

Monthly Indicators



June 2021

Percent changes calculated using year-over-year comparisons.

New Listings were up 6.0 percent for single family homes but decreased 5.8 percent for townhouse-condo properties. Under Contracts decreased 11.0 percent for single family homes and 9.9 percent for townhouse-condo properties.

The Median Sales Price was up 25.8 percent to \$585,000 for single family homes and 18.5 percent to \$385,000 for townhouse-condo properties. Days on Market decreased 63.0 percent for single family homes and 56.3 percent for townhouse-condo properties.

The increase in sales prices comes with a slight decline in existing home sales nationwide, as homebuyers struggle with declining affordability amid a lack of inventory, forcing some buyers to simply wait it out in hopes of more inventory and less competition. Meanwhile, home builders are trying to meet the increased market demand, with housing starts up 3.6% in May from April, according to the Commerce Department. As we ease into new routines and look forward to a post-pandemic future, one thing remains certain: America desperately needs more homes.

Activity Snapshot

- 63.5% **+ 1.3%** **+ 23.0%**

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
--	--	---

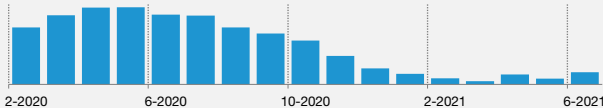
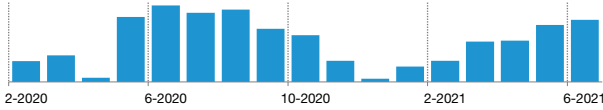
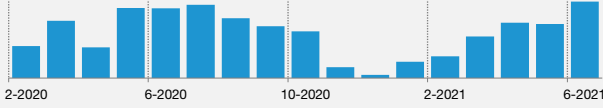
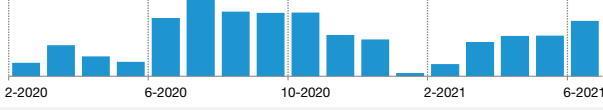
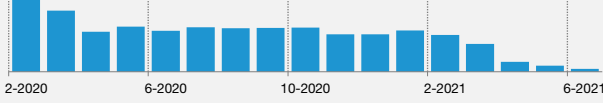
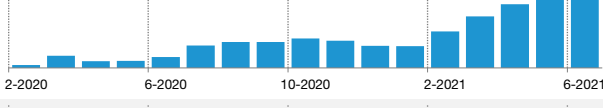
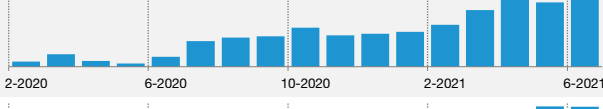
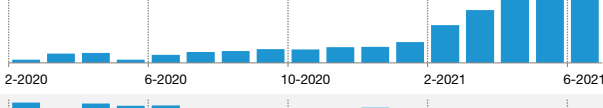
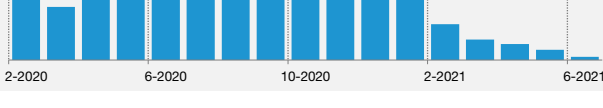
All residential real estate activity in the MLS of REcolorado® composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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



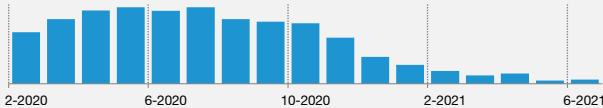
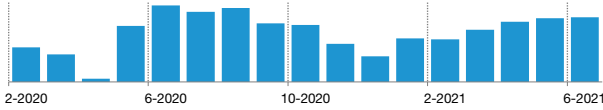
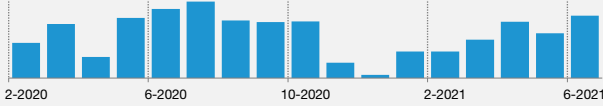
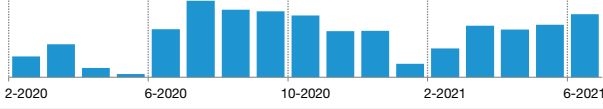
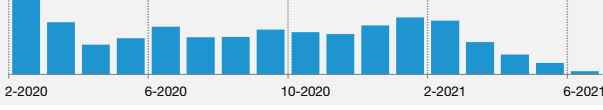
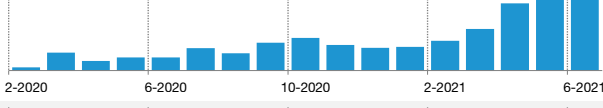
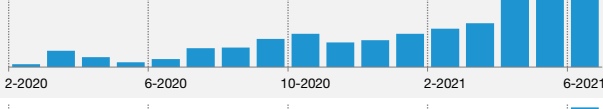
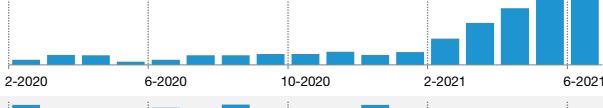
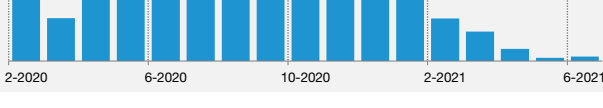
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	6-2020	6-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
Active Listings		8,103	3,195	- 60.6%	--	--	--
Under Contract		6,659	5,927	- 11.0%	27,615	28,728	+ 4.0%
New Listings		6,630	7,025	+ 6.0%	31,946	30,578	- 4.3%
Sold Listings		5,754	5,584	- 3.0%	23,324	25,587	+ 9.7%
Days on Market		27	10	- 63.0%	33	17	- 48.5%
Median Sales Price		\$465,000	\$585,000	+ 25.8%	\$458,000	\$550,000	+ 20.1%
Average Sales Price		\$537,364	\$702,780	+ 30.8%	\$528,953	\$662,825	+ 25.3%
Pct. of List Price Received		99.7%	105.4%	+ 5.7%	99.5%	104.0%	+ 4.5%
Affordability Index		89	70	- 21.3%	90	75	- 16.7%

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	6-2020	6-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
Active Listings		3,720	1,114	- 70.1%	--	--	--
Under Contract		2,367	2,133	- 9.9%	9,743	11,556	+ 18.6%
New Listings		2,520	2,374	- 5.8%	12,132	11,700	- 3.6%
Sold Listings		1,864	2,125	+ 14.0%	8,328	10,656	+ 28.0%
Days on Market		32	14	- 56.3%	35	24	- 31.4%
Median Sales Price		\$325,000	\$385,000	+ 18.5%	\$320,000	\$366,625	+ 14.6%
Average Sales Price		\$375,260	\$455,266	+ 21.3%	\$374,092	\$438,690	+ 17.3%
Pct. of List Price Received		99.3%	103.9%	+ 4.6%	99.3%	102.2%	+ 2.9%
Affordability Index		127	107	- 15.7%	129	112	- 13.2%

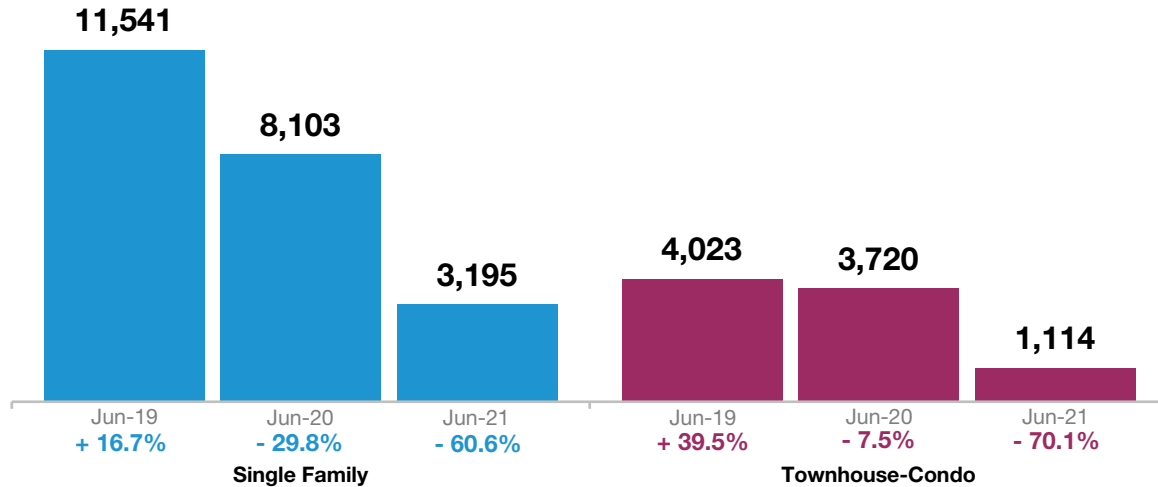
Inventory of Active Listings

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



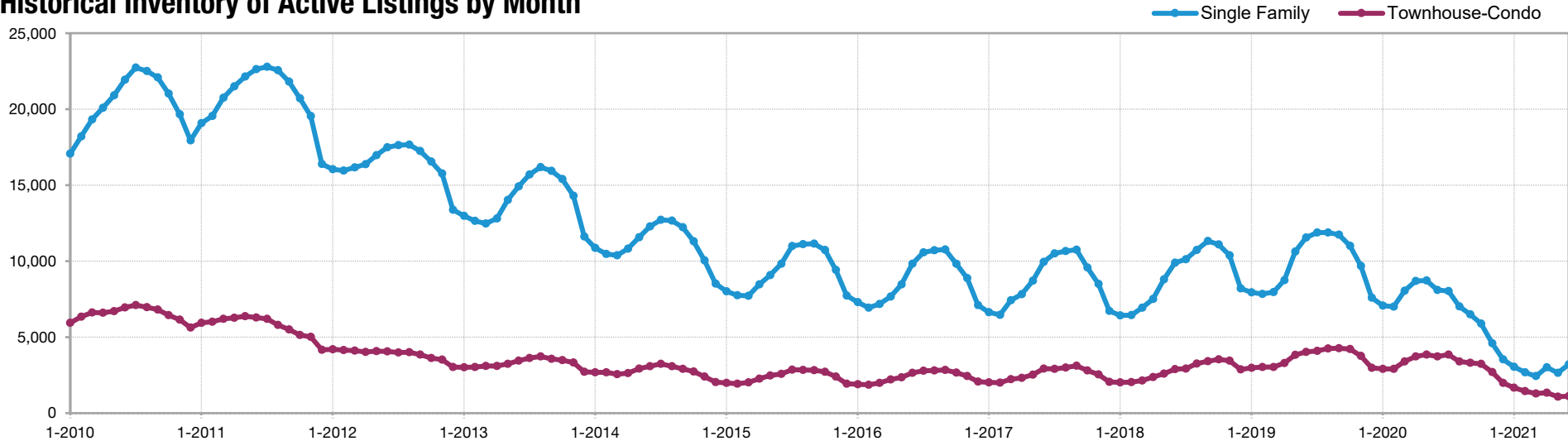
DENVER METRO
ASSOCIATION OF REALTORS®

June



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2020	8,029	-32.4%	3,841	-6.3%
Aug-2020	7,013	-41.0%	3,403	-19.8%
Sep-2020	6,503	-44.6%	3,304	-22.7%
Oct-2020	5,890	-46.5%	3,245	-22.8%
Nov-2020	4,592	-52.6%	2,700	-28.3%
Dec-2020	3,533	-53.4%	1,978	-33.7%
Jan-2021	3,050	-56.9%	1,677	-42.1%
Feb-2021	2,687	-61.6%	1,445	-50.3%
Mar-2021	2,435	-69.7%	1,280	-62.3%
Apr-2021	3,009	-65.4%	1,345	-63.9%
May-2021	2,642	-69.7%	1,079	-71.9%
Jun-2021	3,195	-60.6%	1,114	-70.1%

Historical Inventory of Active Listings by Month



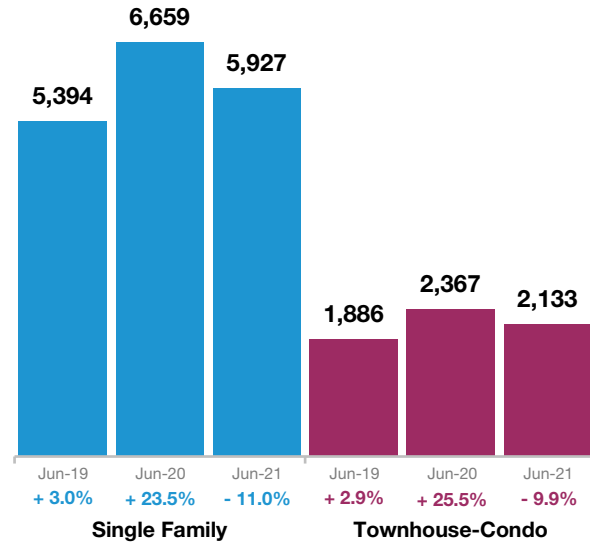
Under Contract

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

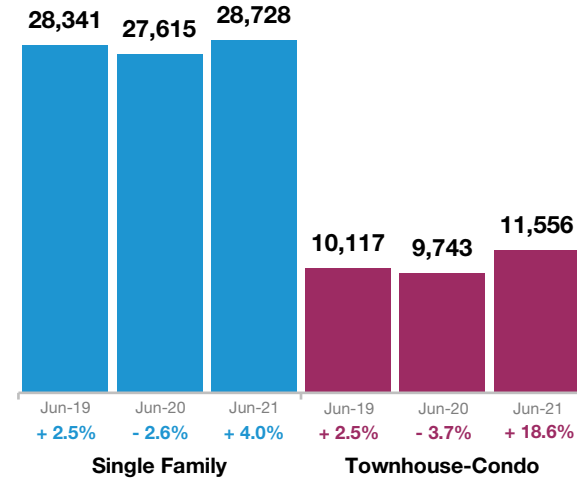


DENVER METRO
ASSOCIATION OF REALTORS®

June

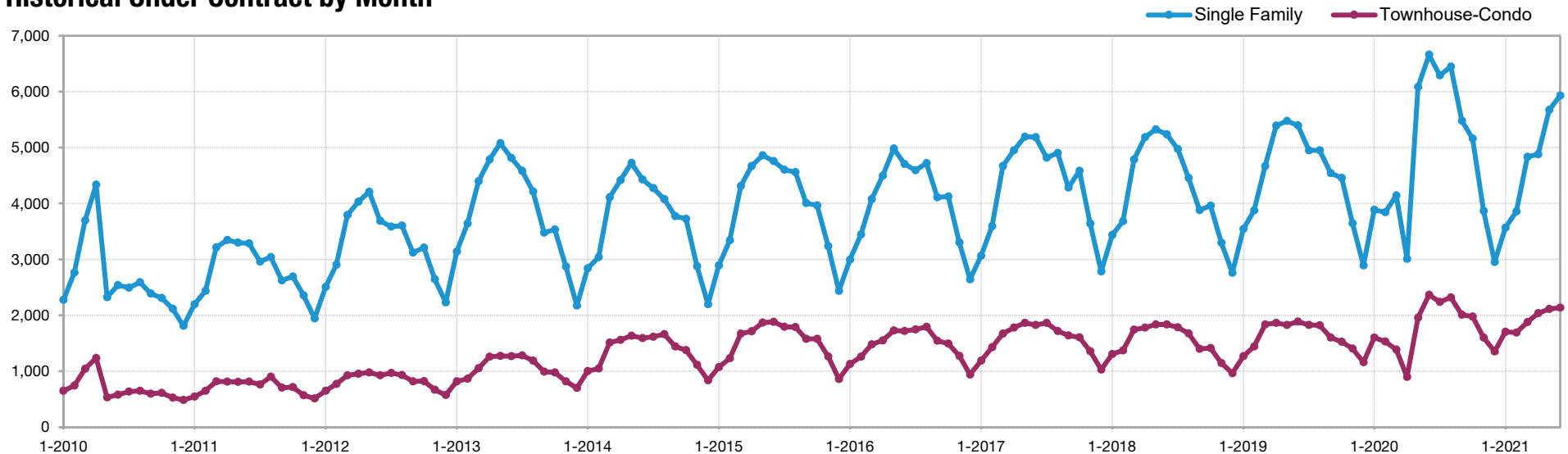


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2020	6,287	+27.1%	2,238	+22.7%
Aug-2020	6,443	+30.2%	2,316	+27.0%
Sep-2020	5,480	+20.7%	2,008	+25.6%
Oct-2020	5,161	+15.8%	1,977	+29.4%
Nov-2020	3,865	+6.0%	1,599	+13.8%
Dec-2020	2,952	+2.1%	1,352	+16.5%
Jan-2021	3,563	-8.3%	1,705	+6.5%
Feb-2021	3,858	+0.4%	1,689	+10.3%
Mar-2021	4,832	+16.7%	1,878	+35.4%
Apr-2021	4,880	+62.3%	2,039	+126.8%
May-2021	5,668	-6.8%	2,112	+7.9%
Jun-2021	5,927	-11.0%	2,133	-9.9%

Historical Under Contract by Month



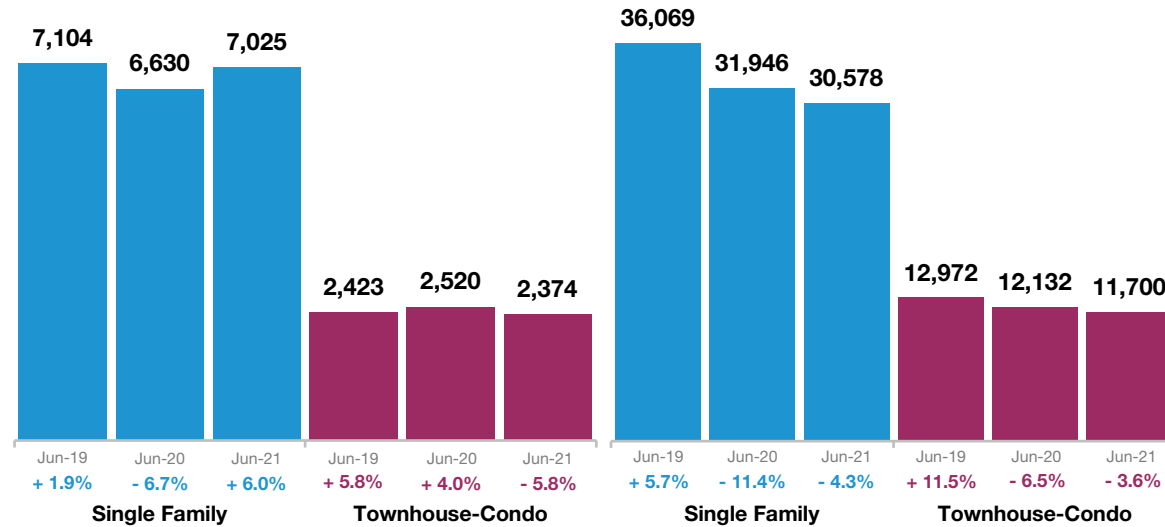
New Listings

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

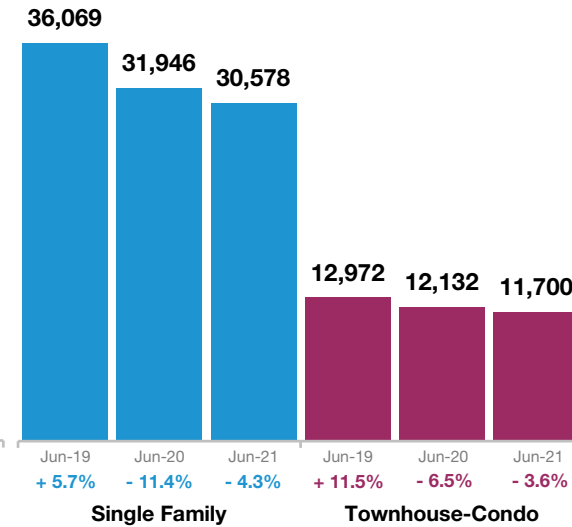


DENVER METRO
ASSOCIATION OF REALTORS®

June

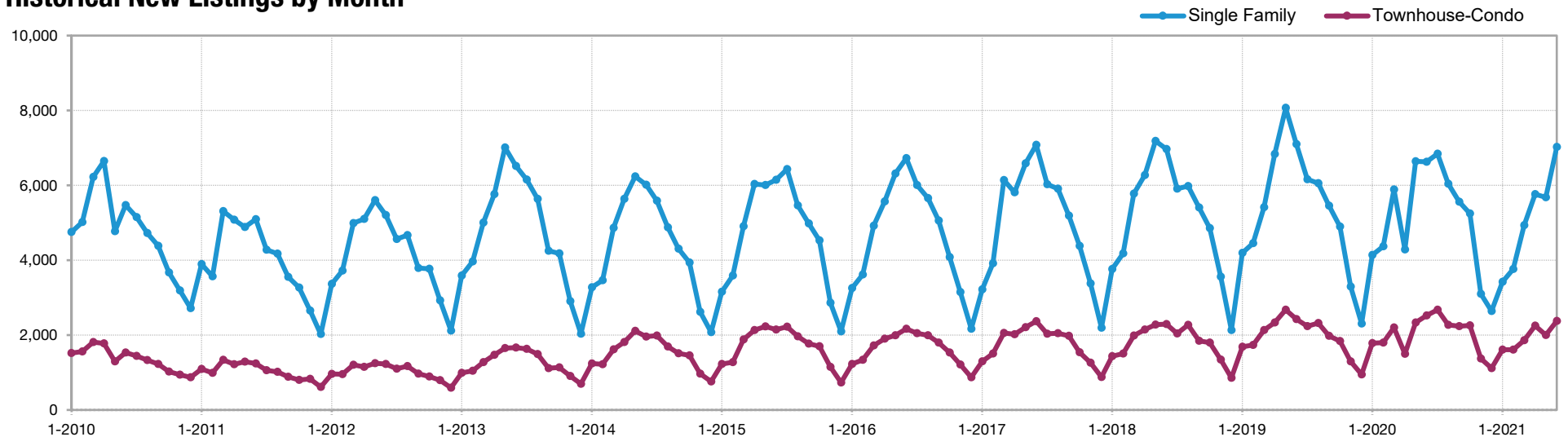


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2020	6,840	+11.1%	2,675	+19.6%
Aug-2020	6,038	-0.3%	2,273	-1.9%
Sep-2020	5,560	+1.9%	2,237	+13.2%
Oct-2020	5,246	+7.1%	2,254	+22.8%
Nov-2020	3,097	-6.0%	1,370	+5.7%
Dec-2020	2,638	+14.4%	1,112	+17.8%
Jan-2021	3,418	-17.4%	1,609	-9.9%
Feb-2021	3,759	-13.9%	1,609	-10.5%
Mar-2021	4,931	-16.2%	1,862	-15.3%
Apr-2021	5,765	+34.6%	2,249	+50.1%
May-2021	5,680	-14.5%	1,997	-14.3%
Jun-2021	7,025	+6.0%	2,374	-5.8%

Historical New Listings by Month



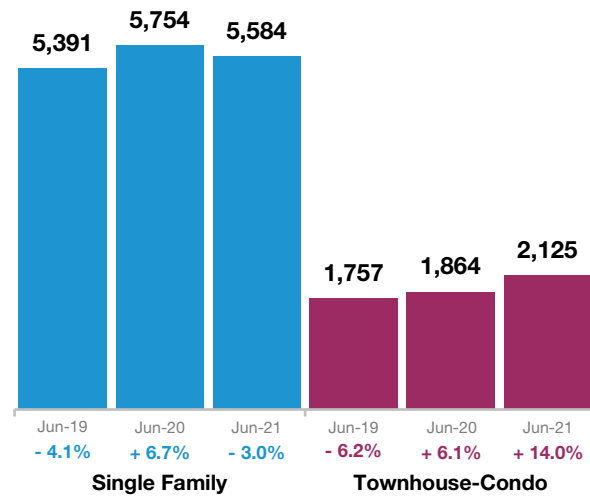
Sold Listings

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

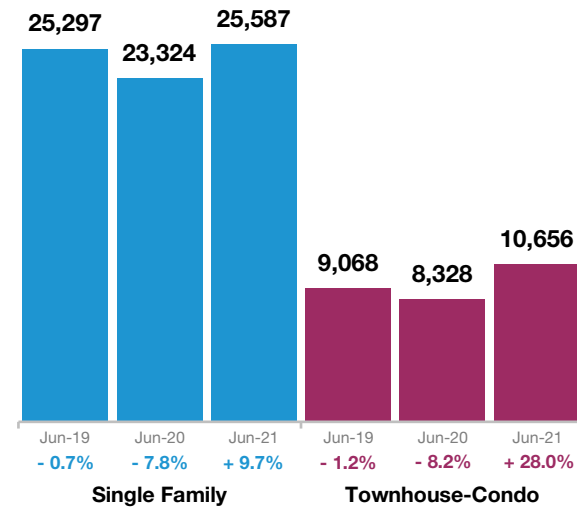


DENVER METRO
ASSOCIATION OF REALTORS®

June

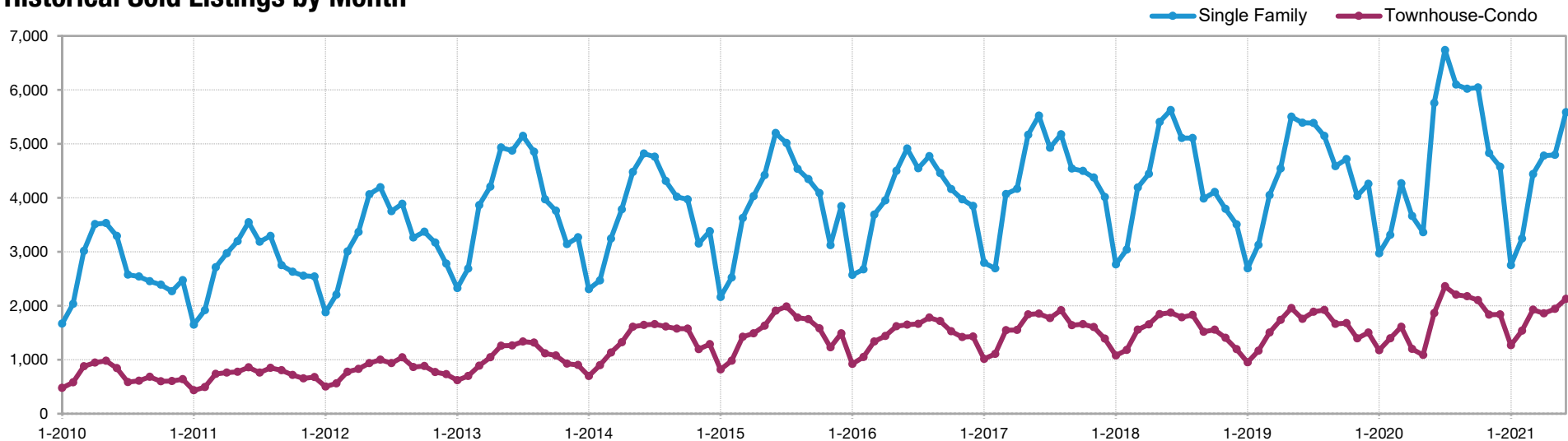


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2020	6,737	+25.1%	2,359	+25.1%
Aug-2020	6,097	+18.5%	2,202	+14.6%
Sep-2020	6,019	+31.2%	2,177	+30.8%
Oct-2020	6,043	+28.1%	2,102	+25.5%
Nov-2020	4,830	+19.7%	1,832	+31.3%
Dec-2020	4,575	+7.5%	1,836	+22.2%
Jan-2021	2,749	-7.4%	1,268	+7.7%
Feb-2021	3,243	-2.1%	1,535	+10.1%
Mar-2021	4,440	+4.0%	1,925	+19.8%
Apr-2021	4,778	+30.5%	1,860	+55.4%
May-2021	4,793	+42.6%	1,943	+78.4%
Jun-2021	5,584	-3.0%	2,125	+14.0%

Historical Sold Listings by Month



Days on Market Until Sale

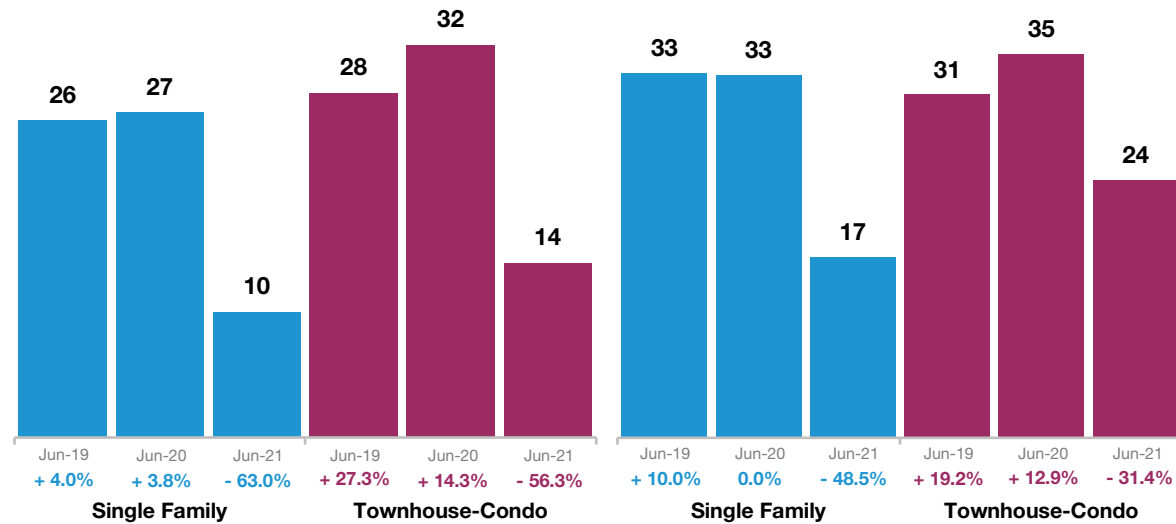
Average number of days between when a property is listed and when an offer is accepted in a given month.



DENVER METRO
ASSOCIATION OF REALTORS®

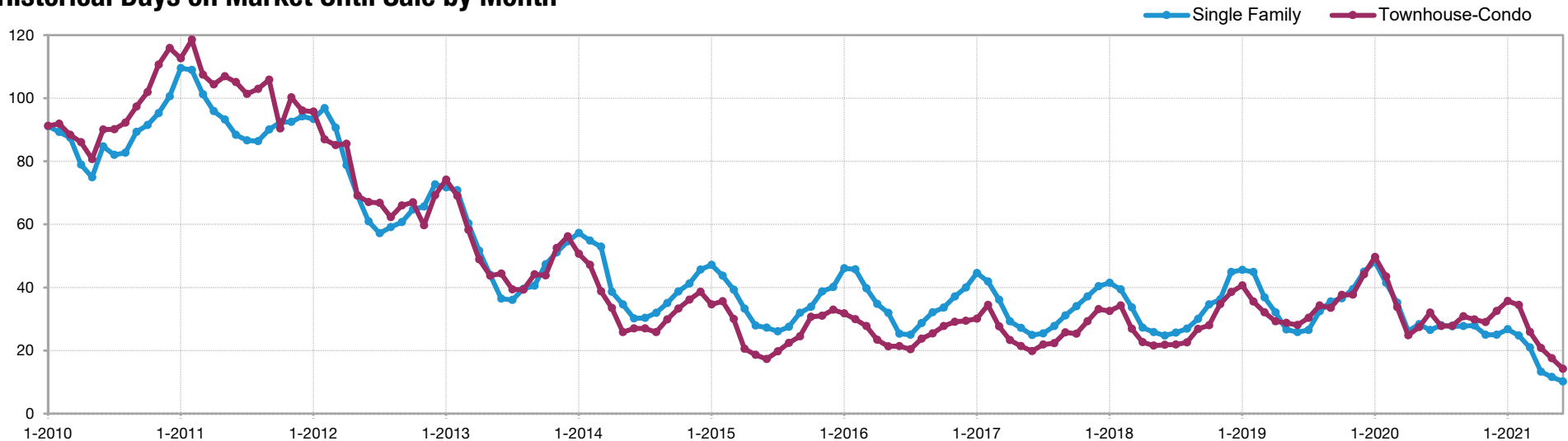
June

Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	33	-25.0%
Jan-2021	27	-43.8%	36	-28.0%
Feb-2021	25	-39.0%	34	-20.9%
Mar-2021	21	-40.0%	26	-23.5%
Apr-2021	13	-50.0%	21	-16.0%
May-2021	12	-57.1%	18	-33.3%
Jun-2021	10	-63.0%	14	-56.3%

Historical Days on Market Until Sale by Month



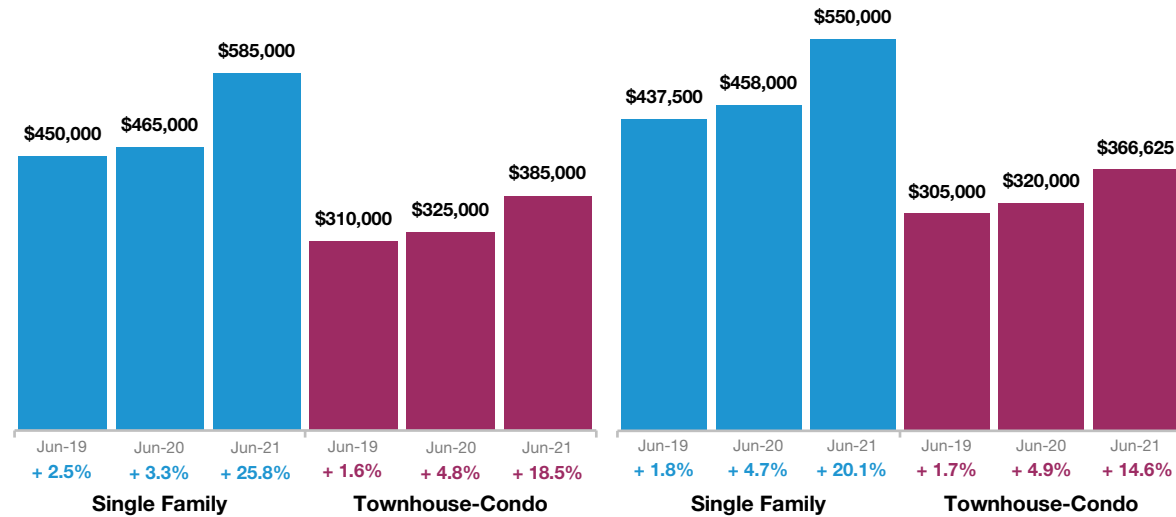
Median Sales Price

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

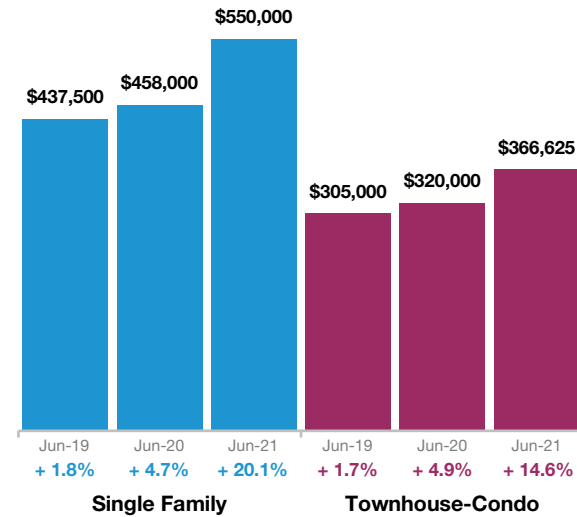


DENVER METRO
ASSOCIATION OF REALTORS®

June

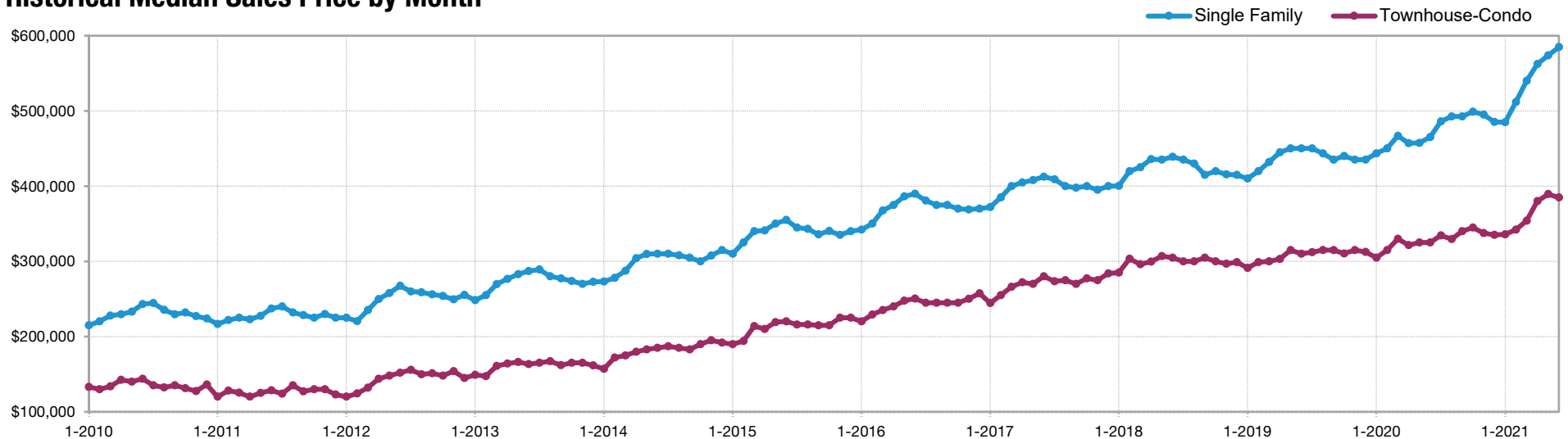


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2020	\$486,000	+8.0%	\$334,500	+7.2%
Aug-2020	\$492,500	+11.0%	\$329,500	+4.6%
Sep-2020	\$492,500	+13.2%	\$339,999	+7.9%
Oct-2020	\$499,000	+13.4%	\$345,000	+11.1%
Nov-2020	\$495,000	+13.8%	\$337,750	+7.2%
Dec-2020	\$485,395	+11.6%	\$335,000	+7.2%
Jan-2021	\$485,000	+9.4%	\$336,000	+10.2%
Feb-2021	\$512,000	+13.8%	\$342,156	+8.6%
Mar-2021	\$540,000	+15.6%	\$354,000	+7.3%
Apr-2021	\$562,250	+23.0%	\$379,950	+18.2%
May-2021	\$574,000	+25.4%	\$389,500	+19.8%
Jun-2021	\$585,000	+25.8%	\$385,000	+18.5%

Historical Median Sales Price by Month



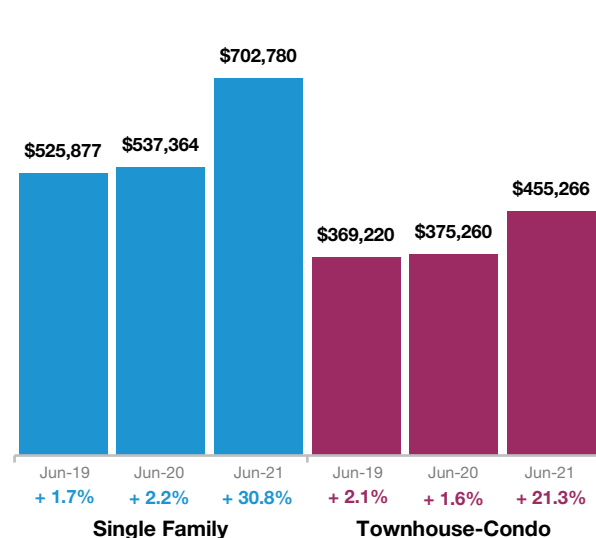
Average Sales Price

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

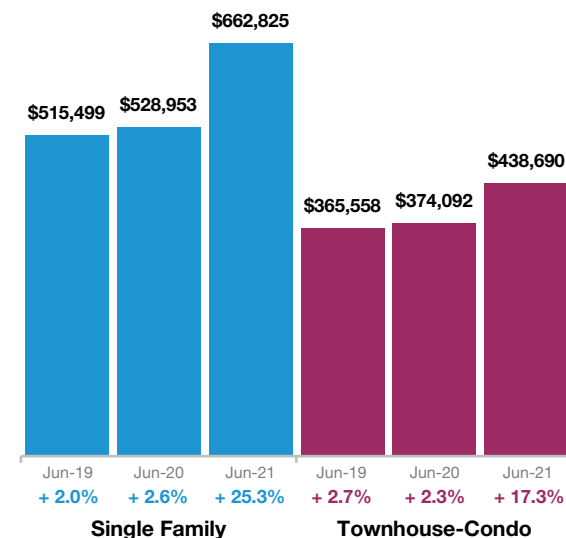


DENVER METRO
ASSOCIATION OF REALTORS®

June

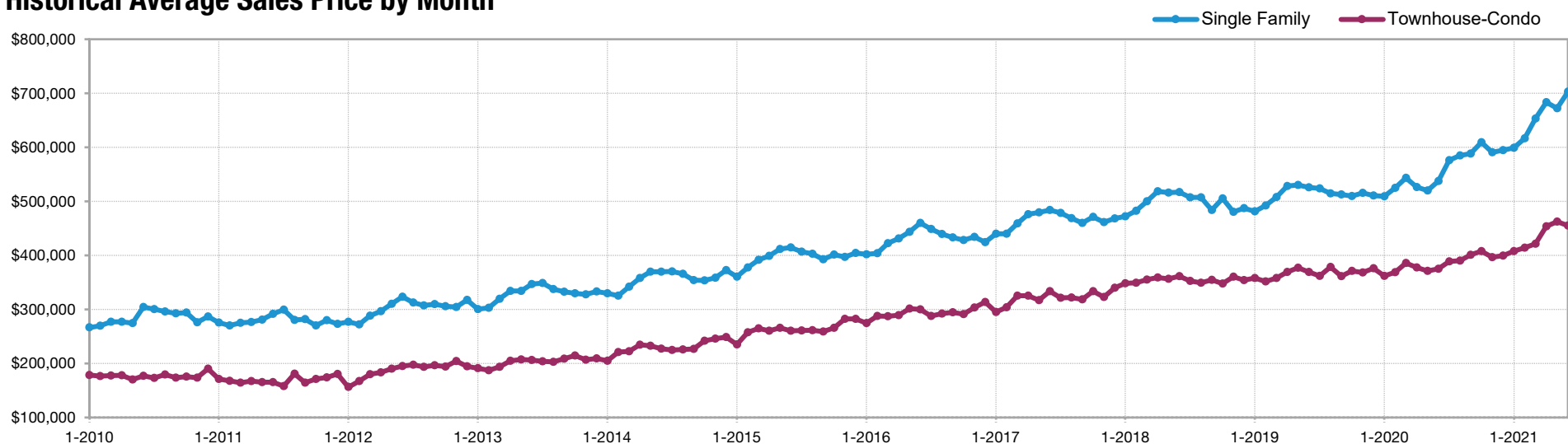


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2020	\$576,015	+10.0%	\$388,895	+7.4%
Aug-2020	\$584,778	+13.6%	\$389,971	+3.1%
Sep-2020	\$588,240	+14.7%	\$400,924	+11.0%
Oct-2020	\$609,372	+19.5%	\$407,628	+9.8%
Nov-2020	\$590,753	+14.5%	\$396,673	+7.7%
Dec-2020	\$594,508	+16.4%	\$399,245	+6.1%
Jan-2021	\$598,993	+17.7%	\$407,706	+12.6%
Feb-2021	\$616,529	+17.4%	\$414,316	+12.4%
Mar-2021	\$653,345	+20.2%	\$421,487	+9.2%
Apr-2021	\$683,514	+29.9%	\$453,853	+20.2%
May-2021	\$672,375	+29.3%	\$462,566	+24.6%
Jun-2021	\$702,780	+30.8%	\$455,266	+21.3%

Historical Average Sales Price by Month



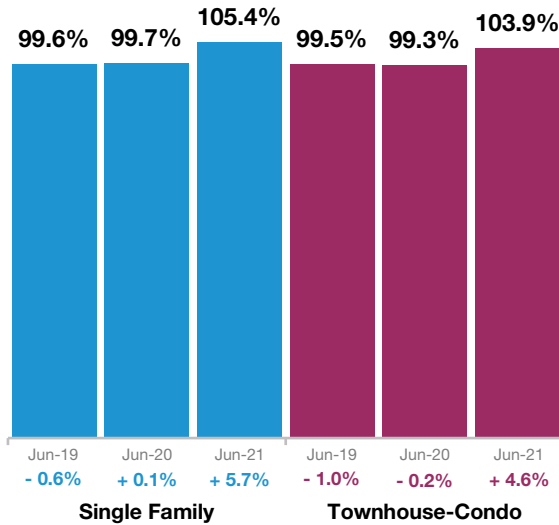
Percent of List Price Received

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.

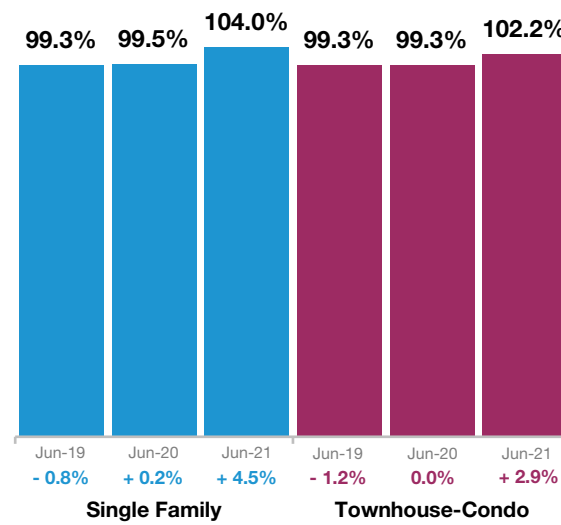


DENVER METRO
ASSOCIATION OF REALTORS®

June

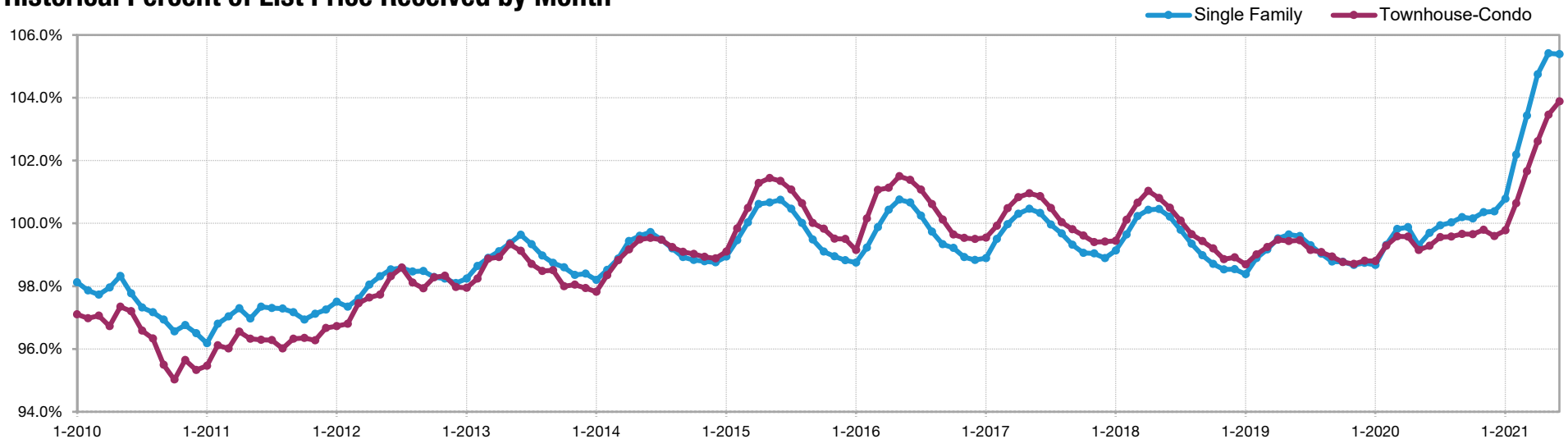


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	99.7%	+0.9%
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%
Mar-2021	103.4%	+3.6%	101.7%	+2.1%
Apr-2021	104.7%	+4.8%	102.6%	+3.0%
May-2021	105.4%	+6.1%	103.5%	+4.3%
Jun-2021	105.4%	+5.7%	103.9%	+4.6%

Historical Percent of List Price Received by Month



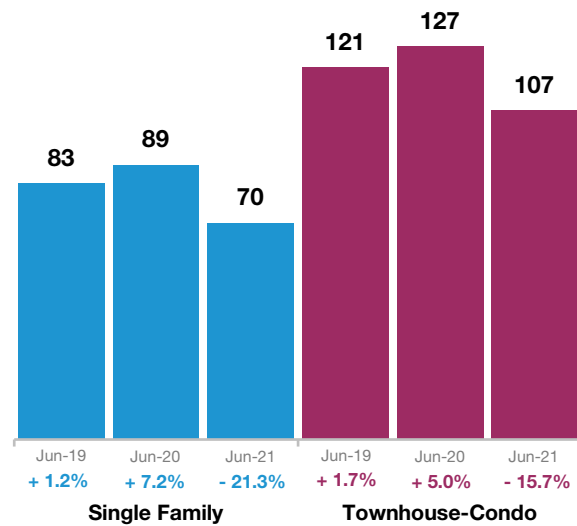
Housing Affordability Index

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.

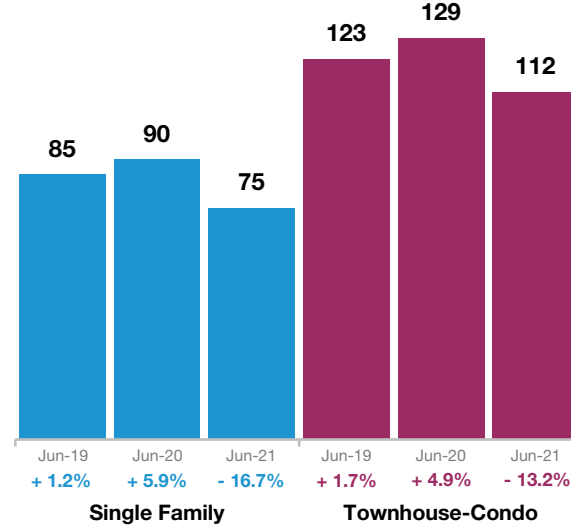


DENVER METRO
ASSOCIATION OF REALTORS®

June

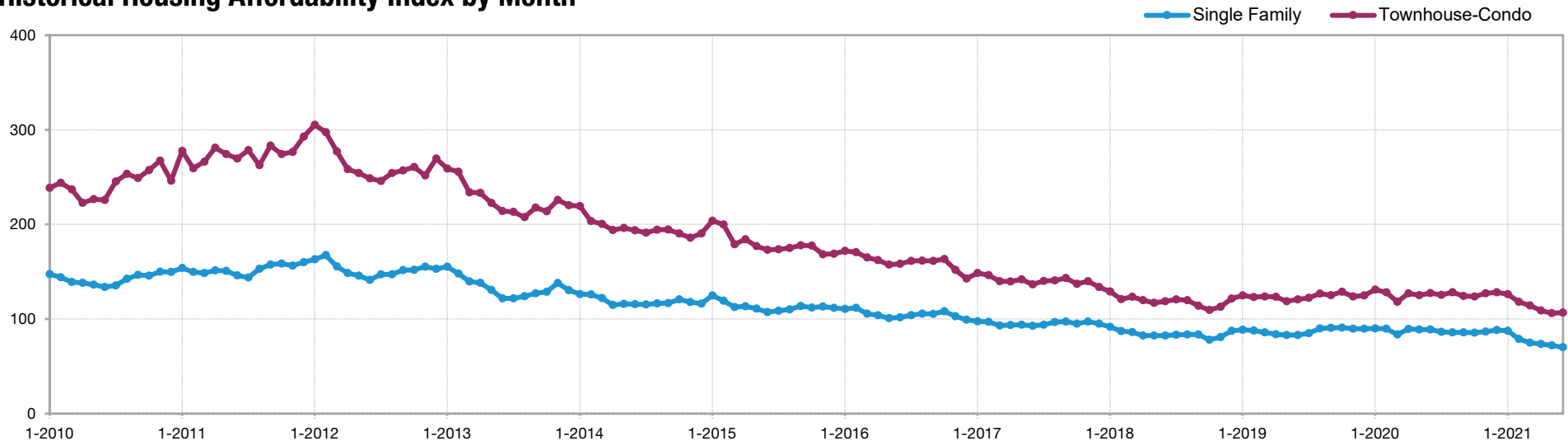


Year to Date



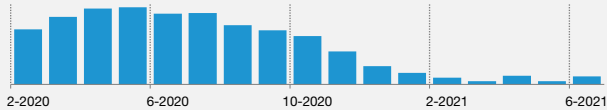
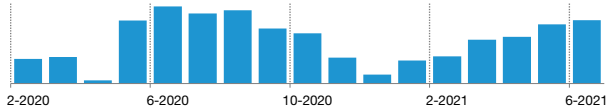
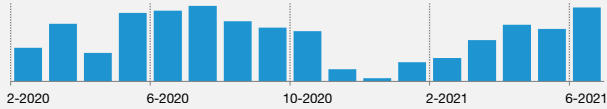
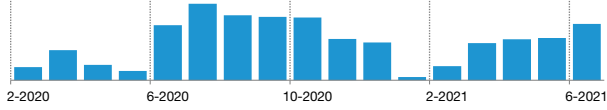
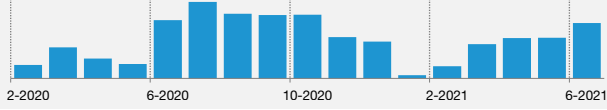
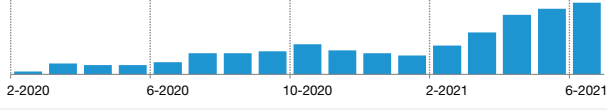
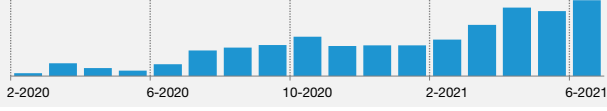
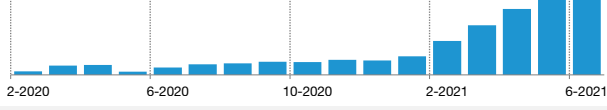
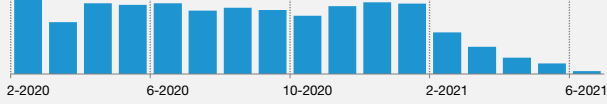
Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2020	86	+1.2%	125	+2.5%
Aug-2020	86	-4.4%	128	+0.8%
Sep-2020	86	-5.5%	124	-0.8%
Oct-2020	86	-5.5%	124	-3.9%
Nov-2020	87	-3.3%	127	+2.4%
Dec-2020	88	-2.2%	128	+2.4%
Jan-2021	87	-3.3%	126	-3.8%
Feb-2021	79	-12.2%	118	-7.8%
Mar-2021	75	-9.6%	114	-3.4%
Apr-2021	74	-16.9%	109	-14.2%
May-2021	72	-19.1%	106	-15.2%
Jun-2021	70	-21.3%	107	-15.7%

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	6-2020	6-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
Active Listings		11,888	4,344	- 63.5%	--	--	--
Under Contract		9,030	8,070	- 10.6%	37,383	40,341	+ 7.9%
New Listings		9,156	9,410	+ 2.8%	44,138	42,344	- 4.1%
Sold Listings		7,620	7,717	+ 1.3%	31,673	36,299	+ 14.6%
Days on Market		28	11	- 60.7%	34	19	- 44.1%
Median Sales Price		\$435,000	\$535,000	+ 23.0%	\$427,600	\$500,000	+ 16.9%
Average Sales Price		\$497,590	\$634,313	+ 27.5%	\$487,993	\$596,330	+ 22.2%
Pct. of List Price Received		99.6%	105.0%	+ 5.4%	99.4%	103.5%	+ 4.1%
Affordability Index		95	77	- 18.9%	97	82	- 15.5%

Sold Listings

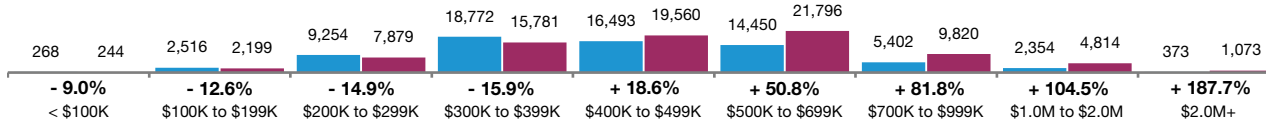
Actual sales that have closed in a given month.



DENVER METRO
ASSOCIATION OF REALTORS®

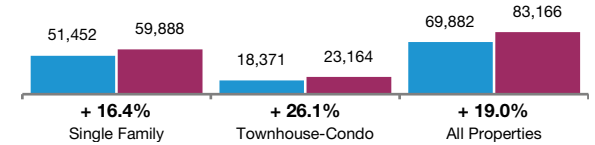
By Price Range – All Properties – Rolling 12 Months

■ 6-2020 ■ 6-2021



By Property Type

■ 6-2020 ■ 6-2021



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	6-2020	6-2021	Change	6-2020	6-2021	Change
\$99,999 and Below	205	174	-15.1%	35	21	-40.0%
\$100,000 to \$199,999	627	543	-13.4%	1,876	1,626	-13.3%
\$200,000 to \$299,999	3,122	1,852	-40.7%	6,127	6,018	-1.8%
\$300,000 to \$399,999	13,784	9,128	-33.8%	4,977	6,631	+33.2%
\$400,000 to \$499,999	14,207	15,738	+10.8%	2,284	3,822	+67.3%
\$500,000 to \$699,999	12,503	18,769	+50.1%	1,947	3,026	+55.4%
\$700,000 to \$999,999	4,600	8,467	+84.1%	802	1,351	+68.5%
\$1,000,000 to \$1,999,999	2,059	4,242	+106.0%	295	571	+93.6%
\$2,000,000 and Above	345	975	+182.6%	28	98	+250.0%
All Price Ranges	51,452	59,888	+16.4%	18,371	23,164	+26.1%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	5-2021	6-2021	Change	5-2021	6-2021	Change
	13	5	-61.5%	1	0	-100.0%
	35	36	+2.9%	90	88	-2.2%
	83	91	+9.6%	401	423	+5.5%
	378	371	-1.9%	513	621	+21.1%
	1,051	1,130	+7.5%	412	437	+6.1%
	1,825	2,189	+19.9%	297	329	+10.8%
	907	1,112	+22.6%	142	142	0.0%
	420	533	+26.9%	70	71	+1.4%
	81	117	+44.4%	17	14	-17.6%
All Price Ranges	4,793	5,584	+16.5%	1,943	2,125	+9.4%

Year to Date

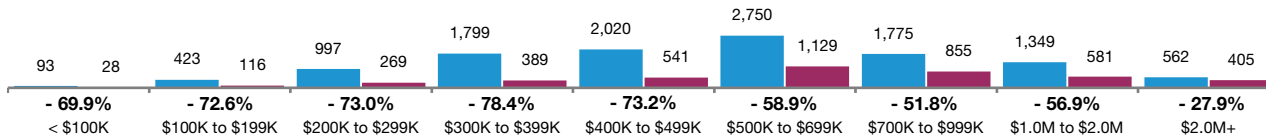
	Single Family			Townhouse-Condo		
	6-2020	6-2021	Change	6-2020	6-2021	Change
	83	57	-31.3%	13	8	-38.5%
	276	206	-25.4%	786	680	-13.5%
	1,241	599	-51.7%	2,690	2,413	-10.3%
	5,612	2,702	-51.9%	2,351	3,012	+28.1%
	6,726	6,186	-8.0%	1,097	1,932	+76.1%
	6,087	8,850	+45.4%	888	1,524	+71.6%
	2,190	4,355	+98.9%	375	688	+83.5%
	965	2,149	+122.7%	117	338	+188.9%
	144	483	+235.4%	11	61	+454.5%
All Price Ranges	23,324	25,587	+9.7%	8,328	10,656	+28.0%

Inventory of Active Listings

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

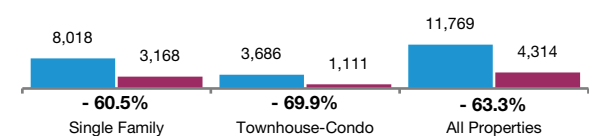
By Price Range – All Properties

■ 6-2020 ■ 6-2021



By Property Type

■ 6-2020 ■ 6-2021



Year over Year

By Price Range	Single Family			Townhouse-Condo		
	6-2020	6-2021	Change	6-2020	6-2021	Change
\$99,999 and Below	63	14	-77.8%	8	1	-87.5%
\$100,000 to \$199,999	170	52	-69.4%	229	55	-76.0%
\$200,000 to \$299,999	298	106	-64.4%	692	160	-76.9%
\$300,000 to \$399,999	920	180	-80.4%	871	205	-76.5%
\$400,000 to \$499,999	1,422	363	-74.5%	596	174	-70.8%
\$500,000 to \$699,999	2,096	909	-56.6%	653	218	-66.6%
\$700,000 to \$999,999	1,406	712	-49.4%	368	143	-61.1%
\$1,000,000 to \$1,999,999	1,132	482	-57.4%	217	99	-54.4%
\$2,000,000 and Above	510	349	-31.6%	52	56	+7.7%
All Price Ranges	8,018	3,168	-60.5%	3,686	1,111	-69.9%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	5-2021	6-2021	Change	5-2021	6-2021	Change
	17	14	-17.6%	1	1	0.0%
	69	52	-24.6%	55	55	0.0%
	92	106	+15.2%	192	160	-16.7%
	195	180	-7.7%	194	205	+5.7%
	357	363	+1.7%	147	174	+18.4%
	660	909	+37.7%	188	218	+16.0%
	485	712	+46.8%	130	143	+10.0%
	420	482	+14.8%	112	99	-11.6%
	320	349	+9.1%	59	56	-5.1%
All Price Ranges	2,616	3,168	+21.1%	1,078	1,111	+3.1%

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.