

DIGGING DEEPER: July 2021 Records

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

ACTIVE LISTINGS

- ✓ (Residential) 4,056 represents the lowest July on record. The previous low was in 2017 with 7,352 active listings.
- ✓ (Detached) 2,878 represents the lowest July on record. The previous low was in 2020 with 4,001 active listings.
- ✓ (Attached) 1,178 represents the lowest July on record. The previous low was in 2015 with 1,415 active listings.

CLOSE PRICE — MEDIAN

- ✓ (Residential) \$540,000 represents the highest July on record. The previous record was 2020 of \$460,000.
- ✓ (Detached) \$600,000 represents the tie (June 2021) for the highest amount on record. The previous record was May 2021 of \$582,000.
- ✓ (Attached) \$381,250 represents the highest amount on record. The previous record was May 2021 of \$380,000.

CLOSE PRICE — AVERAGE

- ✓ (Residential) \$624,903 represents the highest July on record. The previous record was 2020 of \$536,871.
- ✓ (Detached) \$699,795 represents the highest July on record. The previous record was 2020 of \$596,876.
- ✓ (Attached) \$442,949 represents the highest July on record. The previous record was 2020 of \$384,373.

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DAYS IN MLS — MEDIAN

- ✓ (Residential) 4 days represents a tie (March through June 2021) for the lowest number on record. The previous low was 5 days 11 other times.
- ✓ (Detached) 4 days represents a tie (February through June 2021) for the lowest number on record. The previous low was 5 days 6 other times.
- ✓ (Attached) 4 days represents a tie (April through June 2021 & April 2015) for the lowest number on record. The previous low was 5 days 17 other times.

DAYS IN MLS — AVERAGE

- ✓ (Residential) 9 days represents the lowest number on record. The previous low was last month at 10 days.
- ✓ (Detached) 8 days represents a tie (May & June 2021) for the lowest number on record. The previous low was April 2021 at 10 days.
- ✓ (Attached) 12 days represents the lowest number on record. The previous low was June 2021 at 13 days.

MONTHS OF INVENTORY (MOI)

- ✓ (Residential) 0.70 months represents the lowest July on record. The previous record of 0.97 was in 2020.
- ✓ (Detached) 0.70 months represents the lowest July on record. The previous record of 0.83 was in 2020.
- ✓ (Attached) 0.69 months represents the lowest July on record. The previous record of 1.07 was in 2014 and 2017.

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ABOUT

MARKET TRENDS COMMITTEE

The DMAR Market Trends Committee, part of the Denver Metro Association of REALTORS®, *The Voice of Real Estate® in the Denver Metro Area*, provides timely, consistent and relevant monthly summaries of valuable local real estate market statistical data for both its members and the general public. Statistics from the “Denver Metro Real Estate Market Trends Report” provide data for the following counties: Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson and Park.

DMAR’s Market Trends Committee Members:

- Andrew Abrams, Committee Chair and Employing Broker at BSW Real Estate
- Steve Danyliw, Broker/Owner at Danyliw & Associates
- Libby Levinson, Broker Associate at Kentwood Real Estate
- William Maline, Broker Associate at RE/MAX Professionals
- Brigitte Modglin, Broker Associate at Kentwood City Properties
- Drew Morris, Broker Associate at New Era Group at Your Castle Real Estate
- Jessica Reinhardt, Broker Associate at RE/MAX Alliance
- Nicole Rueth, Producing Branch Manager at Fairway Mortgage
- Jill Schafer, Broker Associate at Kentwood Real Estate
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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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DENVER METRO ASSOCIATION OF REALTORS®

The Denver Metro Association of REALTORS®, *The Voice of Real Estate® in the Denver Metro Area*, is a membership-based organization comprised of over 7,000 real estate professionals in the Denver Metropolitan area. The Association offers continuing education, advocacy for the real estate community and is a resource for industry news and market statistics. For more information, visit www.dmarealtors.com or call 303-756-0553.

DISCLAIMER

All data presented in this report was provided by REcolorado. The data was pulled at 8:00 AM (mountain time) on the first day of the month for the preceding month(s).

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