

Monthly Indicators



December 2020

Percent changes calculated using year-over-year comparisons.

New Listings were up 14.6 percent for single family homes and 17.1 percent for townhouse-condo properties. Under Contracts increased 8.3 percent for single family homes and 19.8 percent for townhouse-condo properties.

The Median Sales Price was up 12.0 percent to \$487,386 for single family homes and 7.2 percent to \$335,000 for townhouse-condo properties. Days on Market decreased 44.4 percent for single family homes and 27.3 percent for townhouse-condo properties.

With low mortgage rates and strong buyer demand in most market segments, the housing market of early 2021 looks to continue the trends we saw in the second half of 2020. Low inventory and multiple offers on in-demand properties and market segments are likely to remain common while the market waits and hopes for a boost in new construction and a surge in home sellers to help provide more balance to the market.

Activity Snapshot

- 63.3% **+ 8.5%** **+ 10.2%**

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	12-2019	12-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
Active Listings		7,519	2,371	- 68.5%	--	--	--
Under Contract		2,896	3,136	+ 8.3%	53,785	58,124	+ 8.1%
New Listings		2,308	2,644	+ 14.6%	64,237	61,392	- 4.4%
Sold Listings		4,253	4,465	+ 5.0%	53,410	57,424	+ 7.5%
Days on Market		45	25	- 44.4%	34	30	- 11.8%
Median Sales Price		\$435,000	\$487,386	+ 12.0%	\$439,900	\$476,500	+ 8.3%
Average Sales Price		\$511,034	\$597,128	+ 16.8%	\$515,182	\$565,519	+ 9.8%
Pct. of List Price Received		98.7%	100.4%	+ 1.7%	99.1%	99.9%	+ 0.8%
Affordability Index		90	88	- 2.2%	89	90	+ 1.1%

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	12-2019	12-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
Active Listings		2,951	1,451	- 50.8%	--	--	--
Under Contract		1,161	1,391	+ 19.8%	19,465	21,296	+ 9.4%
New Listings		943	1,104	+ 17.1%	23,573	24,005	+ 1.8%
Sold Listings		1,498	1,772	+ 18.3%	19,101	20,717	+ 8.5%
Days on Market		44	32	- 27.3%	34	32	- 5.9%
Median Sales Price		\$312,380	\$335,000	+ 7.2%	\$309,900	\$330,000	+ 6.5%
Average Sales Price		\$376,054	\$399,833	+ 6.3%	\$367,674	\$387,857	+ 5.5%
Pct. of List Price Received		98.8%	99.6%	+ 0.8%	99.1%	99.5%	+ 0.4%
Affordability Index		125	128	+ 2.4%	126	130	+ 3.2%

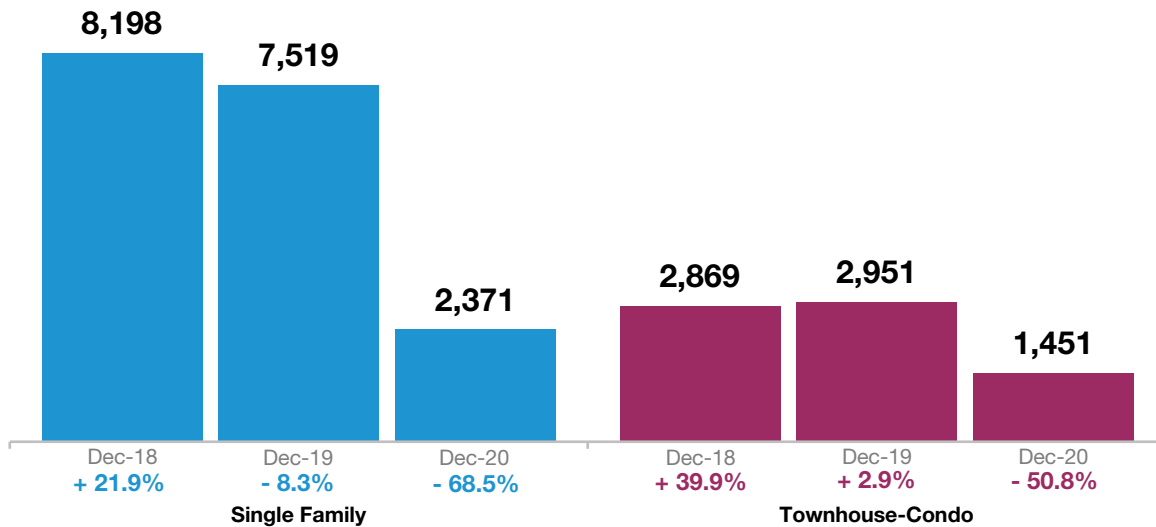
Inventory of Active Listings

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



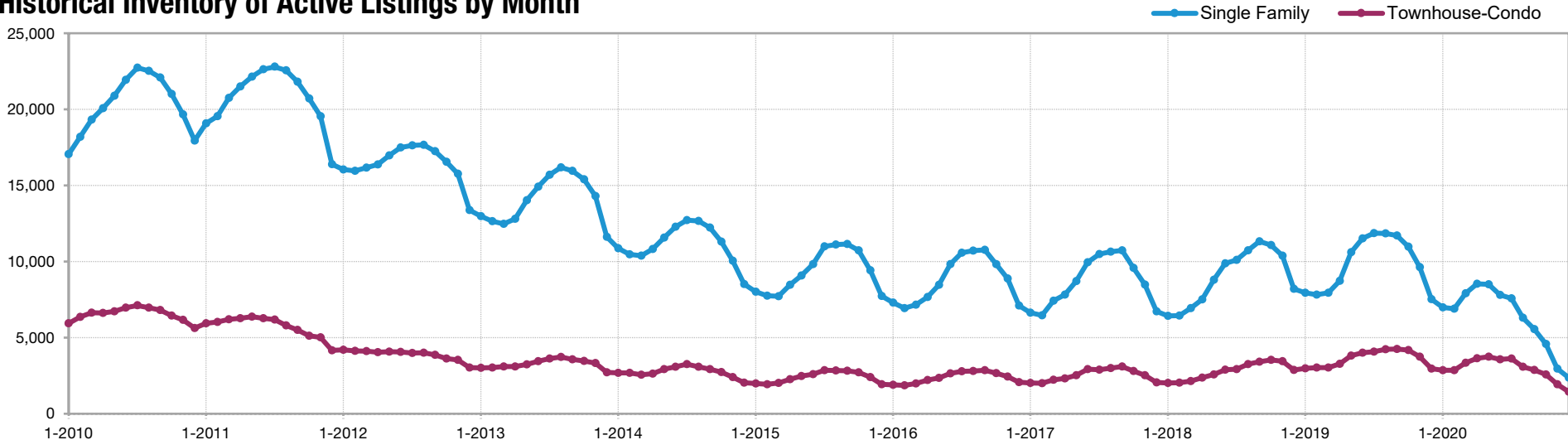
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December



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2020	6,988	-12.0%	2,855	-4.0%
Feb-2020	6,904	-11.8%	2,858	-5.6%
Mar-2020	7,912	-0.5%	3,335	+10.1%
Apr-2020	8,528	-2.3%	3,643	+11.1%
May-2020	8,501	-19.9%	3,738	-1.9%
Jun-2020	7,802	-32.3%	3,569	-10.9%
Jul-2020	7,571	-36.1%	3,617	-11.4%
Aug-2020	6,305	-46.8%	3,084	-27.0%
Sep-2020	5,550	-52.6%	2,864	-32.6%
Oct-2020	4,576	-58.3%	2,580	-38.3%
Nov-2020	2,965	-69.2%	1,927	-48.4%
Dec-2020	2,371	-68.5%	1,451	-50.8%

Historical Inventory of Active Listings by Month



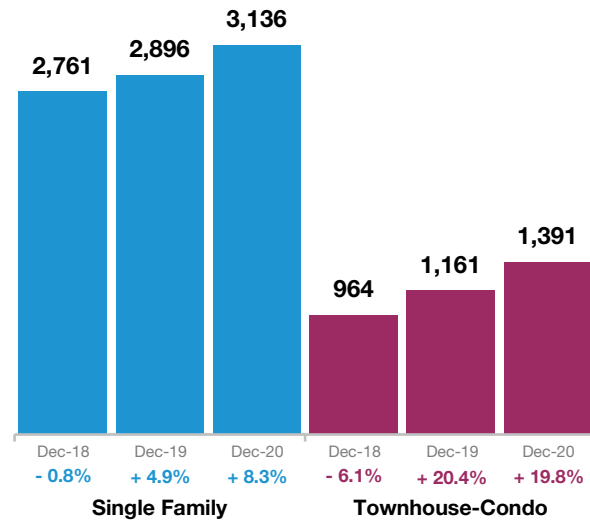
Under Contract

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

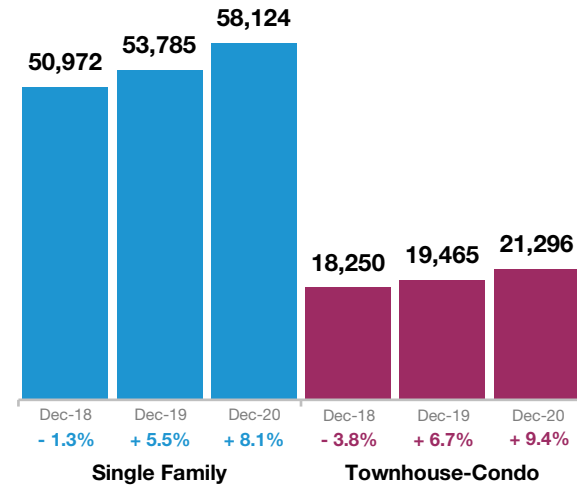


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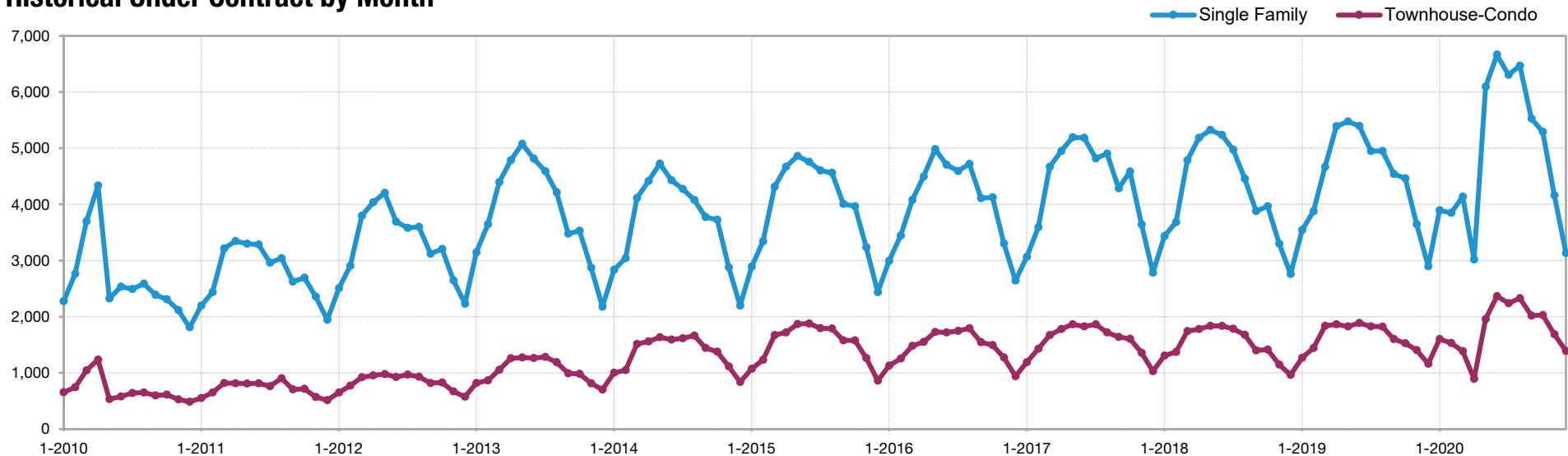


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2020	3,891	+9.9%	1,600	+26.1%
Feb-2020	3,846	-0.8%	1,529	+6.0%
Mar-2020	4,139	-11.4%	1,387	-24.4%
Apr-2020	3,015	-44.1%	895	-51.9%
May-2020	6,092	+11.3%	1,957	+7.1%
Jun-2020	6,662	+23.5%	2,365	+25.3%
Jul-2020	6,304	+27.4%	2,238	+22.7%
Aug-2020	6,465	+30.6%	2,328	+27.7%
Sep-2020	5,527	+21.7%	2,020	+26.2%
Oct-2020	5,291	+18.6%	2,026	+32.6%
Nov-2020	4,159	+14.1%	1,685	+19.8%
Dec-2020	3,136	+8.3%	1,391	+19.8%

Historical Under Contract by Month



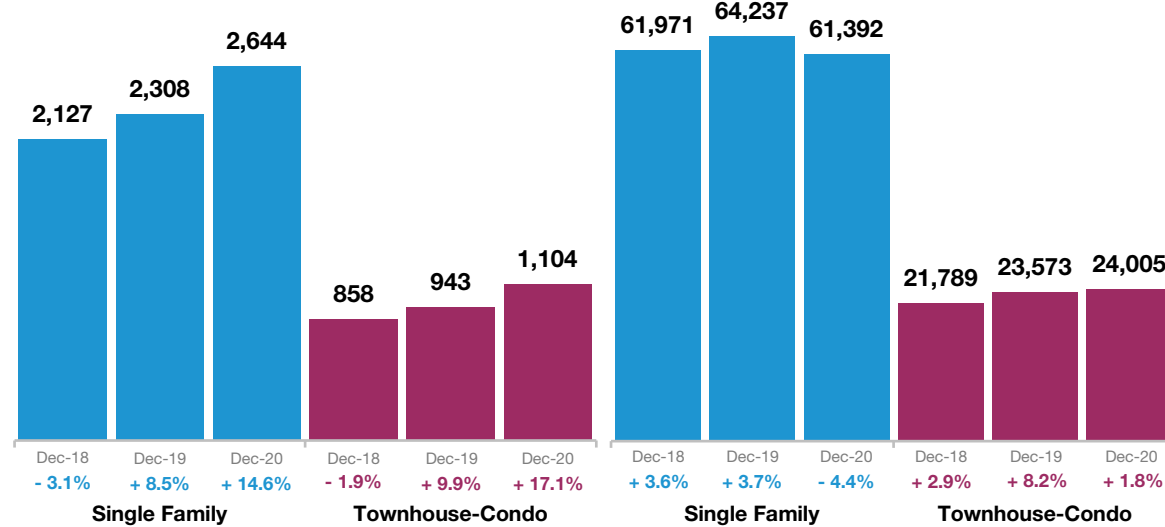
New Listings

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

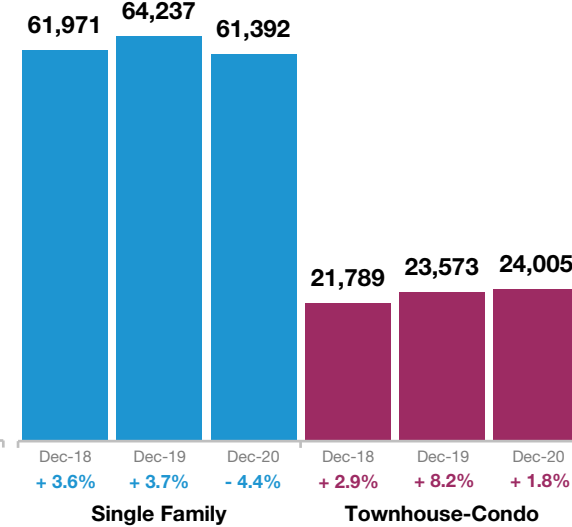


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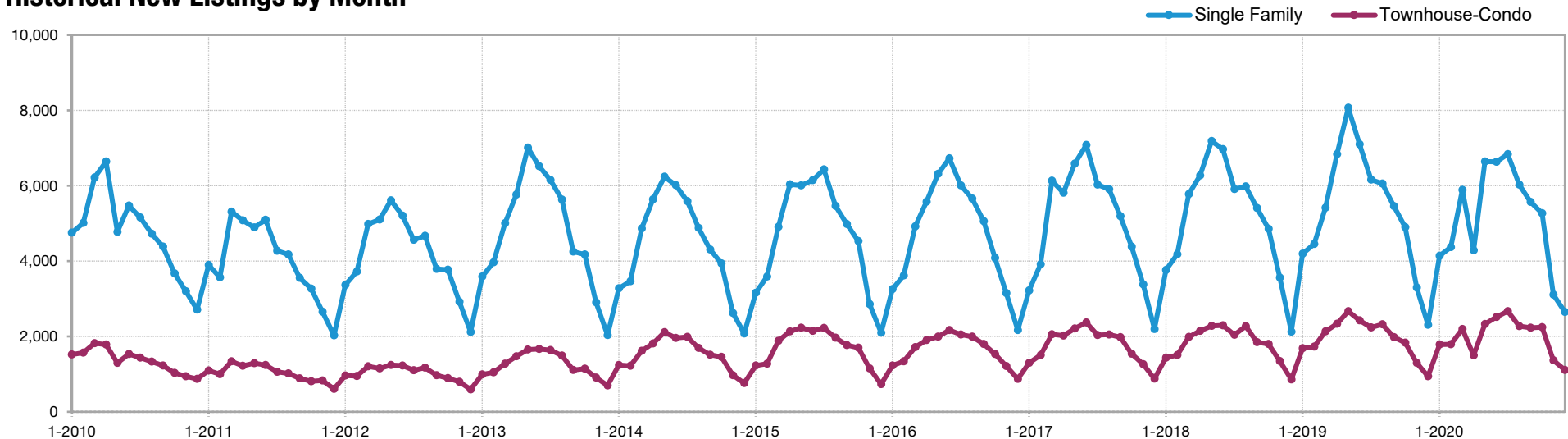


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2020	4,139	-1.3%	1,782	+5.8%
Feb-2020	4,370	-1.8%	1,793	+3.6%
Mar-2020	5,885	+8.7%	2,197	+3.1%
Apr-2020	4,287	-37.3%	1,496	-35.8%
May-2020	6,644	-17.6%	2,325	-13.0%
Jun-2020	6,635	-6.6%	2,513	+3.7%
Jul-2020	6,834	+11.0%	2,670	+19.4%
Aug-2020	6,028	-0.4%	2,273	-1.9%
Sep-2020	5,569	+2.1%	2,229	+12.9%
Oct-2020	5,266	+7.5%	2,243	+22.2%
Nov-2020	3,110	-5.6%	1,368	+5.6%
Dec-2020	2,644	+14.6%	1,104	+17.1%

Historical New Listings by Month



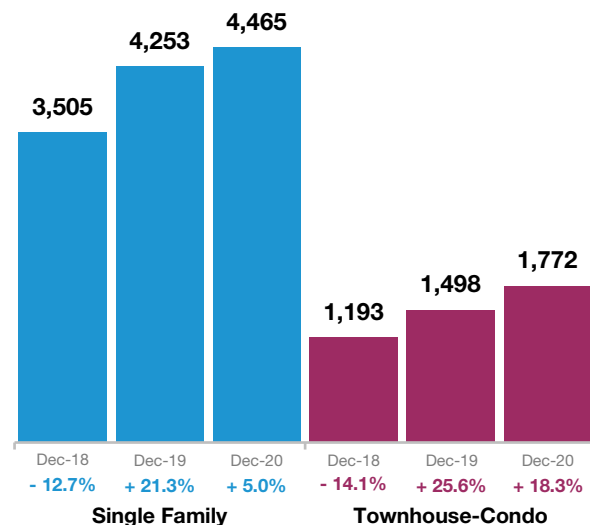
Sold Listings

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

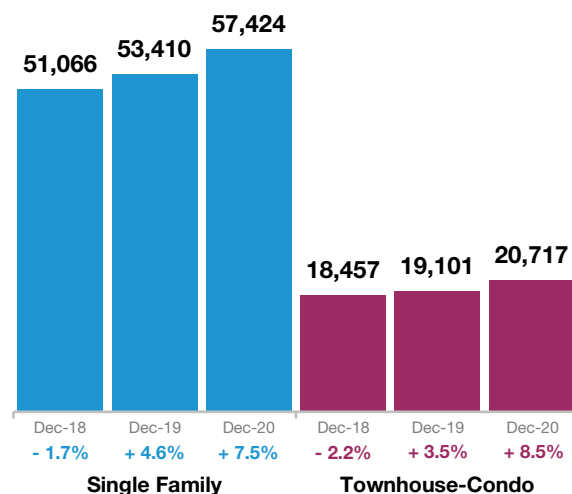


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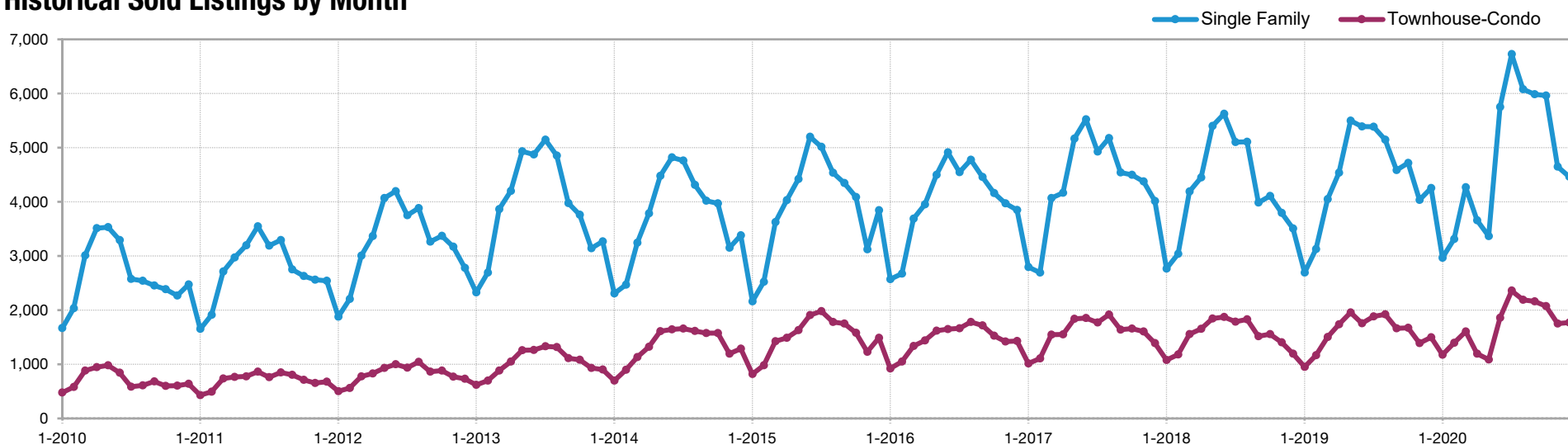


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2020	2,967	+10.2%	1,174	+23.4%
Feb-2020	3,310	+6.0%	1,392	+19.3%
Mar-2020	4,266	+5.4%	1,602	+6.8%
Apr-2020	3,656	-19.4%	1,196	-31.1%
May-2020	3,364	-38.8%	1,085	-44.6%
Jun-2020	5,749	+6.6%	1,860	+5.9%
Jul-2020	6,728	+24.9%	2,358	+25.2%
Aug-2020	6,080	+18.2%	2,189	+13.8%
Sep-2020	5,984	+30.5%	2,161	+29.9%
Oct-2020	5,961	+26.4%	2,073	+23.8%
Nov-2020	4,647	+15.2%	1,753	+26.0%
Dec-2020	4,465	+5.0%	1,772	+18.3%

Historical Sold Listings by Month



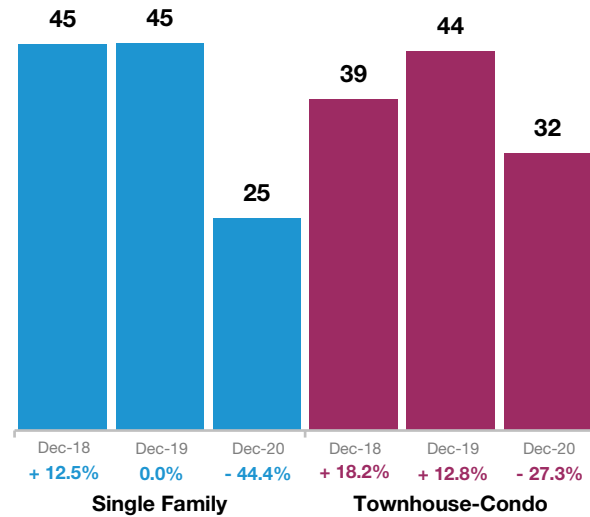
Days on Market Until Sale

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

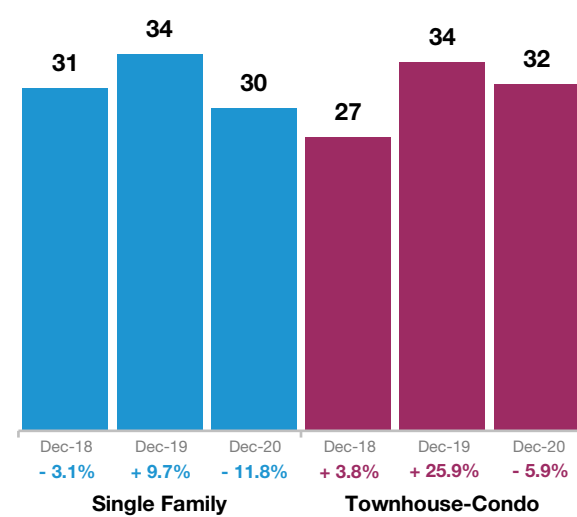


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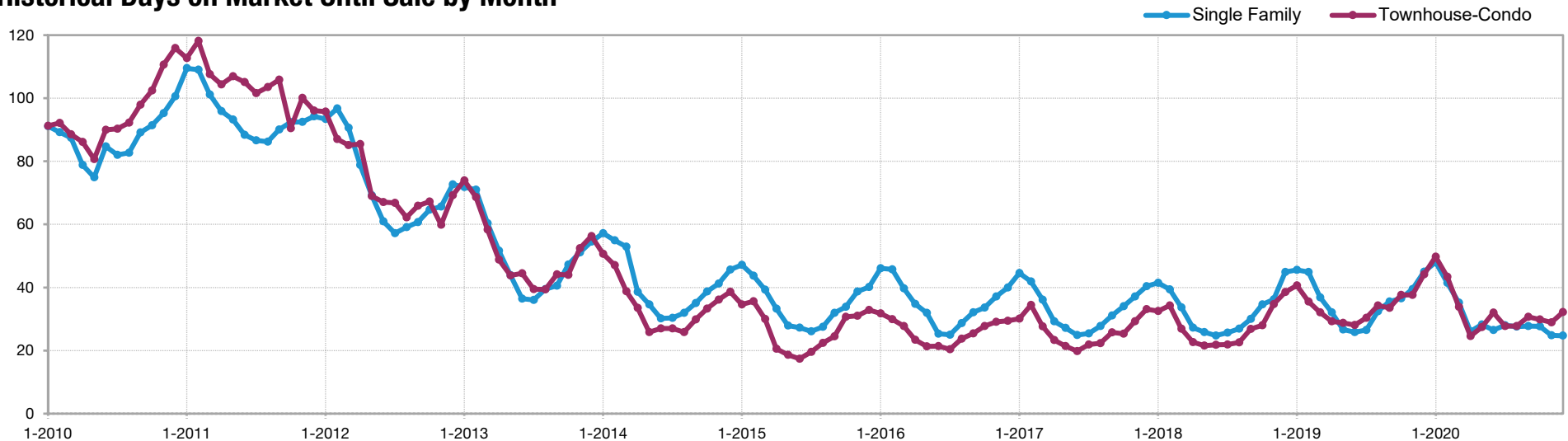


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2020	48	+4.3%	50	+22.0%
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%	32	+14.3%
Jul-2020	28	+3.7%	28	-6.7%
Aug-2020	28	-12.5%	28	-17.6%
Sep-2020	28	-22.2%	31	-6.1%
Oct-2020	28	-24.3%	30	-21.1%
Nov-2020	25	-35.9%	29	-23.7%
Dec-2020	25	-44.4%	32	-27.3%

Historical Days on Market Until Sale by Month



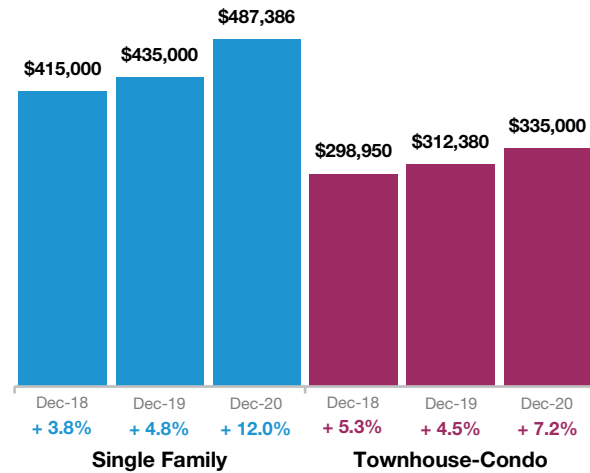
Median Sales Price

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

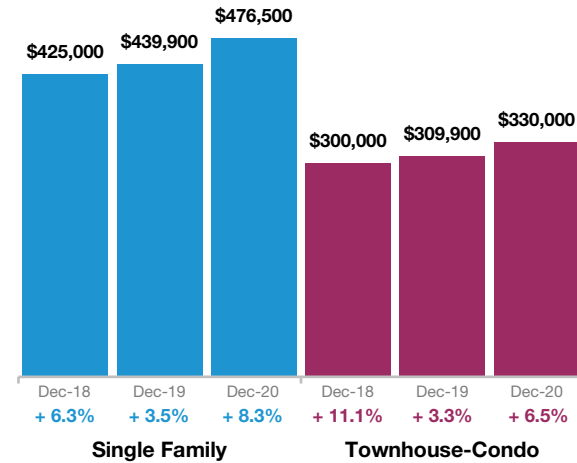


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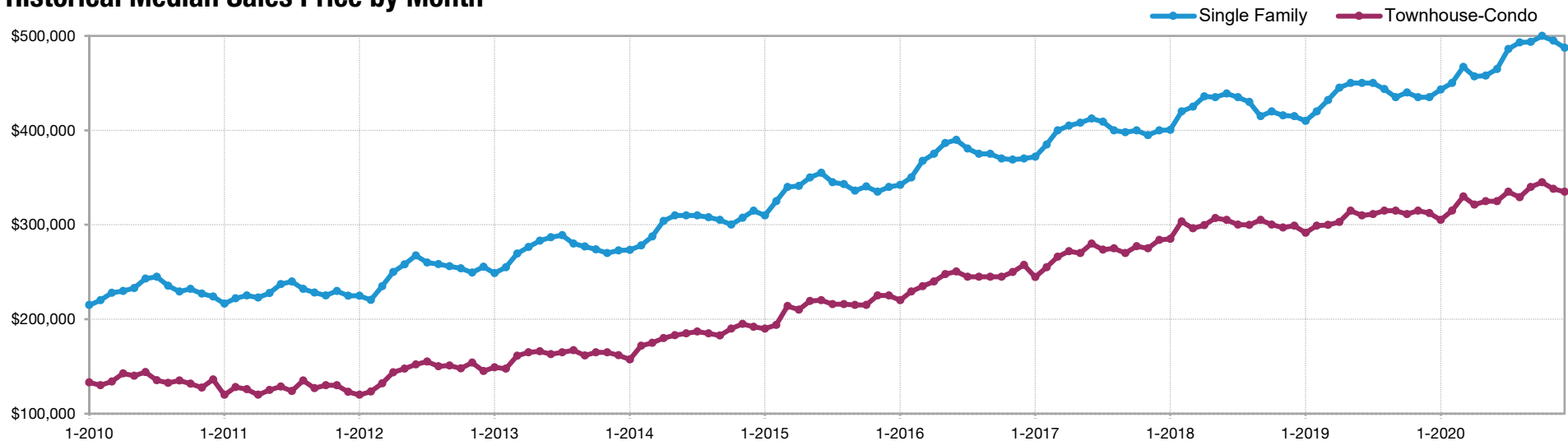


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2020	\$443,000	+8.0%	\$305,000	+4.6%
Feb-2020	\$450,000	+7.2%	\$314,900	+5.3%
Mar-2020	\$467,000	+8.1%	\$330,000	+10.0%
Apr-2020	\$457,000	+2.7%	\$321,250	+6.0%
May-2020	\$457,950	+1.8%	\$325,000	+3.2%
Jun-2020	\$465,000	+3.3%	\$325,000	+4.8%
Jul-2020	\$486,050	+8.0%	\$334,900	+7.6%
Aug-2020	\$493,000	+11.1%	\$329,000	+4.4%
Sep-2020	\$493,500	+13.4%	\$340,000	+7.9%
Oct-2020	\$499,900	+13.6%	\$345,000	+10.9%
Nov-2020	\$495,000	+13.8%	\$338,000	+7.3%
Dec-2020	\$487,386	+12.0%	\$335,000	+7.2%

Historical Median Sales Price by Month



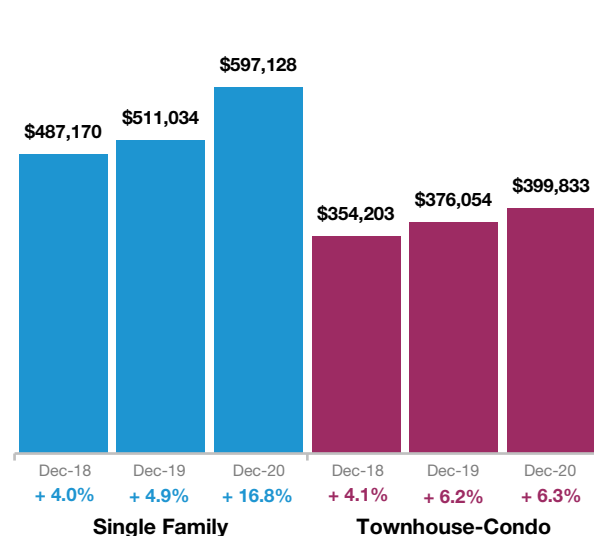
Average Sales Price

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

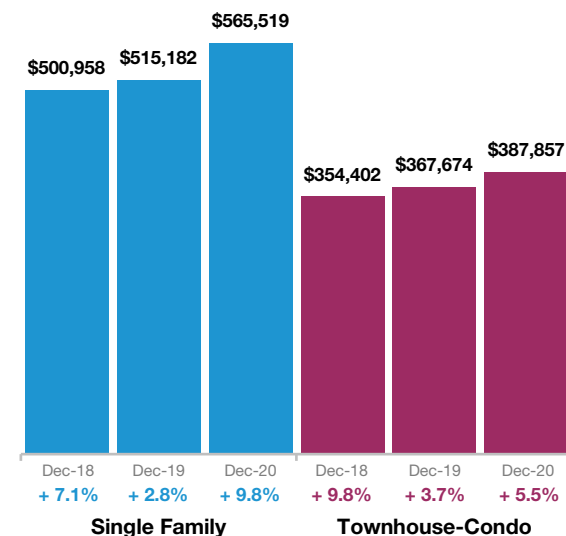


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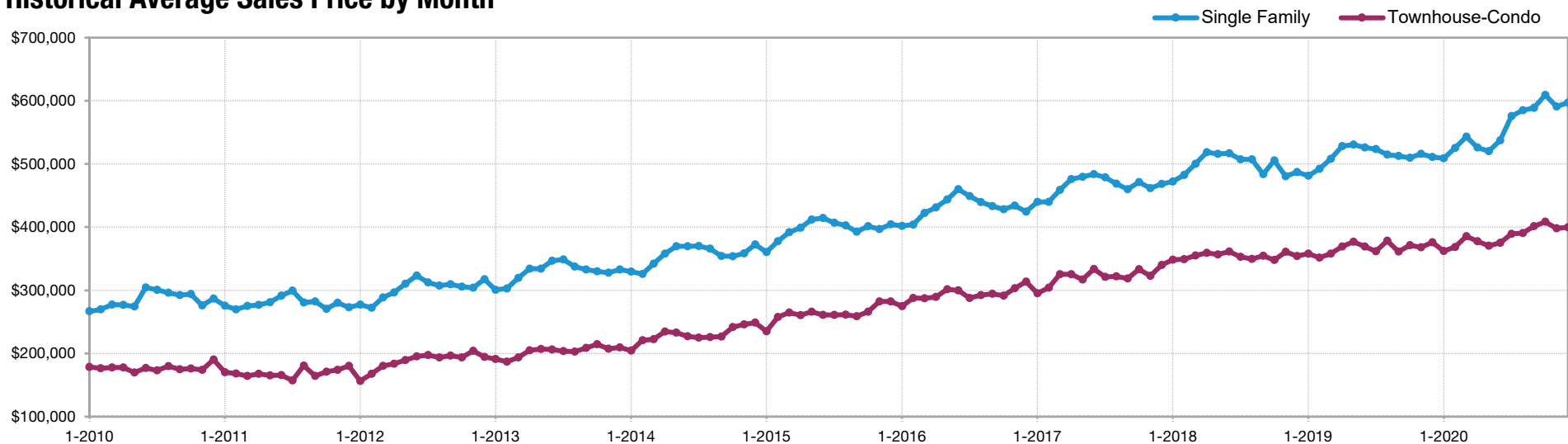


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2020	\$509,006	+5.8%	\$362,129	+1.1%
Feb-2020	\$525,223	+6.7%	\$368,210	+4.7%
Mar-2020	\$543,320	+7.0%	\$385,705	+7.8%
Apr-2020	\$526,231	-0.3%	\$377,629	+2.3%
May-2020	\$520,100	-2.0%	\$370,571	-1.7%
Jun-2020	\$537,412	+2.2%	\$375,170	+1.6%
Jul-2020	\$575,959	+10.0%	\$389,122	+7.5%
Aug-2020	\$585,118	+13.7%	\$390,423	+3.2%
Sep-2020	\$588,656	+14.8%	\$401,632	+11.2%
Oct-2020	\$609,465	+19.6%	\$408,447	+10.0%
Nov-2020	\$590,747	+14.5%	\$397,965	+8.1%
Dec-2020	\$597,128	+16.8%	\$399,833	+6.3%

Historical Average Sales Price by Month



Percent of List Price Received

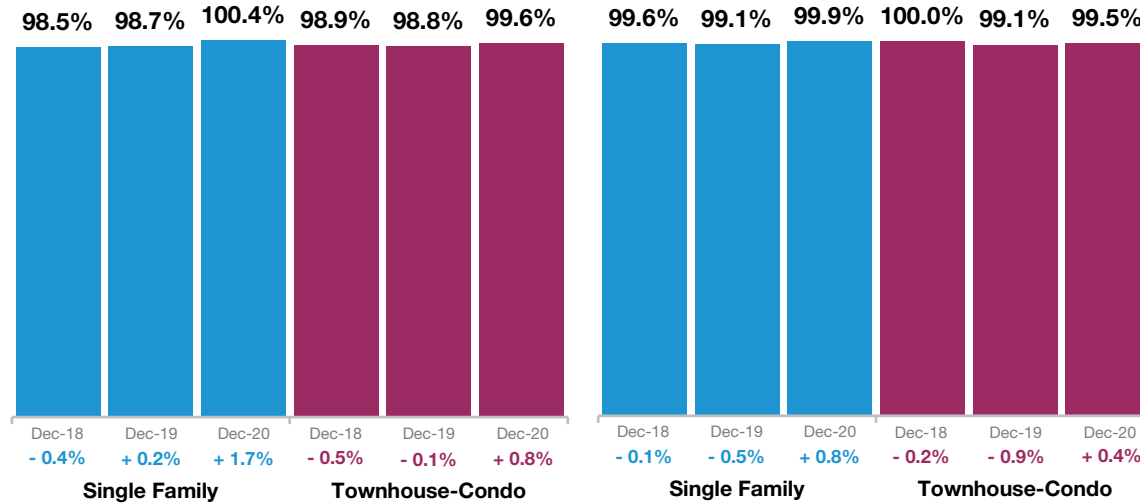
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



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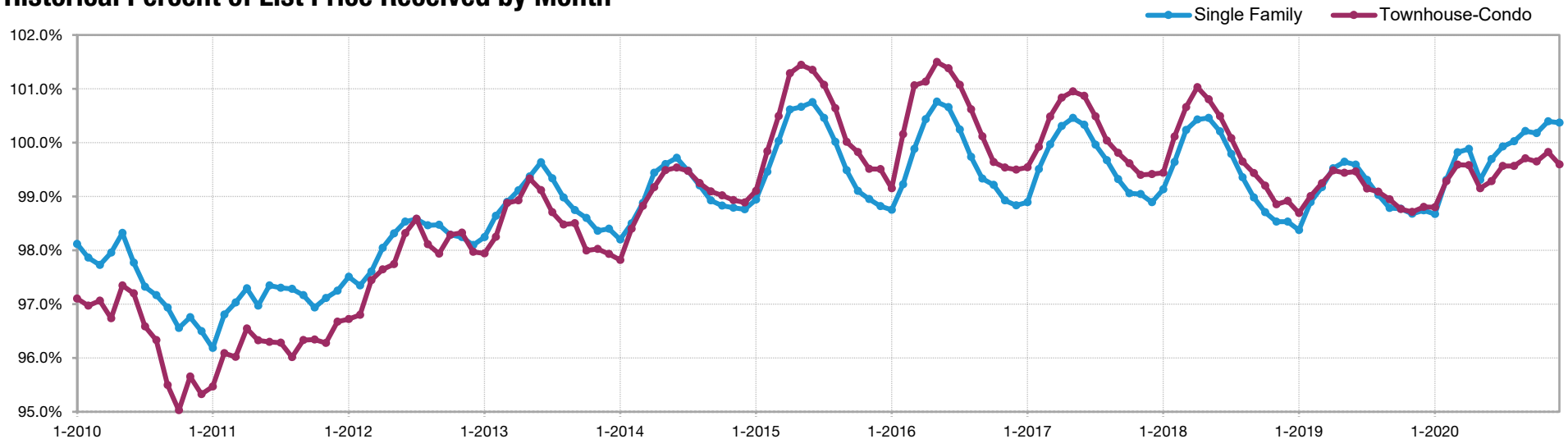
December

Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Oct-2020	100.2%	+1.4%	99.6%	+0.8%
Nov-2020	100.4%	+1.7%	99.8%	+1.1%
Dec-2020	100.4%	+1.7%	99.6%	+0.8%

Historical Percent of List Price Received by Month



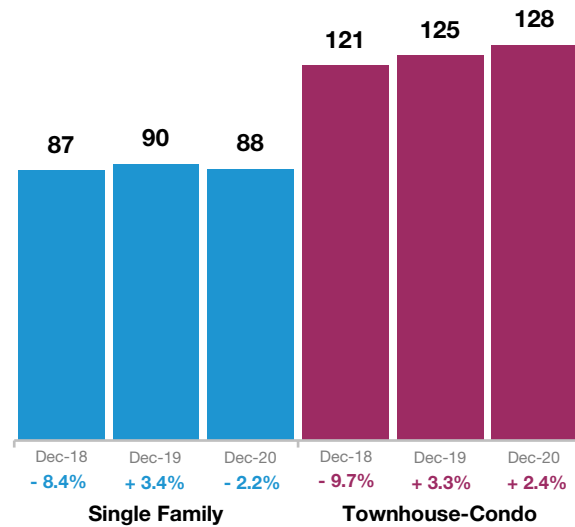
Housing Affordability Index

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.

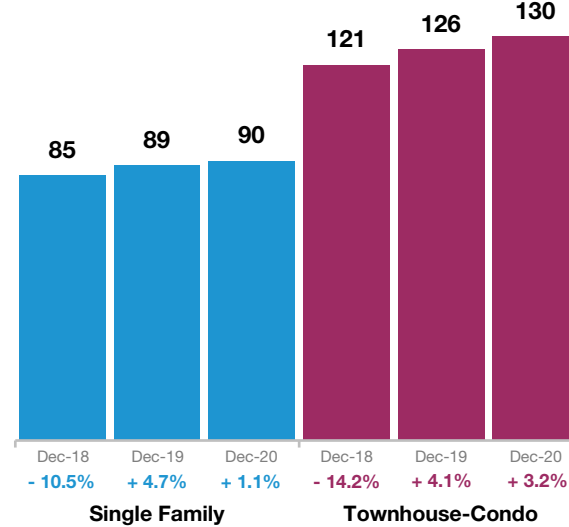


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December

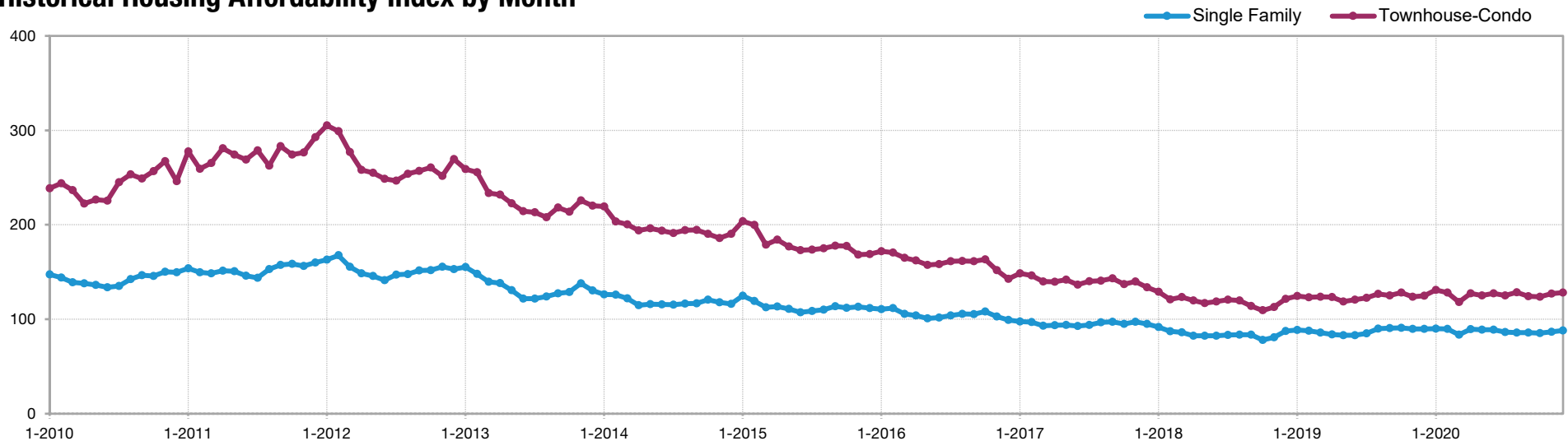


Year to Date



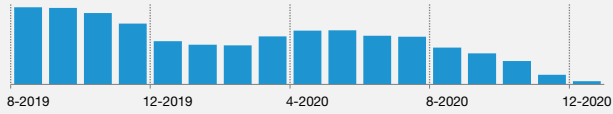
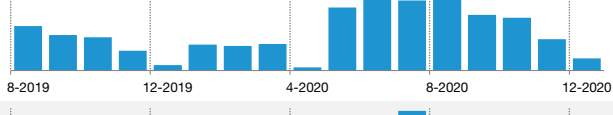
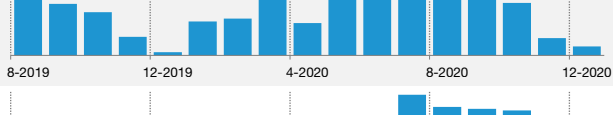
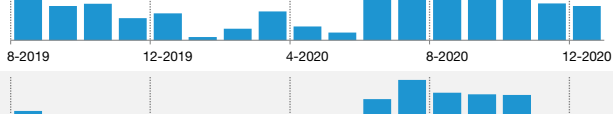
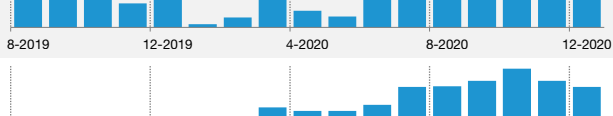
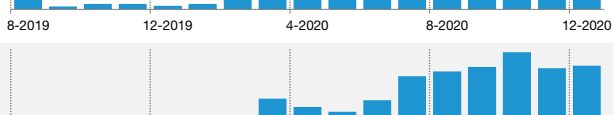
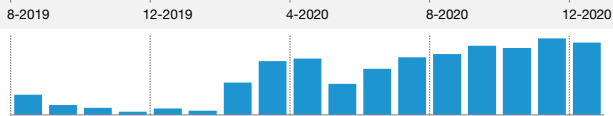
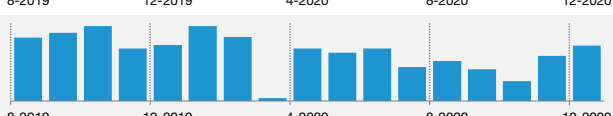

Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2020	90	+1.1%	131	+4.8%
Feb-2020	90	+2.3%	128	+4.1%
Mar-2020	83	-3.5%	118	-4.8%
Apr-2020	89	+6.0%	127	+3.3%
May-2020	89	+7.2%	125	+5.0%
Jun-2020	89	+7.2%	127	+5.0%
Jul-2020	86	+1.2%	125	+1.6%
Aug-2020	86	-4.4%	128	+0.8%
Sep-2020	86	-5.5%	124	-0.8%
Oct-2020	85	-6.6%	124	-3.1%
Nov-2020	87	-3.3%	127	+2.4%
Dec-2020	88	-2.2%	128	+2.4%

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	12-2019	12-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
Active Listings		10,525	3,864	- 63.3%	--	--	--
Under Contract		4,061	4,534	+ 11.6%	73,319	79,504	+ 8.4%
New Listings		3,264	3,757	+ 15.1%	87,911	85,517	- 2.7%
Sold Listings		5,757	6,249	+ 8.5%	72,580	78,220	+ 7.8%
Days on Market		45	27	- 40.0%	34	30	- 11.8%
Median Sales Price		\$408,500	\$450,000	+ 10.2%	\$410,000	\$444,000	+ 8.3%
Average Sales Price		\$475,587	\$540,353	+ 13.6%	\$476,010	\$518,056	+ 8.8%
Pct. of List Price Received		98.8%	100.1%	+ 1.3%	99.1%	99.8%	+ 0.7%
Affordability Index		95	95	0.0%	95	97	+ 2.1%

Sold Listings

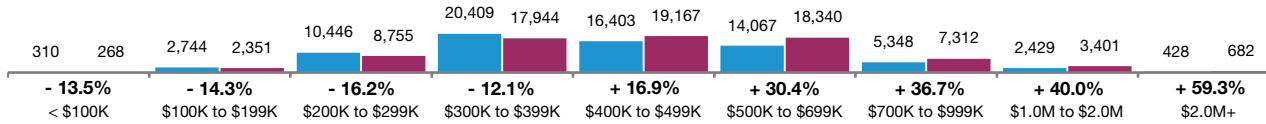
Actual sales that have closed in a given month.



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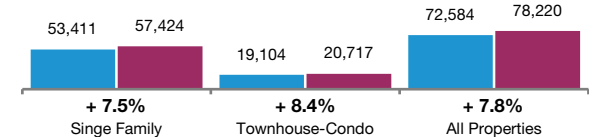
By Price Range – All Properties – Rolling 12 Months

■ 12-2019 ■ 12-2020



By Property Type

■ 12-2019 ■ 12-2020



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	12-2019	12-2020	Change	12-2019	12-2020	Change
\$99,999 and Below	228	201	-11.8%	44	28	-36.4%
\$100,000 to \$199,999	650	610	-6.2%	2,079	1,725	-17.0%
\$200,000 to \$299,999	3,668	2,480	-32.4%	6,773	6,269	-7.4%
\$300,000 to \$399,999	15,528	12,001	-22.7%	4,872	5,926	+21.6%
\$400,000 to \$499,999	14,126	16,202	+14.7%	2,275	2,964	+30.3%
\$500,000 to \$699,999	12,174	15,967	+31.2%	1,893	2,373	+25.4%
\$700,000 to \$999,999	4,529	6,278	+38.6%	819	1,034	+26.3%
\$1,000,000 to \$1,999,999	2,117	3,051	+44.1%	312	350	+12.2%
\$2,000,000 and Above	391	634	+62.1%	37	48	+29.7%
All Price Ranges	53,411	57,424	+7.5%	19,104	20,717	+8.4%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	11-2020	12-2020	Change	11-2020	12-2020	Change
	10	14	+40.0%	5	4	-20.0%
	46	51	+10.9%	138	135	-2.2%
	158	181	+14.6%	503	530	+5.4%
	865	836	-3.4%	490	481	-1.8%
	1,291	1,249	-3.3%	258	279	+8.1%
	1,368	1,270	-7.2%	225	205	-8.9%
	570	505	-11.4%	101	92	-8.9%
	274	285	+4.0%	27	41	+51.9%
	65	74	+13.8%	6	5	-16.7%
All Price Ranges	4,647	4,465	-3.9%	1,753	1,772	+1.1%

Year to Date

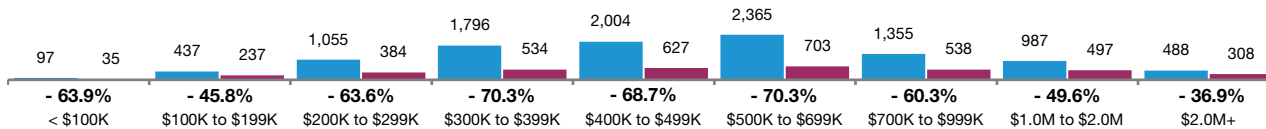
	Single Family			Townhouse-Condo		
	12-2019	12-2020	Change	12-2019	12-2020	Change
	228	201	-11.8%	44	28	-36.4%
	650	610	-6.2%	2,079	1,725	-17.0%
	3,668	2,480	-32.4%	6,773	6,269	-7.4%
	15,528	12,001	-22.7%	4,872	5,926	+21.6%
	14,126	16,202	+14.7%	2,275	2,964	+30.3%
	12,174	15,967	+31.2%	1,893	2,373	+25.4%
	4,529	6,278	+38.6%	819	1,034	+26.3%
	2,117	3,051	+44.1%	312	350	+12.2%
	391	634	+62.1%	37	48	+29.7%
All Price Ranges	53,411	57,424	+7.5%	19,104	20,717	+8.4%

Inventory of Active Listings

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

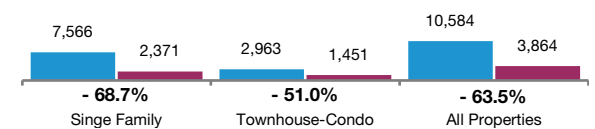
By Price Range – All Properties

■ 12-2019 ■ 12-2020



By Property Type

■ 12-2019 ■ 12-2020



Year over Year

By Price Range	Single Family			Townhouse-Condo		
	12-2019	12-2020	Change	12-2019	12-2020	Change
\$99,999 and Below	73	20	-72.6%	2	4	+100.0%
\$100,000 to \$199,999	193	72	-62.7%	224	148	-33.9%
\$200,000 to \$299,999	401	108	-73.1%	647	271	-58.1%
\$300,000 to \$399,999	1,121	255	-77.3%	671	273	-59.3%
\$400,000 to \$499,999	1,538	410	-73.3%	466	215	-53.9%
\$500,000 to \$699,999	1,865	467	-75.0%	499	235	-52.9%
\$700,000 to \$999,999	1,081	383	-64.6%	274	155	-43.4%
\$1,000,000 to \$1,999,999	846	395	-53.3%	141	102	-27.7%
\$2,000,000 and Above	448	260	-42.0%	39	48	+23.1%
All Price Ranges	7,566	2,371	-68.7%	2,963	1,451	-51.0%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	11-2020	12-2020	Change	11-2020	12-2020	Change
	27	20	-25.9%	5	4	-20.0%
	84	72	-14.3%	178	148	-16.9%
	137	108	-21.2%	367	271	-26.2%
	305	255	-16.4%	378	273	-27.8%
	515	410	-20.4%	281	215	-23.5%
	561	467	-16.8%	304	235	-22.7%
	497	383	-22.9%	217	155	-28.6%
	528	395	-25.2%	147	102	-30.6%
	310	260	-16.1%	50	48	-4.0%
All Price Ranges	2,965	2,371	-20.0%	1,927	1,451	-24.7%

Year to Date

Single Family	Townhouse-Condo
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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.