

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.

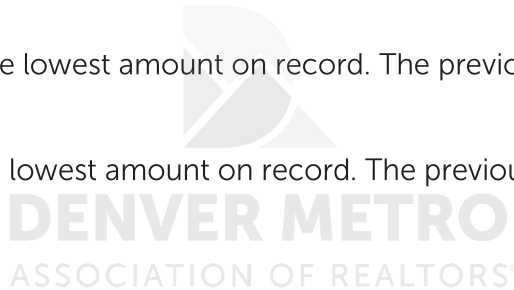
DMAR MARKET TRENDS | DIGGING DEEPER

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.

DMAR MARKET TRENDS | DIGGING DEEPER

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 Employing Broker at BSW 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
- Brigette 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.

USAGE POLICY: © Copyright

DMAR REALTOR® and Industry Partner members are encouraged to share this report in any form or by any means of redistribution including: electronic, mechanical, photocopying or otherwise; without the prior written permission of the publisher. However, all DMAR logos, watermarks, sourcing and copyright information shall not be removed or edited in any way.

To stay up to date with relevant real estate news and statistics, please visit www.dmarealtors.com, and join the conversation using the [#dmarstats](https://twitter.com/dmarstats) on social media.

DENVER METRO ASSOCIATION OF REALTORS®

The Denver Metro Association of REALTORS®, *The Voice of Real Estate® in the Denver Metro Area*, is a membership-based organization comprised of over 7,000 real estate professionals in the Denver Metropolitan area. The Association offers continuing education, advocacy for the real estate community and is a resource for industry news and market statistics. For more information, visit www.dmarealtors.com or call 303-756-0553.

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).

DMAR MARKET TRENDS | DIGGING DEEPER

© 2021 COPYRIGHT | All rights reserved to Denver Metro Association of REALTORS®, *The Voice of Real Estate® in the Denver Metro Area*. Source of data: REcolorado.com. Residential Sub-Types (SFR, Condo, Multi Fam, Townhome). Counties of Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson & Park. Data as 1/01/2021. Sales may not reflect all real estate activity in the area.