

# DIGGING DEEPER: February 2021 Records

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

## ACTIVE LISTINGS

- ✓ (Residential) 2,024 represents the lowest inventory on record. The previous low was January 2021 of 2,316.
- ✓ (Detached) 1,120 represents the lowest inventory on record. The previous low was January 2021 of 1,263.

## CLOSE PRICE — MEDIAN

- ✓ (Residential) \$475,000 represents a tie for the highest amount on record. The previous record was in October 2020.
- ✓ (Detached) \$530,000 represents the highest amount on record. The previous record was in October 2020 of \$515,000.
- ✓ (Attached) \$337,250 represents the highest Amount on record. The previous record was October 2020 of \$337,000.

## CLOSE PRICE — AVERAGE

- ✓ (Residential) \$553,774 represents the highest February on record. The previous record was in 2019 of \$463,642.
- ✓ (Detached) \$632,581 represents the highest amount on record. The previous record was in January 2021 of \$627,550.
- ✓ (Attached) \$401,552 represents the highest amount on record. The previous record was in January 2021 of \$396,677.

## DAYS IN MLS — MEDIAN

- ✓ (Residential) 5 days represents a tie for the lowest number on record. The previous low was set in 9 different times.
- ✓ (Detached) 4 days represents the lowest number on record. The previous low was set 6 different times.

## DAYS IN MLS — AVERAGE

- ✓ (Residential) 23 days represents the lowest February on record. The previous low was in 2018 of 32 days.
- ✓ (Detached) 19 days represents the lowest February on record. The previous low was in 2018 of 34 days.

## DMAR MARKET TRENDS | DIGGING DEEPER

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## CLOSINGS

- ✓ (Residential) 3,641 represents the highest February on record. The previous high was set in 2020 with 3,511 Closings.
- ✓ (Attached) 1,241 represents the highest February on record. The previous high was set in 2018 & 2020 with 1,068 Closings.

## MONTHS OF INVENTORY (MOI)

- ✓ (Residential) 0.56 months represents the lowest February on record. The previous record low was in 2017 with 1.19 months.
- ✓ (Detached) 0.47 months represents the lowest February on record. The previous record was in 2018 with 1.28 months.
- ✓ (Attached) 0.73 months represents the lowest February on record. The previous record was in 2016 with 0.82 months.

## PENDING

- ✓ (Attached) 1,520 pending transactions represent the highest February on record. The previous high was in 2017 of 1,457.



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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 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
- 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](mailto:communications@dmarealtors.com)

**Media Contact:** 303-242-5855 | [diane@decibelblue.com](mailto: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®

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](http://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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