

DIGGING DEEPER: October 2020 Records

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

ACTIVE LISTINGS

- ✓ (Residential) 4,821 represents the lowest October on record. The previous low was in 2016 of 6,731.
- ✓ (Detached) 2,643 represents the lowest October on record. The previous low was in 2017 of 4,720.

CLOSE PRICE — MEDIAN

- ✓ (Residential) \$475,000 represents the highest amount on record. The previous record was \$460,000 recorded in July, August, & September 2020.
- ✓ (Detached) \$519,900 represents the highest amount on record. The previous record was in September 2020 of \$510,000.
- ✓ (Attached) \$339,425 represents the highest amount on record. The previous record was in September 2020 of \$335,000.

CLOSE PRICE — AVERAGE

- ✓ (Residential) \$561,999 represents the highest amount on record. The previous record was \$540,890 recorded in July 2020.
- ✓ (Detached) \$625,100 represents the highest amount on record. The previous record was in August 2020 of \$602,264.
- ✓ (Attached) \$393,733 represents the highest amount on record. The previous record was in September 2020 of \$384,902.

DAYS IN MLS — MEDIAN

- ✓ (Residential) 6 days represents the lowest October on record. The previous low was in 2015 of 10 days.
- ✓ (Detached) 6 days represents the lowest October on record. The previous low was in 2015 of 11 days.

DAYS IN MLS — AVERAGE

- ✓ (Residential) 24 days represents the lowest October on record. The previous low was in 2015 of 25 days.
- ✓ (Detached) 23 days represents the lowest October on record. The previous low was in 2015 of 27 days.

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NEW LISTINGS

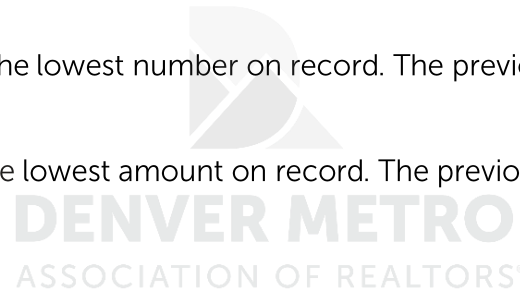
- ✓ (Attached) 2,022 represents the highest October on record. The previous high was in 2019 of 1,657.

CLOSED

- ✓ (Residential) 5,984 closed transactions represent the highest October on record. The previous high was in 2019 of 5,144.
- ✓ (Detached) 4,352 closed transactions represent the highest October on record. The previous high was in 2019 of 3,709.
- ✓ (Attached) 1,639 closed transactions represent the highest October on record. The previous high was in 2017 of 1,461.

MONTHS OF INVENTORY (MOI)

- ✓ (Residential) 0.81 months represents the lowest number on record. The previous record low was in September 2020 of 0.91 months.
- ✓ (Detached) 0.61 months represents the lowest amount on record. The previous record was in September 2020 of 0.72 months.



PENDING

- ✓ (Residential) 6,141 pending transactions represent the highest October on record. The previous high was in 2017 of 6,062.
- ✓ (Detached) 4,337 pending transactions represent the highest October on record. The previous high was in 2017 of 4,330.
- ✓ (Attached) 1,804 pending transactions represent the highest October on record. The previous high was in 2017 of 1,732.

SALES VOLUME

- ✓ (Residential) \$3,363,002,016 sales volume represents the highest October on record and the fourth-highest month all time. The previous high October was in 2019 at \$2,487,936,752. July of 2020 is the all-time record at \$3,965,805,480.

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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
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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®

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).

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