

DIGGING DEEPER: November 2020 Records

The DMAR Market Trends Committee examined the various records broken in the month of November.

ACTIVE LISTINGS

- ✓ (Residential) 3,415 represents the lowest inventory on record. The previous low was December 2017 of 3,854.
- ✓ (Detached) 1,755 represents the lowest inventory on record. The previous low was October 2020 of 2,643.

CLOSE PRICE — MEDIAN

- ✓ (Residential) \$469,000 represents the highest November on record. The previous record was in 2019 of \$420,000.
- ✓ (Detached) \$513,000 represents the highest November on record. The previous record was in 2019 of \$450,000.
- ✓ (Attached) \$335,000 represents the highest November on record. The previous record was in 2019 of \$312,000.

CLOSE PRICE — AVERAGE

- ✓ (Residential)) \$549,756 represents the highest November on record. The previous record was in 2019 of \$486,012.
- ✓ (Detached) \$615,766 represents the highest November on record. The previous record was in 2019 of \$533,107.
- ✓ (Attached) \$391,390 represents the highest amount on record. The previous record was in October 2020 of \$391,259.

DAYS IN MLS — MEDIAN

- ✓ (Residential) 6 days represents the lowest November on record. The previous low was in 2015 of 11 days.
- ✓ (Detached) 5 days represents a tie of the lowest number on record. We have seen 5 days 5 time before.

DAYS IN MLS — AVERAGE

- ✓ (Residential) 22 days represents the lowest November on record. The previous low was in 2015 of 27 days.
- ✓ (Detached) 20 days represents the lowest November on record. The previous low was in 2015 of 30 days.

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CLOSED

- ✓ (Residential) 4,820 closed transactions represent the highest November on record. The previous high was in 2017 of 4,789.

MONTHS OF INVENTORY (MOI)

- ✓ (Residential) 0.71 months represents the lowest number on record. The previous record low was in October 2020 of 0.81 months.
- ✓ (Detached) 0.52 months represents the lowest amount on record. The previous record was in October 2020 of 0.61 months

PENDING

- ✓ (Attached) 1,519 pending transactions represent the highest November on record. The previous high was in 2017 of 1,402.

SALES VOLUME

- ✓ (Residential) \$2,649,823,920 sales volume represents the highest November on record. The previous high November was in 2019 at \$2,093,253,684.

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ABOUT

MARKET TRENDS COMMITTEE

The DMAR Market Trends Committee, part of the Denver Metro Association of REALTORS®, *The Voice of Real Estate® in the Denver Metro Area*, provides timely, consistent and relevant monthly summaries of valuable local real estate market statistical data for both its members and the general public. Statistics from the “Denver Metro Real Estate Market Trends Report” provide data for the following counties: Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson and Park.

DMAR’s Market Trends Committee Members:

- Andrew Abrams, Committee Chair and Broker Associate at A-Squared Real Estate
- Steve Danyliw, Broker/Owner at Danyliw & Associates
- Libby Levinson, Broker Associate at Kentwood Real Estate
- William Maline, Broker Associate at RE/MAX Professionals
- Brigitte Modglin, Broker Associate at Kentwood City Properties
- Drew Morris, Broker Associate at New Era Group at Your Castle Real Estate
- Jessica Reinhardt, Broker Associate at RE/MAX Alliance
- Nicole Rueth, Producing Branch Manager at Fairway Mortgage
- Jill Schafer, Broker Associate at Kentwood Real Estate
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Data Source: REcolorado, the state’s largest network of real estate professionals, serves as the primary source of MLS data for the Market Trends Committee. REcolorado.com provides the most accurate and up-to-date property information for REALTORS®, real estate professionals and consumers.

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DENVER METRO ASSOCIATION OF REALTORS®

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DISCLAIMER

All data presented in this report was provided by REcolorado. The data was pulled at 8:00 AM (mountain time) on the first day of the month for the preceding month(s).

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