

DIGGING DEEPER: December 2020 Records

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

ACTIVE LISTINGS

- ✓ (Residential) 2,541 represents the lowest inventory on record. The previous low was December 2017 of 3,854.
- ✓ (Detached) 1,316 represents the lowest inventory on record. The previous low was November 2020 of 1,755.

CLOSE PRICE — MEDIAN

- ✓ (Residential) \$460,000 represents the highest December on record. The previous record was in 2019 of \$417,000.
- ✓ (Detached) \$507,000 represents the highest December on record. The previous record was in 2019 of \$488,950.
- ✓ (Attached) \$332,000 represents the highest December on record. The previous record was in 2019 of \$309,950.

CLOSE PRICE — AVERAGE

- ✓ (Residential) \$547,461 represents the highest December on record. The previous record was in 2019 of \$483,208.
- ✓ (Detached) \$616,895 represents the highest December on record. The previous record was in 2019 of \$527,003.
- ✓ (Attached) \$391,375 represents the highest amount on record. The previous record was in October 2020 of \$391,259.

DAYS IN MLS — MEDIAN

- ✓ (Residential) 7 days represents the lowest December on record. The previous low was in 2015 and 2016 of 14 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) 23 days represents the lowest December on record. The previous low was in 2015 and 2016 of 32 days.
- ✓ (Detached) 20 days represents the lowest December on record. The previous low was in 2015 of 34 days.

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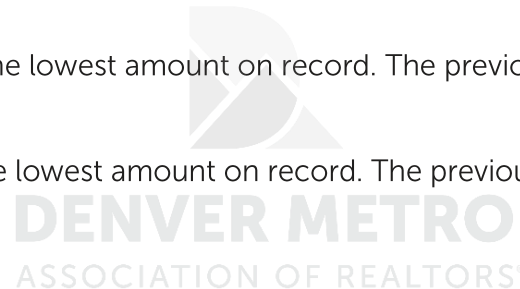
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CLOSED

- ✓ (Residential) 4,807 closed transactions represent the highest December on record. The previous high was in 2019 of 4,582.
- ✓ (Detached) 3,327 closed transactions represent the highest December on record. The previous high was in 2015 of 3,267.
- ✓ (Attached) 1,480 closed transactions represent the highest December on record. The previous high was in 2015 of 1,353.

MONTHS OF INVENTORY (MOI)

- ✓ (Residential) 0.53 months represents the lowest number on record. The previous record low was in November 2020 of 0.71 months.
- ✓ (Detached) 0.40 months represents the lowest amount on record. The previous record was in November 2020 of 0.52 months.
- ✓ (Attached) 0.83 months represents the lowest amount on record. The previous record was in March & November 2016 of 0.95 months.



PENDING

- ✓ (Residential) 3,625 pending transactions represent the highest December on record. The previous high was in 2018 of 3,577.
- ✓ (Attached) 1,230 pending transactions represent the highest December on record. The previous high was in 2018 of 2,602.

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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
- Amanda Snitker, Broker Associate at Coldwell Banker Devonshire
- Jenny Usaj, Managing Broker at Usaj Realty
- Taylor Wilson, Broker Associate at Compass

Contact: 303-756-0553 | communications@dmarealtors.com

Media Contact: 303-242-5855 | diane@decibelblue.com | Diane Eichler, President & Founder, Decibel Blue Creative Marketing & PR on behalf of the Denver Metro Association of REALTORS®.

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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