

Monthly Indicators



February 2021

Percent changes calculated using year-over-year comparisons.

New Listings were down 13.4 percent for single family homes and 10.9 percent for townhouse-condo properties. Under Contracts increased 4.9 percent for single family homes and 14.2 percent for townhouse-condo properties.

The Median Sales Price was up 13.8 percent to \$512,000 for single family homes and 8.7 percent to \$342,500 for townhouse-condo properties. Days on Market decreased 41.5 percent for single family homes and 18.6 percent for townhouse-condo properties.

For homeowners currently struggling due to COVID-19, government agencies are continuing efforts to help those in need. The Federal Housing Finance Agency announced they will allow homeowners with loans backed by Fannie Mae and Freddie Mac to receive an additional three months of forbearance, extending total payment relief to up to 18 months. Qualified homeowners must already be in a forbearance plan as of the end of February.

Activity Snapshot

- 70.3% **- 0.9%** **+ 10.8%**

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
--	--	---

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.

Single Family Market Overview	2
Townhouse-Condo Market Overview	3
Inventory of Active Listings	4
Under Contract	5
New Listings	6
Sold Listings	7
Days on Market Until Sale	8
Median Sales Price	9
Average Sales Price	10
Percent of List Price Received	11
Housing Affordability Index	12
Total Market Overview	13
Sold Listings and Inventory by Price Range	14
Glossary of Terms	15



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	2-2020	2-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
Active Listings		6,983	1,870	- 73.2%	--	--	--
Under Contract		3,845	4,033	+ 4.9%	7,731	7,643	- 1.1%
New Listings		4,366	3,781	- 13.4%	8,507	7,207	- 15.3%
Sold Listings		3,311	3,162	- 4.5%	6,280	5,903	- 6.0%
Days on Market		41	24	- 41.5%	45	25	- 44.4%
Median Sales Price		\$450,000	\$512,000	+ 13.8%	\$449,000	\$499,188	+ 11.2%
Average Sales Price		\$525,068	\$617,961	+ 17.7%	\$517,450	\$609,435	+ 17.8%
Pct. of List Price Received		99.3%	102.2%	+ 2.9%	99.0%	101.6%	+ 2.6%
Affordability Index		90	79	- 12.2%	90	81	- 10.0%

Townhouse-Condo Market Overview



Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

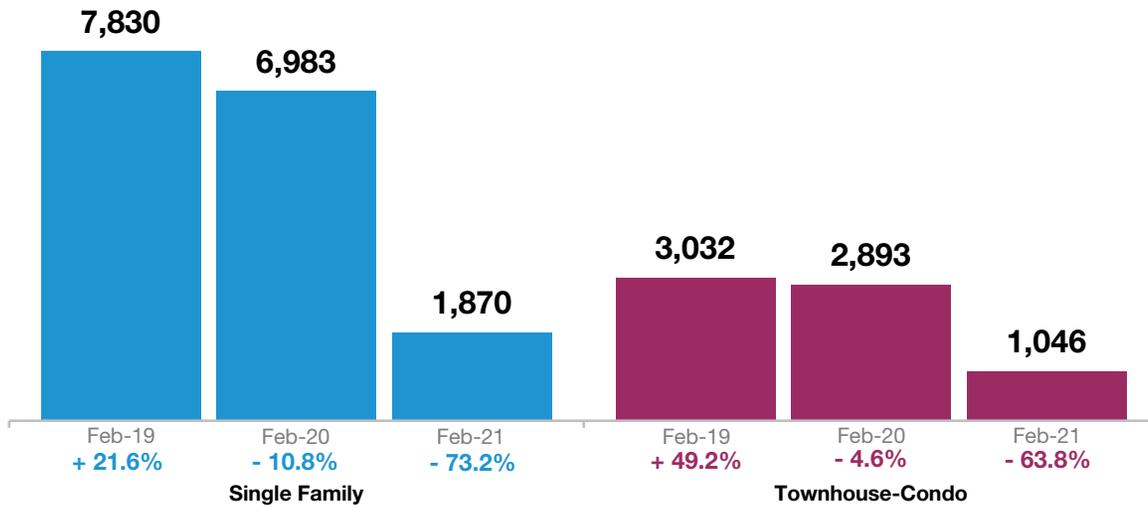
Key Metrics	Historical Sparkbars	2-2020	2-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
Active Listings		2,893	1,046	- 63.8%	--	--	--
Under Contract		1,531	1,749	+ 14.2%	3,133	3,465	+ 10.6%
New Listings		1,796	1,600	- 10.9%	3,580	3,195	- 10.8%
Sold Listings		1,394	1,485	+ 6.5%	2,570	2,739	+ 6.6%
Days on Market		43	35	- 18.6%	46	35	- 23.9%
Median Sales Price		\$315,000	\$342,500	+ 8.7%	\$310,000	\$340,000	+ 9.7%
Average Sales Price		\$368,514	\$416,981	+ 13.2%	\$365,506	\$412,629	+ 12.9%
Pct. of List Price Received		99.3%	100.6%	+ 1.3%	99.1%	100.3%	+ 1.2%
Affordability Index		128	118	- 7.8%	130	119	- 8.5%

Inventory of Active Listings

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

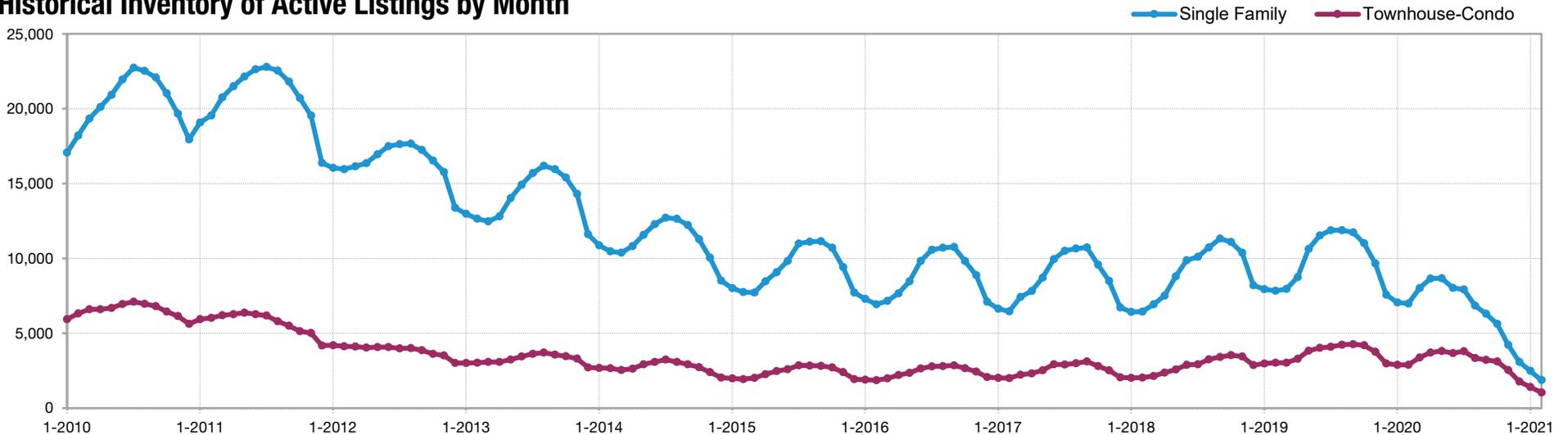


February



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2020	8,012	+0.7%	3,380	+11.3%
Apr-2020	8,658	-0.9%	3,701	+12.5%
May-2020	8,670	-18.4%	3,818	-0.1%
Jun-2020	8,029	-30.4%	3,678	-8.5%
Jul-2020	7,919	-33.3%	3,789	-7.5%
Aug-2020	6,851	-42.3%	3,335	-21.3%
Sep-2020	6,308	-46.2%	3,220	-24.5%
Oct-2020	5,618	-48.9%	3,122	-25.7%
Nov-2020	4,224	-56.3%	2,542	-32.4%
Dec-2020	3,075	-59.4%	1,781	-40.2%
Jan-2021	2,495	-64.7%	1,411	-51.1%
Feb-2021	1,870	-73.2%	1,046	-63.8%

Historical Inventory of Active Listings by Month

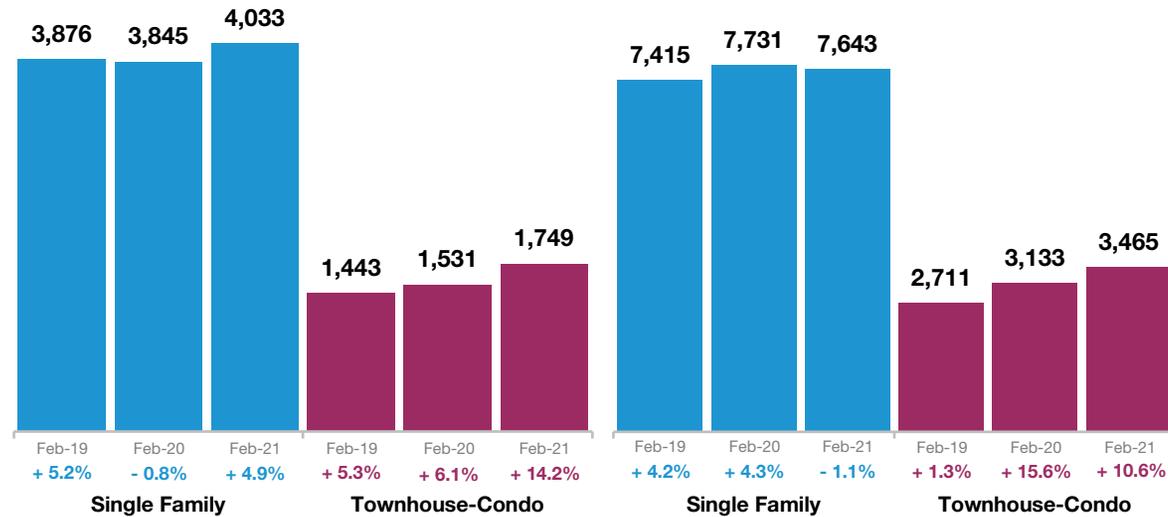


Under Contract

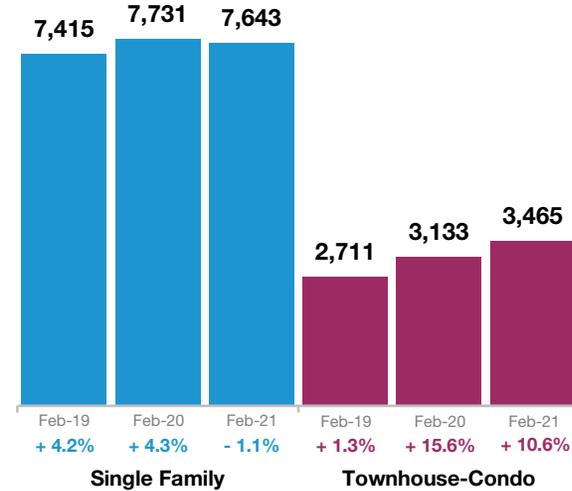
A count of the properties that have offers accepted on them in a given month.



February

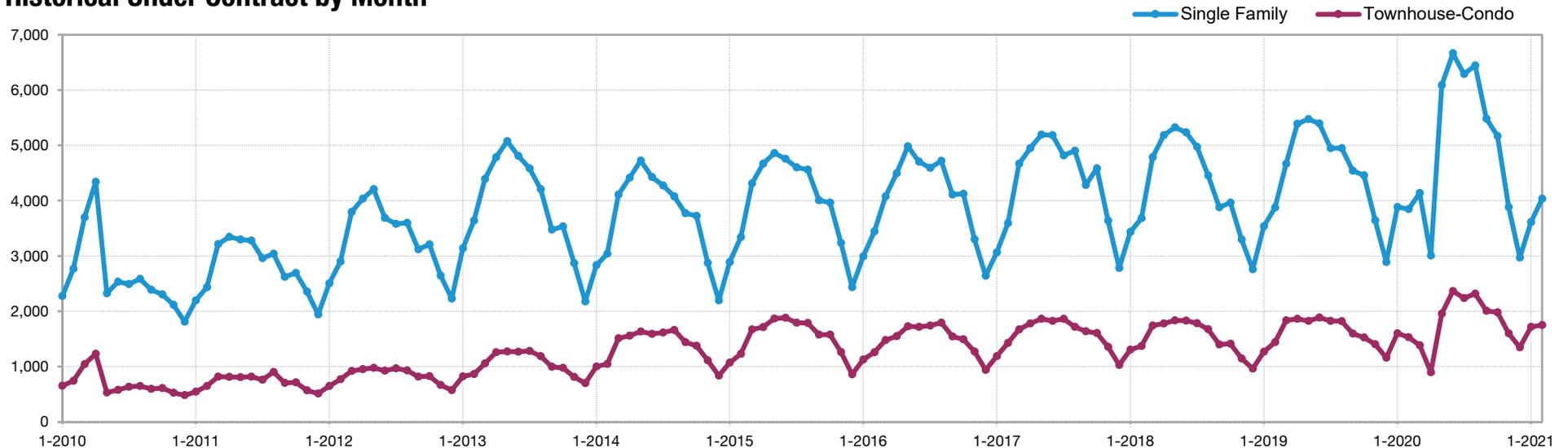


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2020	4,139	-11.3%	1,386	-24.4%
Apr-2020	3,007	-44.2%	899	-51.7%
May-2020	6,088	+11.2%	1,957	+7.1%
Jun-2020	6,662	+23.5%	2,366	+25.4%
Jul-2020	6,288	+27.1%	2,236	+22.6%
Aug-2020	6,444	+30.2%	2,318	+27.2%
Sep-2020	5,483	+20.7%	2,007	+25.6%
Oct-2020	5,167	+16.0%	1,981	+29.6%
Nov-2020	3,886	+6.6%	1,602	+14.0%
Dec-2020	2,969	+2.7%	1,348	+16.1%
Jan-2021	3,610	-7.1%	1,716	+7.1%
Feb-2021	4,033	+4.9%	1,749	+14.2%

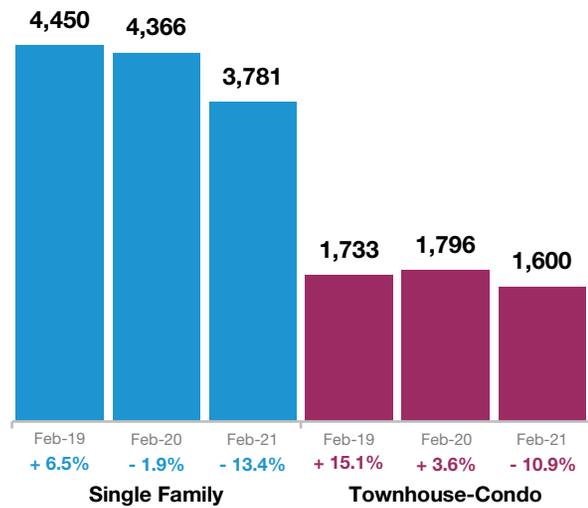
Historical Under Contract by Month



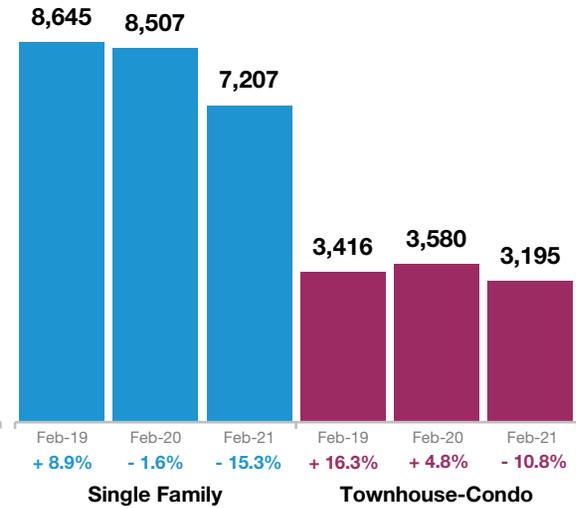
New Listings

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

February

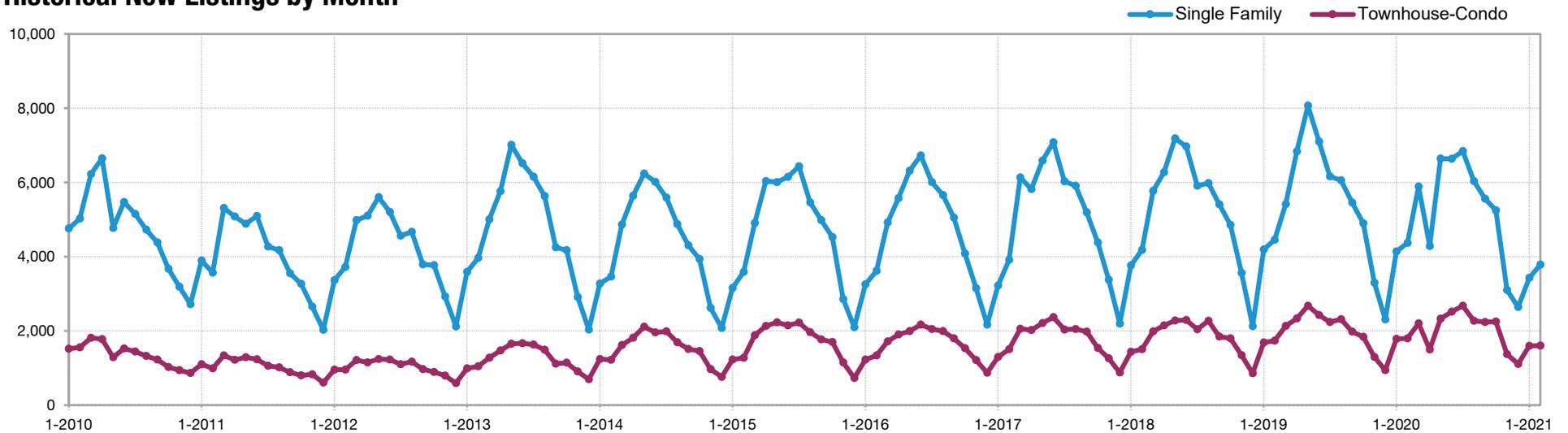


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2020	5,886	+8.8%	2,198	+3.2%
Apr-2020	4,283	-37.4%	1,499	-35.7%
May-2020	6,643	-17.7%	2,328	-12.9%
Jun-2020	6,632	-6.6%	2,516	+3.8%
Jul-2020	6,840	+11.1%	2,676	+19.6%
Aug-2020	6,037	-0.3%	2,272	-1.9%
Sep-2020	5,563	+2.0%	2,235	+13.2%
Oct-2020	5,249	+7.2%	2,251	+22.5%
Nov-2020	3,102	-5.8%	1,369	+5.6%
Dec-2020	2,638	+14.3%	1,106	+17.3%
Jan-2021	3,426	-17.3%	1,595	-10.6%
Feb-2021	3,781	-13.4%	1,600	-10.9%

Historical New Listings by Month

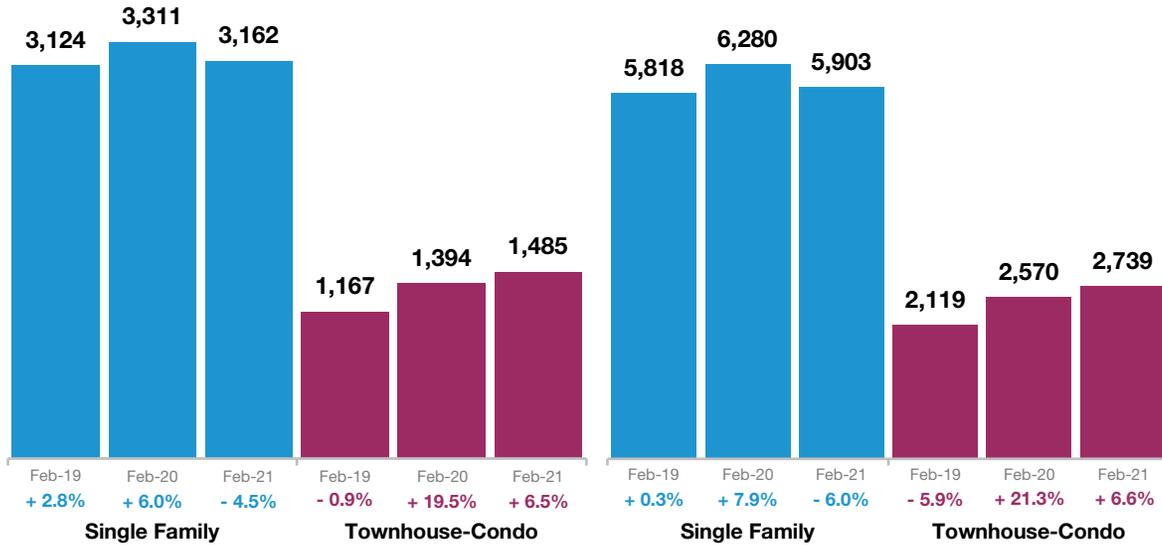


Sold Listings

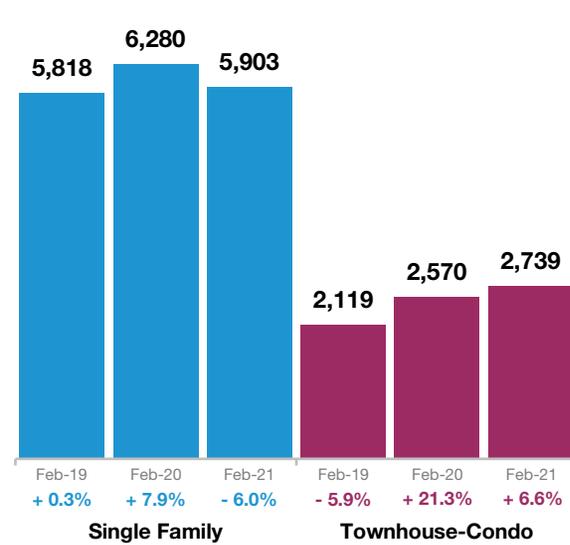
A count of the actual sales that closed in a given month.



February

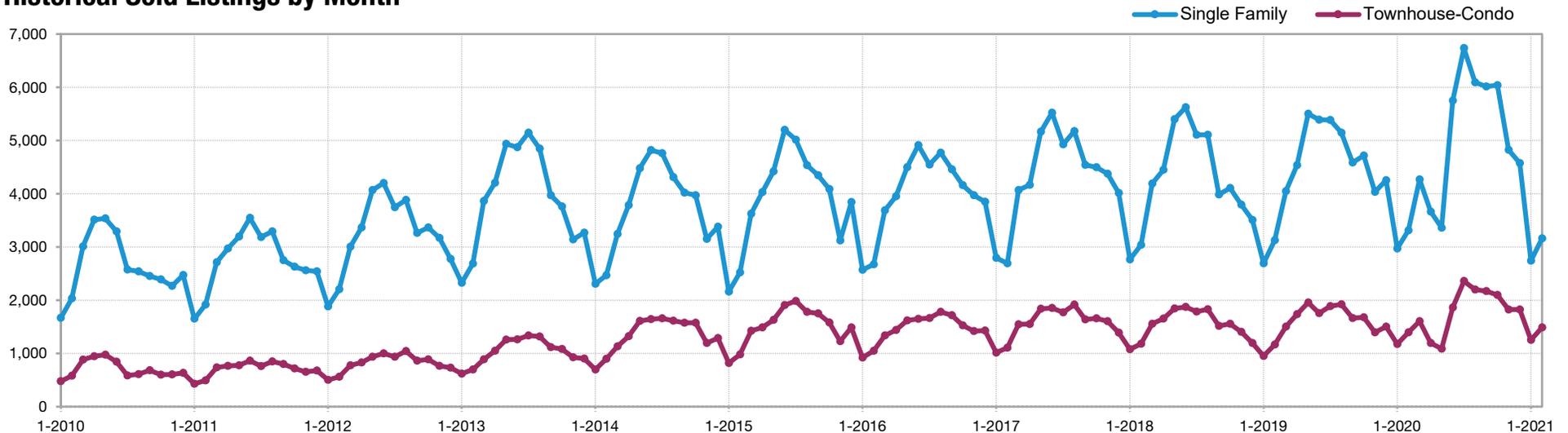


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2020	4,269	+5.5%	1,604	+6.9%
Apr-2020	3,661	-19.3%	1,196	-31.1%
May-2020	3,361	-38.9%	1,089	-44.4%
Jun-2020	5,752	+6.7%	1,862	+6.0%
Jul-2020	6,735	+25.1%	2,359	+25.1%
Aug-2020	6,095	+18.4%	2,199	+14.4%
Sep-2020	6,013	+31.1%	2,171	+30.5%
Oct-2020	6,040	+28.0%	2,099	+25.3%
Nov-2020	4,826	+19.7%	1,826	+31.2%
Dec-2020	4,575	+7.6%	1,826	+21.7%
Jan-2021	2,741	-7.7%	1,254	+6.6%
Feb-2021	3,162	-4.5%	1,485	+6.5%

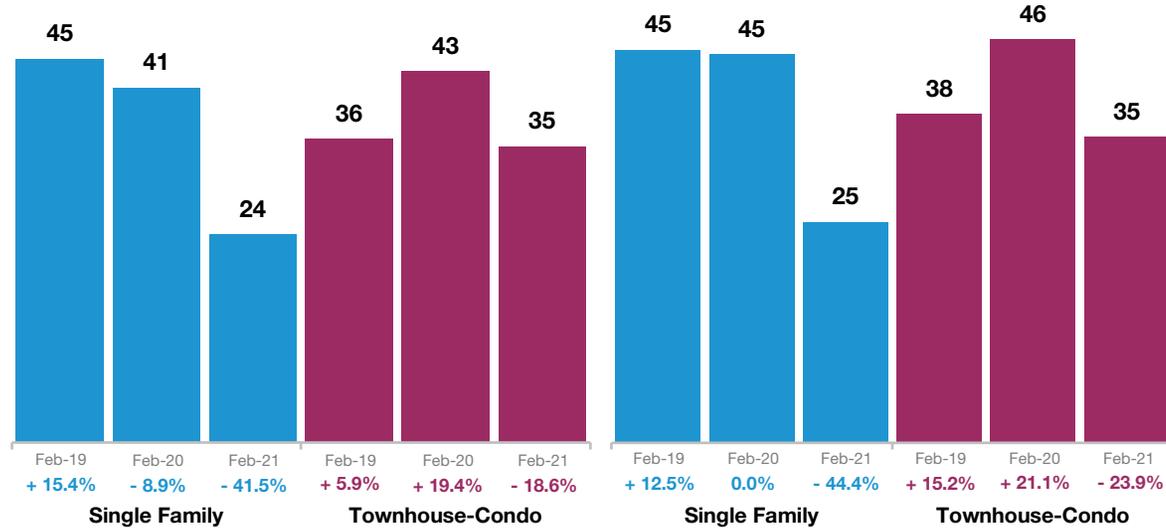
Historical Sold Listings by Month



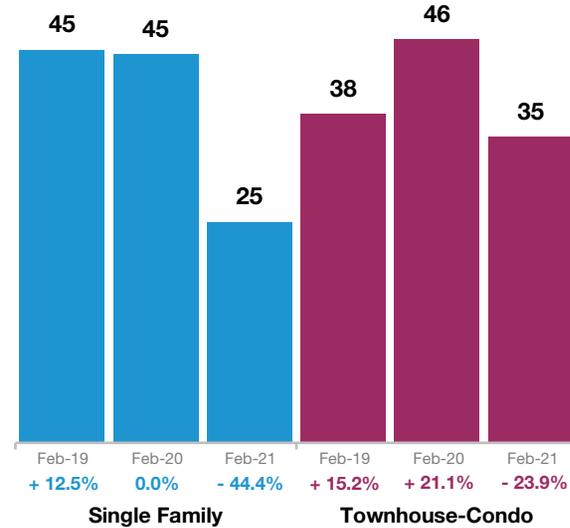
Days on Market Until Sale

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

February

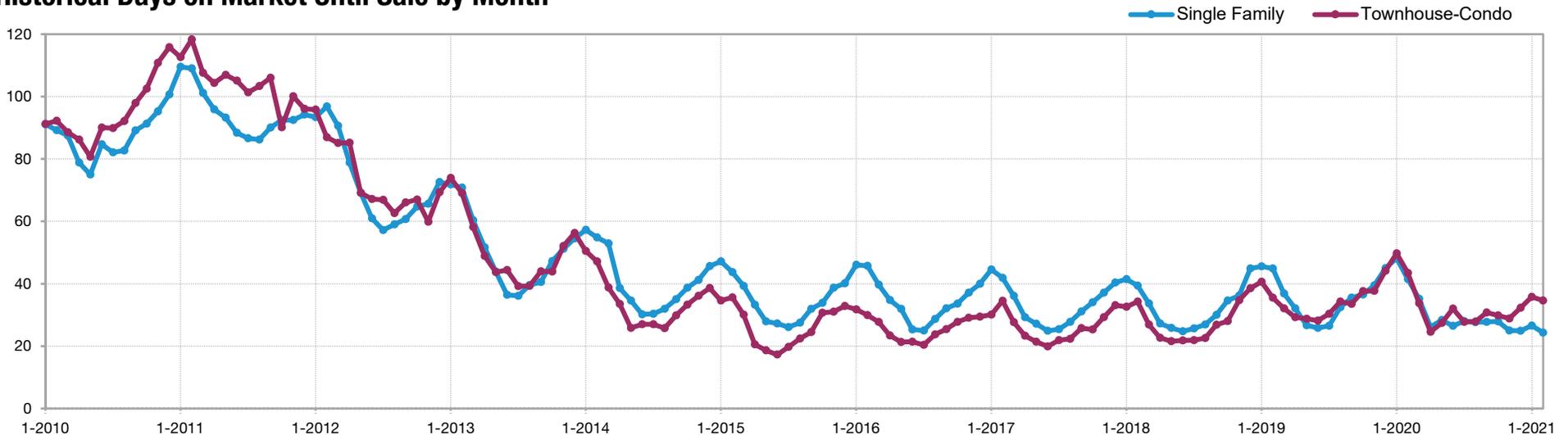


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	27	+3.8%	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%
Jan-2021	27	-43.8%	36	-28.0%
Feb-2021	24	-41.5%	35	-18.6%

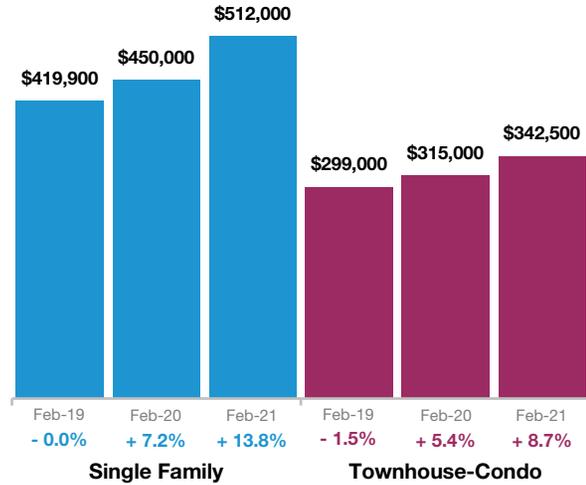
Historical Days on Market Until Sale by Month



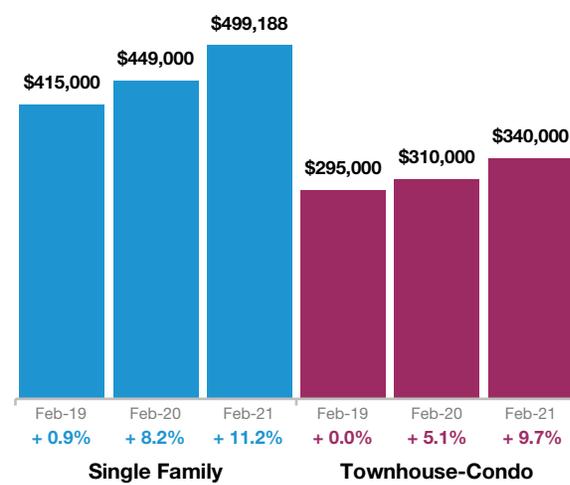
Median Sales Price

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

February

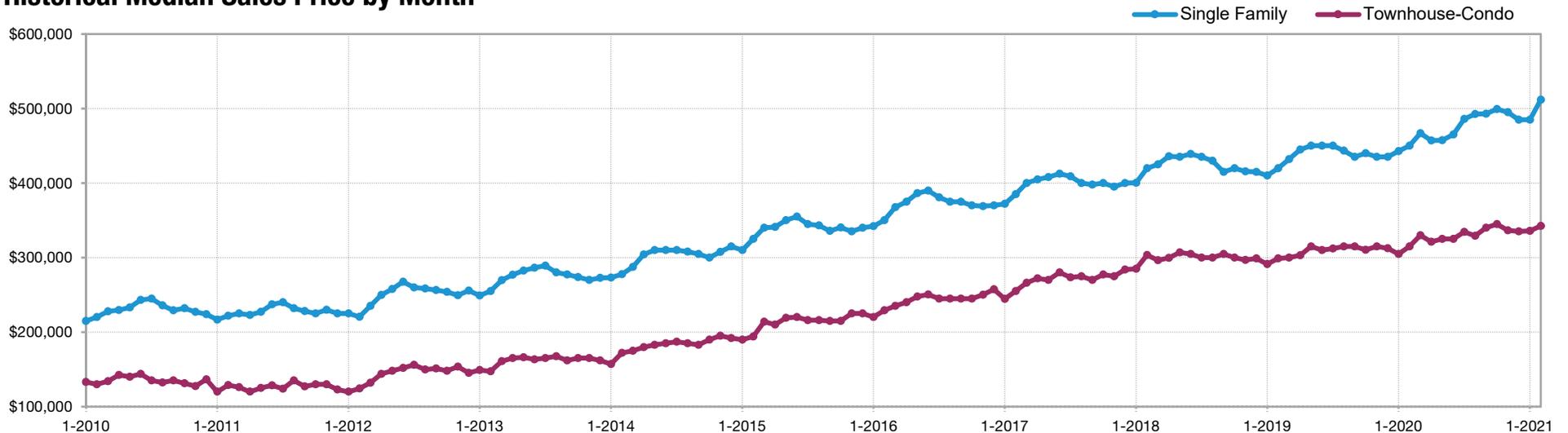


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2020	\$467,000	+8.1%	\$330,000	+10.0%
Apr-2020	\$457,000	+2.7%	\$321,250	+6.0%
May-2020	\$457,400	+1.6%	\$325,000	+3.2%
Jun-2020	\$465,000	+3.3%	\$325,000	+4.8%
Jul-2020	\$486,000	+8.0%	\$334,500	+7.2%
Aug-2020	\$492,500	+11.0%	\$329,250	+4.5%
Sep-2020	\$493,000	+13.3%	\$339,900	+7.9%
Oct-2020	\$499,450	+13.5%	\$345,000	+11.1%
Nov-2020	\$495,000	+13.8%	\$336,500	+6.8%
Dec-2020	\$485,000	+11.5%	\$335,000	+7.2%
Jan-2021	\$485,000	+9.5%	\$336,000	+10.2%
Feb-2021	\$512,000	+13.8%	\$342,500	+8.7%

Historical Median Sales Price by Month

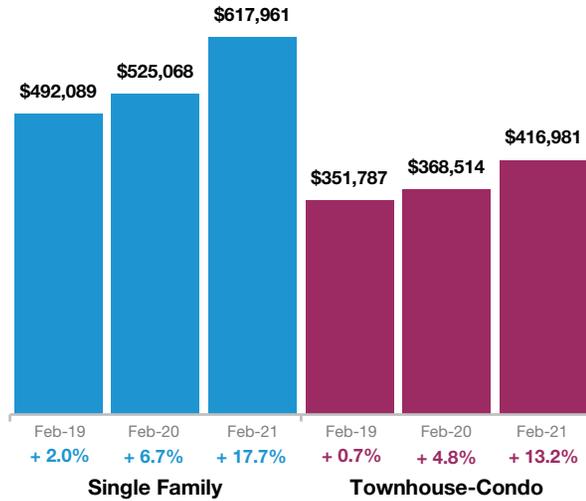


Average Sales Price

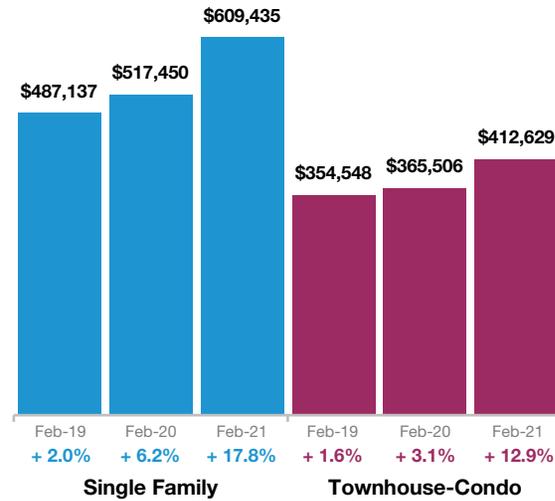
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



February

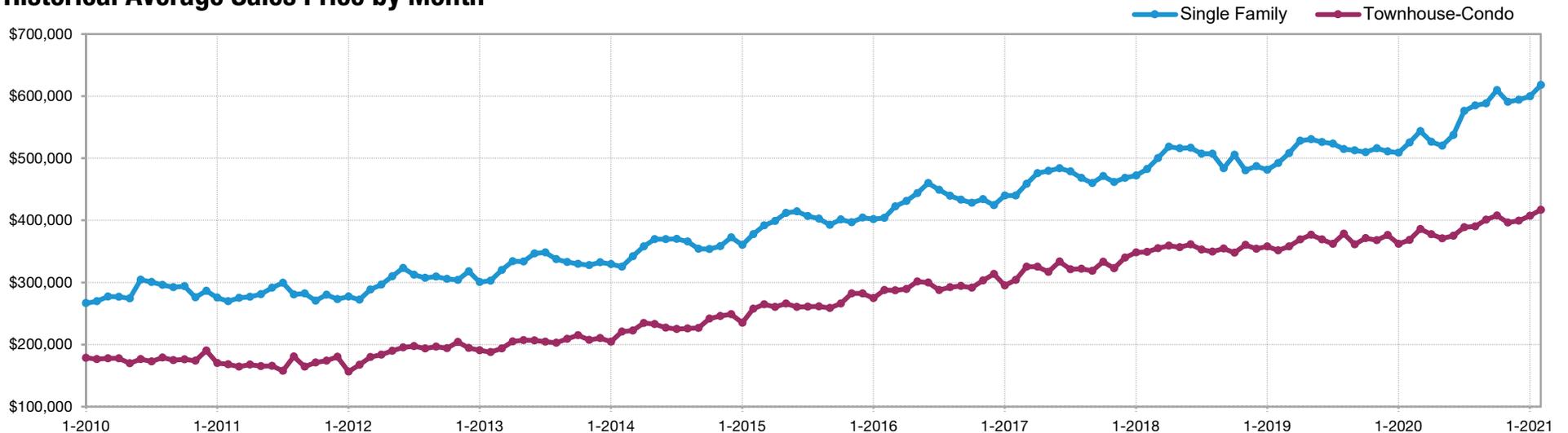


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2020	\$543,447	+7.0%	\$385,863	+7.8%
Apr-2020	\$526,349	-0.3%	\$377,630	+2.3%
May-2020	\$520,156	-1.9%	\$371,108	-1.5%
Jun-2020	\$537,442	+2.2%	\$375,142	+1.6%
Jul-2020	\$576,048	+10.0%	\$388,895	+7.4%
Aug-2020	\$584,845	+13.7%	\$389,980	+3.1%
Sep-2020	\$588,447	+14.8%	\$401,154	+11.0%
Oct-2020	\$609,478	+19.6%	\$407,825	+9.8%
Nov-2020	\$590,768	+14.5%	\$396,494	+7.7%
Dec-2020	\$594,268	+16.3%	\$399,481	+6.2%
Jan-2021	\$599,603	+17.8%	\$407,476	+12.6%
Feb-2021	\$617,961	+17.7%	\$416,981	+13.2%

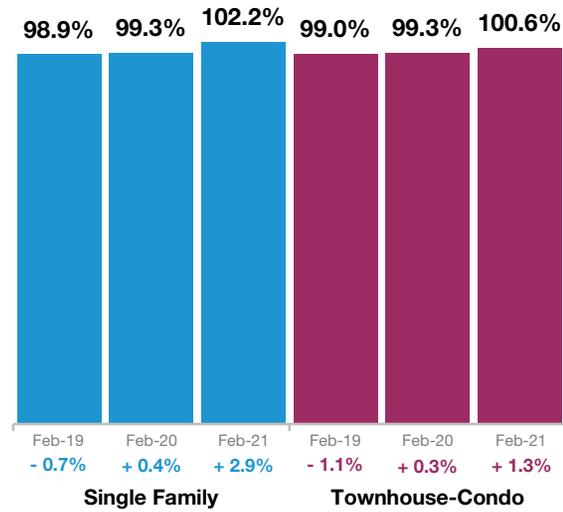
Historical Average Sales Price by Month



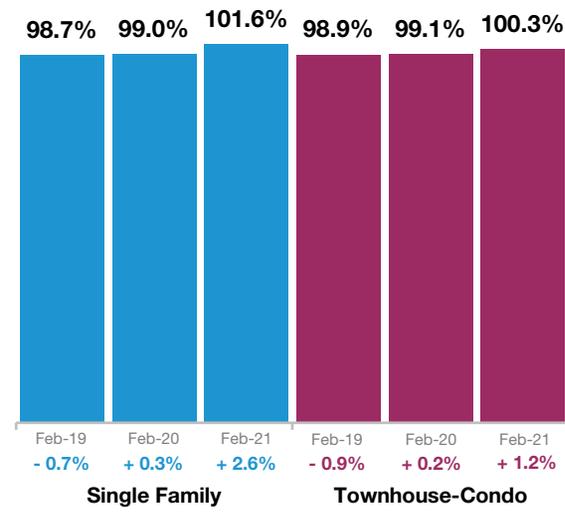
Percent of List Price Received

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.

February

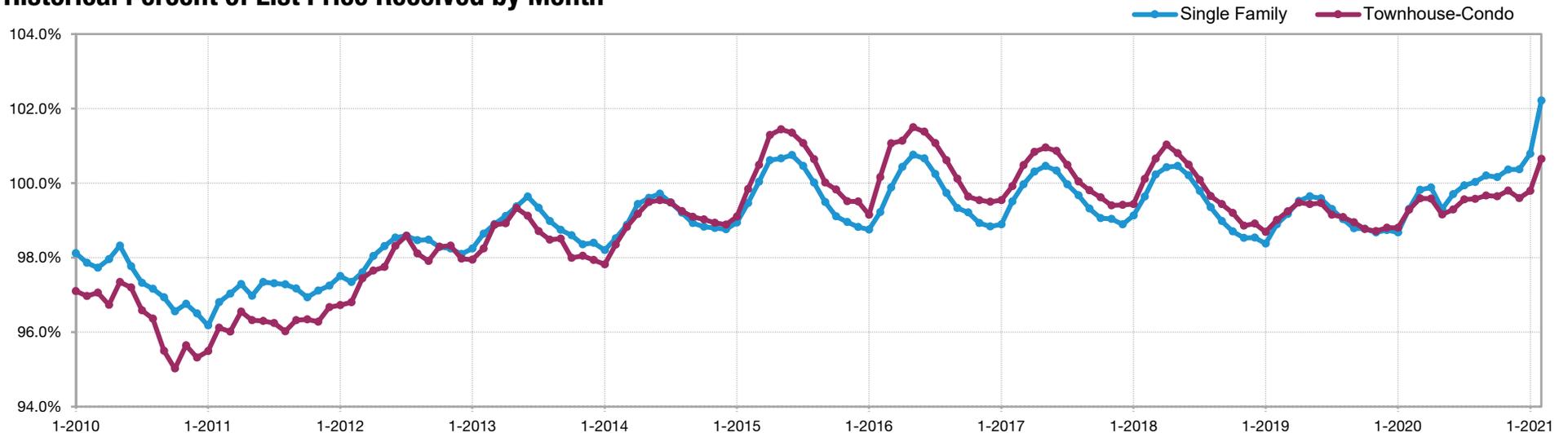


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Jan-2021	100.8%	+2.1%	99.8%	+1.0%
Feb-2021	102.2%	+2.9%	100.6%	+1.3%

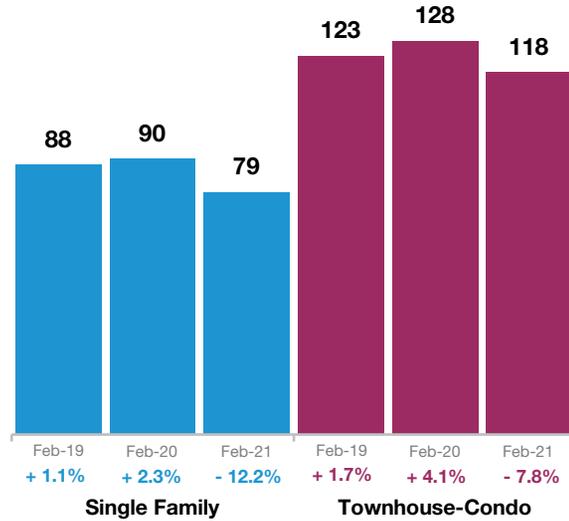
Historical Percent of List Price Received by Month



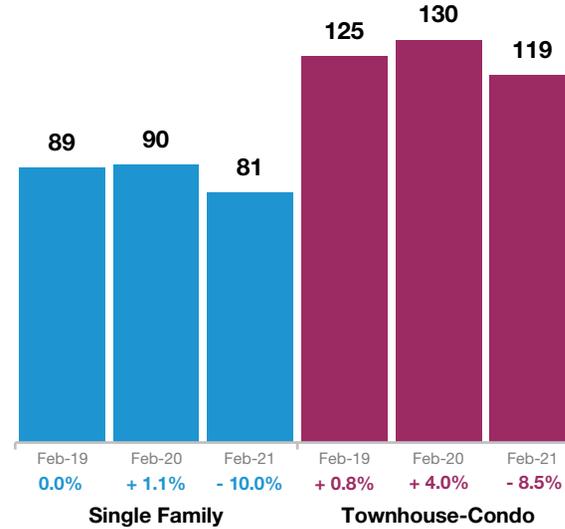
Housing Affordability Index

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.

February

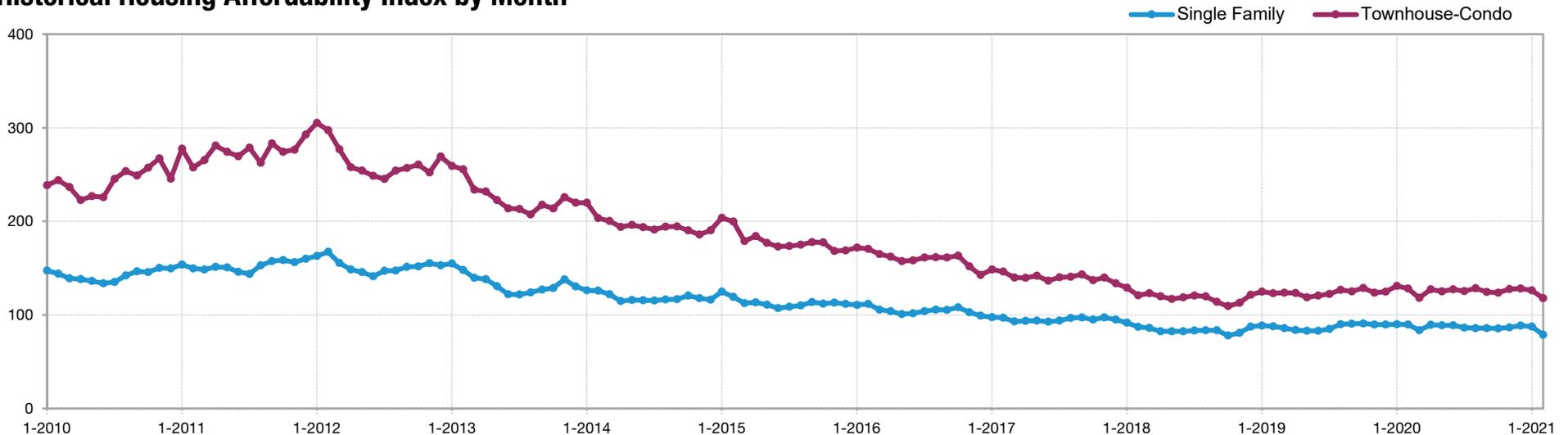


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	+2.5%
Aug-2020	86	-4.4%	128	+0.8%
Sep-2020	86	-5.5%	124	-0.8%
Oct-2020	85	-6.6%	124	-3.9%
Nov-2020	87	-3.3%	128	+3.2%
Dec-2020	88	-2.2%	128	+2.4%
Jan-2021	87	-3.3%	126	-3.8%
Feb-2021	79	-12.2%	118	-7.8%

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	2-2020	2-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
Active Listings		9,943	2,951	- 70.3%	--	--	--
Under Contract		5,385	5,796	+ 7.6%	10,874	11,138	+ 2.4%
New Listings		6,179	5,395	- 12.7%	12,118	10,430	- 13.9%
Sold Listings		4,707	4,663	- 0.9%	8,855	8,664	- 2.2%
Days on Market		42	28	- 33.3%	45	29	- 35.6%
Median Sales Price		\$419,496	\$464,754	+ 10.8%	\$415,000	\$455,000	+ 9.6%
Average Sales Price		\$478,531	\$552,483	+ 15.5%	\$473,143	\$546,193	+ 15.4%
Pct. of List Price Received		99.3%	101.7%	+ 2.4%	99.0%	101.1%	+ 2.1%
Affordability Index		96	87	- 9.4%	97	89	- 8.2%

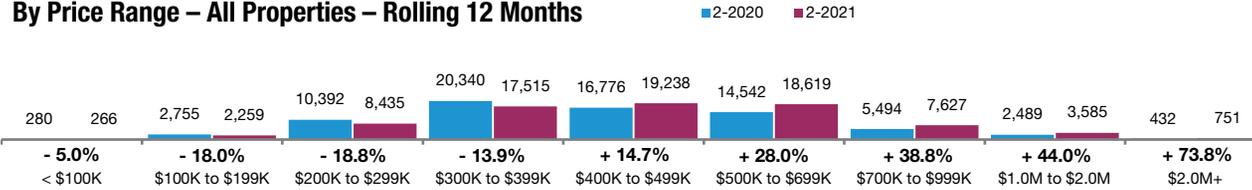
Sold Listings

Actual sales that have closed in a given month.

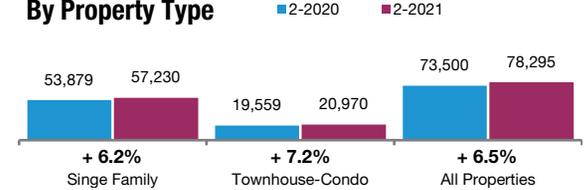


DENVER METRO
ASSOCIATION OF REALTORS®

By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	2-2020	2-2021	Change	2-2020	2-2021	Change
\$99,999 and Below	210	196	-6.7%	36	27	-25.0%
\$100,000 to \$199,999	640	581	-9.2%	2,103	1,655	-21.3%
\$200,000 to \$299,999	3,528	2,301	-34.8%	6,859	6,127	-10.7%
\$300,000 to \$399,999	15,294	11,389	-25.5%	5,036	6,108	+21.3%
\$400,000 to \$499,999	14,428	16,181	+12.1%	2,347	3,056	+30.2%
\$500,000 to \$699,999	12,565	16,146	+28.5%	1,977	2,472	+25.0%
\$700,000 to \$999,999	4,657	6,539	+40.4%	837	1,086	+29.7%
\$1,000,000 to \$1,999,999	2,164	3,199	+47.8%	325	386	+18.8%
\$2,000,000 and Above	393	698	+77.6%	39	53	+35.9%
All Price Ranges	53,879	57,230	+6.2%	19,559	20,970	+7.2%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	1-2021	2-2021	Change	1-2021	2-2021	Change
\$99,999 and Below	8	11	+37.5%	0	2	--
\$100,000 to \$199,999	28	31	+10.7%	100	118	+18.0%
\$200,000 to \$299,999	117	103	-12.0%	359	376	+4.7%
\$300,000 to \$399,999	523	494	-5.5%	349	454	+30.1%
\$400,000 to \$499,999	773	870	+12.5%	177	214	+20.9%
\$500,000 to \$699,999	758	939	+23.9%	153	192	+25.5%
\$700,000 to \$999,999	307	443	+44.3%	74	89	+20.3%
\$1,000,000 to \$1,999,999	183	215	+17.5%	41	31	-24.4%
\$2,000,000 and Above	44	56	+27.3%	1	9	+800.0%
All Price Ranges	2,741	3,162	+15.4%	1,254	1,485	+18.4%

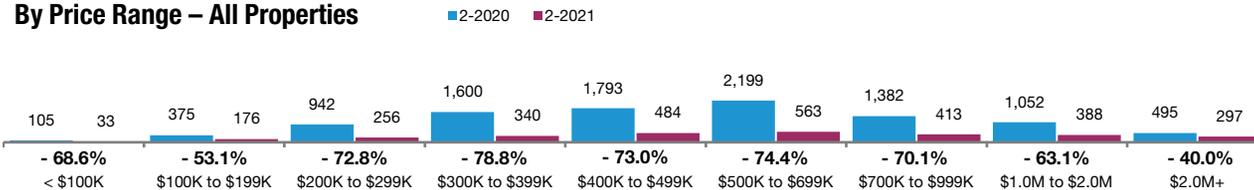
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	2-2020	2-2021	Change	2-2020	2-2021	Change
\$99,999 and Below	24	19	-20.8%	1	2	+100.0%
\$100,000 to \$199,999	89	59	-33.7%	291	218	-25.1%
\$200,000 to \$299,999	409	220	-46.2%	900	735	-18.3%
\$300,000 to \$399,999	1,664	1,017	-38.9%	651	803	+23.3%
\$400,000 to \$499,999	1,735	1,643	-5.3%	313	391	+24.9%
\$500,000 to \$699,999	1,556	1,697	+9.1%	258	345	+33.7%
\$700,000 to \$999,999	510	750	+47.1%	114	163	+43.0%
\$1,000,000 to \$1,999,999	255	398	+56.1%	37	72	+94.6%
\$2,000,000 and Above	38	100	+163.2%	5	10	+100.0%
All Price Ranges	6,280	5,903	-6.0%	2,570	2,739	+6.6%

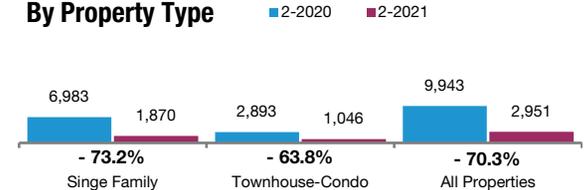
Inventory of Active Listings

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

By Price Range – All Properties



By Property Type



Year over Year

By Price Range	Single Family			Townhouse-Condo		
	2-2020	2-2021	Change	2-2020	2-2021	Change
\$99,999 and Below	74	25	-66.2%	5	1	-80.0%
\$100,000 to \$199,999	177	62	-65.0%	174	100	-42.5%
\$200,000 to \$299,999	366	88	-76.0%	567	162	-71.4%
\$300,000 to \$399,999	922	161	-82.5%	673	176	-73.8%
\$400,000 to \$499,999	1,326	312	-76.5%	465	168	-63.9%
\$500,000 to \$699,999	1,716	383	-77.7%	482	180	-62.7%
\$700,000 to \$999,999	1,080	294	-72.8%	302	118	-60.9%
\$1,000,000 to \$1,999,999	886	296	-66.6%	166	92	-44.6%
\$2,000,000 and Above	436	248	-43.1%	59	49	-16.9%
All Price Ranges	6,983	1,870	-73.2%	2,893	1,046	-63.8%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	1-2021	2-2021	Change	1-2021	2-2021	Change
\$99,999 and Below	23	25	+8.7%	3	1	-66.7%
\$100,000 to \$199,999	76	62	-18.4%	137	100	-27.0%
\$200,000 to \$299,999	129	88	-31.8%	276	162	-41.3%
\$300,000 to \$399,999	275	161	-41.5%	242	176	-27.3%
\$400,000 to \$499,999	473	312	-34.0%	229	168	-26.6%
\$500,000 to \$699,999	506	383	-24.3%	231	180	-22.1%
\$700,000 to \$999,999	355	294	-17.2%	145	118	-18.6%
\$1,000,000 to \$1,999,999	367	296	-19.3%	102	92	-9.8%
\$2,000,000 and Above	290	248	-14.5%	46	49	+6.5%
All Price Ranges	2,495	1,870	-25.1%	1,411	1,046	-25.9%

Year to Date

Single Family	Townhouse-Condo
---------------	-----------------

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.