

A stylized graphic of a mountain range on the left side of the page. It consists of several overlapping geometric shapes: a large orange semi-circle at the top, a red triangle to the left, a purple triangle in the center, and a blue triangle at the bottom right. The shapes are arranged to create a sense of depth and a mountain silhouette.

Denver Metro Real Estate Market Trends Report

May 2021

MARKET OVERVIEW

The May report, according to recent data provided by the Denver Metro Association of REALTORS® Market Trends Committee, showcases the April market transactions encompassing the 11 counties of the Denver Metro Area (Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson and Park).

Here are the highlights:



Residential (Detached plus Attached)

		Prior Month	Year-Over-Year
Active Listings at Month End	2,594	35.03%	-62.16%
Closed Homes	5,088	-2.81%	28.45%
Close Price - Average	\$623,825	6.19%	24.20%
Close Price - Median	\$526,000	5.20%	19.55%
Days in MLS - Average	13	-31.58%	-38.10%



Detached

Active Listings at Month End	1,640	46.17%	-64.16%
Closed Homes	3,586	2.90%	24.51%
Close Price - Average	\$699,039	3.62%	27.41%
Close Price - Median	\$585,000	4.28%	23.16%
Days in MLS - Average	10	-37.50%	-50.00%



Attached

Active Listings at Month End	954	19.40%	-58.14%
Closed Homes	1,502	-14.17%	38.95%
Close Price - Average	\$444,252	7.31%	17.32%
Close Price - Median	\$376,360	7.30%	16.88%
Days in MLS - Average	21	-19.23%	-8.70%

MARKET INSIGHTS

✓ REALTOR® Tidbits:

- Instead of telling your clients there is “no inventory,” be clearer by saying there is a lower amount of standing inventory, which will help them understand that they will need to act quickly to purchase a home. We do have inventory - it just doesn’t stick around for more than a few days.
- To find more inventory for your buyers, try taking another look at homes just outside your buyer’s price range. If a home at a higher price point has been on the market for more than a few weeks, they may be willing to take a lower offer. At lower price ranges your buyer may have the flexibility to make thoughtful updates over time.
- Educating your clients has never been more important. With hyperactive buyer demand, being available to view a house and make a quick decision is imperative in this market.
- Inventory in this market is like a bathtub with an open drain. The water flowing out of the bathtub is a new listing and the remaining water in the bathtub is standing inventory. Just because you don’t see a lot of standing water doesn’t mean that a lot of houses were not put on the market during that month.

✓ COVID-19 News:

- According to NPR, herd immunity will strengthen the economy with 23 percent of the U.S. population now fully vaccinated.

✓ Local News:

- When comparing the first quarter of 2021 to 2020, the Highlands Ranch zip codes of 80130 and 80126 saw a dramatic decrease in marketing time as days in MLS dropped by 84 percent and 82.4 percent, respectively. The 80130 zip code has average days in MLS of four down from 25 and 80126 went from 34 days to six.
- Denver gained the most workers in the last 12 months from New York City, San Francisco Bay Area and Chicago. For every 10,000 LinkedIn members in Denver, 8.94 moved to the city in the last year from New York City.
- Denver landlords will be required to hold long-term rental licenses for each of their properties under a new law unanimously approved by City Council.

✓ National News:

- The price for a thousand board feet of lumber on the Chicago Mercantile Exchange hit yet another high at \$1,300.00/1,000 bd ft. A year ago, the same contract was \$328.50 and in September of 2009, it was just \$163.60. Nothing is forever.

- The Denver metro area isn’t the only place where the real estate market is in a frenzy. Nationally, the median home price increased 20 percent in April 2021 compared to April 2019.
- Google reported last week that the search “When is the housing market going to crash?” had spiked 2,450 percent in the past month. “Why is the market so hot?” searches had doubled in just a week. And, “How much over asking price should I offer on a home 2021” jumped 350 percent in that same week.
- Baby Boomers are the wealthiest generation of Americans, and they are heading to warmer climates; Las Vegas, Tampa and Phoenix make up the largest share of mortgage purchase requests.
- Hiring was 14.4 percent higher in March 2021 than in March 2020. Seasonally-adjusted hiring (which removes predictable seasonal hiring variations) was 2.8 percent higher in March than February.
- According to a study from realtor.com®, about 4.8 million millennials are turning 30 in 2021 and many are expected to enter the homebuying game if they haven’t already. Forty-three percent of first-time millennial homebuyers have been looking for more than a year. Forty-four percent say they still need more money for a down payment and other closing costs. Thirty-four percent say they can’t find a house in their budget.

✓ Mortgage News:

- As the market evolves, do cash buyers get better deals than financed transactions? The numbers suggest no. Listings that sell to cash buyers sell for 102.5 percent of list price while conventional loan buyers sell for 102.4 percent. FHA comes in third at 101.8 percent. In March, 70.1 percent of closed transactions utilized conventional loans, with 17.1 percent being paid for in cash. FHA loans have lost favor over the last year accounting for only 7.8 percent. 3.5 percent were VA and 1.5 percent were all others.
- Almost 40 years ago on October 9, 1981, the interest rate on a 30-year mortgage peaked at an amazing 18.63 percent. Today, that rate is just 3.04 percent.

✓ Quick Stats:

- Average active listings for April is 14,929 (1985-2020).
- Record-high April was 2006 with 29,045 listings and the record-low was set this year with 2,594 listings.
- The historical average increase in active listings from March to April is 7.23 percent. An increase of 35.03 percent this April represents the largest increase on record. The previous record increase was 22.2 percent in 2015.

EXPERT OPINION



ANDREW ABRAMS

Chair of the DMAR Market
Trends Committee and
Denver REALTOR®



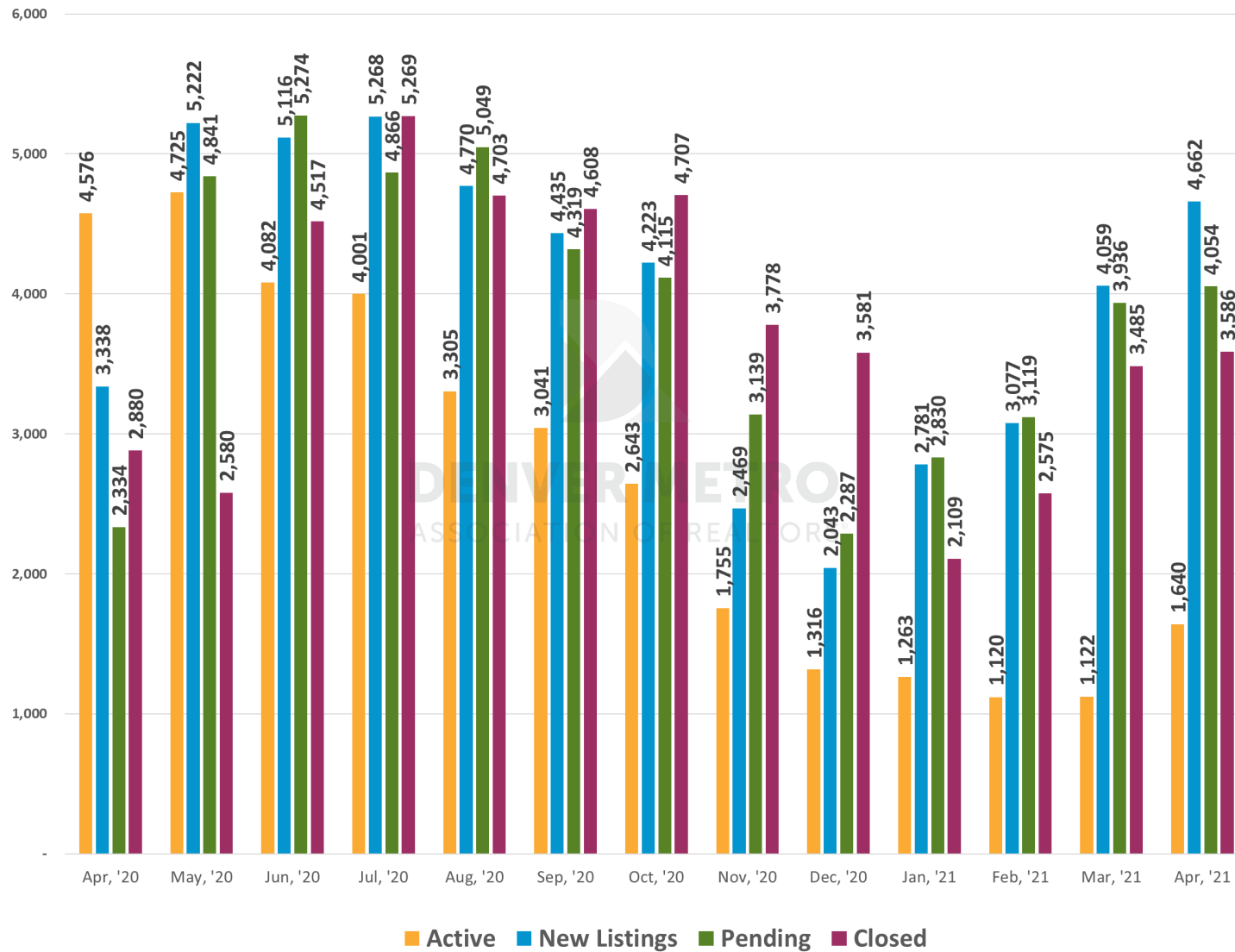
As we reflect on this month's market trends report, it is important to remember where we were last year at this time. April of 2020 was a month of confusion, fear and uncertainty. The ebbs and flow of being an "essential" worker were reflected in new listings last year, which were down 43.02 percent compared to April of this year. Since last year, we have seen a steady rise in competition and therefore prices. With only two weeks of inventory, prices continue to be on the rise. The attached market saw a month-over-month appreciation of 7.30 percent, while the detached market saw an increase of 4.28 percent. The explanation for these stats could be as simple as the attached market has a more approachable price point. The average purchase price of a single-family detached property in the Greater Denver Metro area is \$699,039. With prices on the rise, education, strategy and expectations have never been more critical for a buyer approaching this market.

The question has become whether we are in an inventory shortage or a market based on hyperactive buyer demand. While the consensus is that there is more buyer demand than inventory, both the limited inventory and over-supply of buyers have made this market what it is today. Months-end active inventory did increase by 35.03 percent. There were still only 2,594 active properties at the end of the month, representing the lowest April on record and 48.38 percent less inventory than the previous April low in 2015. As spring turns into summer and large gatherings, sporting events and concerts start to open up again, it will be interesting to watch how individuals adjust. Will demand increase for cities, or will there be continued migration to the suburbs?

We have seen the residential real estate market drive 90 mph for almost a year now. Year-over-year appreciation has been staggering, increasing 24.20 percent and we've shifted from measuring inventory in months to weeks or even days with properties flying off the market. Buyers are feeling frustrated but also determined and hopefully, successful. What happens when you take your foot off the gas going 90 mph? You don't go into reverse (*could you imagine?*) You simply keep moving forward at a slower pace. We are racing into summer and starting to see normal seasonality in our market, which explains the increased months-end active inventory. Even if there is an adjustment, it is more likely that we will see someone take their foot off the gas than all of a sudden go in reverse on the real estate highway.

Detached Single-Family

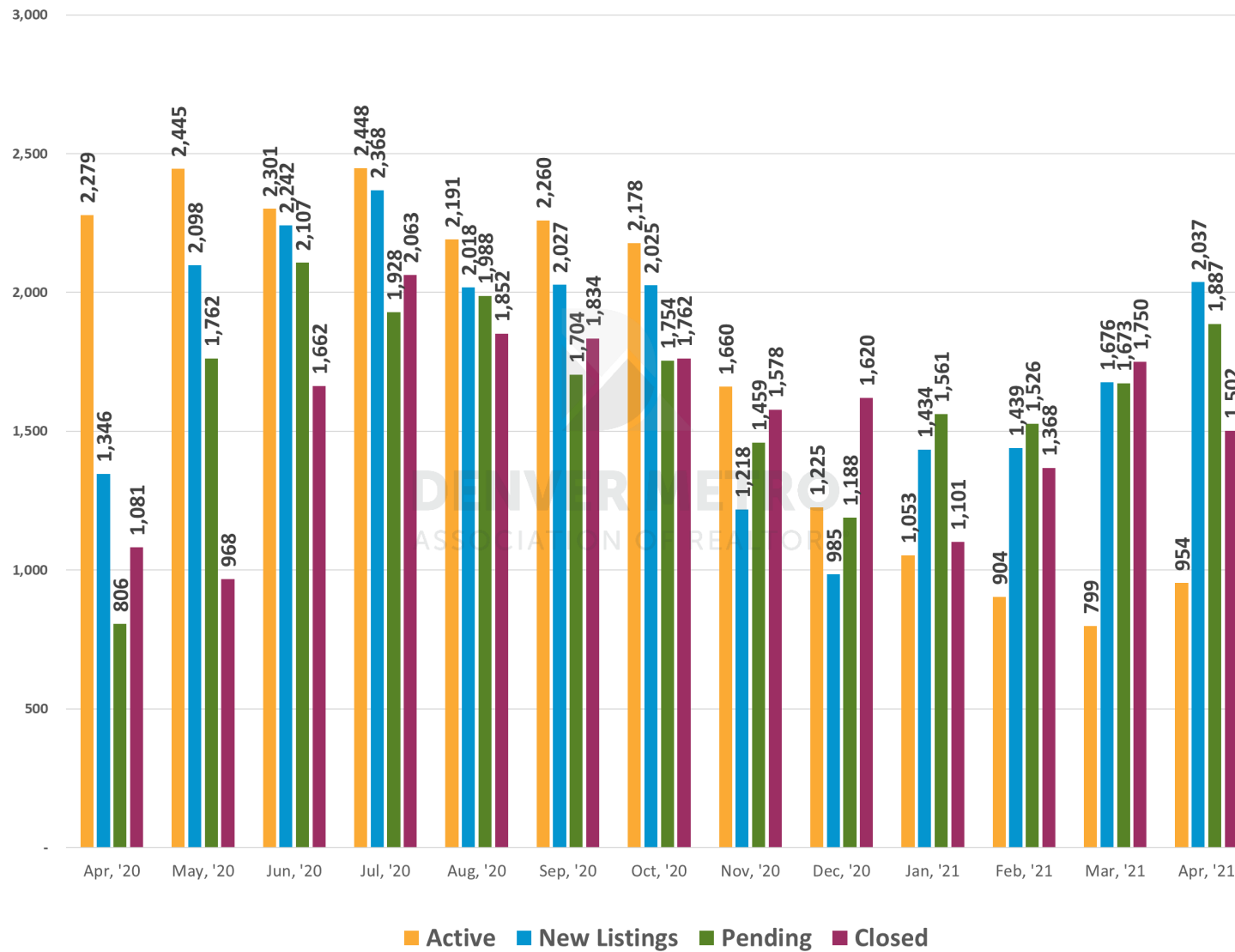
DMAR Market Trends | April 2021 Data
 Denver Metro Association of REALTORS®
 Source of MLS Data: REcolorado.com



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Attached Single-Family

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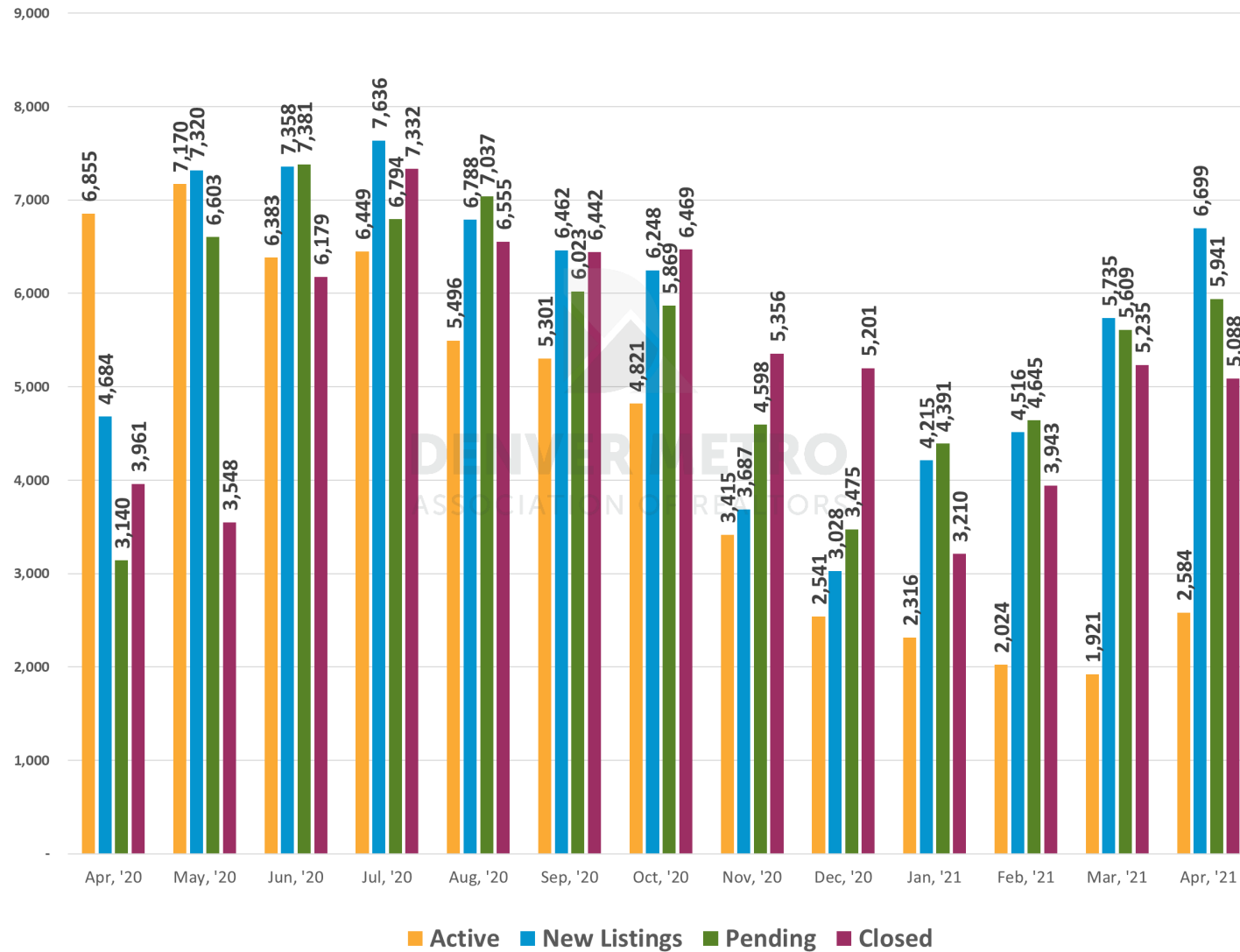
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Residential (Detached + Attached)

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Denver Metro Association of REALTORS®

Source of MLS Data: REcolorado.com

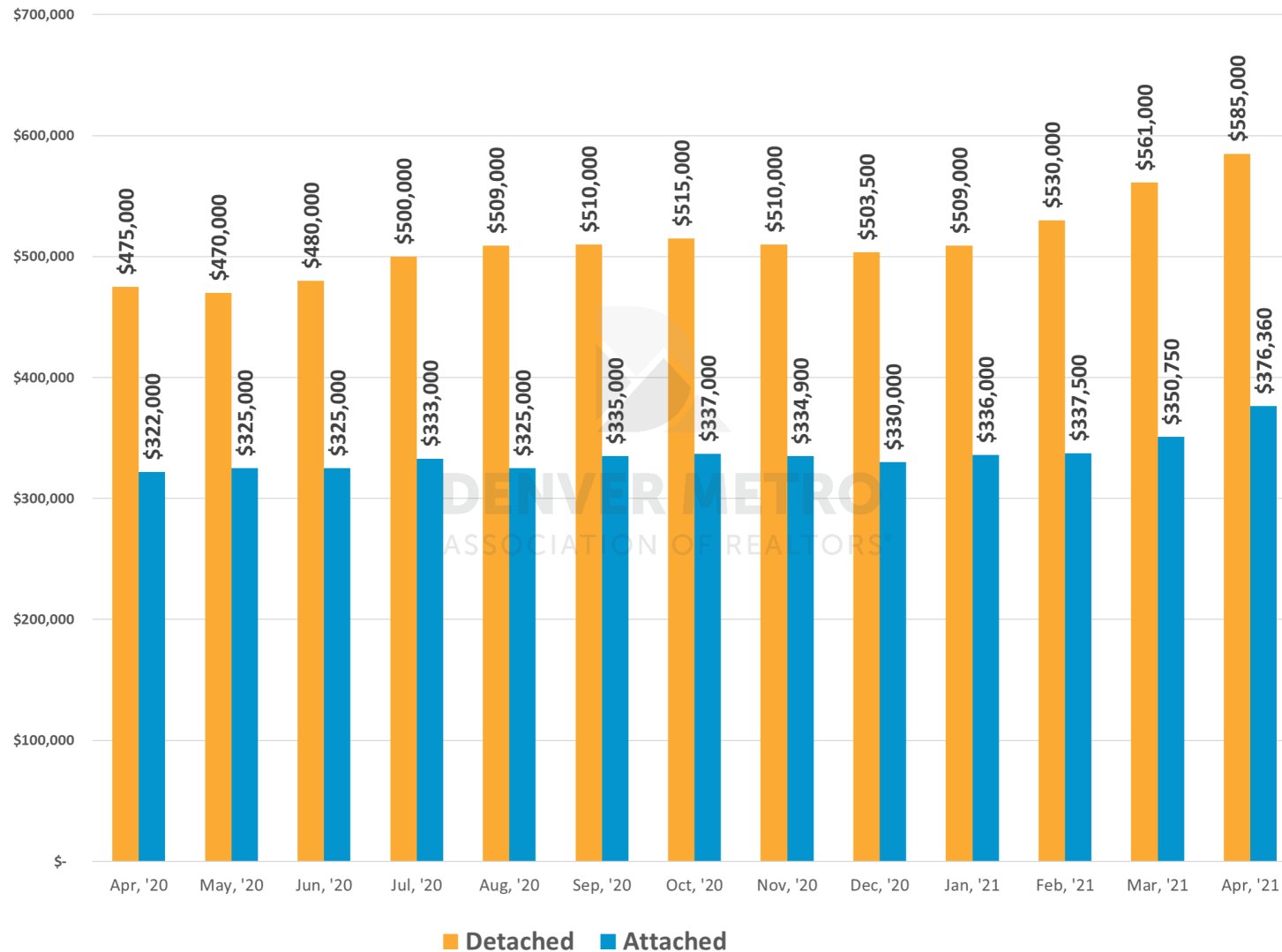


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Median Close Price

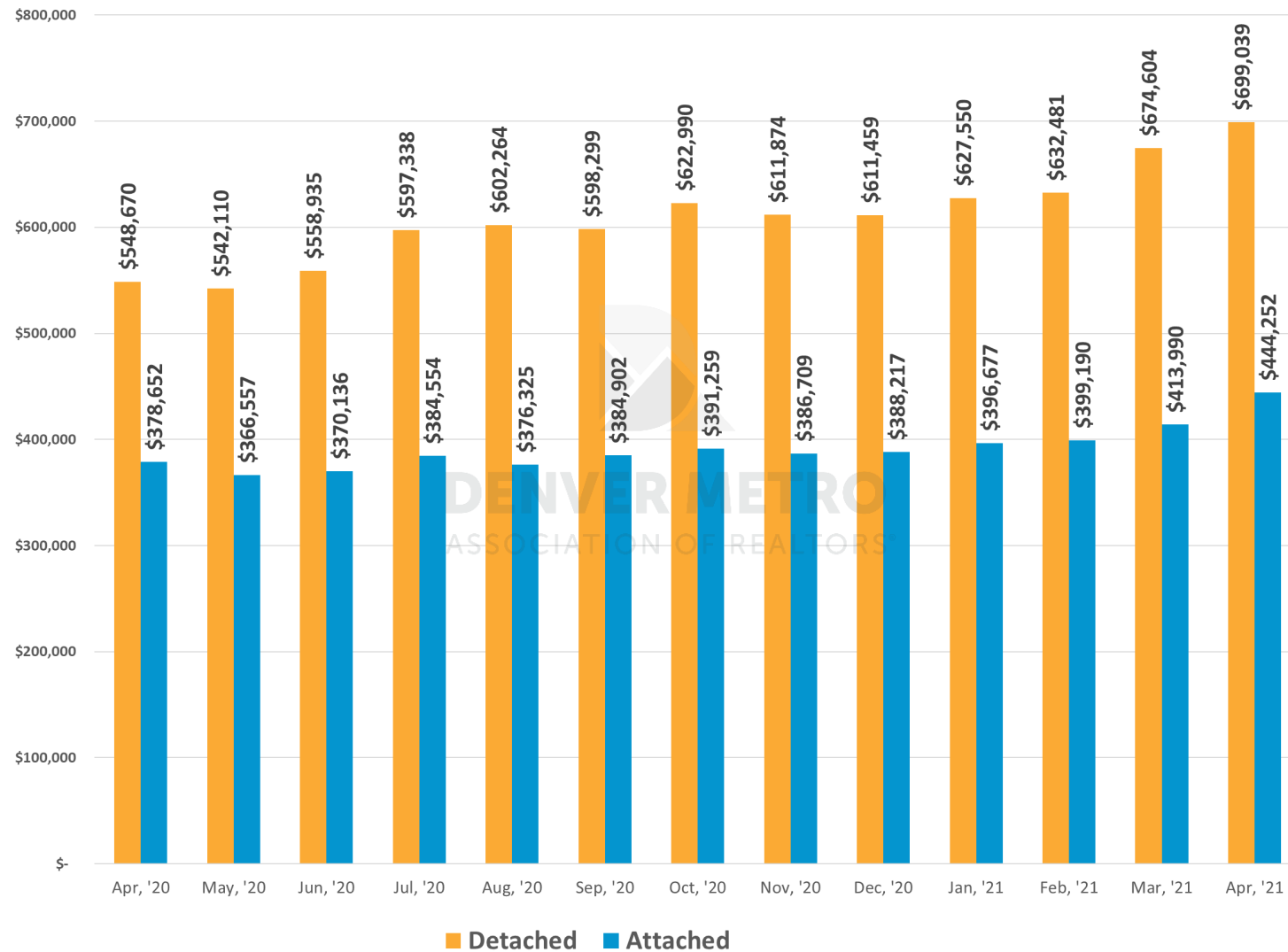
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Average Close Price

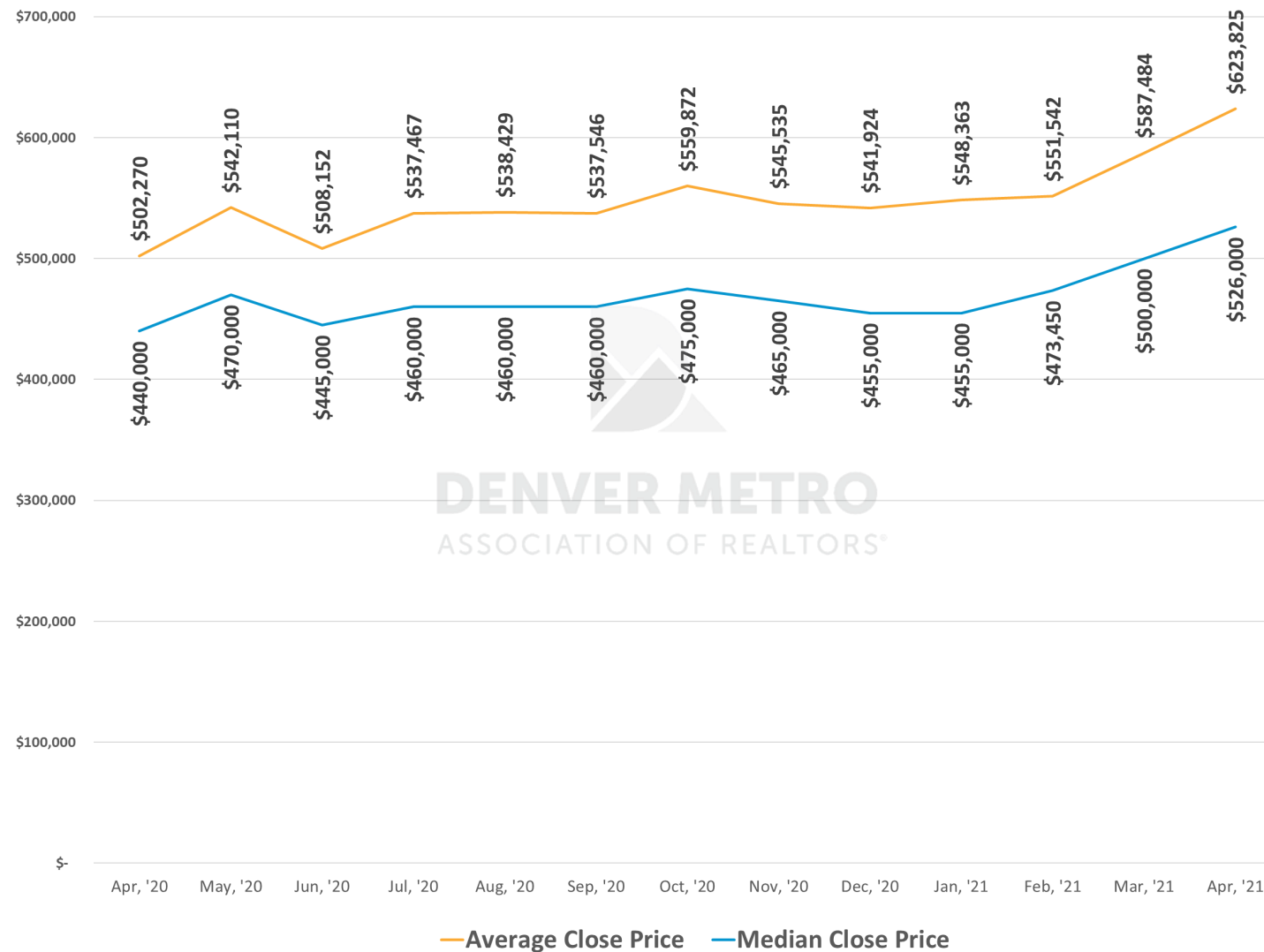
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Residential Close Price

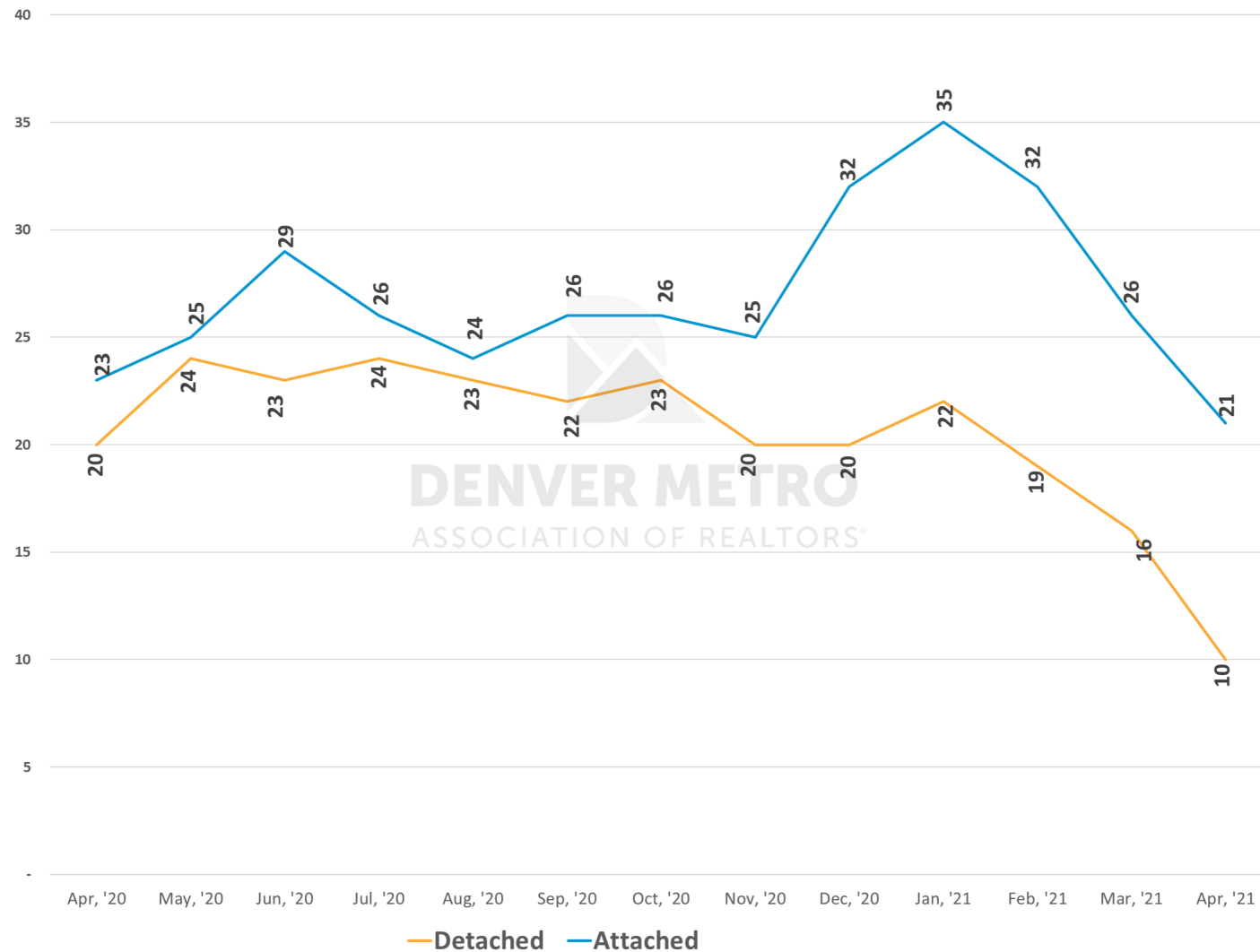
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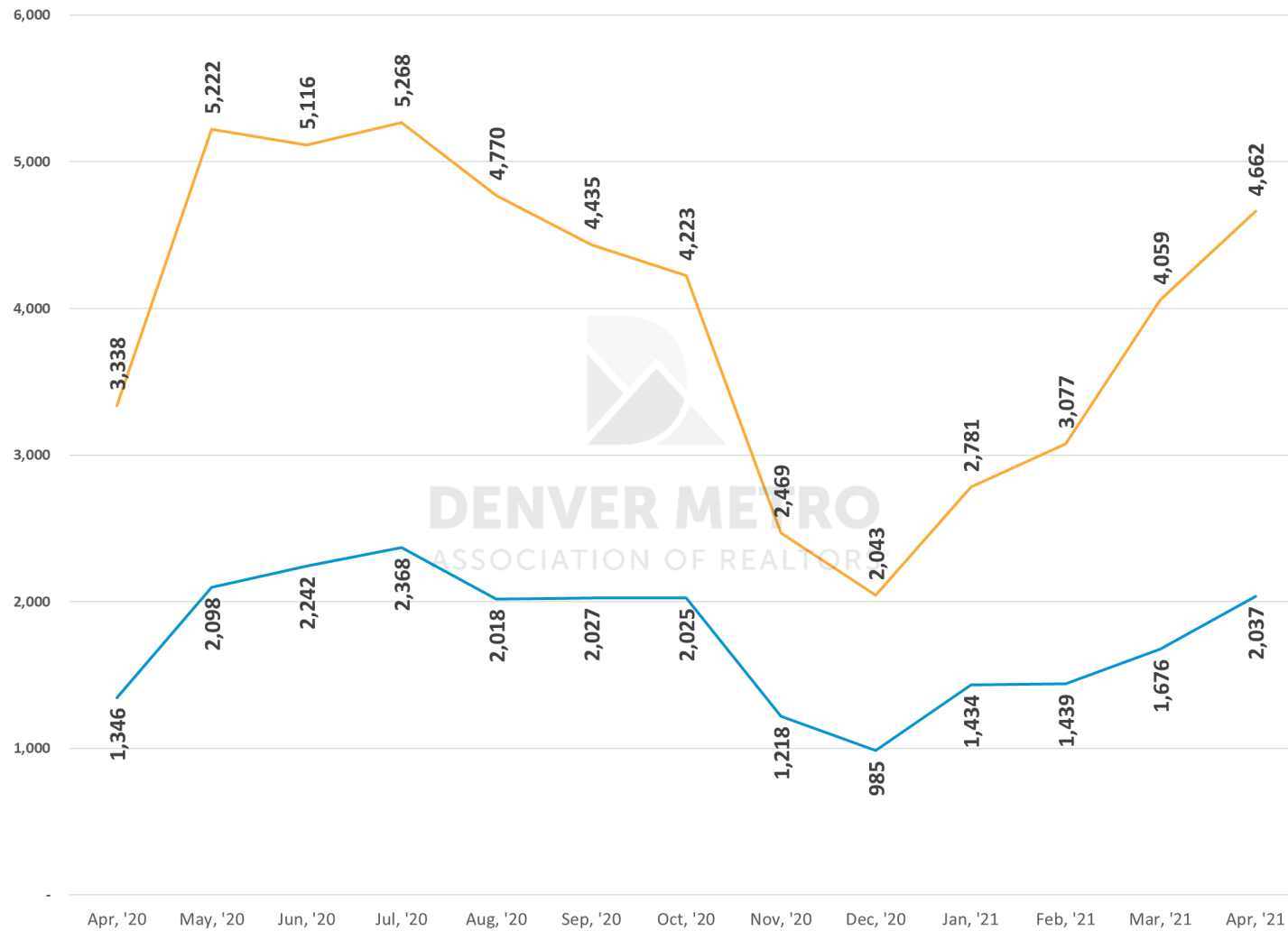
Average Days in MLS

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 Denver Metro Association of REALTORS®
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New Listings

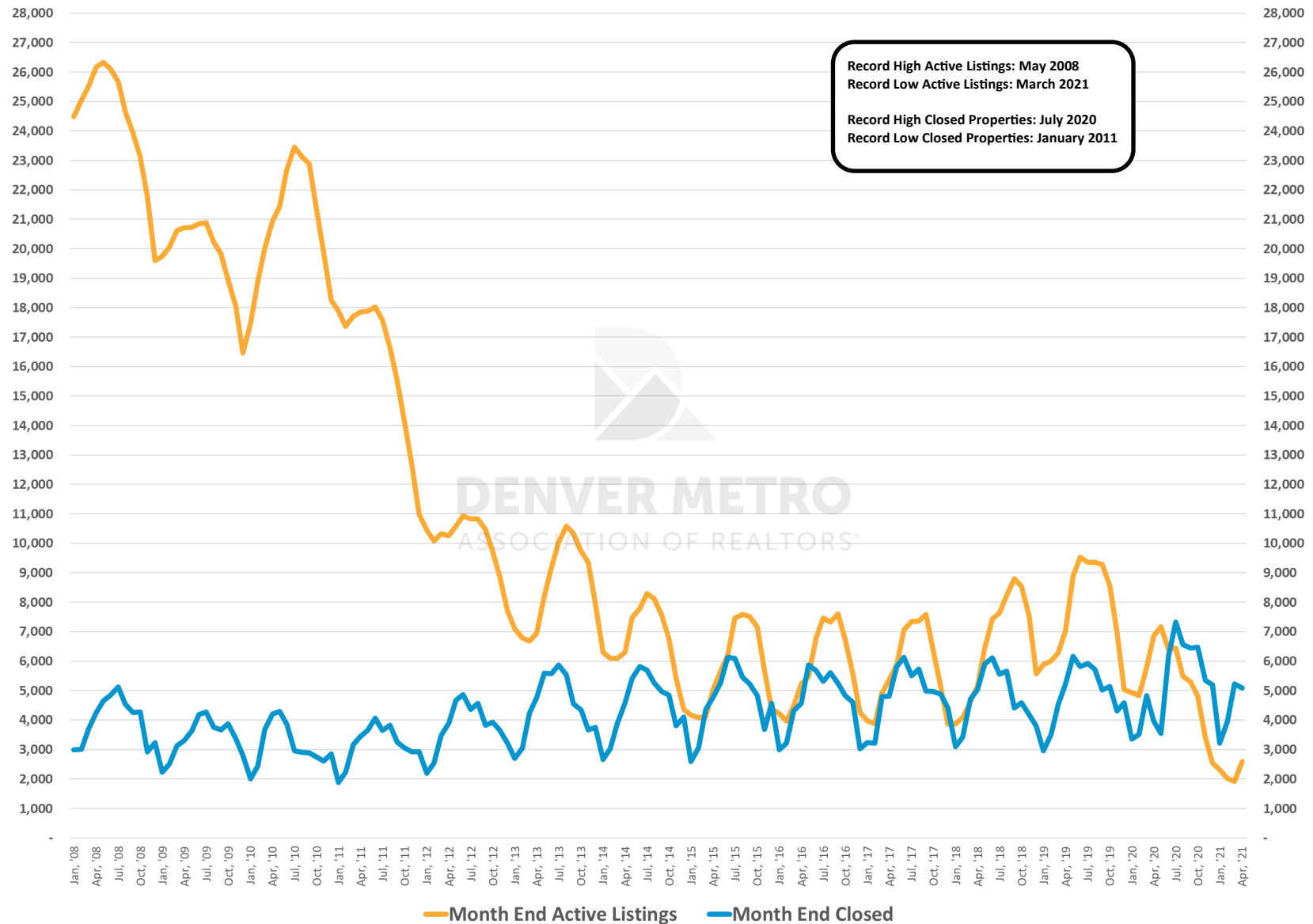
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Source of MLS Data: REcolorado.com



DMAR MARKET TRENDS | MAY 2021

Month End Active Listings and Month End Closed Homes

DMAR Market Trends | April 2021 Data
 Denver Metro Association of REALTORS®
 Source of MLS Data: REcolorado.com





DATA SNAPSHOT

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	Apr, '21	Prior Month	Year Ago	Prior Month	Year Ago
Residential (Detached + Attached)					
Active Listings at Month End	2,594	1,921	6,855	35.03%	-62.16%
New Listings	6,699	5,735	4,684	16.81%	43.02%
Pending	5,941	5,609	3,140	5.92%	89.20%
Closed	5,088	5,235	3,961	-2.81%	28.45%
Close Price - Average	\$ 623,825	\$ 587,484	\$ 502,270	6.19%	24.20%
Close Price - Median	\$ 526,000	\$ 500,000	\$ 440,000	5.20%	19.55%
Sales Volume	\$ 3,174,022,242	\$ 3,075,476,226	\$ 1,989,492,453	3.20%	59.54%
Days in MLS - Average	13	19	21	-31.58%	-38.10%
Days in MLS - Median	4	4	5	0.00%	-20.00%
Close Price/List Price	104.61%	103.32%	99.96%	1.25%	4.65%
Detached					
Active Listings at Month End	1,640	1,122	4,576	46.17%	-64.16%
New Listings	4,662	4,059	3,338	14.86%	39.66%
Pending	4,054	3,936	2,334	3.00%	73.69%
Closed	3,586	3,485	2,880	2.90%	24.51%
Close Price - Average	\$ 699,039	\$ 674,604	\$ 548,670	3.62%	27.41%
Close Price - Median	\$ 585,000	\$ 561,000	\$ 475,000	4.28%	23.16%
Sales Volume	\$ 2,506,755,175	\$ 2,350,994,148	\$ 1,580,170,152	6.63%	58.64%
Days in MLS - Average	10	16	20	-37.50%	-50.00%
Days in MLS - Median	4	4	5	0.00%	-20.00%
Close Price/List Price	105.39%	104.12%	100.06%	1.22%	5.33%
Attached					
Active Listings at Month End	954	799	2,279	19.40%	-58.14%
New Listings	2,037	1,676	1,346	21.54%	51.34%
Pending	1,887	1,673	806	12.79%	134.12%
Closed	1,502	1,750	1,081	-14.17%	38.95%
Close Price - Average	\$ 444,252	\$ 413,990	\$ 378,652	7.31%	17.32%
Close Price - Median	\$ 376,360	\$ 350,750	\$ 322,000	7.30%	16.88%
Sales Volume	\$ 667,267,067	\$ 724,482,078	\$ 409,322,301	-7.90%	63.02%
Days in MLS - Average	21	26	23	-19.23%	-8.70%
Days in MLS - Median	4	5	6	-20.00%	-33.33%
Close Price/List Price	102.75%	101.73%	99.67%	1.00%	3.09%

APRIL DATA YTD 2021 to 2017

	YTD 2021	YTD 2020	YTD 2019	YTD 2018	YTD 2017	'21 vs '20	'20 vs '19	'19 vs '18	'18 vs '17
Residential (Detached + Attached)									
Active Listings at Month End	2,594	6,855	7,012	5,160	5,361	-62.16%	-2.24%	35.89%	-3.75%
New Listings	21,192	21,345	23,666	22,393	22,166	-0.72%	-9.81%	5.68%	1.02%
Closed	17,495	16,025	16,215	16,287	16,306	9.17%	-1.17%	-0.44%	-0.12%
Close Price - Average	\$ 582,580	\$ 495,744	\$ 477,033	\$ 470,571	\$ 422,669	17.52%	3.92%	1.37%	11.33%
Close Price - Median	\$ 493,000	\$ 435,000	\$ 410,000	\$ 405,000	\$ 369,900	13.33%	6.10%	1.23%	9.49%
Sales Volume	\$ 10,192,239,110	\$ 7,944,292,046	\$ 7,735,088,716	\$ 7,664,188,449	\$ 6,892,043,346	28.30%	2.70%	0.93%	11.20%
Days in MLS - Average	20	33	34	28	29	-39.39%	-2.94%	21.43%	-3.45%
Days in MLS - Median	4	9	12	6	7	-55.56%	-25.00%	100.00%	-14.29%
Close Price/List Price	102.88%	99.57%	99.24%	100.33%	100.12%	3.32%	0.33%	-1.09%	0.21%
Detached									
Active Listings at Month End	1,640	4,576	4,891	3,851	4,128	-64.16%	-6.44%	27.01%	-6.71%
New Listings	14,580	14,761	16,589	15,997	15,918	-1.23%	-11.02%	3.70%	0.50%
Closed	11,762	11,183	11,374	11,354	11,563	5.18%	-1.68%	0.18%	-1.81%
Close Price - Average	\$ 664,238	\$ 548,937	\$ 527,297	\$ 522,082	\$ 469,104	21.00%	4.10%	1.00%	11.29%
Close Price - Median	\$ 550,000	\$ 474,990	\$ 445,000	\$ 440,000	\$ 401,000	15.79%	6.74%	1.14%	9.73%
Sales Volume	\$ 7,812,772,795	\$ 6,138,763,304	\$ 5,997,477,915	\$ 5,927,722,301	\$ 5,424,243,976	27.27%	2.36%	1.18%	9.28%
Days in MLS - Average	16	32	35	29	32	-50.00%	-8.57%	20.69%	-9.38%
Days in MLS - Median	4	8	12	6	8	-50.00%	-33.33%	100.00%	-25.00%
Close Price/List Price	103.63%	99.64%	99.23%	100.22%	99.97%	4.00%	0.41%	-0.99%	0.25%
Attached									
Active Listings at Month End	954	2,279	2,121	1,309	1,233	-58.14%	7.45%	62.03%	6.16%
New Listings	6,612	6,584	7,077	6,396	6,248	0.43%	-6.97%	10.65%	2.37%
Closed	5,733	4,842	4,841	4,933	4,743	18.40%	0.02%	-1.86%	4.01%
Close Price - Average	\$ 415,047	\$ 372,889	\$ 358,936	\$ 352,010	\$ 309,466	11.31%	3.89%	1.97%	13.75%
Close Price - Median	\$ 350,000	\$ 319,950	\$ 300,000	\$ 296,000	\$ 260,000	9.39%	6.65%	1.35%	13.85%
Sales Volume	\$ 2,379,466,315	\$ 1,805,528,742	\$ 1,737,610,801	\$ 1,736,466,148	\$ 1,467,799,370	31.79%	3.91%	0.07%	18.30%
Days in MLS - Average	28	35	32	25	24	-20.00%	9.38%	28.00%	4.17%
Days in MLS - Median	5	11	12	6	6	-54.55%	-8.33%	100.00%	0.00%
Close Price/List Price	101.35%	99.40%	99.26%	100.59%	100.48%	1.96%	0.14%	-1.32%	0.11%



MARKET TRENDS

	Price Range	Detached			Attached		
		Closed	Active	MOI	Closed	Active	MOI
Months of Inventory	\$0 to \$99,999	1	3	3.00	-	-	
	\$100,000 to \$199,999	2	3	1.50	107	58	0.54
	\$200,000 to \$299,999	29	14	0.48	306	215	0.70
	\$300,000 to \$399,999	241	93	0.39	405	162	0.40
	\$400,000 to \$499,999	838	286	0.34	282	127	0.45
	\$500,000 to \$749,999	1,532	579	0.38	280	196	0.70
	\$750,000 to \$999,999	523	241	0.46	64	82	1.28
	\$1,000,000 and over	420	421	1.00	58	114	1.97
	TOTALS	3,586	1,640	0.46	1,502	954	0.64
	Price Range	Detached		% change	Attached		% change
		Closed Apr, '21	Closed Mar, '21		Closed Apr, '21	Closed Mar, '21	
Month-Over-Month	\$0 to \$99,999	1	1	0.00%	-	-	
	\$100,000 to \$199,999	2	3	-33.33%	107	145	-26.21%
	\$200,000 to \$299,999	29	39	-25.64%	306	413	-25.91%
	\$300,000 to \$399,999	241	305	-20.98%	405	504	-19.64%
	\$400,000 to \$499,999	838	887	-5.52%	282	317	-11.04%
	\$500,000 to \$749,999	1,532	1,444	6.09%	280	250	12.00%
	\$750,000 to \$999,999	523	438	19.41%	64	77	-16.88%
	\$1,000,000 and over	420	368	14.13%	58	44	31.82%
	TOTALS	3,586	3,485	2.90%	1,502	1,750	-14.17%
	Price Range	Detached		% change	Attached		% change
		YTD Apr, '21	YTD Apr, '20		YTD Apr, '21	YTD Apr, '20	
Year-Over-Year	\$0 to \$99,999	4	8	-50.00%	-	3	-100.00%
	\$100,000 to \$199,999	13	47	-72.34%	464	509	-8.84%
	\$200,000 to \$299,999	172	423	-59.34%	1,397	1,568	-10.91%
	\$300,000 to \$399,999	1,220	2,459	-50.39%	1,631	1,301	25.37%
	\$400,000 to \$499,999	3,048	3,324	-8.30%	966	640	50.94%
	\$500,000 to \$749,999	4,679	3,553	31.69%	880	586	50.17%
	\$750,000 to \$999,999	1,429	783	82.50%	239	160	49.38%
	\$1,000,000 and over	1,197	586	104.27%	156	75	108.00%
	TOTALS	11,762	11,183	5.18%	5,733	4,842	18.40%

EXPERT OPINIONS



“Luxury Market (properties sold for \$1 million or more): This time last year, I was quarantining myself poolside at an Airbnb in Phoenix, enjoying the only real vacation I’ve had in the past seven years because showing property was prohibited and listings were being pulled from the market. For the first time, real estate hit the pause button. Uncertainty was rampant and buying a home was a scary proposition. My point is the year-over-year data for April is difficult to reconcile, and I miss that pool. However, the story that the numbers tell when we compare to last year and pre-COVID years may be

more interesting than ever.

We keep hearing about an “inventory crisis,” leading people to believe that there are no homes for sale. The truth is that the 11 counties we track for this report have seen more closed homes in 2021 than any year back to 2017. Of those sales, the Luxury Market has experienced more growth than any of the segments we track. In 2018, 2019 and 2020, year-to-date closed sales of properties over \$1 million were 649, 654 and 661, respectively. So far, in 2021, there have been 1,353 closed sales, more than double the number of the past three years. The median days in MLS for the Luxury Market was seven, down from 23 in 2020, 22 in 2019, 32 in 2018 and 48 in 2017. Those who were shopping in the past four years will remember that the market felt competitive back then, also! Luxury Market closed sales in April 2020 were contracted before the shutdown, and on average, sold for 97.61 percent of list price. This April, buyer demand has pushed that number to 102.43 percent of list price, nearly five percent more than last year. What we have is not an inventory crisis but a hyper-demand that has increased the speed at which the market operates and the prices that homes transact.

Historically, we have seen annual inventory reach its low point in February and March, followed by increased listing activity until we hit our inventory peak in August and September. The Luxury Market appears to be following the trend with 28.82 percent more new listings in April than March. Is it possible that buyers who outlast the fatigue of competition and continue to search into the summer could find themselves with more options than they have seen in the past few months? If so, with only one month of inventory for attached homes and 1.97 months for attached homes, buyers will need to keep their feet on the gas to win.

The Luxury Market is changing and those who pivot quickly will capitalize on the opportunities that still exist - low interest rates, a strong economy and a low price to build a home. Fast, aggressive offers with strong financing (or cash) will continue to be the path to success in the Luxury Market. — **Taylor Wilson, DMAR Market Trends Committee member and Denver REALTOR®**



Signature Market (properties sold between \$750,000 and \$999,999): Last year on the same day, May 4, 2020, I wrote about the Signature Market and all I can say is wow, what a difference a year makes. This time last year, we were on total lockdown. Almost no in-person showings were allowed, most closings were curbside or virtual and students were learning online. Now, restaurants are opening back up, and people are dining in, offices are opening back up, but now people get to choose to continue working remotely or going back into the office. While school is almost out, most schools are going back in person or giving students an option to learn in person or online.

Elitch Gardens and Water World have reopened and they are “bringing back the fun for 2021,” as Water World would say! Let’s dive into the Signature Market numbers and see what happened in April. New listings were up 21.04 percent from the prior month and up 112.84 percent from one year ago. This is great news! You may hear there is no inventory, but that’s not the case. There is just *not a lot* of inventory. You must act quickly if you want to buy a home in the Denver market because homes and condos are under contract in days. The median days in MLS for residential signature properties are four days, down from 20 percent from one month ago at five days. Residential homes are selling for 104.68 percent-to-list in the residential Signature Market from last year. While pending listings are up 218.03 percent from one year ago, don’t forget we were in total lockdown this time last year, so April 2020 will always be tainted. Pending listings month-over-month were up 2.83 percent, which is normal for our spring market.

With the spring flowers starting to bloom, more people getting comfortable going out and summertime drawing near, we’re seeing more sellers getting their homes on the market. We saw 84 new detached listings coming on the market; up 16.67 percent from one month ago and 102.06 percent from one year ago. The attached Signature Market had 35 new listings on the market, up 52.11 percent from one month ago and up 200 percent from one year ago. Believe it or not, condos are also selling for over list price, at 101.02 close-price-to-list-price, which is up 0.17 percent from one month ago and 2.04 percent from last year.

While 2020 will forever be a year of change, 5280 magazine said it best: “By most accounts, this housing mania happened not in spite of the pandemic, but because of it. The fear and uncertainty of living through a modern-day plague inspired us to re-evaluate what we really wanted, not just in our homes, but also in our lifestyles.”

How will you be re-evaluating your home and lifestyle this year? — **Brigitte Modglin, DMAR Market Trends Committee member and Denver REALTOR®**

EXPERT OPINIONS



Premier Market (properties sold between \$500,000 and \$749,999): This month's Market Trends Report is the first in what I think will be a long succession of skewed data for many Aprils to come. The pandemic has changed some things in our society forever and the "April data" will forever be tainted by 2020.

Let's quickly look at the year-over-year data for detached homes. It's only logical that we would go from 723 pending listings in April 2020 to 1,630 pending listings

in April 2021, and even with the 75.95 percent increase in new listings on the market from 1,077 to 1,895 year-over-year, the average days in MLS is down severely from 26 to seven, a 73.08 percent decrease.

Year-over-year data for attached homes tells a very similar story. New listings went up 92.78 percent from 180 to 347, and pending listings increased 285.54 percent, with only 83 pending attached homes in 2020 expanding to 320 in 2021! The average days in MLS went down only slightly, from 31 to 29 - a 6.45 percent decrease. However, the close-price-to-list-price ratio continues its upward trend from 99.30 percent to 101.95 percent. With that said, when you look at the year-over-year data, remember the unknowns and uncertainty of April 2020. Perhaps comparing April to March is a better tactic than comparing year-over-year.

Now, let's talk month-over-month, which seems to reflect more of what our buyers and sellers feel right now: high buyer demand and sellers ready to take advantage of the record-low inventory. The total new listings to the market are up from 1,813 to 2,242—a 23.66 percent increase. Pending listings went from 1,721 to 1,950, which is a 13.31 increase. This feels normal for our Denver Metro Area spring market. Average days in MLS went down from 16 to 10 and our close-price-to-list-price ratio was up 1.07 percent (104.50 to 105.62 percent), which feels just as chaotic as our market feels to our clients...a bit hyperactive. The Premier Market only has 0.38 months of inventory and for over a year now, it has been the proud owner of the "average close price." In April of 2020, the average close price was \$548,670, but now in April of 2021, our average close price is an astounding \$699,039! My question is, will the average close price soon be relocating into the Signature Market?

I believe that we will, at some point many years down the road, look back at the data for April 2020 and say, "Remember when the world went through a pandemic?" — **Jessica Reinhardt, DMAR Market Trends Committee member and Denver REALTOR®**



Classic Market (properties sold between \$300,000 and \$499,999): One year ago, we were all wondering what the future would hold. I bounced between thinking this would last a couple of weeks and we'd move on as though nothing happened (just a weird blip on the radar) to panic over a complete world economic collapse. While neither of those happened and the real estate market has seen unprecedented gains, we were sitting in a place of uncertainty. As we round out a full year of a pandemic market, it's interesting to see where we've landed.

New listings in this segment were up 8.66 percent from the previous month, most of that gain coming in the attached market. Demand reflects what we are seeing in the market as a whole, with the median days in the MLS at just four, which is no change from April 2020. This price point, being reasonably affordable for the Denver Metro Area, has been competitive for years. The close-price to list-price ratio is averaging 104.84 percent, which is up 1.09 percent month-over-month and 4.38 percent year-over-year.

Year-to-date, the Classic Market has seen a price-per-square-foot increase of 22.22 percent for detached homes and 12.40 percent for attached homes. Attached homes were a bit of a tough sell in 2020 if they had common areas, shared elevators and closed amenities due to COVID-19 safety requirements. Things are looking better for the attached market now that restaurants and entertainment are opening up and vaccinations are available. The total sales volume for attached properties in April is up 57.68 percent year-over-year, while detached home sales volume is down 23.68 percent year-over-year; this is due to fewer detached homes in this market segment in 2021 than in 2020.

The Classic Market is an affordable price point for the Denver Metro Area; this segment will continue to be very competitive. We will see fewer detached properties that fall into this price segment as appreciation increases meaning that most buyers in this price point will be choosing from attached homes.

As REALTORS®, we can best support our buyers by educating them on the contract contingencies they may choose to waive to help them make decisions with calculated risks. — **Amanda Snitker, DMAR Market Trends Committee member and Denver REALTOR®**



LUXURY MARKET | Properties Sold for \$1 Million or More

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	Apr, '21	Prior Month	Last Year	Prior Month	Last Year
Residential (Detached + Attached)					
New Listings	590	458	244	28.82%	141.80%
Pending	472	428	111	10.28%	325.23%
Closed	478	412	162	16.02%	195.06%
Sales Volume	\$ 751,946,180	\$ 658,368,658	\$ 232,301,487	14.21%	223.69%
Days in MLS - Average	29	52	45	-44.23%	-35.56%
Days in MLS - Median	5	6	13	-16.67%	-61.54%
Close Price/List Price	102.43%	100.82%	97.61%	1.60%	4.94%
PSF Total	\$ 364	\$ 357	\$ 320	1.96%	13.75%
Detached					
New Listings	507	400	219	26.75%	131.51%
Pending	410	378	103	8.47%	298.06%
Closed	420	368	143	14.13%	193.71%
Sales Volume	\$ 667,048,008	\$ 590,900,949	\$ 203,622,887	12.89%	227.59%
Days in MLS - Average	26	53	41	-50.94%	-36.59%
Days in MLS - Median	5	6	11	-16.67%	-54.55%
Close Price/List Price	102.60%	100.89%	97.71%	1.69%	5.00%
PSF Total	\$ 334	\$ 333	\$ 289	0.30%	15.57%
Attached					
New Listings	83	58	25	43.10%	232.00%
Pending	62	50	8	24.00%	675.00%
Closed	58	44	19	31.82%	205.26%
Sales Volume	\$ 84,898,172	\$ 67,467,709	\$ 28,678,600	25.84%	196.03%
Days in MLS - Average	47	45	75	4.44%	-37.33%
Days in MLS - Median	5	6	30	-16.67%	-83.33%
Close Price/List Price	101.17%	100.26%	96.84%	0.91%	4.47%
PSF Total	\$ 582	\$ 558	\$ 551	4.30%	5.63%

LUXURY MARKET | Properties Sold for \$1 Million or More

Snapshot Year-to-Date and Year-Over-Year Comparisons

	YTD 2021	YTD 2020	YTD 2019	YTD 2018	YTD 2017	'21 vs '20	'20 vs '19	'19 vs '18	'18 vs '17
Residential (Detached + Attached)									
New Listings	1,698	1,306	1,426	1,283	1,102	30.02%	-8.42%	11.15%	16.42%
Pending	1,532	669	882	794	618	129.00%	-24.15%	11.08%	28.48%
Closed	1,353	661	654	649	461	104.69%	1.07%	0.77%	40.78%
Sales Volume	\$ 2,158,338,451	\$ 1,001,588,109	\$ 1,033,556,416	\$ 992,087,056	\$ 699,489,717	115.49%	-3.09%	4.18%	41.83%
Days in MLS - Average	48	63	67	78	100	-23.81%	-5.97%	-14.10%	-22.00%
Days in MLS - Median	7	23	22	32	48	-69.57%	4.55%	-31.25%	-33.33%
Close Price/List Price	100.69%	97.05%	97.61%	97.43%	97.03%	3.75%	-0.57%	0.18%	0.41%
PSF Total	\$ 357	\$ 352	\$ 335	\$ 298	\$ 299	1.42%	5.07%	12.42%	-0.33%
Detached									
New Listings	1,465	1,142	1,267	1,149	997	28.28%	-9.87%	10.27%	15.25%
Pending	1,357	600	787	722	554	126.17%	-23.76%	9.00%	30.32%
Closed	1,197	586	581	592	408	104.27%	0.86%	-1.86%	45.10%
Sales Volume	\$ 1,930,562,544	\$ 890,524,705	\$ 909,549,417	\$ 900,429,097	\$ 628,394,529	116.79%	-2.09%	1.01%	43.29%
Days in MLS - Average	47	62	67	78	102	-24.19%	-7.46%	-14.10%	-23.53%
Days in MLS - Median	6	21	22	31	50	-71.43%	-4.55%	-29.03%	-38.00%
Close Price/List Price	100.81%	97.07%	97.60%	97.49%	97.01%	3.85%	-0.54%	0.11%	0.49%
PSF Total	\$ 332	\$ 319	\$ 298	\$ 279	\$ 281	4.08%	7.05%	6.81%	-0.71%
Attached									
New Listings	233	164	159	134	105	42.07%	3.14%	18.66%	27.62%
Pending	175	69	95	72	64	153.62%	-27.37%	31.94%	12.50%
Closed	156	75	73	57	53	108.00%	2.74%	28.07%	7.55%
Sales Volume	\$ 227,775,907	\$ 111,063,404	\$ 124,006,999	\$ 91,657,959	\$ 71,095,188	105.09%	-10.44%	35.29%	28.92%
Days in MLS - Average	53	71	63	73	86	-25.35%	12.70%	-13.70%	-15.12%
Days in MLS - Median	7	36	24	34	43	-80.56%	50.00%	-29.41%	-20.93%
Close Price/List Price	99.73%	96.89%	97.75%	96.87%	97.23%	2.93%	-0.88%	0.91%	-0.37%
PSF Total	\$ 550	\$ 613	\$ 626	\$ 503	\$ 434	-10.28%	-2.08%	24.45%	15.90%



SIGNATURE MARKET | Properties Sold Between \$750,000 and \$999,999

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	Apr, '21	Prior Month	Last Year	Prior Month	Last Year
Residential (Detached + Attached)					
New Listings	696	575	327	21.04%	112.84%
Pending	582	566	183	2.83%	218.03%
Closed	587	515	267	13.98%	119.85%
Sales Volume	\$ 496,924,349	\$ 436,486,021	\$ 225,428,155	13.85%	120.44%
Days in MLS - Average	14	19	23	-26.32%	-39.13%
Days in MLS - Median	4	5	6	-20.00%	-33.33%
Close Price/List Price	104.68%	102.85%	99.87%	1.78%	4.82%
PSF Total	\$ 276	\$ 280	\$ 249	-1.43%	10.84%
Detached					
New Listings	588	504	291	16.67%	102.06%
Pending	492	492	166	0.00%	196.39%
Closed	523	438	232	19.41%	125.43%
Sales Volume	\$ 441,581,851	\$ 370,662,776	\$ 195,770,729	19.13%	125.56%
Days in MLS - Average	12	15	22	-20.00%	-45.45%
Days in MLS - Median	4	4	5	0.00%	-20.00%
Close Price/List Price	105.13%	103.20%	100.00%	1.87%	5.13%
PSF Total	\$ 259	\$ 256	\$ 229	1.17%	13.10%
Attached					
New Listings	108	71	36	52.11%	200.00%
Pending	90	74	17	21.62%	429.41%
Closed	64	77	35	-16.88%	82.86%
Sales Volume	\$ 55,342,498	\$ 65,823,245	\$ 29,657,426	-15.92%	86.61%
Days in MLS - Average	33	39	30	-15.38%	10.00%
Days in MLS - Median	5	10	13	-50.00%	-61.54%
Close Price/List Price	101.02%	100.85%	99.00%	0.17%	2.04%
PSF Total	\$ 418	\$ 416	\$ 380	0.48%	10.00%

SIGNATURE MARKET | Properties Sold Between \$750,000 and \$999,999

Snapshot Year-to-Date and Year-Over-Year Comparisons

	YTD 2021	YTD 2020	YTD 2019	YTD 2018	YTD 2017	'21 vs '20	'20 vs '19	'19 vs '18	'18 vs '17
Residential (Detached + Attached)									
New Listings	2,047	1,632	1,612	1,443	1,250	25.43%	1.24%	11.71%	15.44%
Pending	1,953	1,036	1,141	1,078	885	88.51%	-9.20%	5.84%	21.81%
Closed	1,668	943	821	832	635	76.88%	14.86%	-1.32%	31.02%
Sales Volume	\$ 1,417,539,669	\$ 795,518,917	\$ 693,791,715	\$ 708,651,539	\$ 536,505,866	78.19%	14.66%	-2.10%	32.09%
Days in MLS - Average	24	44	50	55	65	-45.45%	-12.00%	-9.09%	-15.38%
Days in MLS - Median	5	13	19	16	29	-61.54%	-31.58%	18.75%	-44.83%
Close Price/List Price	102.81%	99.09%	98.88%	99.08%	98.47%	3.75%	0.21%	-0.20%	0.62%
PSF Total	\$ 274	\$ 247	\$ 246	\$ 238	\$ 223	10.93%	0.41%	3.36%	6.73%
Detached									
New Listings	1,715	1,331	1,347	1,207	1,075	28.85%	-1.19%	11.60%	12.28%
Pending	1,639	866	958	912	757	89.26%	-9.60%	5.04%	20.48%
Closed	1,429	783	667	689	550	82.50%	17.39%	-3.19%	25.27%
Sales Volume	\$ 1,211,681,119	\$ 658,917,552	\$ 562,918,226	\$ 587,636,697	\$ 466,213,935	83.89%	17.05%	-4.21%	26.04%
Days in MLS - Average	19	45	50	56	66	-57.78%	-10.00%	-10.71%	-15.15%
Days in MLS - Median	4	12	18	17	31	-66.67%	-33.33%	5.88%	-45.16%
Close Price/List Price	103.26%	99.11%	98.88%	99.04%	98.37%	4.19%	0.23%	-0.16%	0.68%
PSF Total	\$ 253	\$ 225	\$ 225	\$ 218	\$ 209	12.44%	0.00%	3.21%	4.31%
Attached									
New Listings	332	301	265	236	175	10.30%	13.58%	12.29%	34.86%
Pending	314	170	183	166	128	84.71%	-7.10%	10.24%	29.69%
Closed	239	160	154	143	85	49.38%	3.90%	7.69%	68.24%
Sales Volume	\$ 205,858,550	\$ 136,601,365	\$ 130,873,489	\$ 121,014,842	\$ 70,291,931	50.70%	4.38%	8.15%	72.16%
Days in MLS - Average	50	41	53	55	57	21.95%	-22.64%	-3.64%	-3.51%
Days in MLS - Median	10	16	25	14	19	-37.50%	-36.00%	78.57%	-26.32%
Close Price/List Price	100.09%	99.00%	98.86%	99.29%	99.15%	1.10%	0.14%	-0.43%	0.14%
PSF Total	\$ 397	\$ 353	\$ 337	\$ 336	\$ 311	12.46%	4.75%	0.30%	8.04%



PREMIER MARKET | Properties Sold Between \$500,000 and \$749,999

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	Apr, '21	Prior Month	Last Year	Prior Month	Last Year
Residential (Detached + Attached)					
New Listings	2,242	1,813	1,257	23.66%	78.36%
Pending	1,950	1,721	806	13.31%	141.94%
Closed	1,812	1,694	1,059	6.97%	71.10%
Sales Volume	\$ 1,092,014,663	\$ 1,018,553,518	\$ 628,551,475	7.21%	73.74%
Days in MLS - Average	10	16	26	-37.50%	-61.54%
Days in MLS - Median	4	4	6	0.00%	-33.33%
Close Price/List Price	105.62%	104.50%	99.73%	1.07%	5.91%
PSF Total	\$ 265	\$ 255	\$ 218	3.92%	21.56%
Detached					
New Listings	1,895	1,526	1,077	24.18%	75.95%
Pending	1,630	1,444	723	12.88%	125.45%
Closed	1,532	1,444	921	6.09%	66.34%
Sales Volume	\$ 924,961,868	\$ 869,425,596	\$ 547,311,270	6.39%	69.00%
Days in MLS - Average	7	12	26	-41.67%	-73.08%
Days in MLS - Median	4	4	6	0.00%	-33.33%
Close Price/List Price	106.29%	104.99%	99.80%	1.24%	6.50%
PSF Total	\$ 244	\$ 233	\$ 199	4.72%	22.61%
Attached					
New Listings	347	287	180	20.91%	92.78%
Pending	320	277	83	15.52%	285.54%
Closed	280	250	138	12.00%	102.90%
Sales Volume	\$ 167,052,795	\$ 149,127,922	\$ 81,240,205	12.02%	105.63%
Days in MLS - Average	29	40	31	-27.50%	-6.45%
Days in MLS - Median	5	5	8	0.00%	-37.50%
Close Price/List Price	101.95%	101.71%	99.30%	0.24%	2.67%
PSF Total	\$ 379	\$ 385	\$ 350	-1.56%	8.29%

PREMIER MARKET |

Properties Sold Between \$500,000 and \$749,999

Snapshot Year-to-Date and Year-Over-Year Comparisons

	YTD 2021	YTD 2020	YTD 2019	YTD 2018	YTD 2017	'21 vs '20	'20 vs '19	'19 vs '18	'18 vs '17
Residential (Detached + Attached)									
New Listings	6,489	5,610	5,761	5,039	4,213	15.67%	-2.62%	14.33%	19.61%
Pending	6,151	4,189	4,502	4,231	3,355	46.84%	-6.95%	6.41%	26.11%
Closed	5,559	4,139	3,448	3,486	2,706	34.31%	20.04%	-1.09%	28.82%
Sales Volume	\$ 3,338,772,879	\$ 2,455,644,769	\$ 2,048,407,264	\$ 2,064,260,142	\$ 1,596,817,114	35.96%	19.88%	-0.77%	29.27%
Days in MLS - Average	17	40	42	40	47	-57.50%	-4.76%	5.00%	-14.89%
Days in MLS - Median	4	13	17	12	19	-69.23%	-23.53%	41.67%	-36.84%
Close Price/List Price	103.98%	99.50%	99.11%	99.79%	99.29%	4.50%	0.39%	-0.68%	0.50%
PSF Total	\$ 255	\$ 219	\$ 211	\$ 211	\$ 195	16.44%	3.79%	0.00%	8.21%
Detached									
New Listings	5,467	4,714	4,845	4,277	3,609	15.97%	-2.70%	13.28%	18.51%
Pending	5,126	3,593	3,889	3,623	2,892	42.67%	-7.61%	7.34%	25.28%
Closed	4,679	3,553	2,984	2,936	2,340	31.69%	19.07%	1.63%	25.47%
Sales Volume	\$ 2,811,952,560	\$ 2,108,011,498	\$ 1,772,314,748	\$ 1,738,529,629	\$ 1,378,683,634	33.39%	18.94%	1.94%	26.10%
Days in MLS - Average	12	38	41	38	46	-68.42%	-7.32%	7.89%	-17.39%
Days in MLS - Median	4	12	17	11	18	-66.67%	-29.41%	54.55%	-38.89%
Close Price/List Price	104.48%	99.53%	99.12%	99.81%	99.31%	4.97%	0.41%	-0.69%	0.50%
PSF Total	\$ 234	\$ 198	\$ 193	\$ 190	\$ 177	18.18%	2.59%	1.58%	7.34%
Attached									
New Listings	1,022	896	916	762	604	14.06%	-2.18%	20.21%	26.16%
Pending	1,025	596	613	608	463	71.98%	-2.77%	0.82%	31.32%
Closed	880	586	464	550	366	50.17%	26.29%	-15.64%	50.27%
Sales Volume	\$ 526,820,319	\$ 347,633,271	\$ 276,092,516	\$ 325,730,513	\$ 218,133,480	51.54%	25.91%	-15.24%	49.33%
Days in MLS - Average	41	51	48	55	55	-19.61%	6.25%	-12.73%	0.00%
Days in MLS - Median	6	18	23	18	25	-66.67%	-21.74%	27.78%	-28.00%
Close Price/List Price	101.28%	99.34%	99.03%	99.66%	99.17%	1.95%	0.31%	-0.63%	0.49%
PSF Total	\$ 368	\$ 351	\$ 327	\$ 331	\$ 309	4.84%	7.34%	-1.21%	7.12%



CLASSIC MARKET | Properties Sold Between \$300,000 and \$499,999

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	Apr, '21	Prior Month	Last Year	Prior Month	Last Year
Residential (Detached + Attached)					
New Listings	2,485	2,287	2,225	8.66%	11.69%
Pending	2,284	2,296	1,606	-0.52%	42.22%
Closed	1,766	2,013	1,942	-12.27%	-9.06%
Sales Volume	\$ 729,665,850	\$ 823,067,604	\$ 777,048,714	-11.35%	-6.10%
Days in MLS - Average	10	14	15	-28.57%	-33.33%
Days in MLS - Median	4	4	4	0.00%	0.00%
Close Price/List Price	104.84%	103.71%	100.44%	1.09%	4.38%
PSF Total	\$ 284	\$ 273	\$ 220	4.03%	29.09%
Detached					
New Listings	1,625	1,580	1,652	2.85%	-1.63%
Pending	1,467	1,572	1,251	-6.68%	17.27%
Closed	1,079	1,192	1,488	-9.48%	-27.49%
Sales Volume	\$ 464,906,064	\$ 509,426,377	\$ 609,135,996	-8.74%	-23.68%
Days in MLS - Average	6	9	14	-33.33%	-57.14%
Days in MLS - Median	4	4	4	0.00%	0.00%
Close Price/List Price	105.49%	104.59%	100.59%	0.86%	4.87%
PSF Total	\$ 271	\$ 254	\$ 212	6.69%	27.83%
Attached					
New Listings	860	707	573	21.64%	50.09%
Pending	817	724	355	12.85%	130.14%
Closed	687	821	454	-16.32%	51.32%
Sales Volume	\$ 264,759,786	\$ 313,641,227	\$ 167,912,718	-15.59%	57.68%
Days in MLS - Average	15	21	21	-28.57%	-28.57%
Days in MLS - Median	4	4	6	0.00%	-33.33%
Close Price/List Price	103.82%	102.44%	99.96%	1.35%	3.86%
PSF Total	\$ 304	\$ 301	\$ 248	1.00%	22.58%

CLASSIC MARKET |

Properties Sold Between \$300,000 and \$499,999

Snapshot Year-to-Date and Year-Over-Year Comparisons

	YTD 2021	YTD 2020	YTD 2019	YTD 2018	YTD 2017	'21 vs '20	'20 vs '19	'19 vs '18	'18 vs '17
Residential (Detached + Attached)									
New Listings	8,577	9,741	11,052	10,465	9,820	-11.95%	-11.86%	5.61%	6.57%
Pending	8,437	8,183	9,799	9,266	8,910	3.10%	-16.49%	5.75%	4.00%
Closed	6,865	7,724	8,240	7,934	7,603	-11.12%	-6.26%	3.86%	4.35%
Sales Volume	\$ 2,798,227,600	\$ 3,087,871,009	\$ 3,233,735,435	\$ 3,105,886,761	\$ 2,939,715,037	-9.38%	-4.51%	4.12%	5.65%
Days in MLS - Average	14	26	30	20	24	-46.15%	-13.33%	50.00%	-16.67%
Days in MLS - Median	4	7	11	6	6	-42.86%	-36.36%	83.33%	0.00%
Close Price/List Price	103.18%	100.04%	99.57%	100.75%	100.35%	3.14%	0.47%	-1.17%	0.40%
PSF Total	\$ 267	\$ 220	\$ 208	\$ 203	\$ 183	21.36%	5.77%	2.46%	10.93%
Detached									
New Listings	5,735	7,042	8,385	8,245	8,040	-18.56%	-16.02%	1.70%	2.55%
Pending	5,543	6,177	7,617	7,365	7,376	-10.26%	-18.91%	3.42%	-0.15%
Closed	4,268	5,783	6,501	6,269	6,333	-26.20%	-11.04%	3.70%	-1.01%
Sales Volume	\$ 1,810,497,882	\$ 2,360,242,915	\$ 2,585,136,559	\$ 2,477,684,093	\$ 2,458,261,658	-23.29%	-8.70%	4.34%	0.79%
Days in MLS - Average	10	24	29	19	23	-58.33%	-17.24%	52.63%	-17.39%
Days in MLS - Median	4	6	10	5	6	-33.33%	-40.00%	100.00%	-16.67%
Close Price/List Price	103.82%	100.17%	99.57%	100.78%	100.39%	3.64%	0.60%	-1.20%	0.39%
PSF Total	\$ 253	\$ 207	\$ 195	\$ 188	\$ 171	22.22%	6.15%	3.72%	9.94%
Attached									
New Listings	2,842	2,699	2,667	2,220	1,780	5.30%	1.20%	20.14%	24.72%
Pending	2,894	2,006	2,182	1,901	1,534	44.27%	-8.07%	14.78%	23.92%
Closed	2,597	1,941	1,739	1,665	1,270	33.80%	11.62%	4.44%	31.10%
Sales Volume	\$ 987,729,718	\$ 727,628,094	\$ 648,598,876	\$ 628,202,668	\$ 481,453,379	35.75%	12.18%	3.25%	30.48%
Days in MLS - Average	22	33	32	26	30	-33.33%	3.13%	23.08%	-13.33%
Days in MLS - Median	5	10	12	6	7	-50.00%	-16.67%	100.00%	-14.29%
Close Price/List Price	102.13%	99.66%	99.53%	100.63%	100.15%	2.48%	0.13%	-1.09%	0.48%
PSF Total	\$ 290	\$ 258	\$ 255	\$ 260	\$ 249	12.40%	1.18%	-1.92%	4.42%

GLOSSARY

Active Listings: The number of properties available for sale at the end of the reported period. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.

New Listings: The number of properties which became available during the reported period.

Pending: The number of listings that were changed status from Active to Pending at the end of the reported period. Pending listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes to Pending, out of Pending, then back to Pending all in one reported period, the listing would only be counted once. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a “leading indicator” of buyer demand.

Days in MLS: A measure of how long it takes a given property to sell.

Closed Listings: A measure of home sales that sold and closed during the reported period.

Average Close Price: A sum of all home sales prices divided by the total number of sales. Not considered the most accurate gauge since data from the high-end can easily skew the results.

Median Close Price: A measure of home values in a market area where 50 percent of activity was higher and 50 percent was lower than this price point. This method is preferred because it's more insulated from outlying activity occurring at either tail end of the market.

Months Supply of Inventory (MOI): A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale currently, given current levels of home sales. A balanced market ranges from four to six months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A seller's market has a lower number, reflecting more buyers relative to homes for sale.

Residential (RES): Represents the overall housing market which includes activity of detached single-family homes as well as attached homes.

Detached Homes: Activity of Detached Single-Family Homes.

Attached Homes: Activity of Attached Condos & Townhomes.

Classic Market: Properties priced between \$300,000 and \$499,999.

Premier Market: Properties priced between \$500,000 and \$749,999.

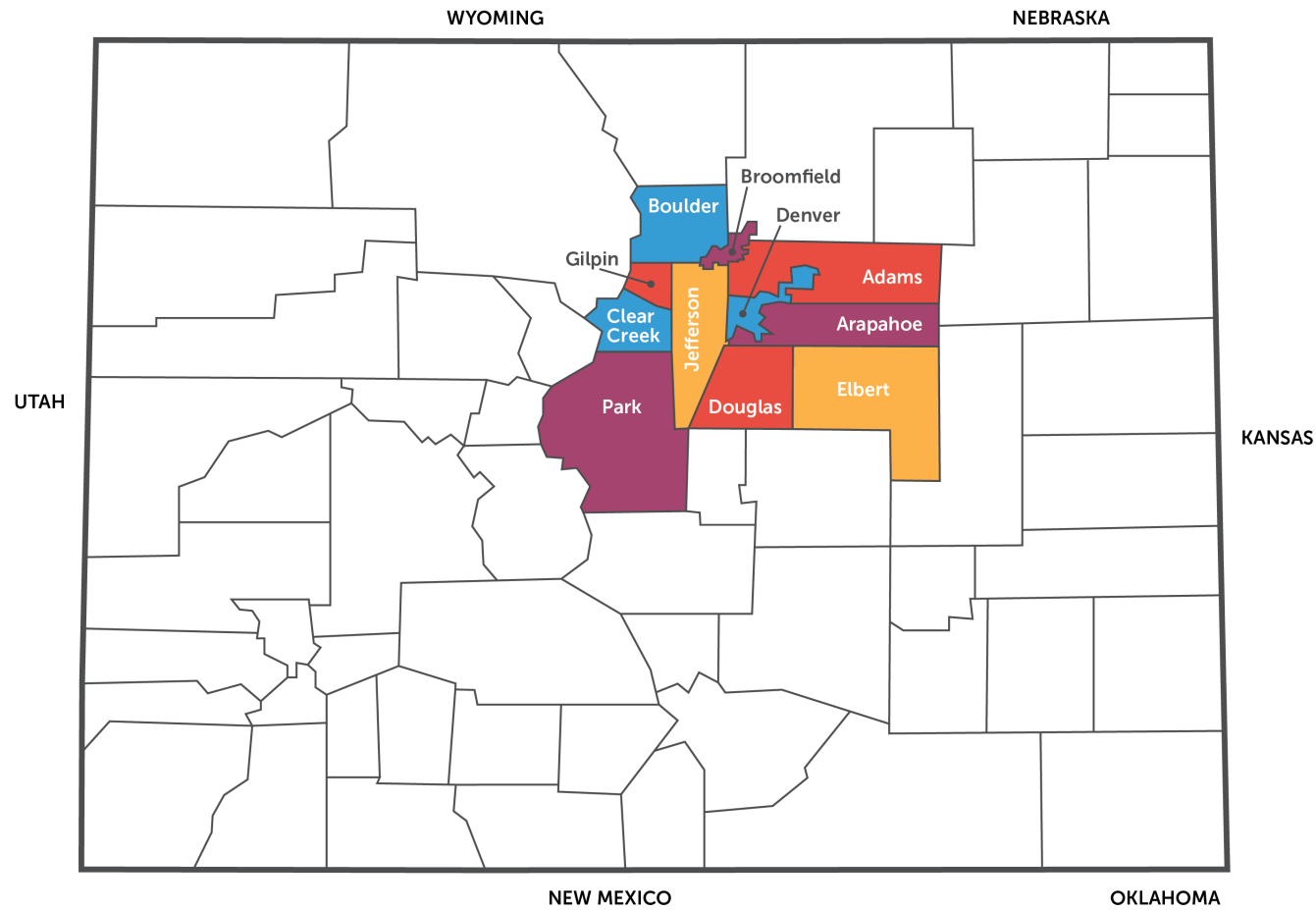
Signature Market: Properties priced between \$750,000 and \$999,999.

Luxury Market: Properties priced at \$1,000,000+ (\$1M+).

REcolorado: The source of our MLS listings data.

[CLICK HERE TO VISIT DMAR'S GLOSSARY - THE A TO Z OF REAL ESTATE](#)

11 COUNTY MAP



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, BSW Real Estate
- Steve Danyliw, Danyliw & Associates
- Libby Levinson, Kentwood Real Estate
- William Maline, HomeSmart Realty Group
- Brigitte Modglin, Kentwood City Properties
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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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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).