

Monthly Indicators



September 2020

Percent changes calculated using year-over-year comparisons.

New Listings were up 2.3 percent for single family homes and 13.0 percent for townhouse-condo properties. Under Contracts increased 29.6 percent for single family homes and 32.8 percent for townhouse-condo properties.

The Median Sales Price was up 13.4 percent to \$493,500 for single family homes and 7.8 percent to \$339,575 for townhouse-condo properties. Days on Market decreased 25.0 percent for single family homes and 6.1 percent for townhouse-condo properties.

While mortgage rates remain near record lows, The Mortgage Bankers Association reports that lending standards are tightening, which makes it a bit more difficult for some buyers to qualify. At the same time, unemployment remains substantially higher than a year ago due to COVID-19. Despite all this, buyers are out in full force this fall, showing amazing resilience in the middle of a pandemic.

Activity Snapshot

- 54.4% **+ 26.2%** **+ 11.6%**

| 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.

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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 | 9-2019 | 9-2020 | Percent Change | YTD 2019 | YTD 2020 | Percent Change |
|-----------------------------|----------------------|-----------|-----------|----------------|-----------|-----------|----------------|
| Active Listings | | 11,679 | 4,703 | - 59.7% | -- | -- | -- |
| Under Contract | | 4,538 | 5,883 | + 29.6% | 42,771 | 46,380 | + 8.4% |
| New Listings | | 5,452 | 5,580 | + 2.3% | 53,705 | 50,392 | - 6.2% |
| Sold Listings | | 4,585 | 5,798 | + 26.5% | 40,398 | 41,843 | + 3.6% |
| Days on Market | | 36 | 27 | - 25.0% | 33 | 31 | - 6.1% |
| Median Sales Price | | \$435,000 | \$493,500 | + 13.4% | \$440,000 | \$470,000 | + 6.8% |
| Average Sales Price | | \$512,343 | \$589,802 | + 15.1% | \$516,100 | \$553,001 | + 7.1% |
| Pct. of List Price Received | | 98.8% | 100.2% | + 1.4% | 99.2% | 99.8% | + 0.6% |
| Affordability Index | | 91 | 86 | - 5.5% | 90 | 90 | 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 | 9-2019 | 9-2020 | Percent Change | YTD 2019 | YTD 2020 | Percent Change |
|-----------------------------|----------------------|-----------|-----------|----------------|-----------|-----------|----------------|
| Active Listings | | 4,238 | 2,523 | - 40.5% | -- | -- | -- |
| Under Contract | | 1,603 | 2,129 | + 32.8% | 15,372 | 16,455 | + 7.0% |
| New Listings | | 1,976 | 2,232 | + 13.0% | 19,498 | 19,267 | - 1.2% |
| Sold Listings | | 1,664 | 2,089 | + 25.5% | 14,537 | 14,920 | + 2.6% |
| Days on Market | | 33 | 31 | - 6.1% | 32 | 32 | 0.0% |
| Median Sales Price | | \$315,000 | \$339,575 | + 7.8% | \$308,000 | \$325,000 | + 5.5% |
| Average Sales Price | | \$361,326 | \$402,134 | + 11.3% | \$366,302 | \$382,639 | + 4.5% |
| Pct. of List Price Received | | 98.9% | 99.7% | + 0.8% | 99.2% | 99.4% | + 0.2% |
| Affordability Index | | 125 | 125 | 0.0% | 128 | 130 | + 1.6% |

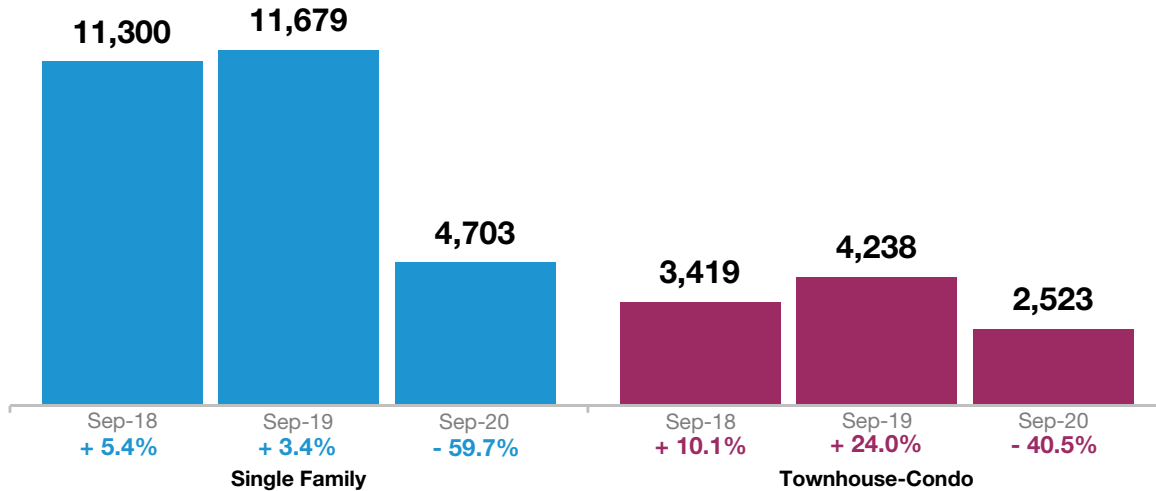
Inventory of Active Listings

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



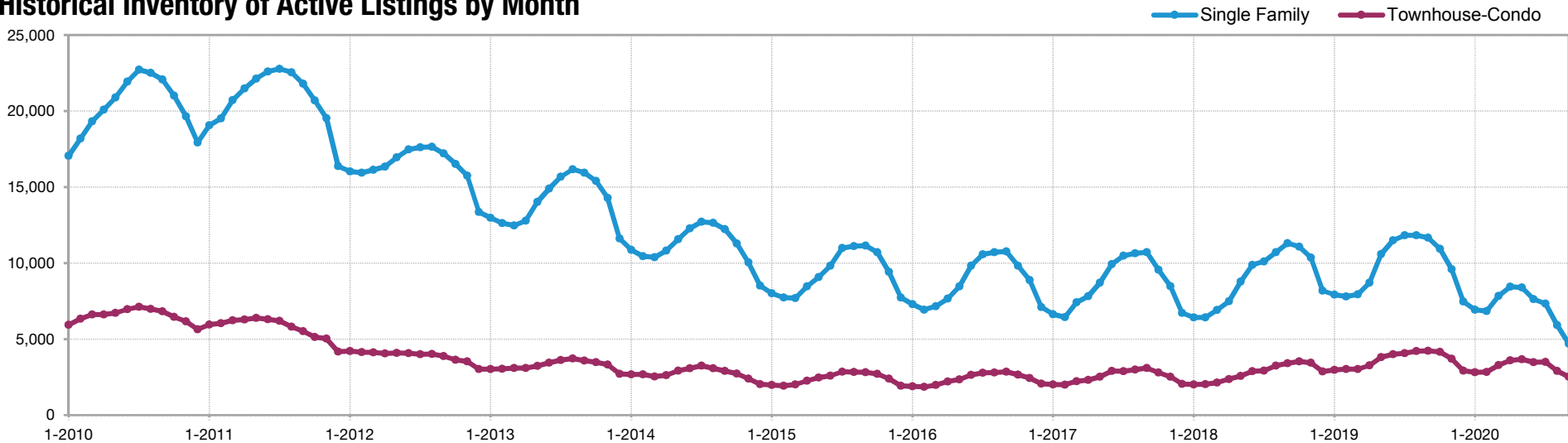
DENVER METRO
ASSOCIATION OF REALTORS®

September



| Inventory of Active Listings | Single Family | Percent Change from Previous Year | Townhouse-Condo | Percent Change from Previous Year |
|------------------------------|---------------|-----------------------------------|-----------------|-----------------------------------|
| Oct-2019 | 10,945 | -1.1% | 4,162 | +17.9% |
| Nov-2019 | 9,592 | -7.4% | 3,716 | +7.7% |
| Dec-2019 | 7,476 | -8.7% | 2,928 | +2.2% |
| Jan-2020 | 6,931 | -12.6% | 2,828 | -4.9% |
| Feb-2020 | 6,844 | -12.4% | 2,832 | -6.5% |
| Mar-2020 | 7,844 | -1.1% | 3,298 | +9.0% |
| Apr-2020 | 8,448 | -3.1% | 3,599 | +10.0% |
| May-2020 | 8,402 | -20.7% | 3,677 | -3.4% |
| Jun-2020 | 7,637 | -33.6% | 3,487 | -12.8% |
| Jul-2020 | 7,328 | -38.1% | 3,495 | -14.2% |
| Aug-2020 | 5,918 | -49.9% | 2,907 | -31.0% |
| Sep-2020 | 4,703 | -59.7% | 2,523 | -40.5% |

Historical Inventory of Active Listings by Month



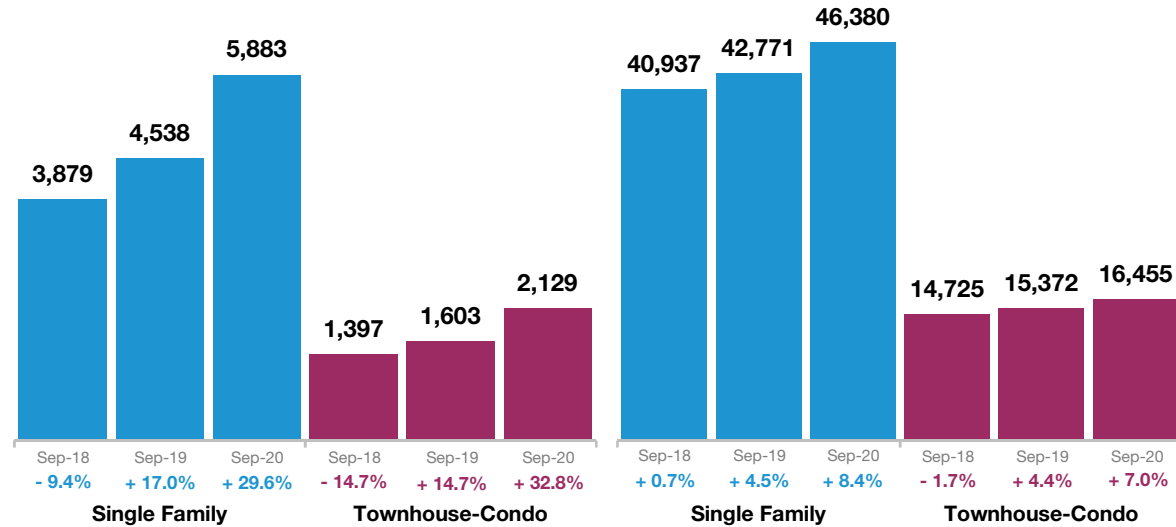
Under Contract

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

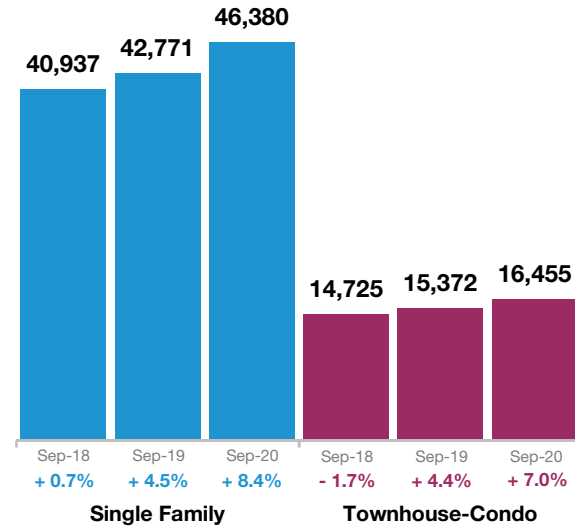


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September

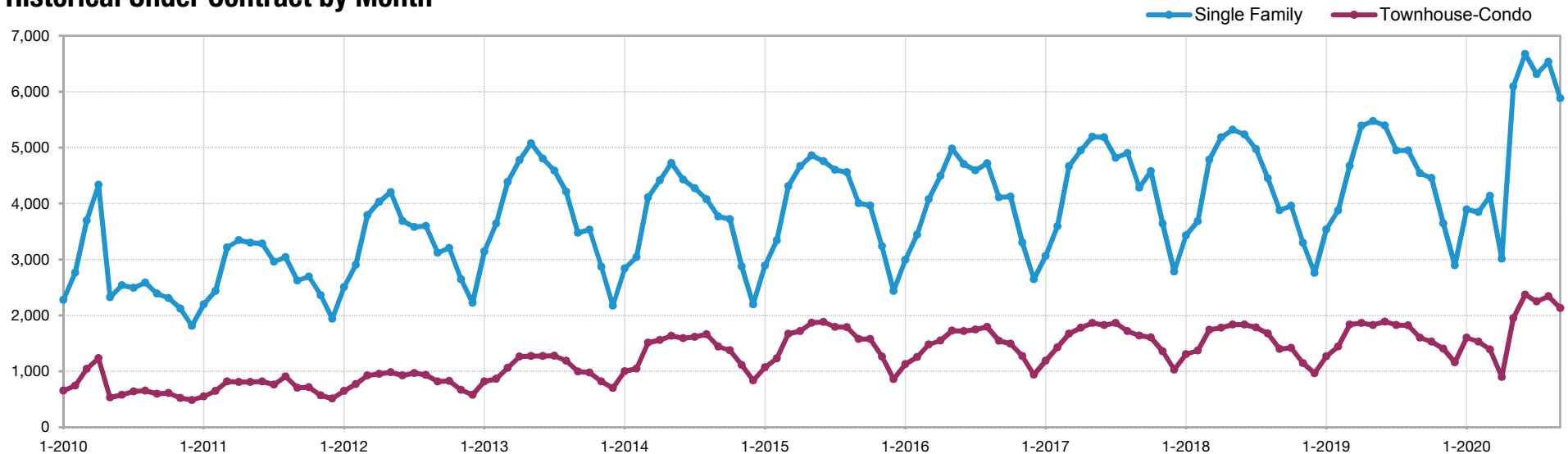


Year to Date



| Under Contract | Single Family | Percent Change from Previous Year | Townhouse-Condo | Percent Change from Previous Year |
|----------------|---------------|-----------------------------------|-----------------|-----------------------------------|
| Oct-2019 | 4,458 | +12.6% | 1,530 | +8.0% |
| Nov-2019 | 3,645 | +10.5% | 1,406 | +22.7% |
| Dec-2019 | 2,895 | +4.9% | 1,160 | +20.2% |
| Jan-2020 | 3,891 | +10.0% | 1,602 | +26.3% |
| Feb-2020 | 3,846 | -0.7% | 1,529 | +6.0% |
| Mar-2020 | 4,138 | -11.4% | 1,388 | -24.4% |
| Apr-2020 | 3,013 | -44.1% | 896 | -51.9% |
| May-2020 | 6,093 | +11.3% | 1,954 | +7.0% |
| Jun-2020 | 6,673 | +23.7% | 2,370 | +25.6% |
| Jul-2020 | 6,311 | +27.6% | 2,246 | +23.1% |
| Aug-2020 | 6,532 | +32.0% | 2,341 | +28.4% |
| Sep-2020 | 5,883 | +29.6% | 2,129 | +32.8% |

Historical Under Contract by Month



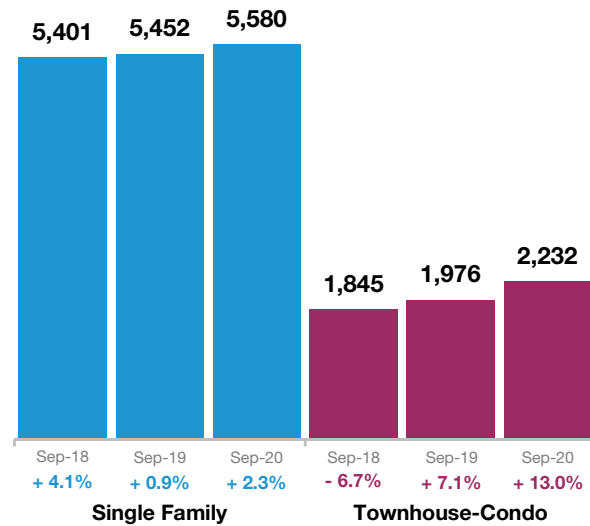
New Listings

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

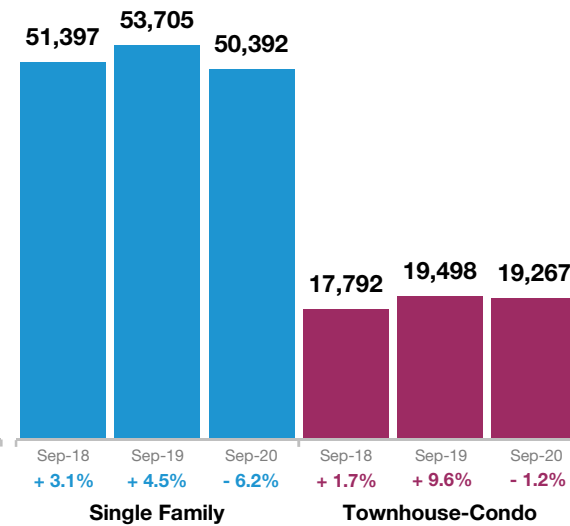


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September

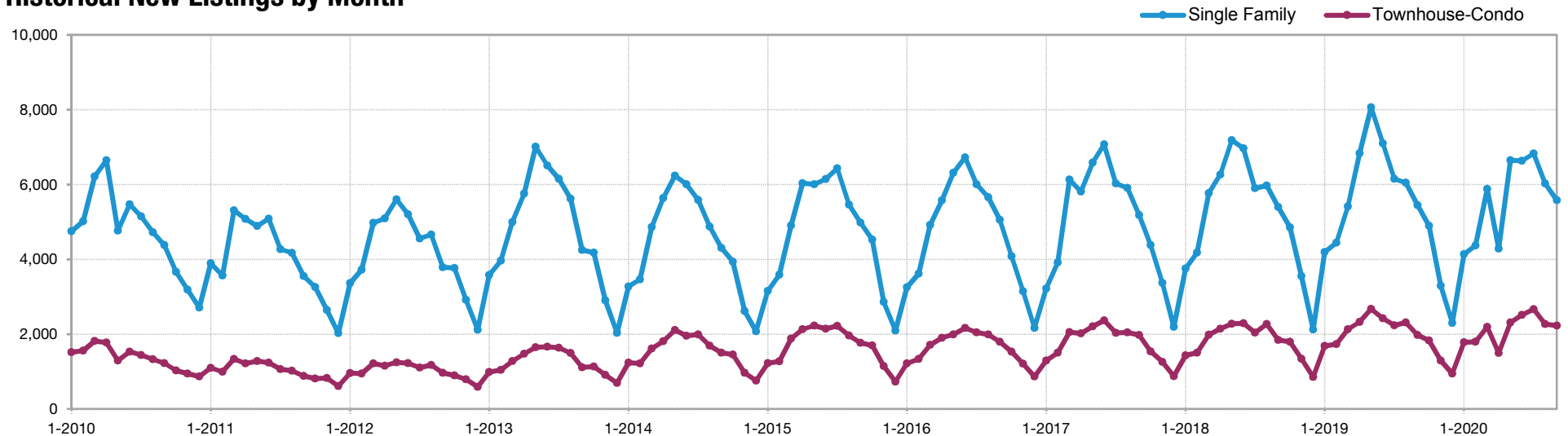


Year to Date



| New Listings | Single Family | Percent Change from Previous Year | Townhouse-Condo | Percent Change from Previous Year |
|--------------|---------------|-----------------------------------|-----------------|-----------------------------------|
| Oct-2019 | 4,896 | +0.8% | 1,834 | +2.1% |
| Nov-2019 | 3,293 | -7.4% | 1,295 | -3.5% |
| Dec-2019 | 2,302 | +8.2% | 944 | +10.0% |
| Jan-2020 | 4,136 | -1.4% | 1,780 | +5.7% |
| Feb-2020 | 4,368 | -1.8% | 1,794 | +3.6% |
| Mar-2020 | 5,883 | +8.7% | 2,193 | +3.1% |
| Apr-2020 | 4,287 | -37.3% | 1,496 | -35.8% |
| May-2020 | 6,649 | -17.5% | 2,316 | -13.3% |
| Jun-2020 | 6,634 | -6.5% | 2,514 | +3.8% |
| Jul-2020 | 6,827 | +11.0% | 2,668 | +19.3% |
| Aug-2020 | 6,028 | -0.4% | 2,274 | -1.8% |
| Sep-2020 | 5,580 | +2.3% | 2,232 | +13.0% |

Historical New Listings by Month



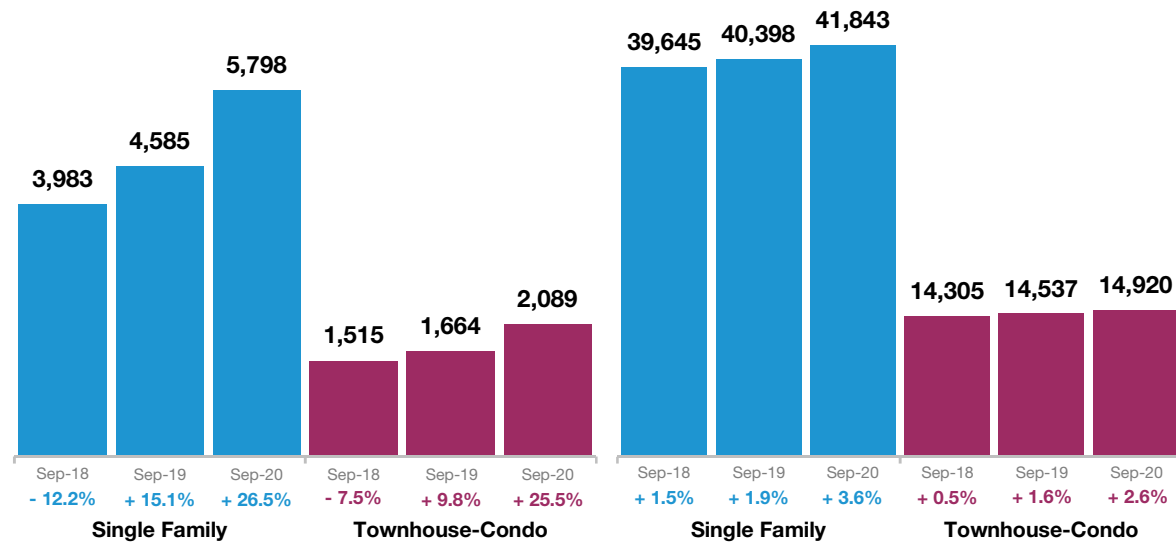
Sold Listings

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



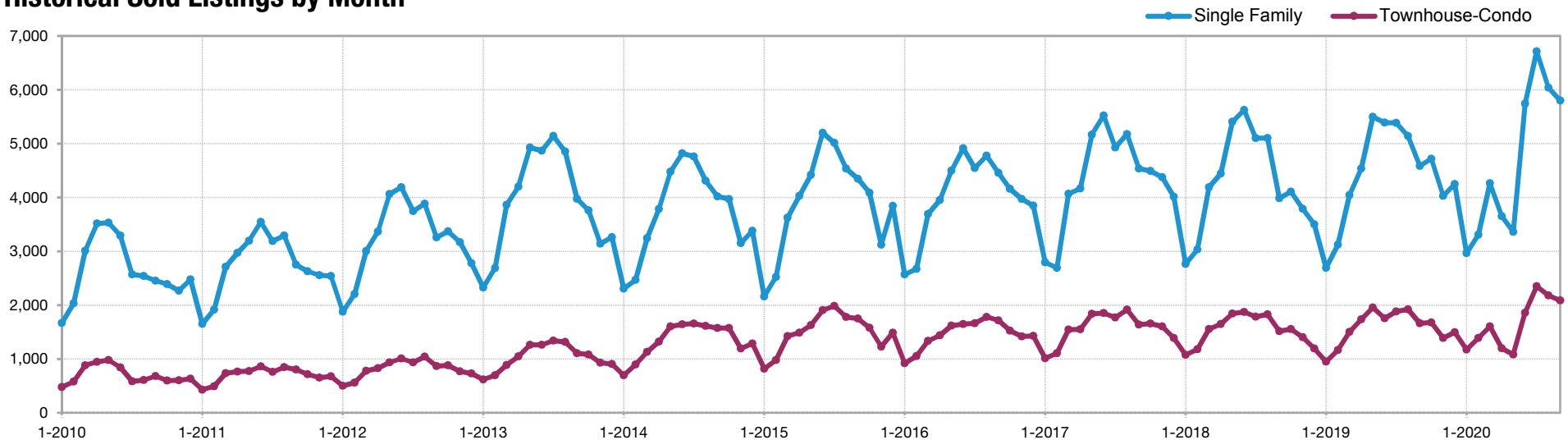
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September



| Sold Listings | Single Family | Percent Change from Previous Year | Townhouse-Condo | Percent Change from Previous Year |
|---------------|---------------|-----------------------------------|-----------------|-----------------------------------|
| Oct-2019 | 4,716 | +14.8% | 1,675 | +7.6% |
| Nov-2019 | 4,029 | +6.3% | 1,390 | -1.0% |
| Dec-2019 | 4,248 | +21.2% | 1,498 | +25.6% |
| Jan-2020 | 2,967 | +10.2% | 1,173 | +23.2% |
| Feb-2020 | 3,306 | +5.9% | 1,391 | +19.3% |
| Mar-2020 | 4,263 | +5.4% | 1,602 | +6.8% |
| Apr-2020 | 3,652 | -19.5% | 1,197 | -31.0% |
| May-2020 | 3,361 | -38.9% | 1,081 | -44.7% |
| Jun-2020 | 5,741 | +6.5% | 1,856 | +5.7% |
| Jul-2020 | 6,714 | +24.7% | 2,349 | +24.7% |
| Aug-2020 | 6,041 | +17.5% | 2,182 | +13.5% |
| Sep-2020 | 5,798 | +26.5% | 2,089 | +25.5% |

Historical Sold Listings by Month



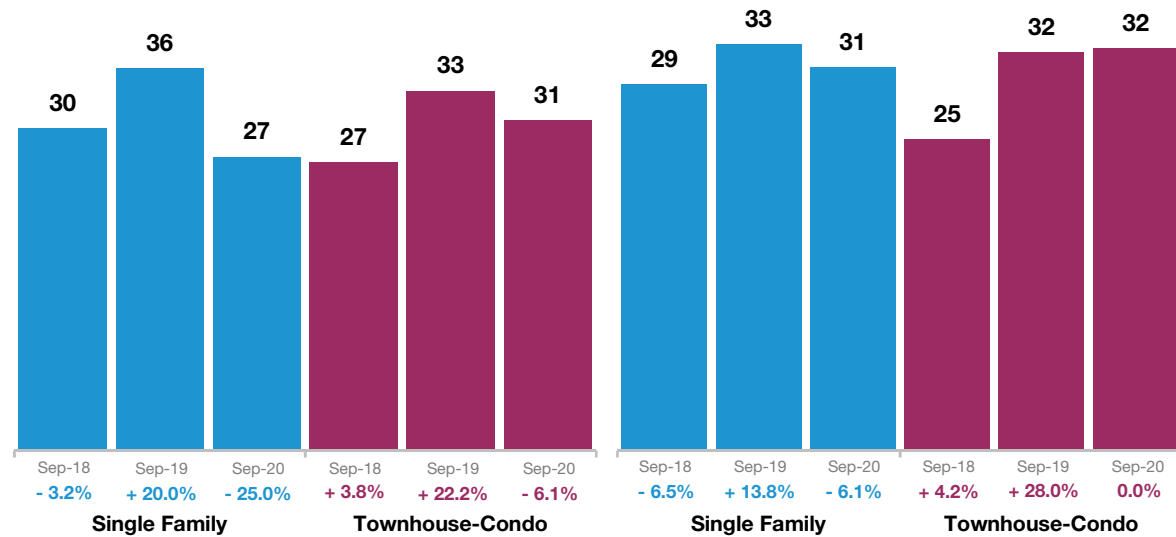
Days on Market Until Sale

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

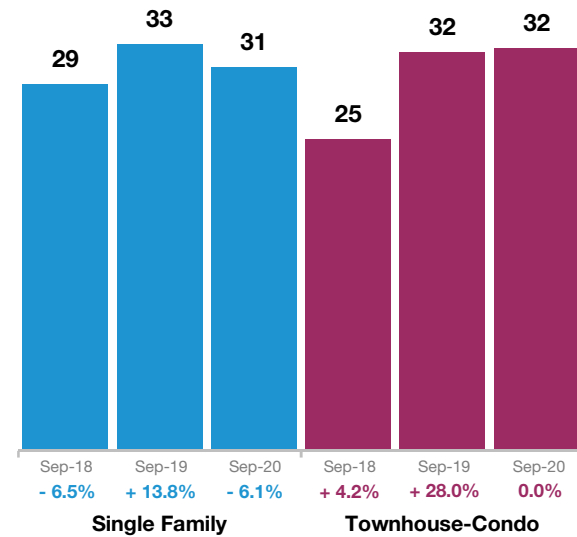


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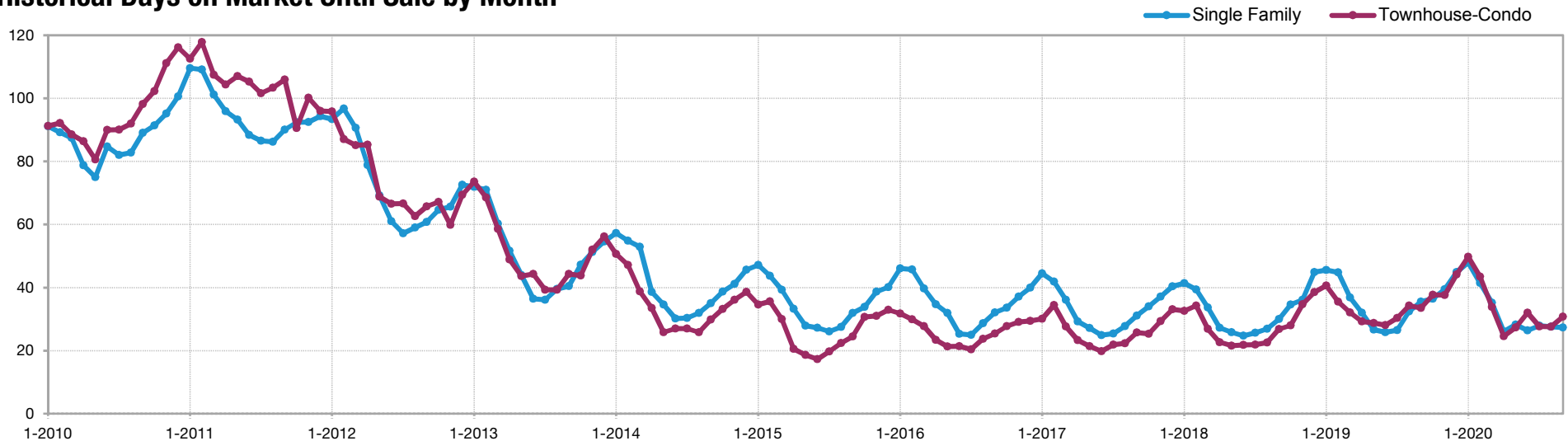


Year to Date



| Days on Market Until Sale | Single Family | Percent Change from Previous Year | Townhouse-Condo | Percent Change from Previous Year |
|---------------------------|---------------|-----------------------------------|-----------------|-----------------------------------|
| Oct-2019 | 36 | +2.9% | 38 | +35.7% |
| Nov-2019 | 39 | +8.3% | 38 | +8.6% |
| Dec-2019 | 45 | 0.0% | 44 | +12.8% |
| Jan-2020 | 48 | +4.3% | 50 | +22.0% |
| Feb-2020 | 42 | -6.7% | 44 | +22.2% |
| 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% | 32 | +14.3% |
| Jul-2020 | 28 | +3.7% | 28 | -6.7% |
| Aug-2020 | 28 | -12.5% | 28 | -17.6% |
| Sep-2020 | 27 | -25.0% | 31 | -6.1% |

Historical Days on Market Until Sale by Month



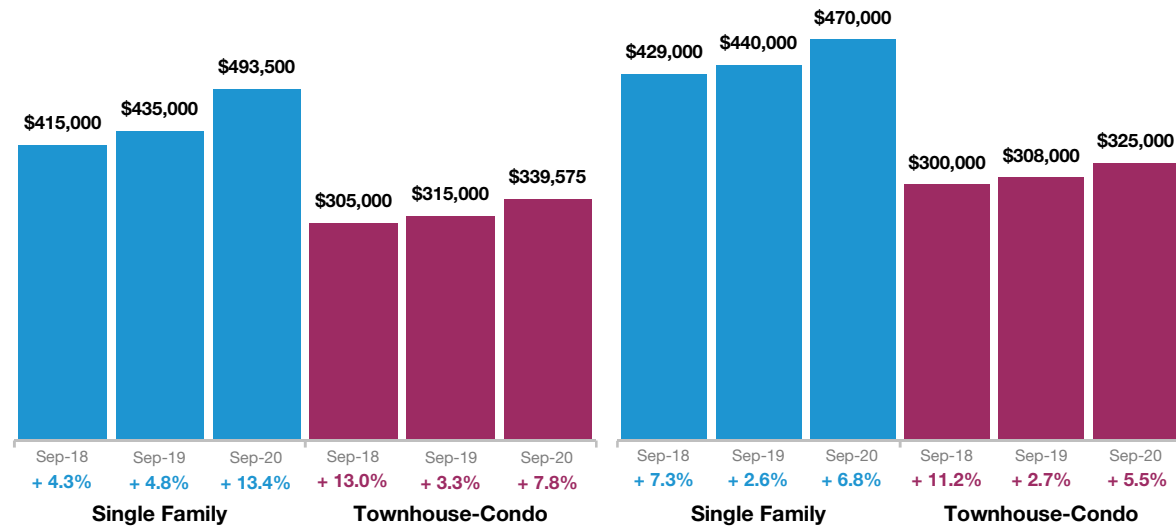
Median Sales Price

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

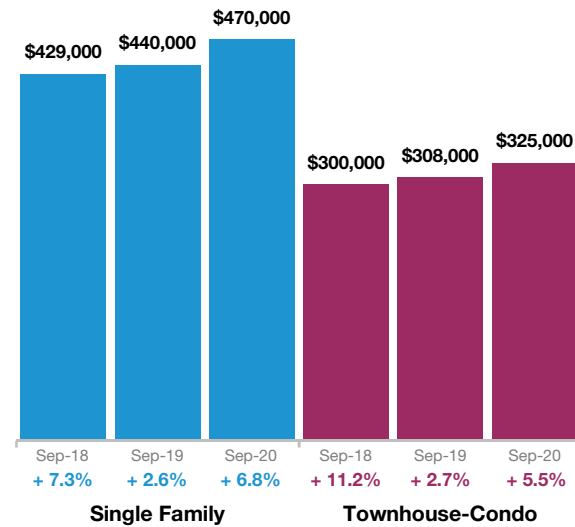


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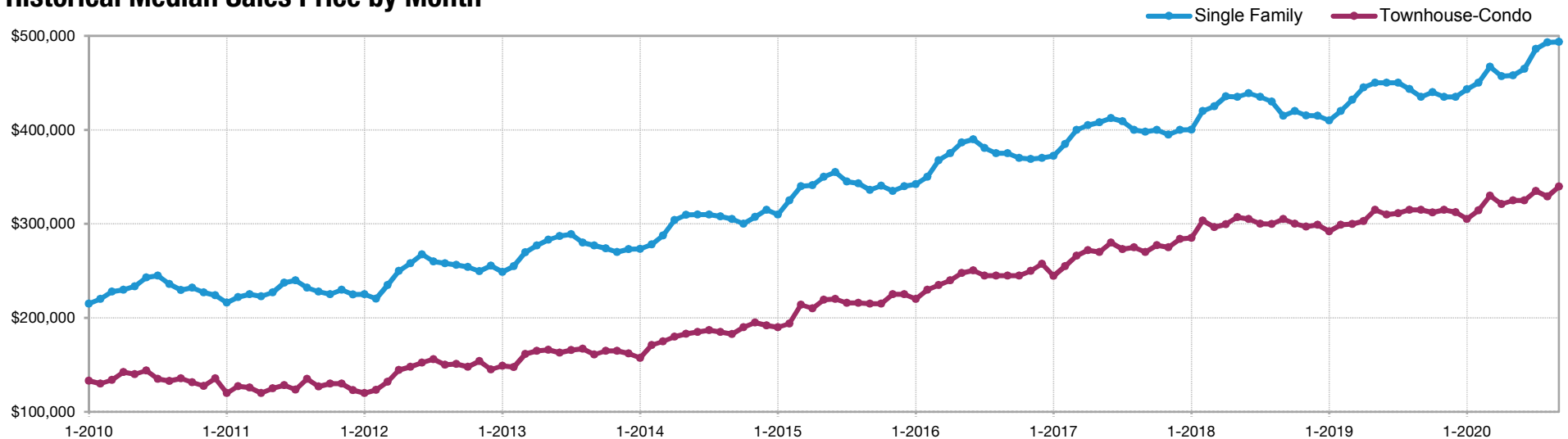


Year to Date



| Median Sales Price | Single Family | Percent Change from Previous Year | Townhouse-Condo | Percent Change from Previous Year |
|--------------------|---------------|-----------------------------------|-----------------|-----------------------------------|
| 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 | +4.5% |
| Jan-2020 | \$443,000 | +8.0% | \$305,000 | +4.5% |
| 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 | \$458,000 | +1.8% | \$325,000 | +3.2% |
| Jun-2020 | \$465,000 | +3.3% | \$325,000 | +4.8% |
| Jul-2020 | \$486,000 | +8.0% | \$334,925 | +7.6% |
| Aug-2020 | \$493,026 | +11.2% | \$329,000 | +4.4% |
| Sep-2020 | \$493,500 | +13.4% | \$339,575 | +7.8% |

Historical Median Sales Price by Month



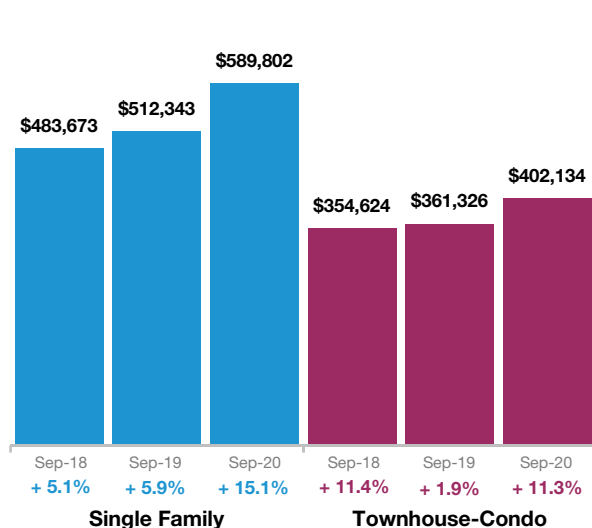
Average Sales Price

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

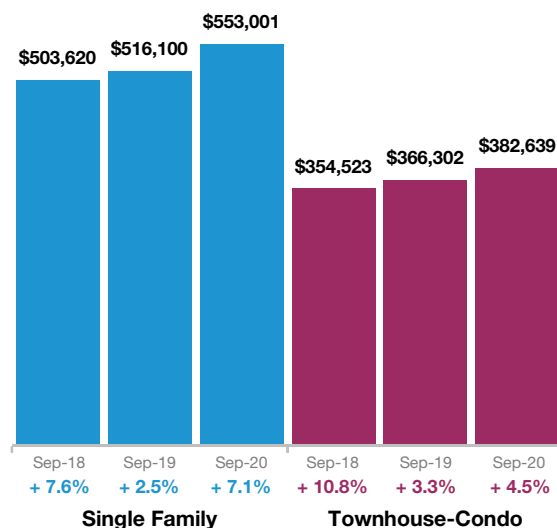


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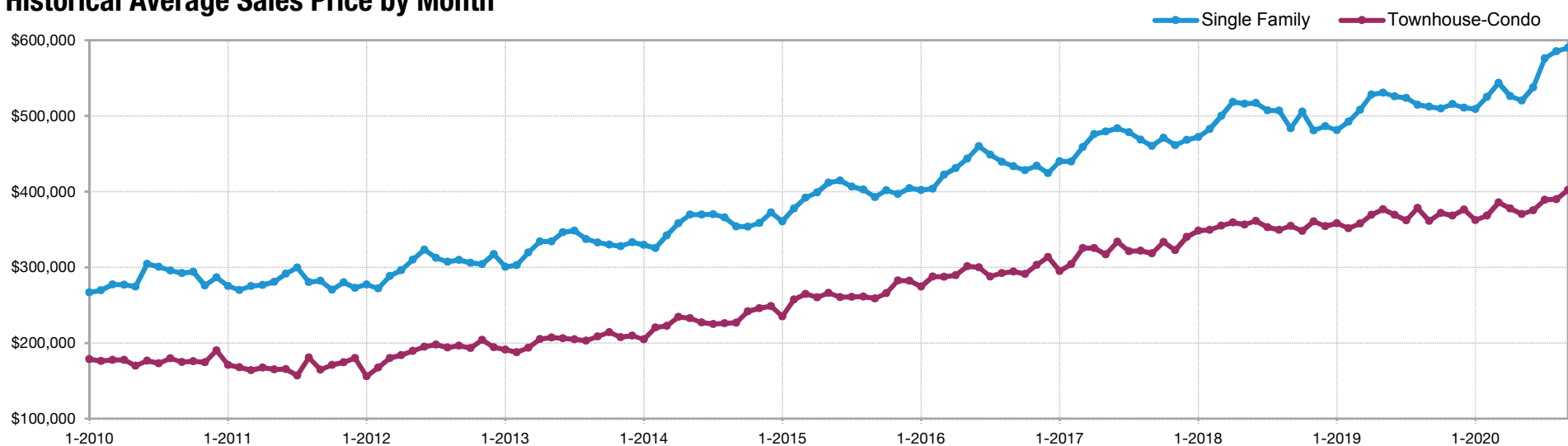


Year to Date



| Avg. Sales Price | Single Family | Percent Change from Previous Year | Townhouse-Condo | Percent Change from Previous Year |
|------------------|---------------|-----------------------------------|-----------------|-----------------------------------|
| Oct-2019 | \$509,794 | +0.8% | \$371,651 | +6.8% |
| Nov-2019 | \$515,569 | +7.3% | \$368,160 | +2.0% |
| Dec-2019 | \$510,855 | +5.0% | \$376,156 | +6.2% |
| Jan-2020 | \$508,989 | +5.8% | \$362,184 | +1.1% |
| Feb-2020 | \$525,126 | +6.7% | \$368,189 | +4.8% |
| Mar-2020 | \$543,398 | +7.0% | \$385,705 | +7.8% |
| Apr-2020 | \$526,156 | -0.4% | \$377,538 | +2.2% |
| May-2020 | \$520,153 | -2.0% | \$370,522 | -1.7% |
| Jun-2020 | \$537,490 | +2.2% | \$375,329 | +1.6% |
| Jul-2020 | \$575,811 | +10.0% | \$389,274 | +7.6% |
| Aug-2020 | \$585,329 | +13.8% | \$389,809 | +3.0% |
| Sep-2020 | \$589,802 | +15.1% | \$402,134 | +11.3% |

Historical Average Sales Price by Month



Percent of List Price Received

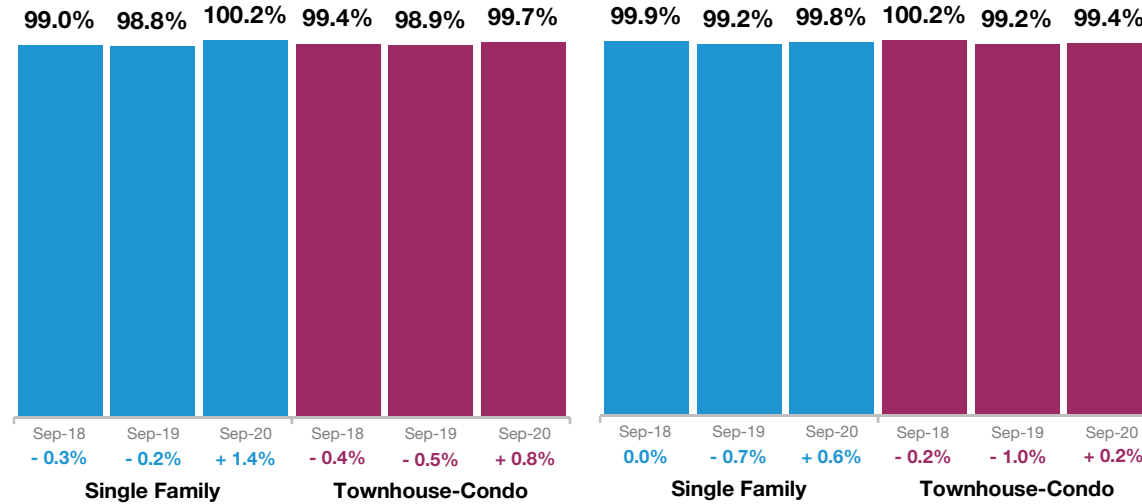
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



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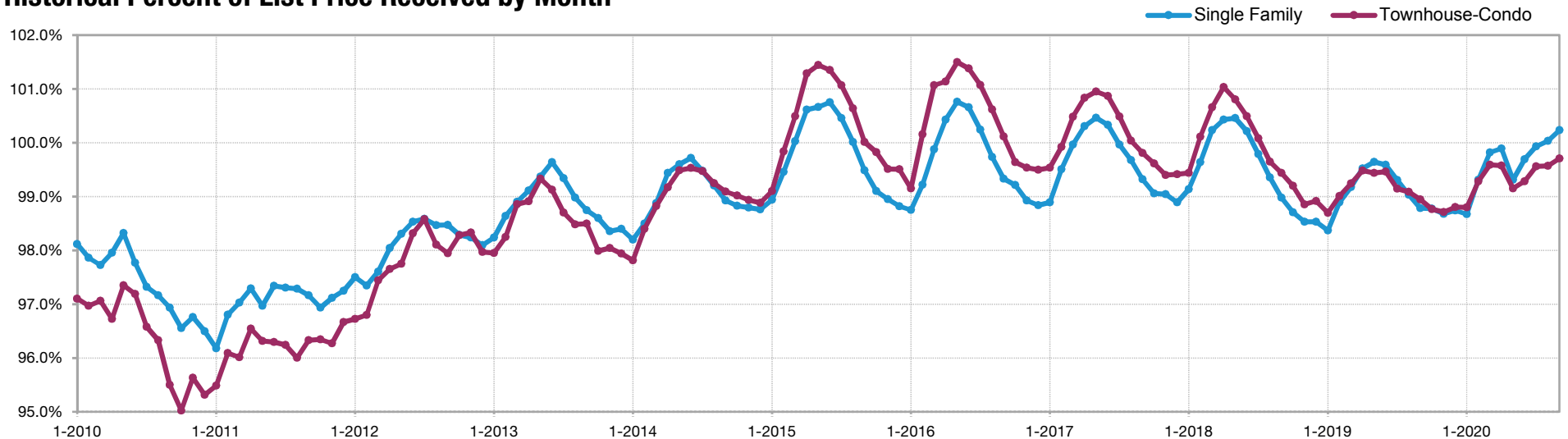
September

Year to Date



| Pct. of List Price Received | Single Family | Percent Change from Previous Year | Townhouse-Condo | Percent Change from Previous Year |
|-----------------------------|---------------|-----------------------------------|-----------------|-----------------------------------|
| 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% |
| Jul-2020 | 99.9% | +0.6% | 99.6% | +0.5% |
| Aug-2020 | 100.0% | +1.0% | 99.6% | +0.5% |
| Sep-2020 | 100.2% | +1.4% | 99.7% | +0.8% |

Historical Percent of List Price Received by Month



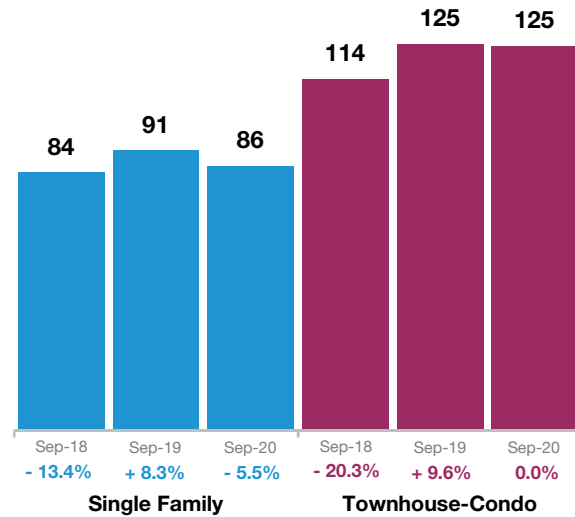
Housing Affordability Index

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.

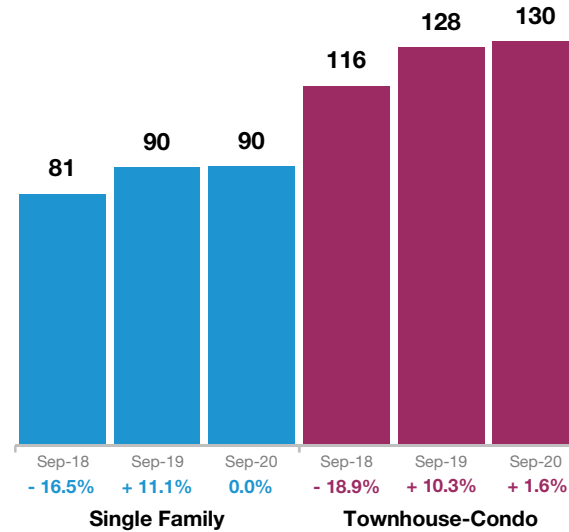


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September

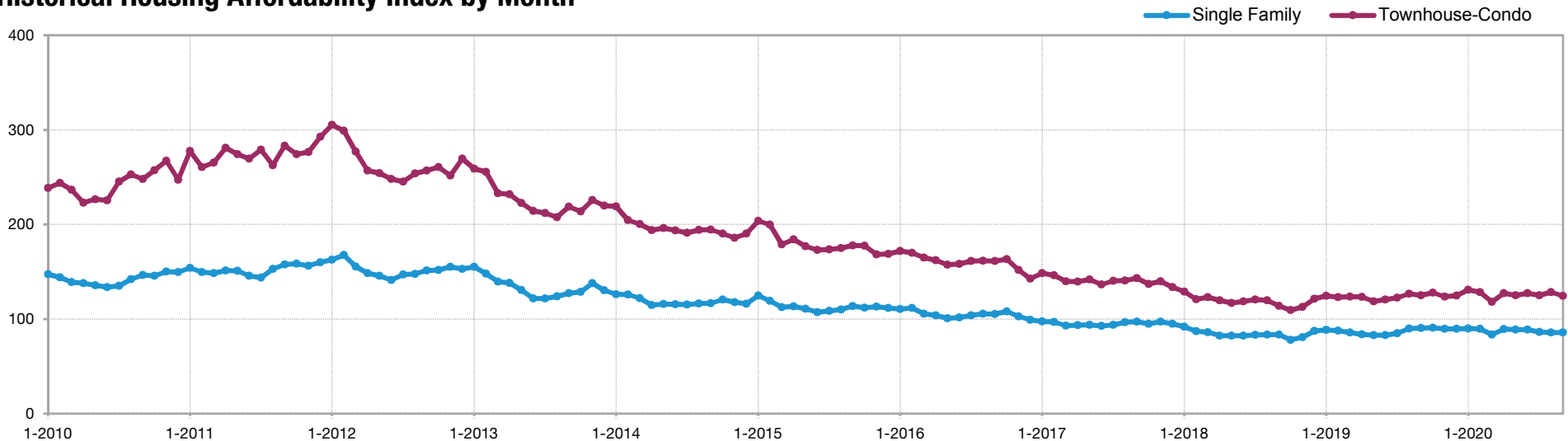


Year to Date



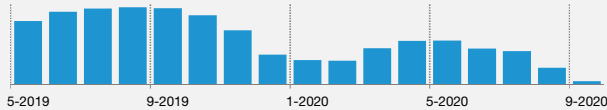
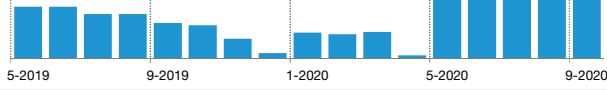
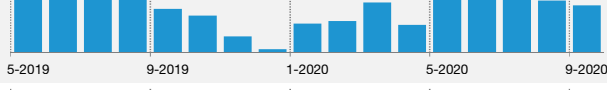
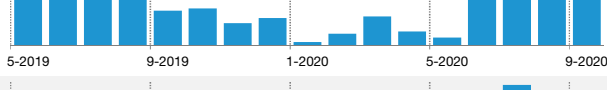
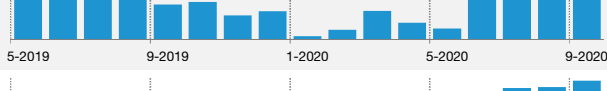
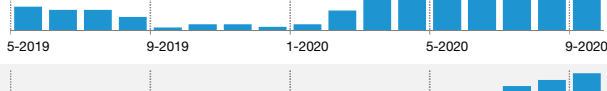
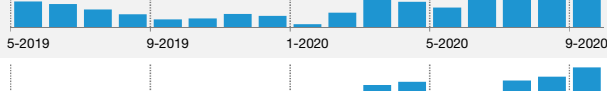
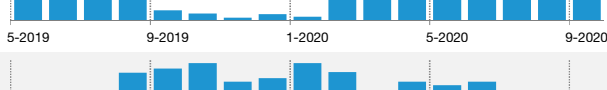
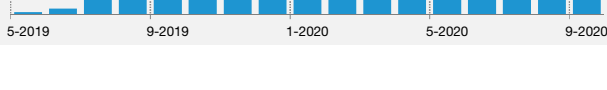
| Housing Affordability Index | Single Family | Percent Change from Previous Year | Townhouse-Condo | Percent Change from Previous Year |
|-----------------------------|---------------|-----------------------------------|-----------------|-----------------------------------|
| Oct-2019 | 91 | +16.7% | 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% |
| Jul-2020 | 86 | +1.2% | 125 | +1.6% |
| Aug-2020 | 86 | -4.4% | 128 | +0.8% |
| Sep-2020 | 86 | -5.5% | 125 | 0.0% |

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 | 9-2019 | 9-2020 | Percent Change | YTD 2019 | YTD 2020 | Percent Change |
|------------------------------------|--|-----------|------------------|----------------|-----------|------------------|----------------|
| Active Listings |  | 15,985 | 7,292 | - 54.4% | -- | -- | -- |
| Under Contract |  | 6,152 | 8,017 | + 30.3% | 58,196 | 62,884 | + 8.1% |
| New Listings |  | 7,434 | 7,819 | + 5.2% | 73,280 | 69,752 | - 4.8% |
| Sold Listings |  | 6,252 | 7,892 | + 26.2% | 54,979 | 56,804 | + 3.3% |
| Days on Market |  | 35 | 28 | - 20.0% | 32 | 31 | - 3.1% |
| Median Sales Price |  | \$407,875 | \$455,000 | + 11.6% | \$410,000 | \$438,990 | + 7.1% |
| Average Sales Price |  | \$471,994 | \$539,826 | + 14.4% | \$476,176 | \$507,986 | + 6.7% |
| Pct. of List Price Received |  | 98.8% | 100.1% | + 1.3% | 99.2% | 99.7% | + 0.5% |
| Affordability Index |  | 97 | 93 | - 4.1% | 96 | 96 | 0.0% |

Sold Listings

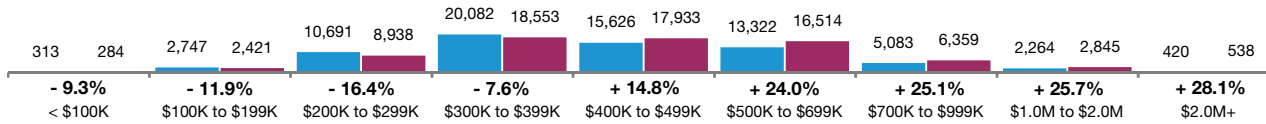
Actual sales that have closed in a given month.



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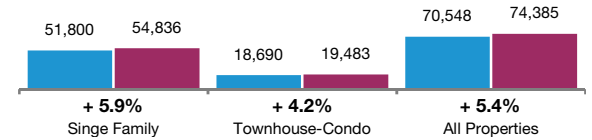
By Price Range – All Properties – Rolling 12 Months

■ 9-2019 ■ 9-2020



By Property Type

■ 9-2019 ■ 9-2020



Rolling 12 Months

| By Price Range | Single Family | | | Townhouse-Condo | | |
|----------------------------|---------------|---------------|---------------|-----------------|---------------|---------------|
| | 9-2019 | 9-2020 | Change | 9-2019 | 9-2020 | Change |
| \$99,999 and Below | 222 | 224 | + 0.9% | 56 | 33 | - 41.1% |
| \$100,000 to \$199,999 | 667 | 611 | - 8.4% | 2,067 | 1,798 | - 13.0% |
| \$200,000 to \$299,999 | 3,891 | 2,783 | - 28.5% | 6,796 | 6,149 | - 9.5% |
| \$300,000 to \$399,999 | 15,394 | 13,041 | - 15.3% | 4,683 | 5,493 | + 17.3% |
| \$400,000 to \$499,999 | 13,396 | 15,315 | + 14.3% | 2,229 | 2,616 | + 17.4% |
| \$500,000 to \$699,999 | 11,556 | 14,377 | + 24.4% | 1,766 | 2,137 | + 21.0% |
| \$700,000 to \$999,999 | 4,298 | 5,470 | + 27.3% | 785 | 889 | + 13.2% |
| \$1,000,000 to \$1,999,999 | 1,995 | 2,518 | + 26.2% | 269 | 327 | + 21.6% |
| \$2,000,000 and Above | 381 | 497 | + 30.4% | 39 | 41 | + 5.1% |
| All Price Ranges | 51,800 | 54,836 | + 5.9% | 18,690 | 19,483 | + 4.2% |

Compared to Prior Month

| | Single Family | | | Townhouse-Condo | | |
|----------------------------|---------------|--------------|---------------|-----------------|--------------|---------------|
| | 8-2020 | 9-2020 | Change | 8-2020 | 9-2020 | Change |
| \$99,999 and Below | 29 | 23 | - 20.7% | 4 | 0 | - 100.0% |
| \$100,000 to \$199,999 | 54 | 49 | - 9.3% | 166 | 158 | - 4.8% |
| \$200,000 to \$299,999 | 208 | 197 | - 5.3% | 663 | 584 | - 11.9% |
| \$300,000 to \$399,999 | 1,126 | 1,115 | - 1.0% | 645 | 604 | - 6.4% |
| \$400,000 to \$499,999 | 1,677 | 1,592 | - 5.1% | 322 | 340 | + 5.6% |
| \$500,000 to \$699,999 | 1,780 | 1,677 | - 5.8% | 240 | 243 | + 1.3% |
| \$700,000 to \$999,999 | 734 | 720 | - 1.9% | 91 | 110 | + 20.9% |
| \$1,000,000 to \$1,999,999 | 355 | 333 | - 6.2% | 45 | 40 | - 11.1% |
| \$2,000,000 and Above | 78 | 92 | + 17.9% | 6 | 10 | + 66.7% |
| All Price Ranges | 6,041 | 5,798 | - 4.0% | 2,182 | 2,089 | - 4.3% |

Year to Date

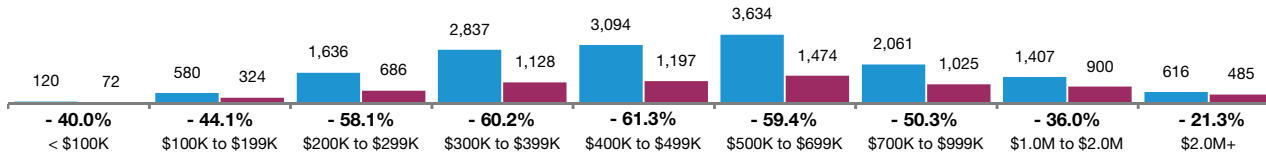
| | Single Family | | | Townhouse-Condo | | |
|----------------------------|---------------|---------------|---------------|-----------------|---------------|---------------|
| | 9-2019 | 9-2020 | Change | 9-2019 | 9-2020 | Change |
| \$99,999 and Below | 167 | 163 | - 2.4% | 33 | 22 | - 33.3% |
| \$100,000 to \$199,999 | 483 | 445 | - 7.9% | 1,554 | 1,273 | - 18.1% |
| \$200,000 to \$299,999 | 2,769 | 1,884 | - 32.0% | 5,242 | 4,621 | - 11.8% |
| \$300,000 to \$399,999 | 11,642 | 9,159 | - 21.3% | 3,697 | 4,319 | + 16.8% |
| \$400,000 to \$499,999 | 10,698 | 11,889 | + 11.1% | 1,737 | 2,077 | + 19.6% |
| \$500,000 to \$699,999 | 9,276 | 11,487 | + 23.8% | 1,403 | 1,647 | + 17.4% |
| \$700,000 to \$999,999 | 3,452 | 4,393 | + 27.3% | 623 | 694 | + 11.4% |
| \$1,000,000 to \$1,999,999 | 1,620 | 2,025 | + 25.0% | 219 | 234 | + 6.8% |
| \$2,000,000 and Above | 291 | 398 | + 36.8% | 29 | 33 | + 13.8% |
| All Price Ranges | 40,398 | 41,843 | + 3.6% | 14,537 | 14,920 | + 2.6% |

Inventory of Active Listings

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

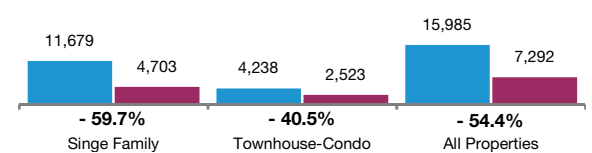
By Price Range – All Properties

■ 9-2019 ■ 9-2020



By Property Type

■ 9-2019 ■ 9-2020



Year over Year

| By Price Range | Single Family | | | Townhouse-Condo | | |
|----------------------------|---------------|--------------|----------------|-----------------|--------------|----------------|
| | 9-2019 | 9-2020 | Change | 9-2019 | 9-2020 | Change |
| \$99,999 and Below | 87 | 36 | - 58.6% | 5 | 8 | + 60.0% |
| \$100,000 to \$199,999 | 224 | 106 | - 52.7% | 337 | 196 | - 41.8% |
| \$200,000 to \$299,999 | 584 | 179 | - 69.3% | 1,041 | 502 | - 51.8% |
| \$300,000 to \$399,999 | 1,899 | 582 | - 69.4% | 933 | 539 | - 42.2% |
| \$400,000 to \$499,999 | 2,428 | 805 | - 66.8% | 664 | 390 | - 41.3% |
| \$500,000 to \$699,999 | 2,975 | 1,056 | - 64.5% | 657 | 417 | - 36.5% |
| \$700,000 to \$999,999 | 1,679 | 762 | - 54.6% | 382 | 262 | - 31.4% |
| \$1,000,000 to \$1,999,999 | 1,235 | 742 | - 39.9% | 172 | 158 | - 8.1% |
| \$2,000,000 and Above | 568 | 434 | - 23.6% | 47 | 51 | + 8.5% |
| All Price Ranges | 11,679 | 4,703 | - 59.7% | 4,238 | 2,523 | - 40.5% |

Compared to Prior Month

| | Single Family | | | Townhouse-Condo | | |
|----------------------------|---------------|--------------|----------------|-----------------|--------------|----------------|
| | 8-2020 | 9-2020 | Change | 8-2020 | 9-2020 | Change |
| \$99,999 and Below | 46 | 36 | - 21.7% | 9 | 8 | - 11.1% |
| \$100,000 to \$199,999 | 142 | 106 | - 25.4% | 226 | 196 | - 13.3% |
| \$200,000 to \$299,999 | 249 | 179 | - 28.1% | 537 | 502 | - 6.5% |
| \$300,000 to \$399,999 | 737 | 582 | - 21.0% | 666 | 539 | - 19.1% |
| \$400,000 to \$499,999 | 1,002 | 805 | - 19.7% | 446 | 390 | - 12.6% |
| \$500,000 to \$699,999 | 1,409 | 1,056 | - 25.1% | 485 | 417 | - 14.0% |
| \$700,000 to \$999,999 | 985 | 762 | - 22.6% | 317 | 262 | - 17.4% |
| \$1,000,000 to \$1,999,999 | 864 | 742 | - 14.1% | 177 | 158 | - 10.7% |
| \$2,000,000 and Above | 483 | 434 | - 10.1% | 44 | 51 | + 15.9% |
| All Price Ranges | 5,918 | 4,703 | - 20.5% | 2,907 | 2,523 | - 13.2% |

Year to Date

| Single Family | Townhouse-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®



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| | |
|---------------------------------------|--|
| 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. |