

Monthly Indicators



July 2021

Percent changes calculated using year-over-year comparisons.

New Listings were down 8.1 percent for single family homes and 16.5 percent for townhouse-condo properties. Under Contracts decreased 15.6 percent for single family homes and 13.3 percent for townhouse-condo properties.

The Median Sales Price was up 18.9 percent to \$565,000 for single family homes and 15.0 percent to \$385,111 for townhouse-condo properties. Days on Market decreased 50.0 percent for single family homes and 41.2 percent for townhouse-condo properties.

The National Association of REALTORS® reported inventory of homes for sale nationwide rose slightly in June as more sellers list their homes, hoping to take advantage of record-high sales prices across the country. Even with renewed home seller interest, inventory overall remains 18.8% lower than a year ago, according to NAR.

Activity Snapshot

- 52.9% **- 20.6%** **+ 18.5%**

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
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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.

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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	7-2020	7-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
Active Listings		11,232	5,825	- 48.1%	--	--	--
Under Contract		8,464	7,145	- 15.6%	45,663	44,895	- 1.7%
New Listings		9,322	8,569	- 8.1%	53,567	49,515	- 7.6%
Sold Listings		9,001	7,048	- 21.7%	40,196	41,122	+ 2.3%
Days on Market		36	18	- 50.0%	40	24	- 40.0%
Median Sales Price		\$475,000	\$565,000	+ 18.9%	\$453,837	\$540,000	+ 19.0%
Average Sales Price		\$563,445	\$681,115	+ 20.9%	\$530,774	\$655,974	+ 23.6%
Pct. of List Price Received		99.9%	104.0%	+ 4.1%	99.5%	103.7%	+ 4.2%
Affordability Index		88	73	- 17.0%	92	77	- 16.3%

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	7-2020	7-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
Active Listings		4,812	1,744	- 63.8%	--	--	--
Under Contract		2,702	2,343	- 13.3%	14,675	16,434	+ 12.0%
New Listings		3,304	2,759	- 16.5%	18,598	17,253	- 7.2%
Sold Listings		2,891	2,391	- 17.3%	13,132	15,324	+ 16.7%
Days on Market		34	20	- 41.2%	42	29	- 31.0%
Median Sales Price		\$335,000	\$385,111	+ 15.0%	\$325,000	\$370,577	+ 14.0%
Average Sales Price		\$384,175	\$450,756	+ 17.3%	\$377,707	\$438,524	+ 16.1%
Pct. of List Price Received		99.5%	102.8%	+ 3.3%	99.3%	102.2%	+ 2.9%
Affordability Index		125	108	- 13.6%	129	112	- 13.2%

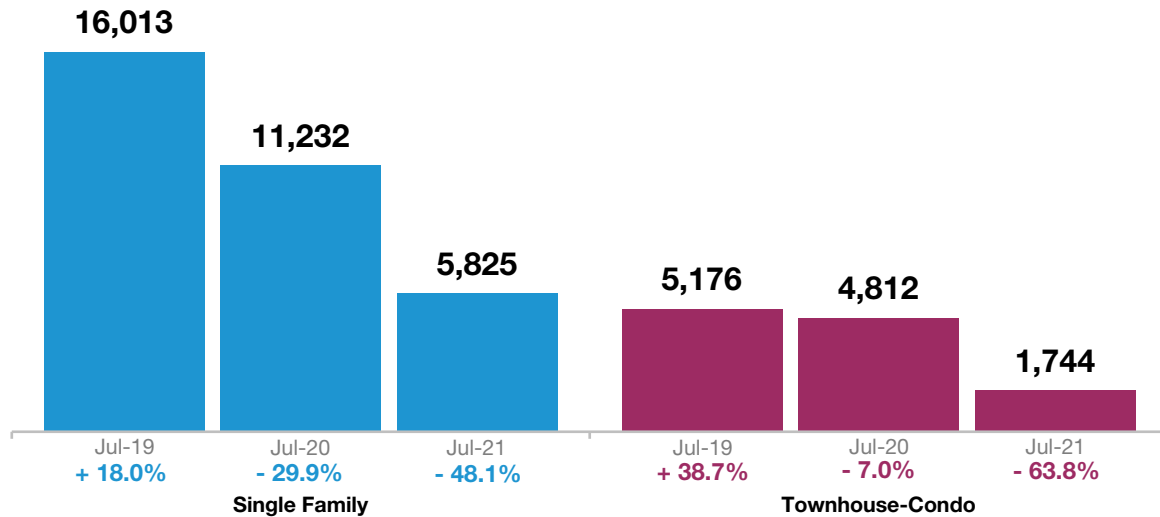
Inventory of Active Listings

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



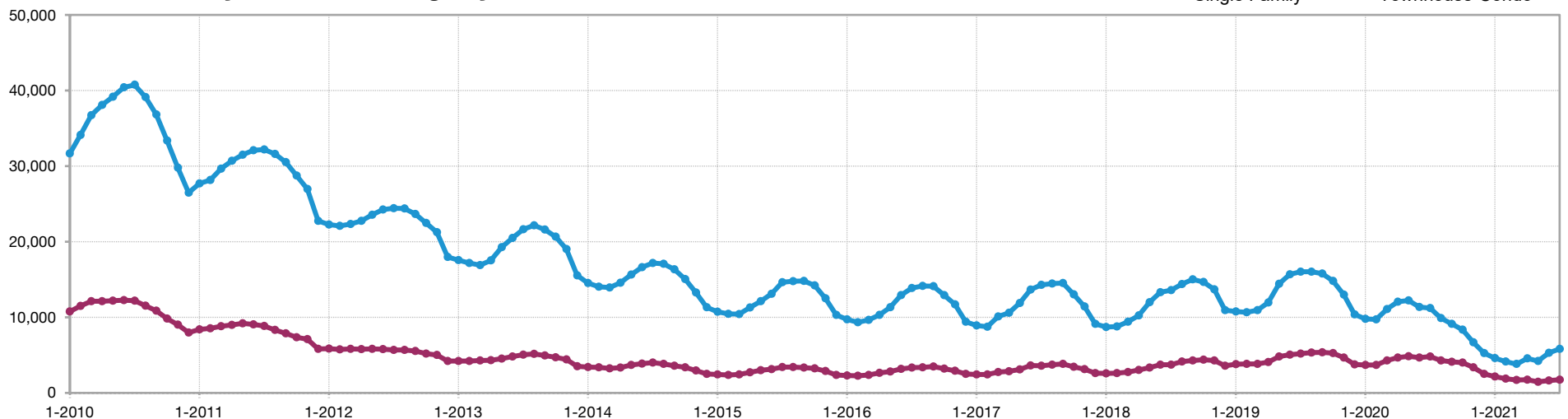
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ASSOCIATION OF REALTORS®

July



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2020	9,884	-38.3%	4,273	-20.0%
Sep-2020	9,138	-42.1%	4,123	-22.9%
Oct-2020	8,360	-43.5%	4,013	-23.6%
Nov-2020	6,685	-48.6%	3,371	-28.0%
Dec-2020	5,257	-49.4%	2,514	-33.1%
Jan-2021	4,601	-53.0%	2,162	-41.2%
Feb-2021	4,137	-57.4%	1,887	-49.0%
Mar-2021	3,811	-65.6%	1,687	-60.6%
Apr-2021	4,545	-62.3%	1,746	-62.6%
May-2021	4,197	-65.6%	1,468	-69.7%
Jun-2021	5,306	-53.3%	1,636	-65.0%
Jul-2021	5,825	-48.1%	1,744	-63.8%

Historical Inventory of Active Listings by Month



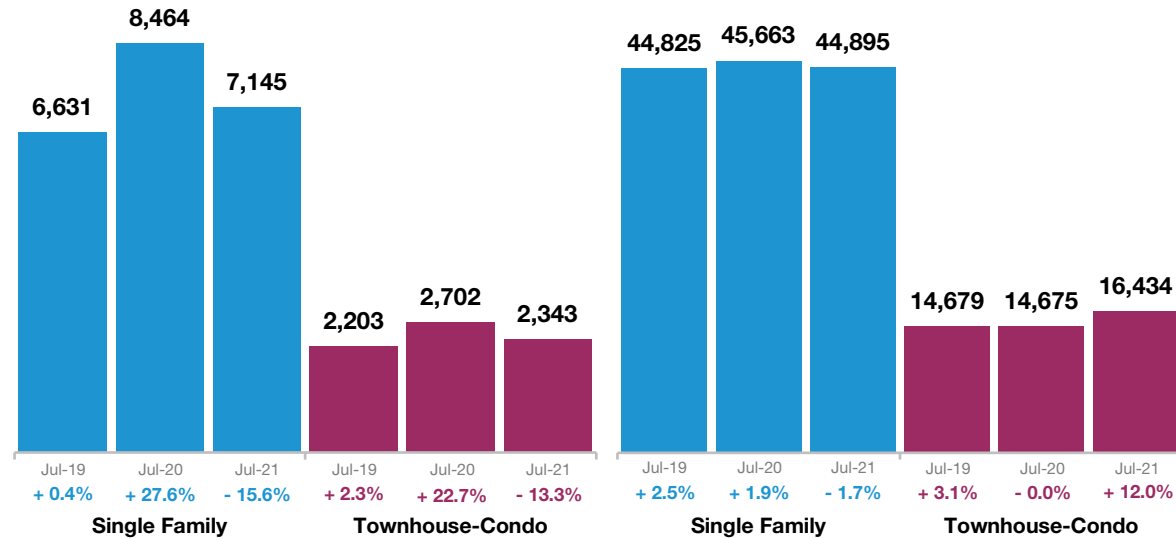
Under Contract

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

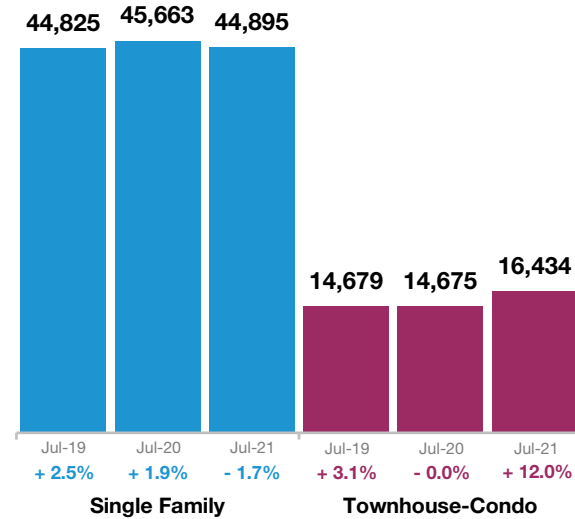


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July

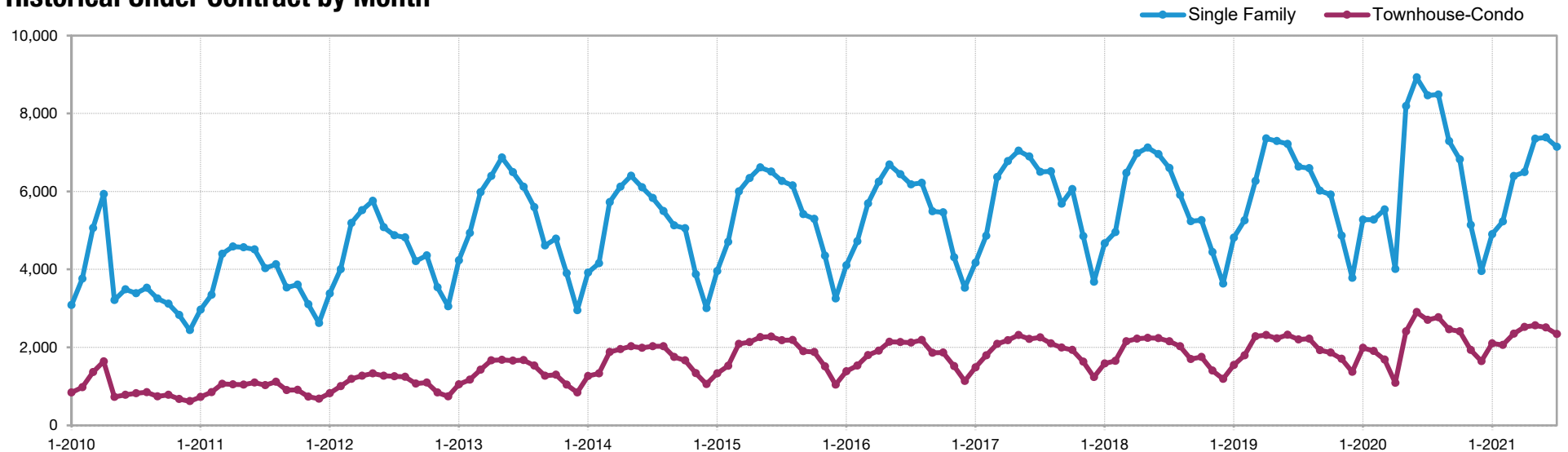


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2020	8,480	+28.6%	2,768	+24.6%
Sep-2020	7,290	+21.1%	2,458	+27.7%
Oct-2020	6,820	+15.3%	2,404	+28.9%
Nov-2020	5,139	+5.7%	1,931	+13.5%
Dec-2020	3,954	+4.7%	1,646	+20.3%
Jan-2021	4,900	-7.1%	2,102	+6.0%
Feb-2021	5,229	-0.9%	2,062	+8.1%
Mar-2021	6,395	+15.6%	2,344	+39.1%
Apr-2021	6,493	+62.1%	2,519	+130.9%
May-2021	7,348	-10.3%	2,559	+6.4%
Jun-2021	7,385	-17.2%	2,505	-13.6%
Jul-2021	7,145	-15.6%	2,343	-13.3%

Historical Under Contract by Month



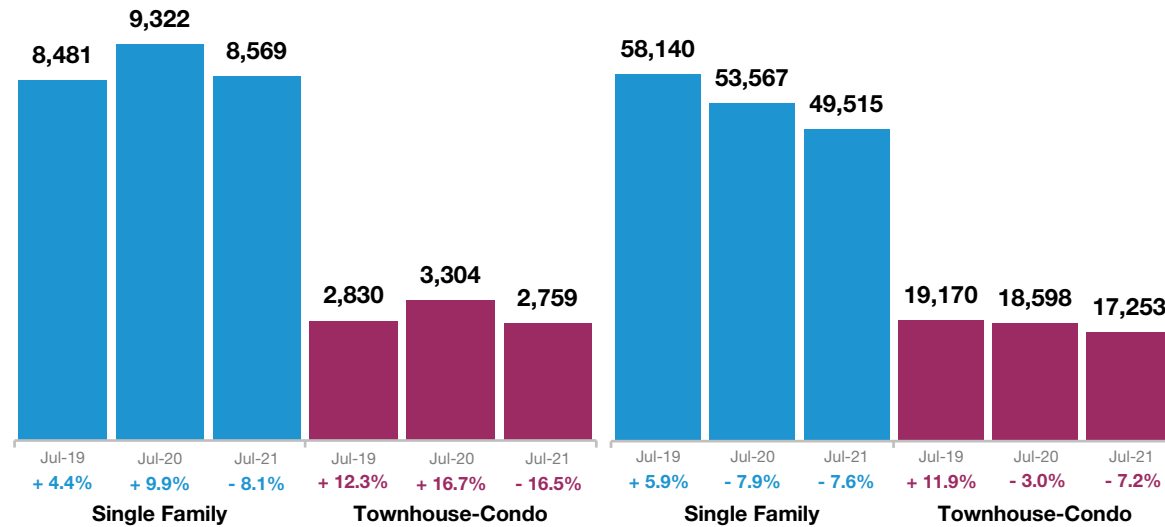
New Listings

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

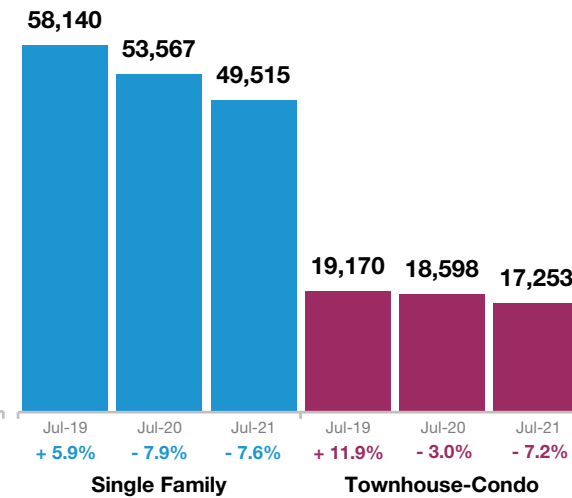


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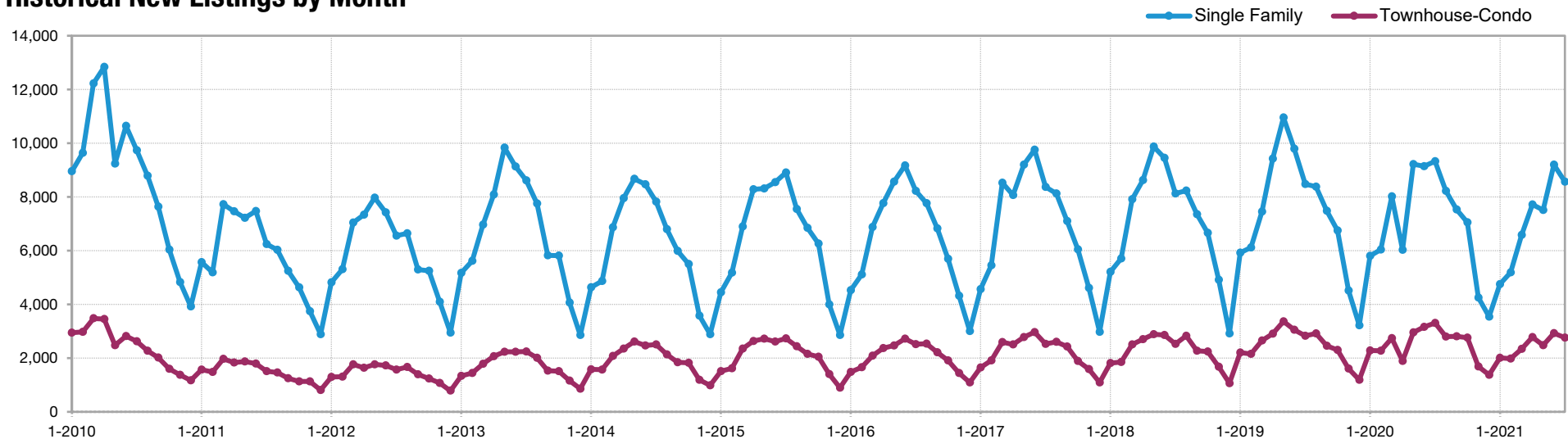


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2020	8,221	-1.8%	2,794	-4.2%
Sep-2020	7,529	+0.6%	2,808	+14.4%
Oct-2020	7,048	+4.3%	2,759	+19.8%
Nov-2020	4,254	-5.7%	1,690	+5.0%
Dec-2020	3,545	+10.1%	1,375	+16.0%
Jan-2021	4,749	-18.1%	2,007	-12.0%
Feb-2021	5,189	-14.1%	1,976	-12.9%
Mar-2021	6,583	-17.9%	2,338	-14.6%
Apr-2021	7,714	+27.9%	2,778	+46.8%
May-2021	7,514	-18.5%	2,474	-16.1%
Jun-2021	9,197	+0.7%	2,921	-7.7%
Jul-2021	8,569	-8.1%	2,759	-16.5%

Historical New Listings by Month



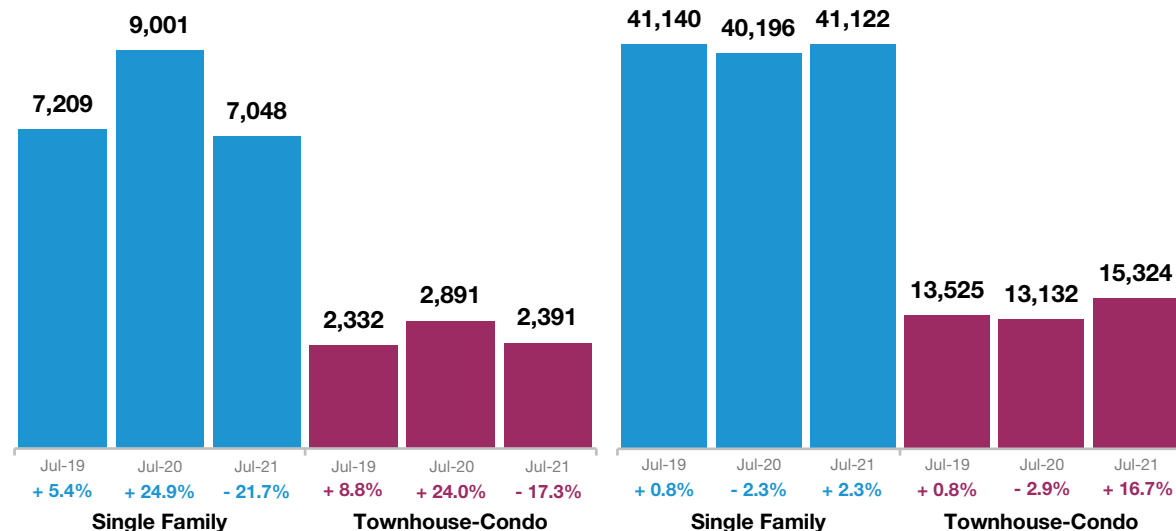
Sold Listings

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

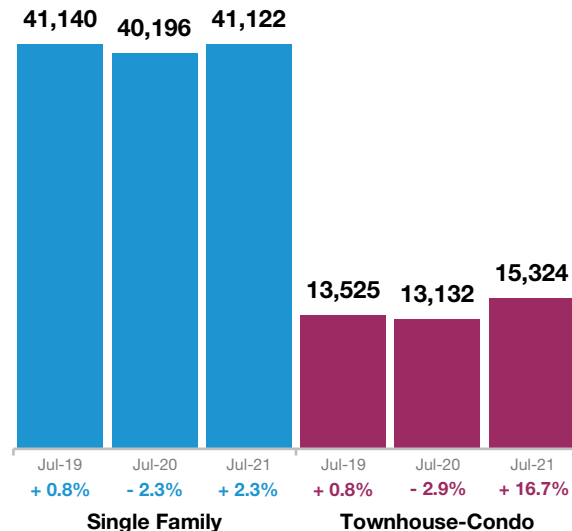


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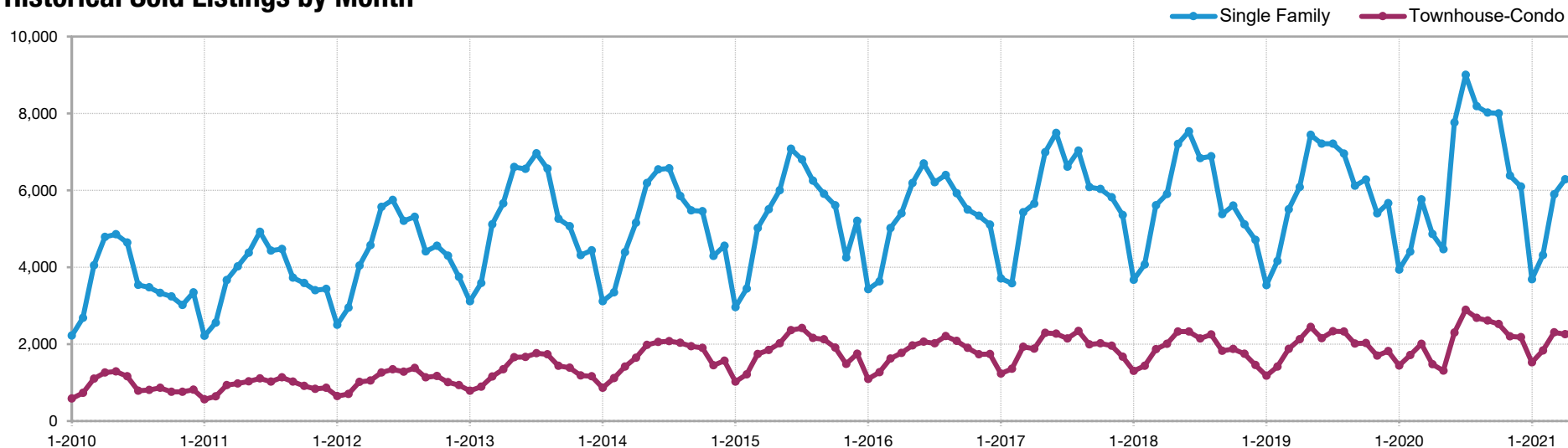


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2020	8,185	+17.7%	2,684	+15.2%
Sep-2020	8,018	+31.0%	2,609	+29.6%
Oct-2020	8,000	+27.4%	2,524	+24.6%
Nov-2020	6,380	+18.1%	2,202	+29.4%
Dec-2020	6,095	+7.6%	2,181	+19.9%
Jan-2021	3,685	-6.4%	1,527	+6.2%
Feb-2021	4,312	-2.1%	1,835	+7.0%
Mar-2021	5,895	+2.3%	2,309	+14.9%
Apr-2021	6,288	+29.2%	2,258	+53.0%
May-2021	6,365	+42.6%	2,366	+81.0%
Jun-2021	7,529	-3.0%	2,638	+14.9%
Jul-2021	7,048	-21.7%	2,391	-17.3%

Historical Sold Listings by Month



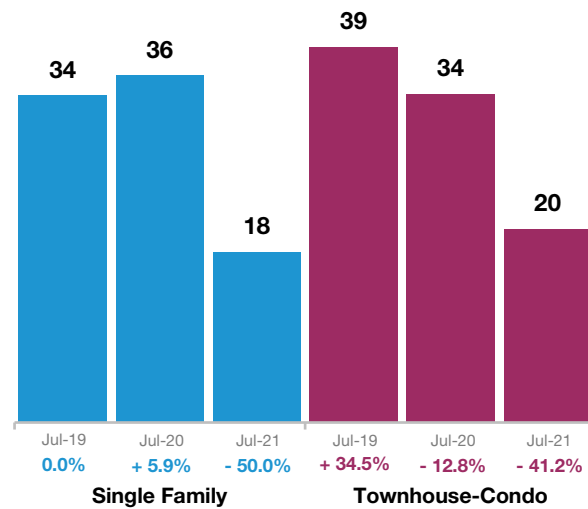
Days on Market Until Sale

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

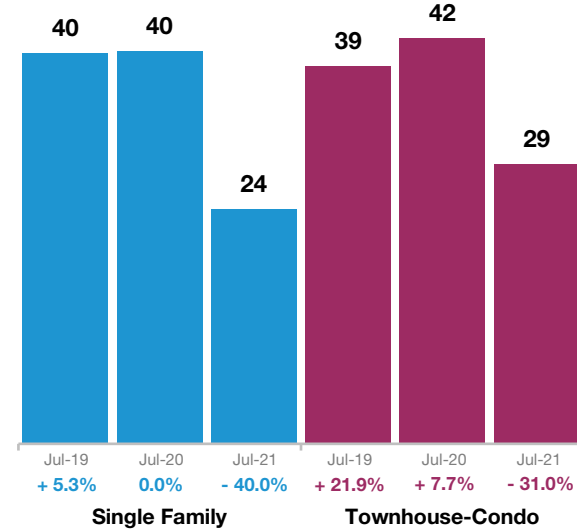


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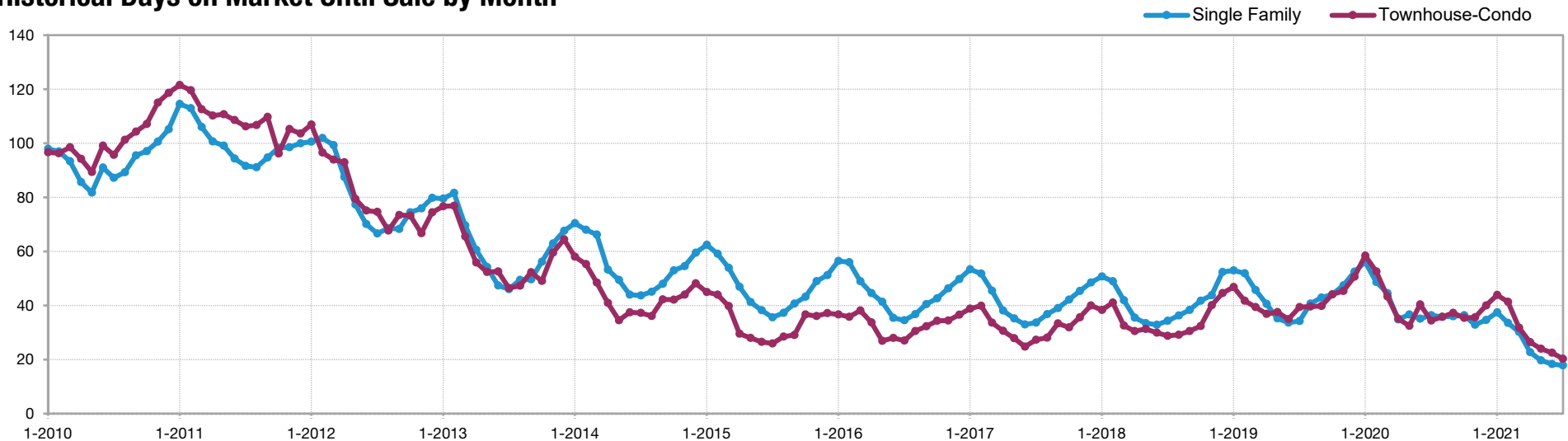


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2020	36	-12.2%	36	-10.0%
Sep-2020	36	-16.3%	37	-7.5%
Oct-2020	36	-18.2%	35	-20.5%
Nov-2020	33	-29.8%	36	-20.0%
Dec-2020	35	-32.7%	40	-21.6%
Jan-2021	37	-33.9%	44	-24.1%
Feb-2021	34	-30.6%	41	-22.6%
Mar-2021	30	-33.3%	32	-25.6%
Apr-2021	23	-34.3%	26	-25.7%
May-2021	20	-45.9%	24	-27.3%
Jun-2021	18	-48.6%	22	-45.0%
Jul-2021	18	-50.0%	20	-41.2%

Historical Days on Market Until Sale by Month



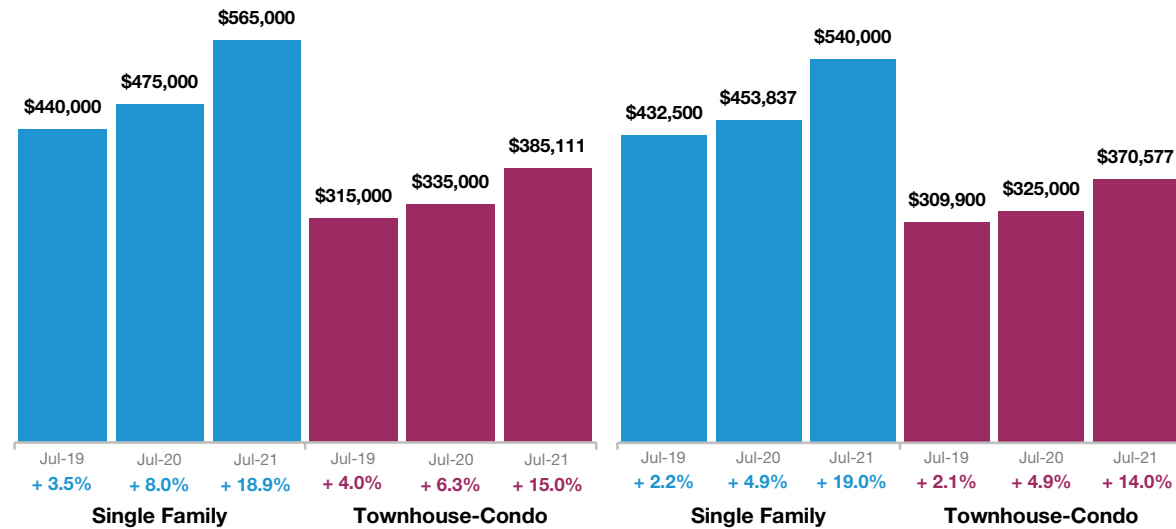
Median Sales Price

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

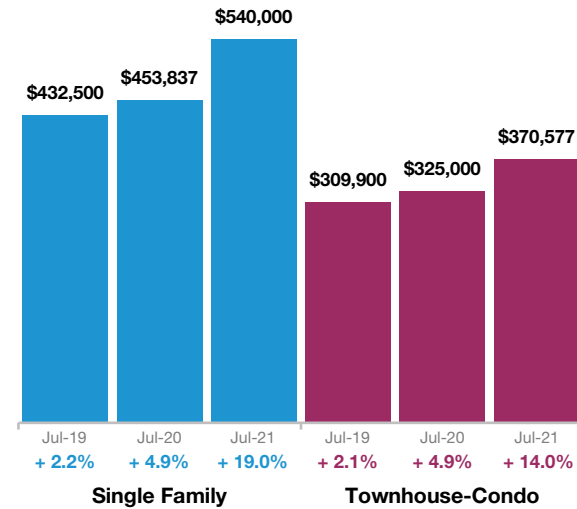


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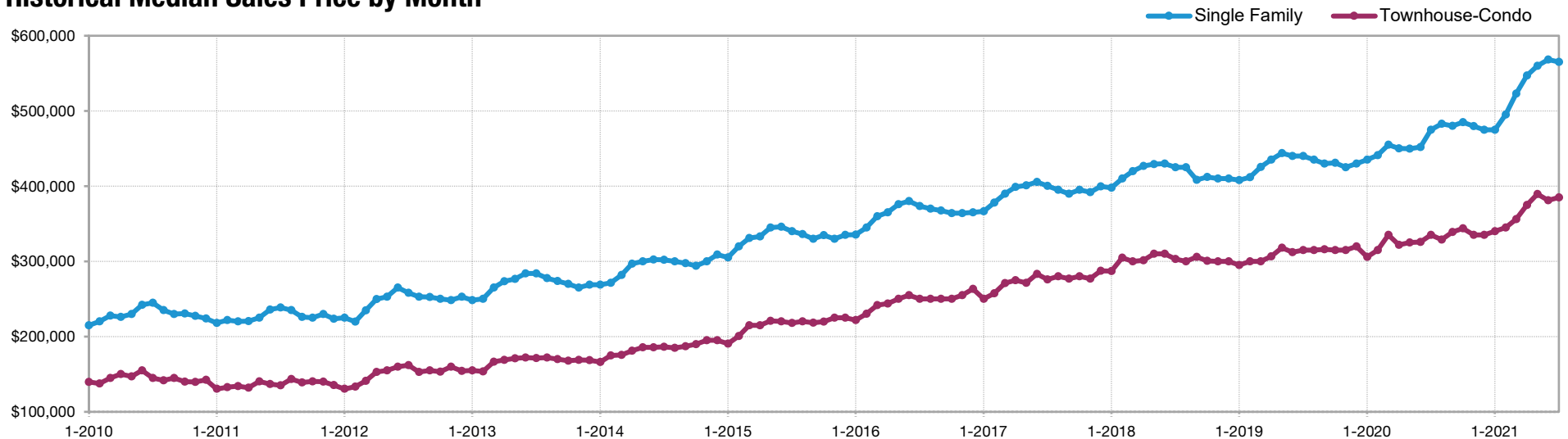


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2020	\$483,000	+11.0%	\$329,000	+4.4%
Sep-2020	\$480,000	+11.6%	\$339,000	+7.3%
Oct-2020	\$485,000	+12.5%	\$344,000	+9.2%
Nov-2020	\$479,900	+12.9%	\$335,000	+6.3%
Dec-2020	\$475,000	+10.5%	\$335,000	+4.8%
Jan-2021	\$475,000	+9.2%	\$340,000	+11.1%
Feb-2021	\$495,000	+12.2%	\$345,000	+9.5%
Mar-2021	\$523,150	+15.0%	\$356,000	+6.3%
Apr-2021	\$547,000	+21.6%	\$375,000	+16.5%
May-2021	\$560,000	+24.5%	\$389,672	+19.9%
Jun-2021	\$568,375	+25.7%	\$381,000	+17.0%
Jul-2021	\$565,000	+18.9%	\$385,111	+15.0%

Historical Median Sales Price by Month



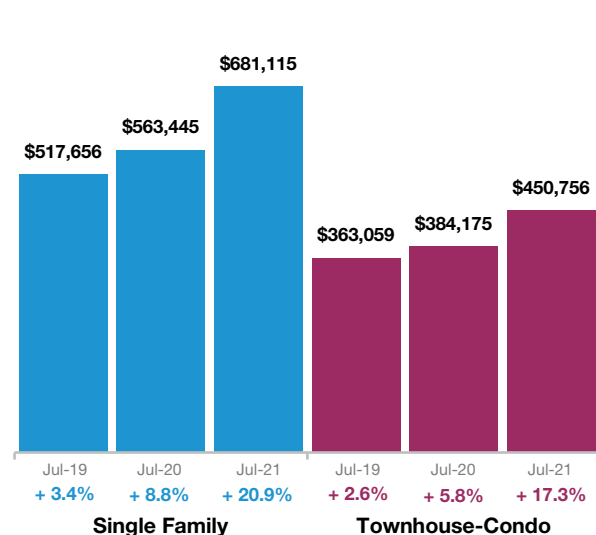
Average Sales Price

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

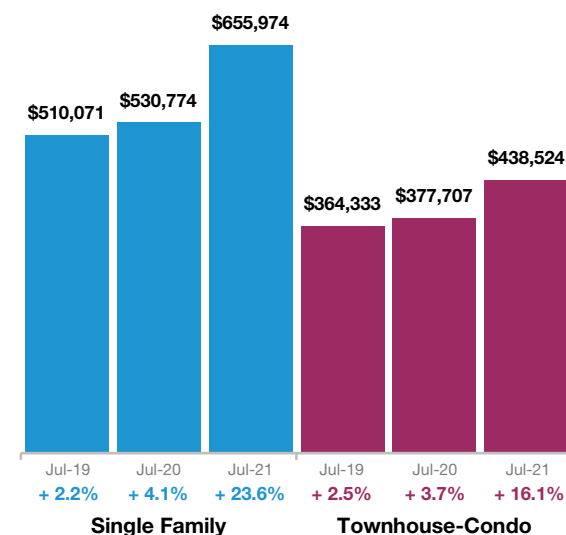


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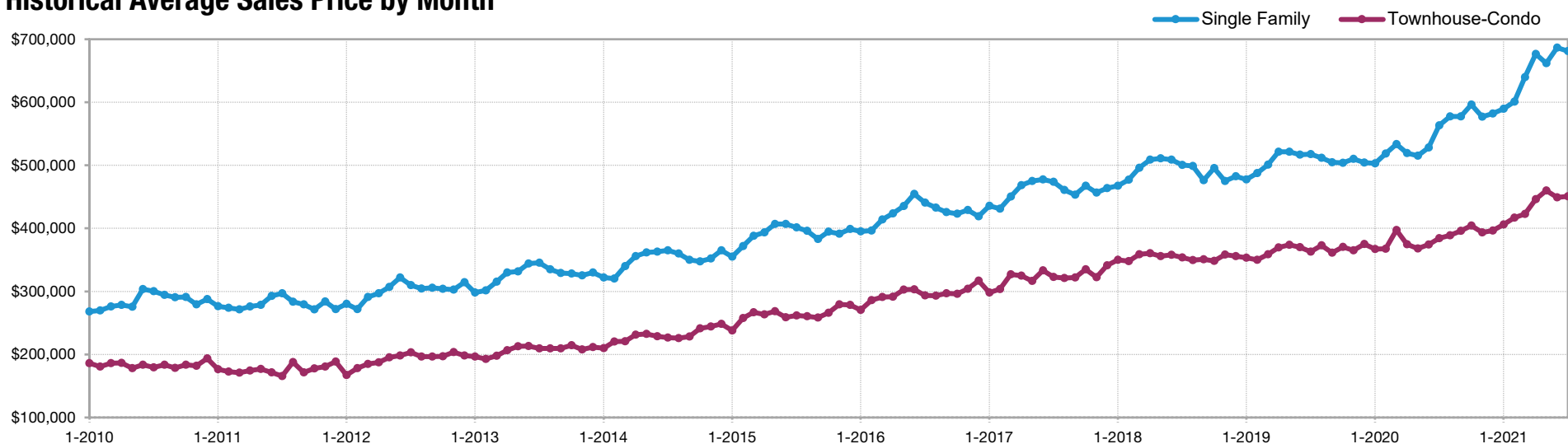


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2020	\$577,342	+12.8%	\$388,827	+4.2%
Sep-2020	\$577,670	+14.5%	\$395,822	+9.6%
Oct-2020	\$596,357	+18.4%	\$404,195	+9.1%
Nov-2020	\$577,036	+13.1%	\$393,581	+7.8%
Dec-2020	\$582,136	+15.4%	\$396,561	+5.8%
Jan-2021	\$589,455	+17.2%	\$405,874	+10.5%
Feb-2021	\$600,881	+15.9%	\$417,016	+13.5%
Mar-2021	\$639,771	+19.9%	\$422,919	+6.5%
Apr-2021	\$676,606	+30.3%	\$446,333	+19.1%
May-2021	\$662,121	+28.5%	\$459,986	+25.0%
Jun-2021	\$686,808	+30.0%	\$449,025	+20.0%
Jul-2021	\$681,115	+20.9%	\$450,756	+17.3%

Historical Average Sales Price by Month



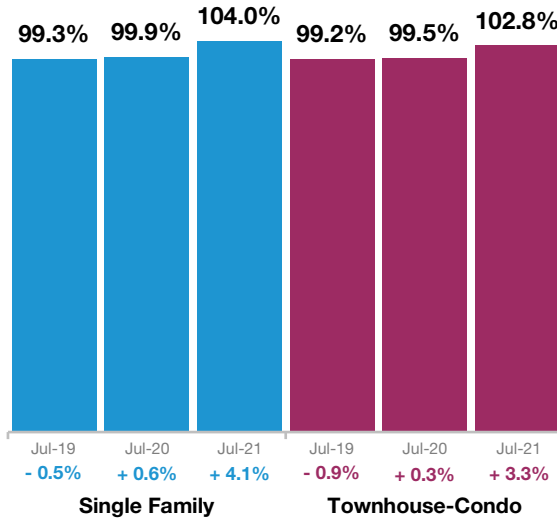
Percent of List Price Received

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.

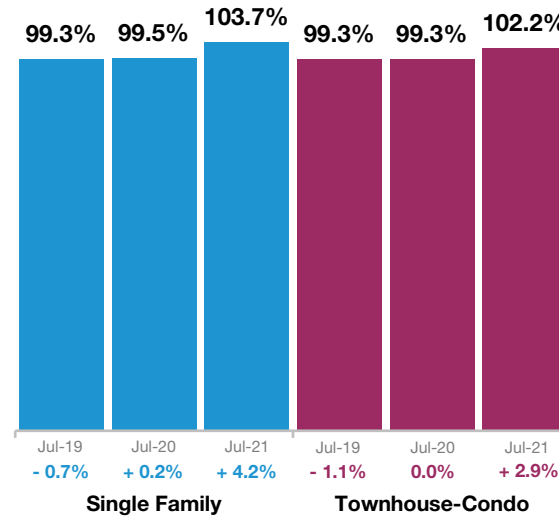


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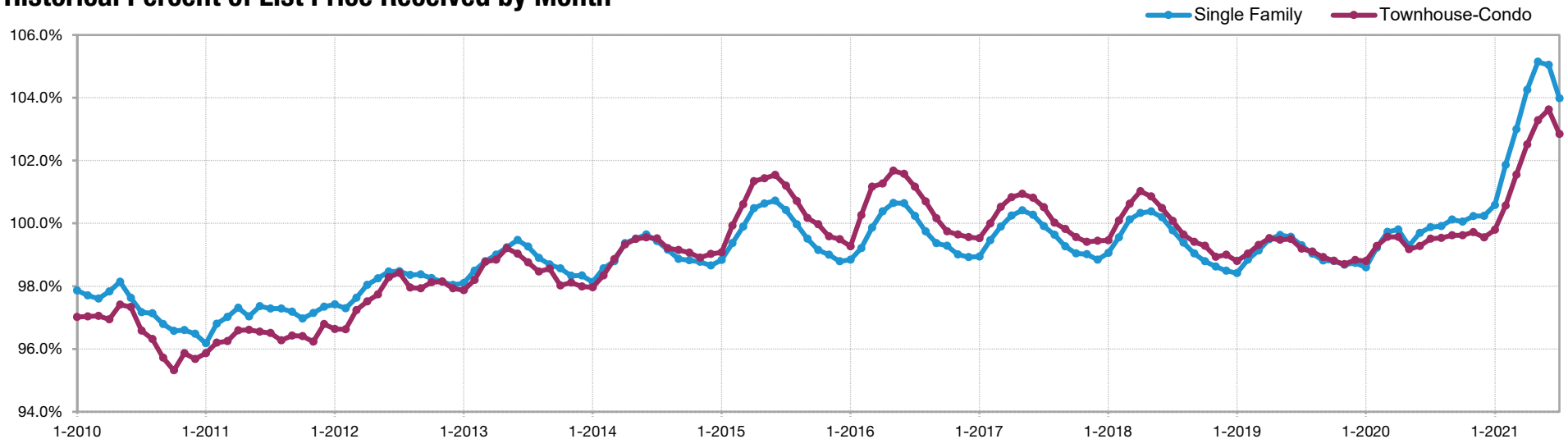


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2020	99.9%	+0.9%	99.5%	+0.4%
Sep-2020	100.1%	+1.3%	99.6%	+0.7%
Oct-2020	100.1%	+1.3%	99.6%	+0.8%
Nov-2020	100.2%	+1.5%	99.7%	+1.0%
Dec-2020	100.2%	+1.5%	99.5%	+0.7%
Jan-2021	100.6%	+2.0%	99.8%	+1.0%
Feb-2021	101.9%	+2.7%	100.6%	+1.3%
Mar-2021	103.0%	+3.3%	101.6%	+2.0%
Apr-2021	104.2%	+4.4%	102.5%	+2.9%
May-2021	105.1%	+5.8%	103.3%	+4.1%
Jun-2021	105.0%	+5.3%	103.6%	+4.3%
Jul-2021	104.0%	+4.1%	102.8%	+3.3%

Historical Percent of List Price Received by Month



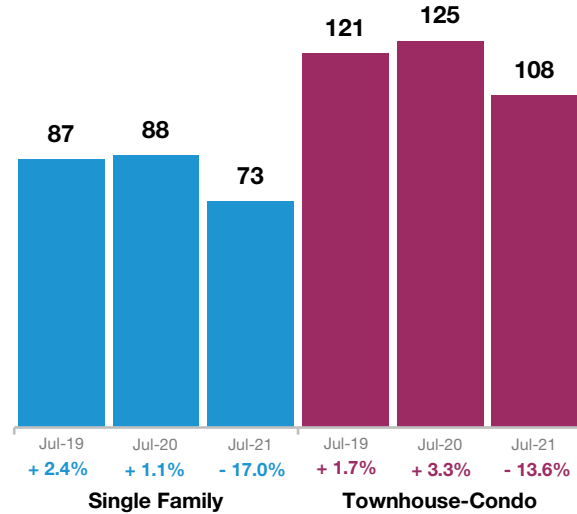
Housing Affordability Index



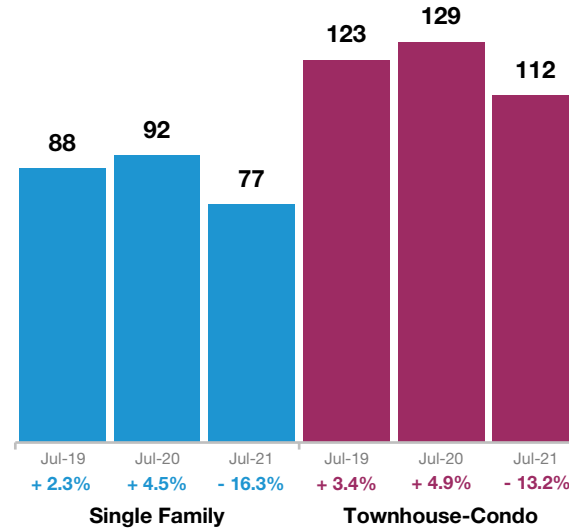
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This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

July

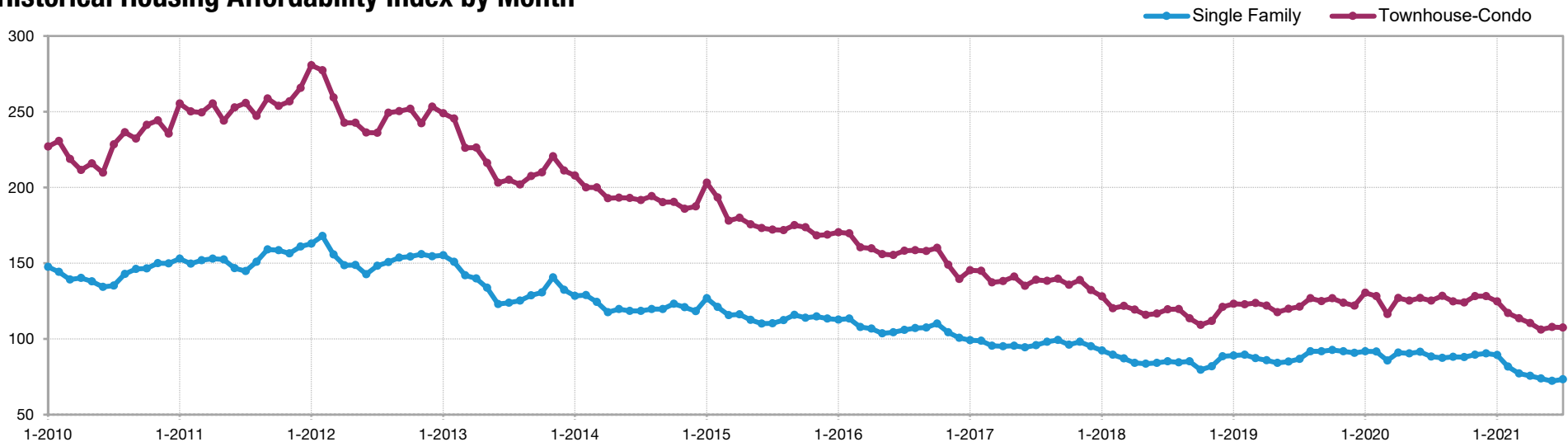


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2020	87	-5.4%	128	+0.8%
Sep-2020	88	-4.3%	125	0.0%
Oct-2020	88	-5.4%	124	-2.4%
Nov-2020	89	-3.3%	128	+3.2%
Dec-2020	90	-1.1%	128	+4.9%
Jan-2021	89	-3.3%	125	-3.8%
Feb-2021	82	-10.9%	117	-8.6%
Mar-2021	77	-10.5%	113	-2.6%
Apr-2021	76	-16.5%	110	-13.4%
May-2021	74	-17.8%	106	-15.2%
Jun-2021	72	-21.7%	108	-15.0%
Jul-2021	73	-17.0%	108	-13.6%

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	7-2020	7-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
Active Listings		16,124	7,601	- 52.9%	--	--	--
Under Contract		11,176	9,499	- 15.0%	60,375	61,401	+ 1.7%
New Listings		12,643	11,339	- 10.3%	72,249	66,856	- 7.5%
Sold Listings		11,900	9,448	- 20.6%	53,359	56,515	+ 5.9%
Days on Market		36	18	- 50.0%	41	25	- 39.0%
Median Sales Price		\$443,000	\$525,000	+ 18.5%	\$425,000	\$499,000	+ 17.4%
Average Sales Price		\$519,661	\$622,250	+ 19.7%	\$492,893	\$596,438	+ 21.0%
Pct. of List Price Received		99.8%	103.7%	+ 3.9%	99.5%	103.3%	+ 3.8%
Affordability Index		95	79	- 16.8%	99	83	- 16.2%

Sold Listings

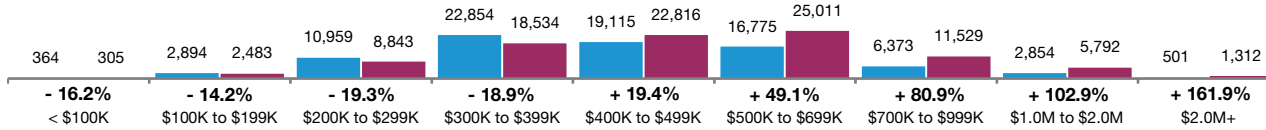
Actual sales that have closed in a given month.



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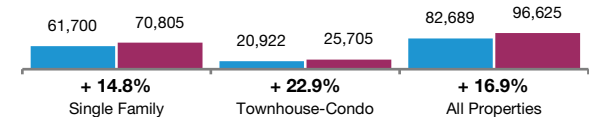
By Price Range – All Properties – Rolling 12 Months

■ 7-2020 ■ 7-2021



By Property Type

■ 7-2020 ■ 7-2021



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	7-2020	7-2021	Change	7-2020	7-2021	Change
\$99,999 and Below	289	229	-20.8%	45	24	-46.7%
\$100,000 to \$199,999	949	797	-16.0%	1,931	1,653	-14.4%
\$200,000 to \$299,999	4,039	2,455	-39.2%	6,914	6,380	-7.7%
\$300,000 to \$399,999	16,910	10,957	-35.2%	5,929	7,559	+27.5%
\$400,000 to \$499,999	16,509	18,382	+11.3%	2,604	4,434	+70.3%
\$500,000 to \$699,999	14,547	21,612	+48.6%	2,228	3,398	+52.5%
\$700,000 to \$999,999	5,474	10,037	+83.4%	899	1,490	+65.7%
\$1,000,000 to \$1,999,999	2,514	5,130	+104.1%	340	661	+94.4%
\$2,000,000 and Above	469	1,206	+157.1%	32	106	+231.3%
All Price Ranges	61,700	70,805	+14.8%	20,922	25,705	+22.9%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	6-2021	7-2021	Change	6-2021	7-2021	Change
Single Family	13	10	-23.1%	96	112	+16.7%
Townhouse-Condo	62	43	-30.6%	152	117	-23.0%
	599	529	-11.7%	778	687	-11.7%
	1,516	1,575	+3.9%	518	477	-7.9%
	2,604	2,482	-4.7%	379	371	-2.1%
	1,300	1,202	-7.5%	158	141	-10.8%
	660	580	-12.1%	82	75	-8.5%
	148	128	-13.5%	15	8	-46.7%
All Price Ranges	7,054	6,666	-5.5%	2,521	2,275	-9.8%

Year to Date

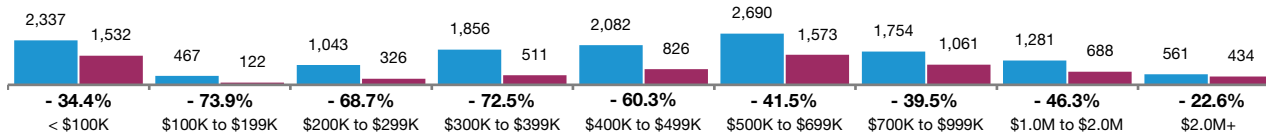
	Single Family			Townhouse-Condo		
	7-2020	7-2021	Change	7-2020	7-2021	Change
Single Family	151	104	-31.1%	22	12	-45.5%
Townhouse-Condo	502	384	-23.5%	999	831	-16.8%
	2,001	1,049	-47.6%	3,812	3,150	-17.4%
	8,751	4,367	-50.1%	3,541	4,299	+21.4%
	9,796	9,505	-3.0%	1,559	2,734	+75.4%
	8,830	12,779	+44.7%	1,277	2,079	+62.8%
	3,324	6,278	+88.9%	532	904	+69.9%
	1,517	3,192	+110.4%	178	449	+152.2%
	265	748	+182.3%	18	75	+316.7%
All Price Ranges	35,137	38,406	+9.3%	11,938	14,533	+21.7%

Inventory of Active Listings

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

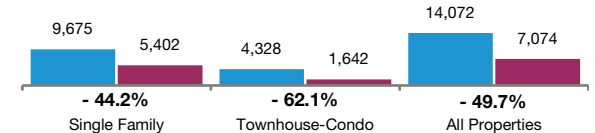
By Price Range – All Properties

■ 7-2020 ■ 7-2021



By Property Type

■ 7-2020 ■ 7-2021



Year over Year

By Price Range	Single Family			Townhouse-Condo		
	7-2020	7-2021	Change	7-2020	7-2021	Change
\$99,999 and Below	1,787	1,273	-28.8%	525	250	-52.4%
\$100,000 to \$199,999	182	52	-71.4%	260	62	-76.2%
\$200,000 to \$299,999	280	110	-60.7%	757	213	-71.9%
\$300,000 to \$399,999	996	232	-76.7%	852	275	-67.7%
\$400,000 to \$499,999	1,457	582	-60.1%	622	240	-61.4%
\$500,000 to \$699,999	2,036	1,303	-36.0%	653	268	-59.0%
\$700,000 to \$999,999	1,361	910	-33.1%	392	151	-61.5%
\$1,000,000 to \$1,999,999	1,067	564	-47.1%	214	124	-42.1%
\$2,000,000 and Above	508	375	-26.2%	53	59	+11.3%
All Price Ranges	9,675	5,402	-44.2%	4,328	1,642	-62.1%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	6-2021	7-2021	Change	6-2021	7-2021	Change
Single Family	1,182	1,273	+7.7%	211	250	+18.5%
Townhouse-Condo	65	52	-20.0%	73	62	-15.1%
	120	110	-8.3%	214	213	-0.5%
	267	232	-13.1%	254	275	+8.3%
	483	582	+20.5%	211	240	+13.7%
	1,083	1,303	+20.3%	244	268	+9.8%
	804	910	+13.2%	151	151	0.0%
	530	564	+6.4%	108	124	+14.8%
	371	375	+1.1%	56	59	+5.4%
All Price Ranges	4,906	5,402	+10.1%	1,522	1,642	+7.9%

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.