mar-2020	99.8%	+0.6%	99.6%	+0.4%
Apr-2020	99.9%	+0.4%	99.6%	+0.1%
May-2020	99.3%	-0.3%	99.2%	-0.2%
Jun-2020	99.7%	+0.1%	99.3%	-0.2%

Historical Percent of List Price Received by Month



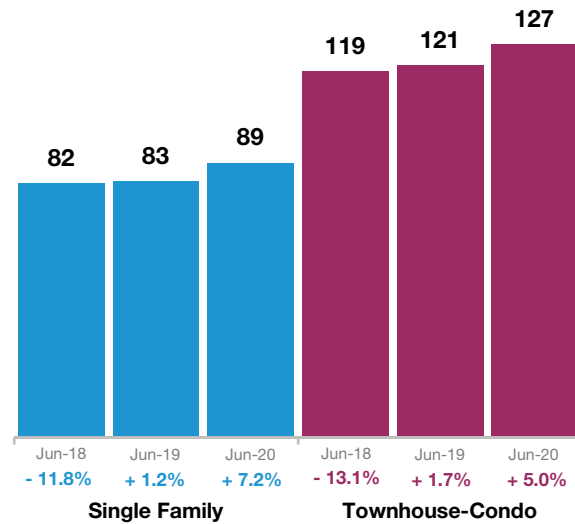
Housing Affordability Index

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.

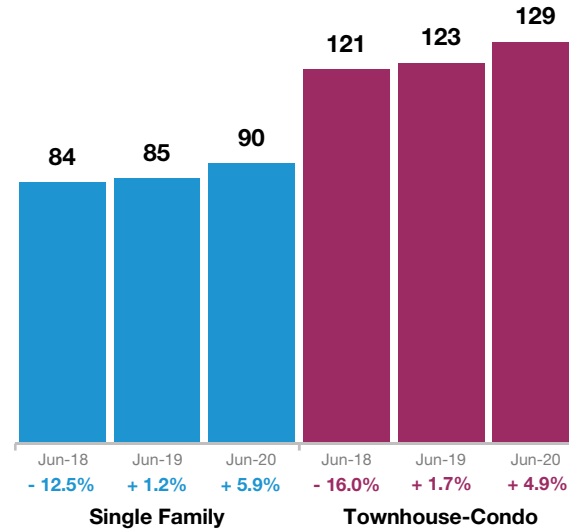


DENVER METRO
ASSOCIATION OF REALTORS®

June

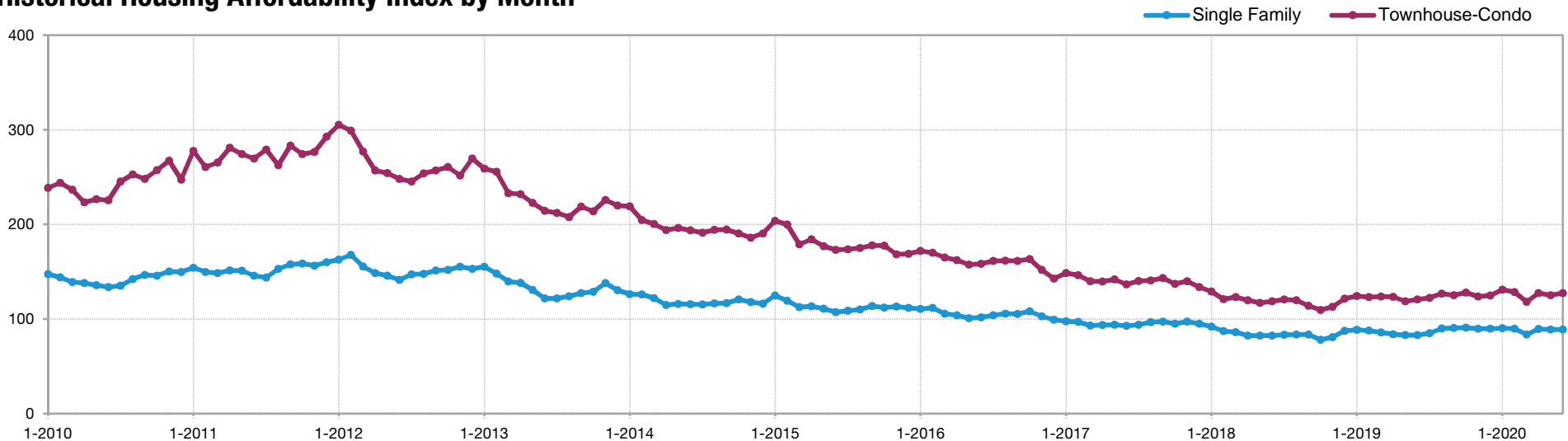


Year to Date



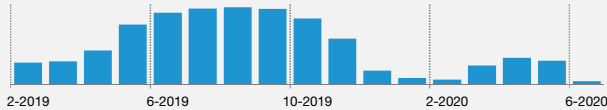
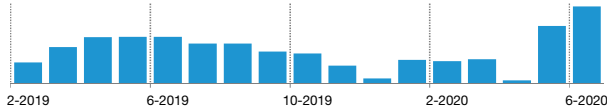
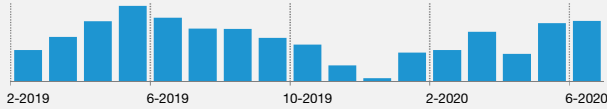
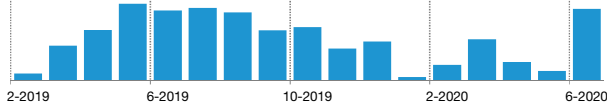
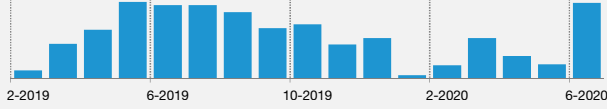
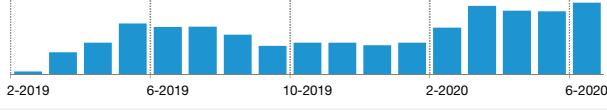
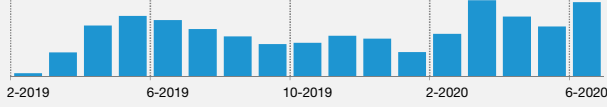
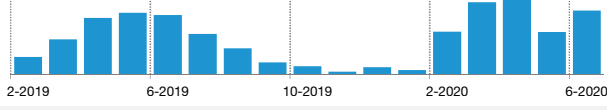
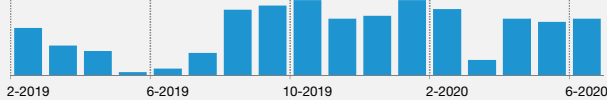
Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2019	85	+2.4%	122	+0.8%
Aug-2019	90	+7.1%	127	+5.8%
Sep-2019	91	+8.3%	125	+9.6%
Oct-2019	91	+16.7%	128	+17.4%
Nov-2019	90	+11.1%	124	+9.7%
Dec-2019	90	+3.4%	125	+3.3%
Jan-2020	90	+1.1%	131	+5.6%
Feb-2020	90	+2.3%	128	+4.1%
Mar-2020	83	-3.5%	118	-4.8%
Apr-2020	89	+6.0%	127	+3.3%
May-2020	89	+7.2%	125	+5.0%
Jun-2020	89	+7.2%	127	+5.0%

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	6-2019	6-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
Active Listings		15,533	9,204	- 40.7%	--	--	--
Under Contract		7,283	9,644	+ 32.4%	38,495	38,162	- 0.9%
New Listings		9,525	9,183	- 3.6%	49,072	44,139	- 10.1%
Sold Listings		7,149	7,227	+ 1.1%	34,383	31,129	- 9.5%
Days on Market		26	27	+ 3.8%	33	33	0.0%
Median Sales Price		\$419,990	\$435,000	+ 3.6%	\$410,000	\$427,880	+ 4.4%
Average Sales Price		\$487,302	\$498,750	+ 2.3%	\$475,623	\$488,091	+ 2.6%
Pct. of List Price Received		99.6%	99.6%	0.0%	99.3%	99.5%	+ 0.2%
Affordability Index		89	95	+ 6.7%	91	97	+ 6.6%

Sold Listings

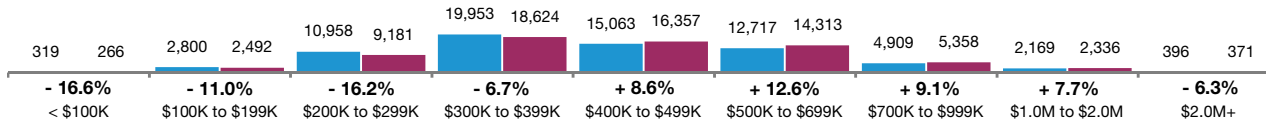
Actual sales that have closed in a given month.



DENVER METRO
ASSOCIATION OF REALTORS®

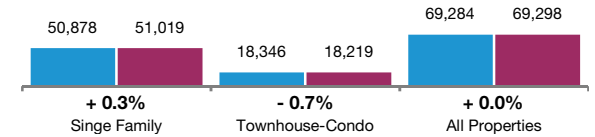
By Price Range – All Properties – Rolling 12 Months

■ 6-2019 ■ 6-2020



By Property Type

■ 6-2019 ■ 6-2020



Rolling 12 Months

By Price Range	Single Family			Condo		
	6-2019	6-2020	Change	6-2019	6-2020	Change
\$99,999 and Below	218	202	-7.3%	65	34	-47.7%
\$100,000 to \$199,999	713	610	-14.4%	2,077	1,870	-10.0%
\$200,000 to \$299,999	4,122	3,097	-24.9%	6,831	6,079	-11.0%
\$300,000 to \$399,999	15,472	13,683	-11.6%	4,474	4,930	+10.2%
\$400,000 to \$499,999	12,872	14,096	+9.5%	2,189	2,259	+3.2%
\$500,000 to \$699,999	11,047	12,382	+12.1%	1,670	1,931	+15.6%
\$700,000 to \$999,999	4,144	4,563	+10.1%	765	795	+3.9%
\$1,000,000 to \$1,999,999	1,927	2,042	+6.0%	242	294	+21.5%
\$2,000,000 and Above	363	344	-5.2%	33	27	-18.2%
All Price Ranges	50,878	51,019	+0.3%	18,346	18,219	-0.7%

Compared to Prior Month

	Single Family			Condo		
	5-2020	6-2020	Change	5-2020	6-2020	Change
	11	17	+54.5%	4	0	-100.0%
	36	58	+61.1%	87	147	+69.0%
	186	231	+24.2%	332	556	+67.5%
	792	1,277	+61.2%	342	506	+48.0%
	1,019	1,592	+56.2%	145	256	+76.6%
	860	1,441	+67.6%	105	205	+95.2%
	288	571	+98.3%	49	69	+40.8%
	118	253	+114.4%	13	16	+23.1%
	21	28	+33.3%	0	2	--
All Price Ranges	3,331	5,468	+64.2%	1,077	1,757	+63.1%

Year to Date

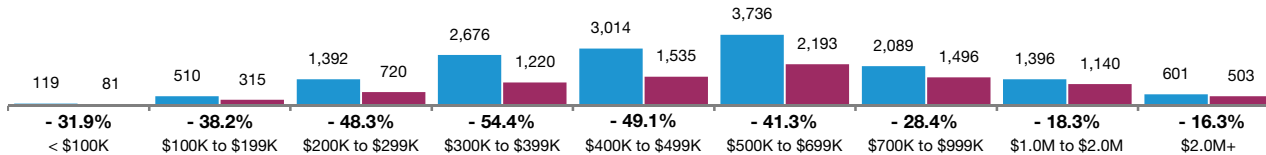
	Single Family			Condo		
	6-2019	6-2020	Change	6-2019	6-2020	Change
	106	81	-23.6%	22	12	-45.5%
	300	262	-12.7%	989	781	-21.0%
	1,793	1,222	-31.8%	3,337	2,647	-20.7%
	7,360	5,519	-25.0%	2,243	2,305	+2.8%
	6,642	6,615	-0.4%	1,093	1,075	-1.6%
	5,753	5,970	+3.8%	835	876	+4.9%
	2,121	2,155	+1.6%	391	368	-5.9%
	1,022	950	-7.0%	135	116	-14.1%
	190	144	-24.2%	20	10	-50.0%
All Price Ranges	25,287	22,918	-9.4%	9,065	8,190	-9.7%

Inventory of Active Listings

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

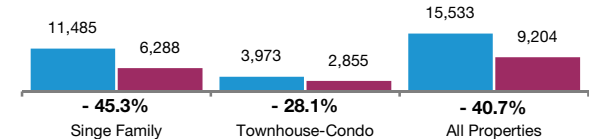
By Price Range – All Properties

■ 6-2019 ■ 6-2020



By Property Type

■ 6-2019 ■ 6-2020



Year over Year

By Price Range	Single Family			Condo		
	6-2019	6-2020	Change	6-2019	6-2020	Change
\$99,999 and Below	81	53	-34.6%	3	6	+100.0%
\$100,000 to \$199,999	193	130	-32.6%	297	162	-45.5%
\$200,000 to \$299,999	469	198	-57.8%	913	517	-43.4%
\$300,000 to \$399,999	1,792	589	-67.1%	879	624	-29.0%
\$400,000 to \$499,999	2,365	1,061	-55.1%	647	472	-27.0%
\$500,000 to \$699,999	3,102	1,660	-46.5%	632	532	-15.8%
\$700,000 to \$999,999	1,710	1,180	-31.0%	379	315	-16.9%
\$1,000,000 to \$1,999,999	1,217	954	-21.6%	179	186	+3.9%
\$2,000,000 and Above	556	462	-16.9%	44	41	-6.8%
All Price Ranges	11,485	6,288	-45.3%	3,973	2,855	-28.1%

Compared to Prior Month

	Single Family			Condo		
	5-2020	6-2020	Change	5-2020	6-2020	Change
	57	53	-7.0%	8	6	-25.0%
	144	130	-9.7%	212	162	-23.6%
	283	198	-30.0%	655	517	-21.1%
	887	589	-33.6%	757	624	-17.6%
	1,417	1,061	-25.1%	530	472	-10.9%
	2,074	1,660	-20.0%	566	532	-6.0%
	1,346	1,180	-12.3%	338	315	-6.8%
	1,054	954	-9.5%	176	186	+5.7%
	482	462	-4.1%	46	41	-10.9%
All Price Ranges	7,744	6,288	-18.8%	3,288	2,855	-13.2%

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.