

Monthly Indicators



August 2021

Percent changes calculated using year-over-year comparisons.

New Listings were down 11.6 percent for single family homes and 9.0 percent for townhouse-condo properties. Under Contracts decreased 11.9 percent for single family homes and 7.9 percent for townhouse-condo properties.

The Median Sales Price was up 14.9 percent to \$555,000 for single family homes and 14.1 percent to \$375,500 for townhouse-condo properties. Days on Market decreased 44.4 percent for single family homes and 41.7 percent for townhouse-condo properties.

In new construction, home builders continue to struggle to meet buyer demand, as housing starts nationwide dropped 7% last month, according to the Commerce Department. Single-family home construction declined 4.5%, and multi-family home construction, which includes condos and apartment buildings, was also down, falling by 13%. Labor shortages, rising material costs, and supply-chain setbacks continue to challenge builders, with some projects temporarily paused due to availability and cost of materials.

Activity Snapshot

- 50.6% **- 15.1%** **+ 15.0%**

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
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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	8-2020	8-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
Active Listings		9,898	5,313	- 46.3%	--	--	--
Under Contract		8,481	7,475	- 11.9%	54,142	51,953	- 4.0%
New Listings		8,221	7,265	- 11.6%	61,788	56,859	- 8.0%
Sold Listings		8,185	6,925	- 15.4%	48,381	48,164	- 0.4%
Days on Market		36	20	- 44.4%	40	24	- 40.0%
Median Sales Price		\$483,000	\$555,000	+ 14.9%	\$459,000	\$544,697	+ 18.7%
Average Sales Price		\$577,342	\$662,328	+ 14.7%	\$538,652	\$656,612	+ 21.9%
Pct. of List Price Received		99.9%	102.5%	+ 2.6%	99.6%	103.5%	+ 3.9%
Affordability Index		87	75	- 13.8%	92	76	- 17.4%

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	8-2020	8-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
Active Listings		4,279	1,654	- 61.3%	--	--	--
Under Contract		2,768	2,548	- 7.9%	17,443	18,841	+ 8.0%
New Listings		2,794	2,542	- 9.0%	21,394	19,823	- 7.3%
Sold Listings		2,684	2,306	- 14.1%	15,818	17,669	+ 11.7%
Days on Market		36	21	- 41.7%	41	28	- 31.7%
Median Sales Price		\$329,000	\$375,500	+ 14.1%	\$325,000	\$372,500	+ 14.6%
Average Sales Price		\$388,827	\$448,491	+ 15.3%	\$379,612	\$439,463	+ 15.8%
Pct. of List Price Received		99.5%	101.9%	+ 2.4%	99.4%	102.2%	+ 2.8%
Affordability Index		128	110	- 14.1%	130	111	- 14.6%

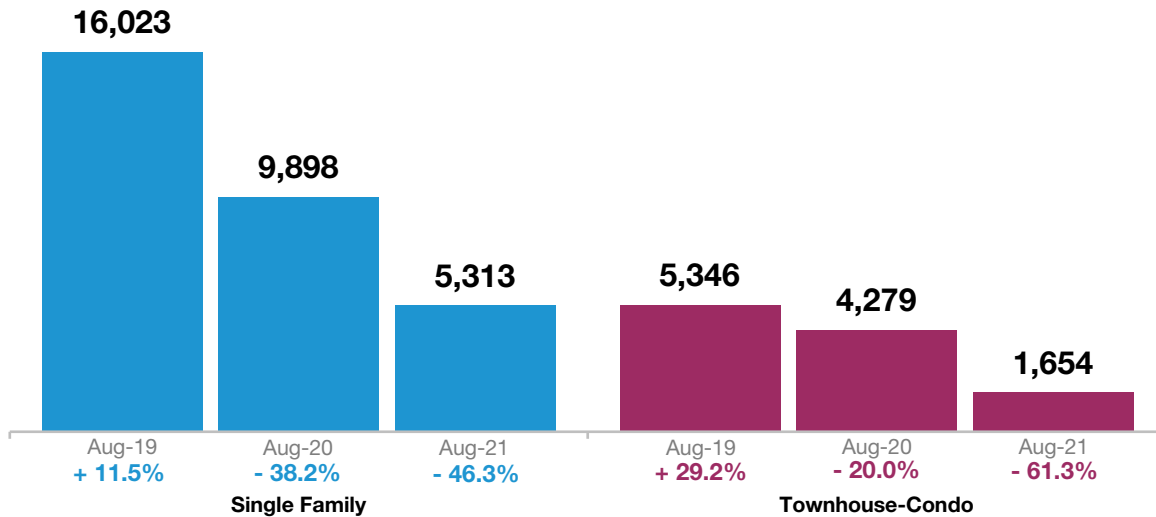
Inventory of Active Listings

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



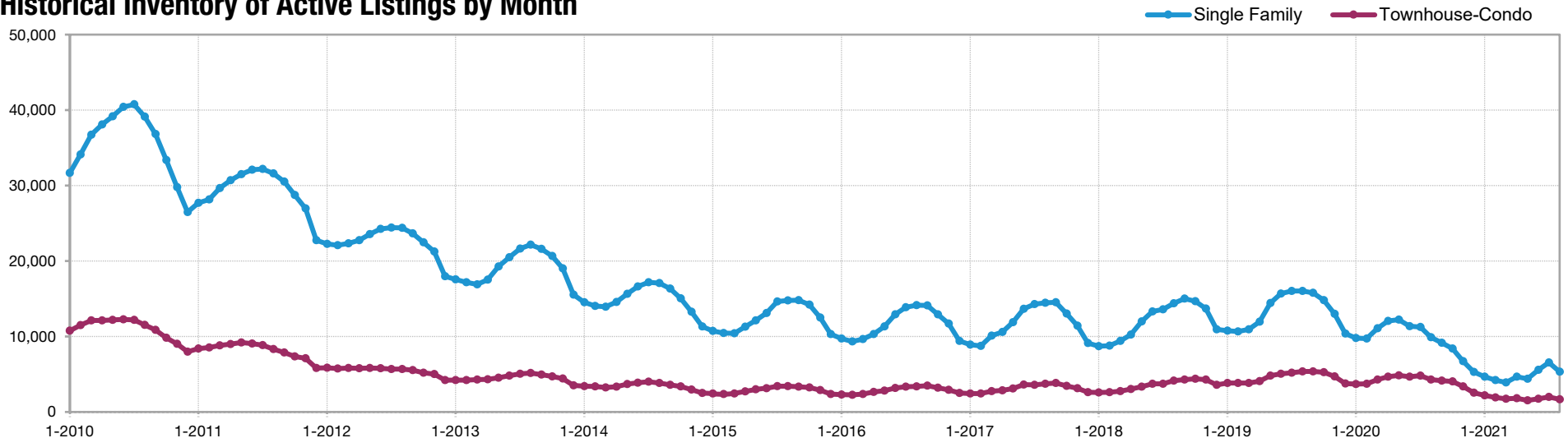
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August



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2020	9,157	-42.0%	4,135	-22.7%
Oct-2020	8,397	-43.3%	4,028	-23.4%
Nov-2020	6,726	-48.2%	3,390	-27.6%
Dec-2020	5,303	-49.0%	2,533	-32.7%
Jan-2021	4,654	-52.4%	2,181	-40.8%
Feb-2021	4,205	-56.7%	1,912	-48.4%
Mar-2021	3,902	-64.8%	1,727	-59.8%
Apr-2021	4,670	-61.3%	1,803	-61.4%
May-2021	4,376	-64.2%	1,542	-68.2%
Jun-2021	5,563	-51.1%	1,725	-63.1%
Jul-2021	6,561	-41.6%	1,990	-58.7%
Aug-2021	5,313	-46.3%	1,654	-61.3%

Historical Inventory of Active Listings by Month



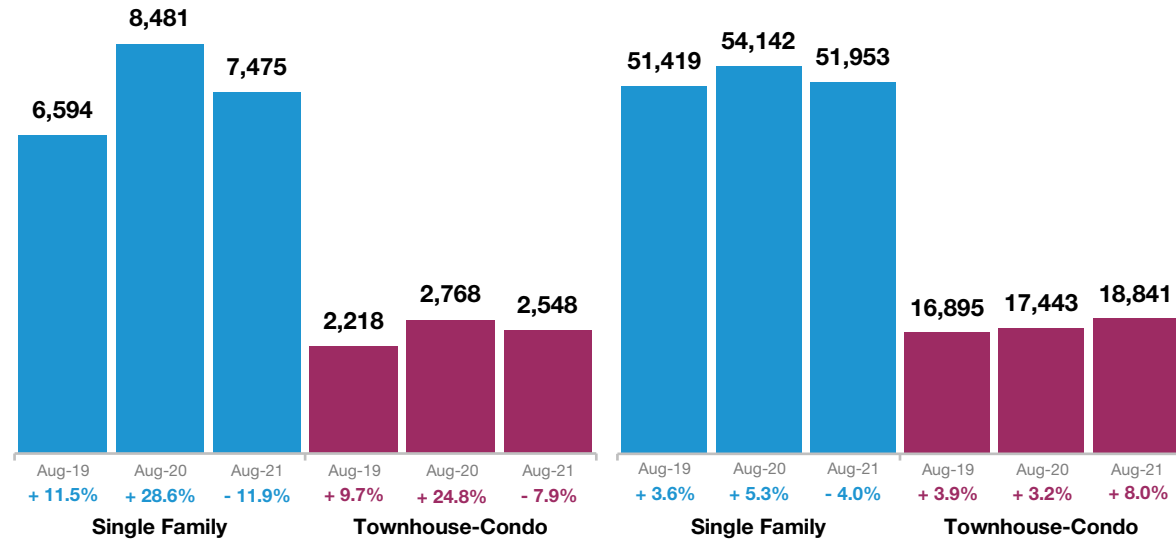
Under Contract

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

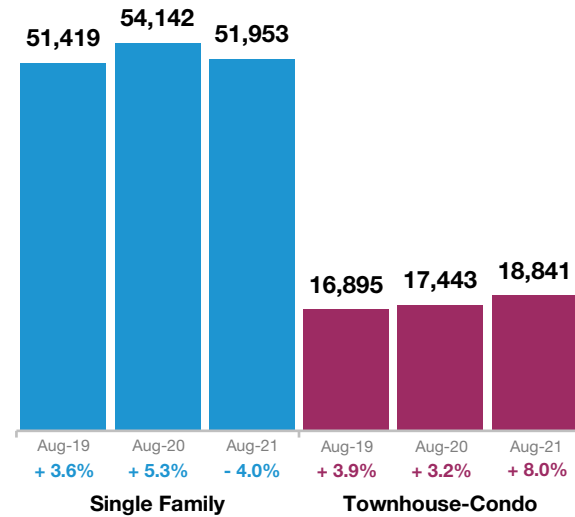


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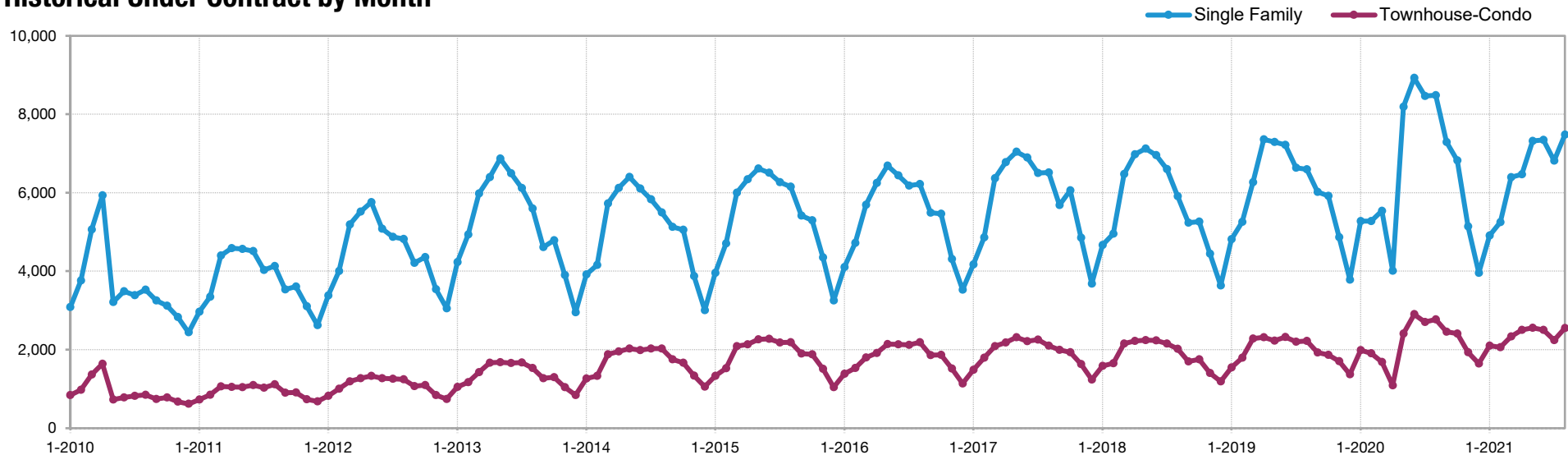


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2020	7,293	+21.2%	2,456	+27.7%
Oct-2020	6,821	+15.3%	2,405	+29.0%
Nov-2020	5,141	+5.7%	1,930	+13.5%
Dec-2020	3,957	+4.7%	1,645	+20.2%
Jan-2021	4,907	-7.0%	2,102	+5.9%
Feb-2021	5,244	-0.6%	2,060	+8.0%
Mar-2021	6,392	+15.5%	2,335	+38.7%
Apr-2021	6,467	+61.4%	2,501	+129.2%
May-2021	7,315	-10.7%	2,552	+6.0%
Jun-2021	7,342	-17.7%	2,502	-13.7%
Jul-2021	6,811	-19.5%	2,241	-17.0%
Aug-2021	7,475	-11.9%	2,548	-7.9%

Historical Under Contract by Month



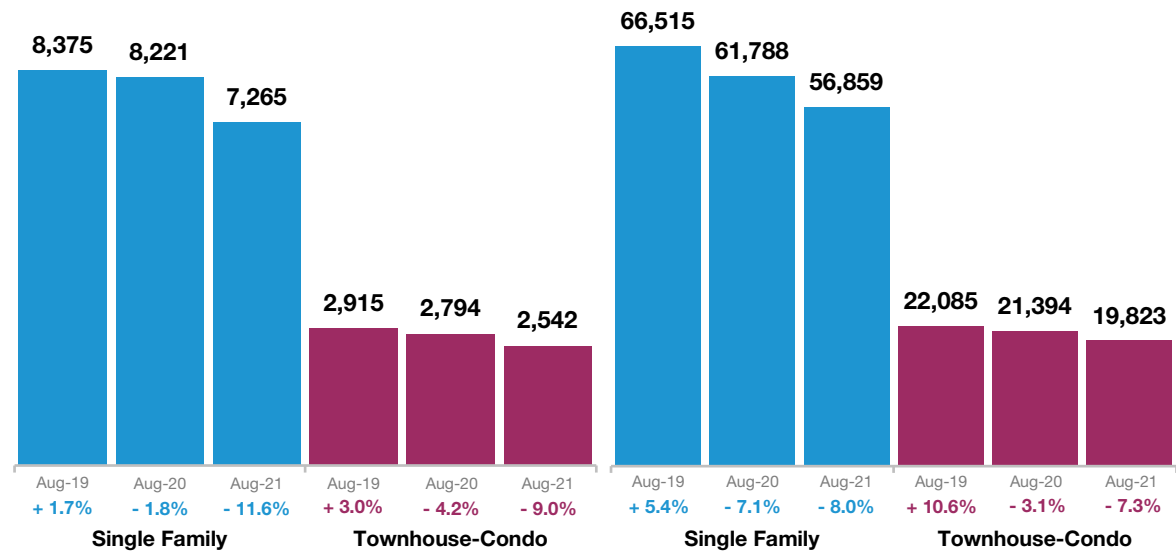
New Listings

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

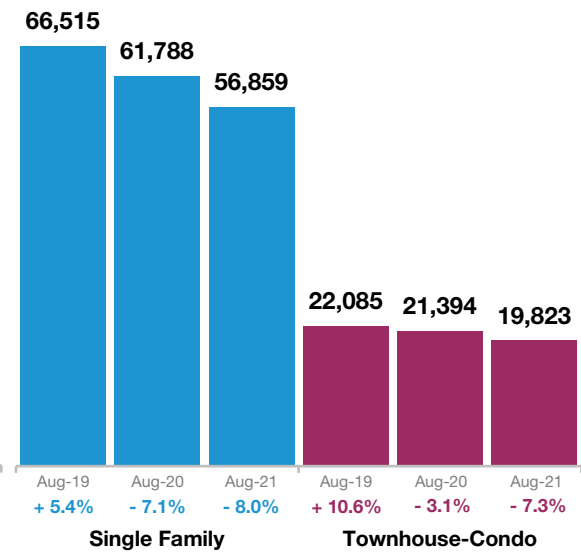


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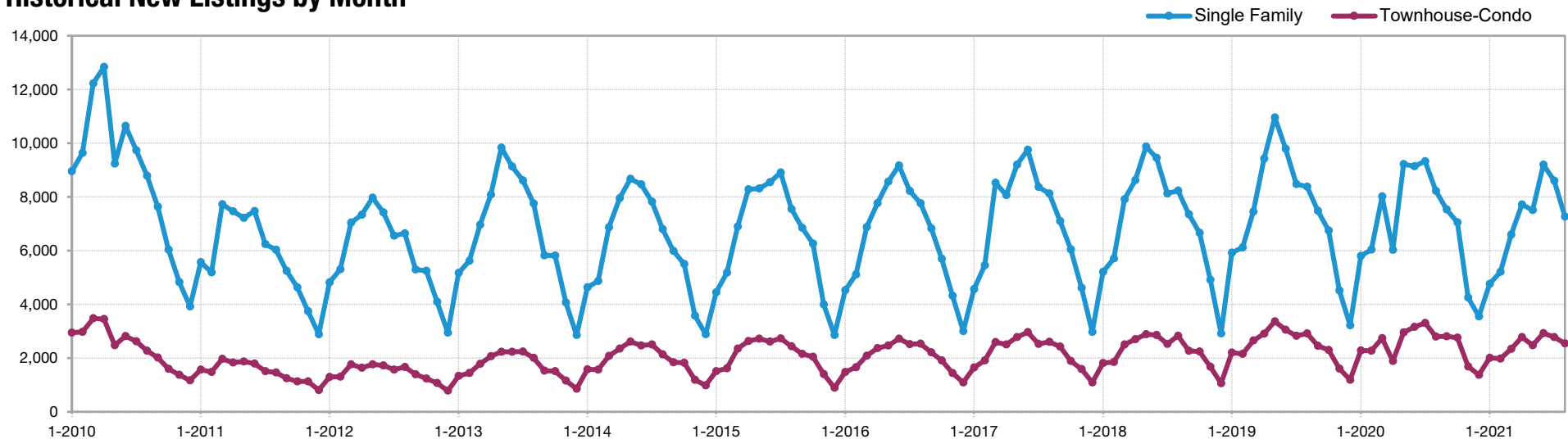


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2020	7,530	+0.6%	2,808	+14.4%
Oct-2020	7,048	+4.3%	2,759	+19.8%
Nov-2020	4,255	-5.7%	1,690	+5.0%
Dec-2020	3,547	+10.1%	1,375	+16.0%
Jan-2021	4,757	-18.0%	2,007	-12.1%
Feb-2021	5,210	-13.8%	1,976	-12.9%
Mar-2021	6,592	-17.8%	2,338	-14.6%
Apr-2021	7,716	+28.0%	2,779	+46.8%
May-2021	7,515	-18.5%	2,476	-16.1%
Jun-2021	9,203	+0.7%	2,928	-7.5%
Jul-2021	8,601	-7.7%	2,777	-16.0%
Aug-2021	7,265	-11.6%	2,542	-9.0%

Historical New Listings by Month



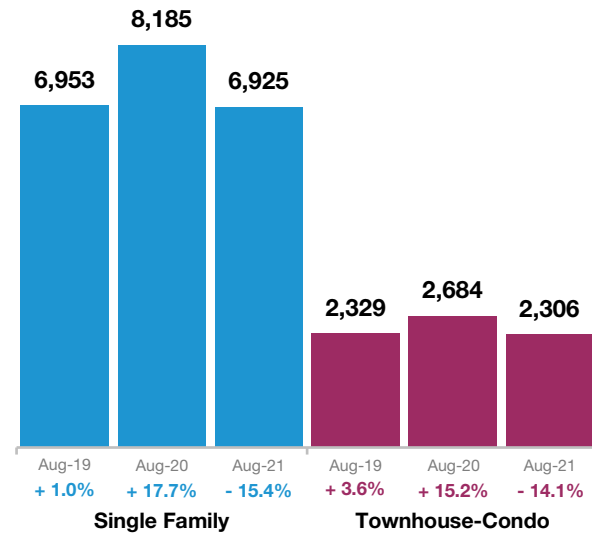
Sold Listings

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

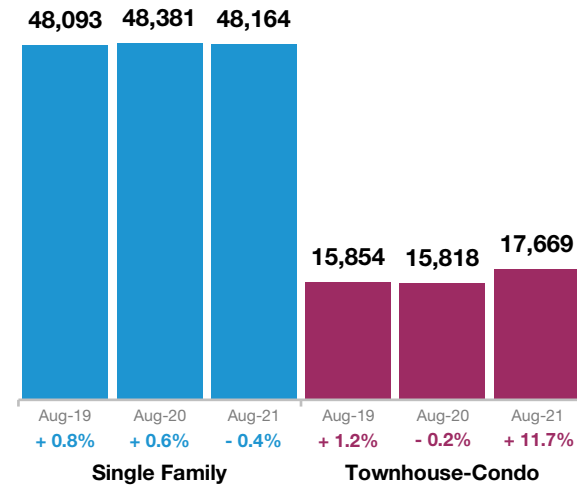


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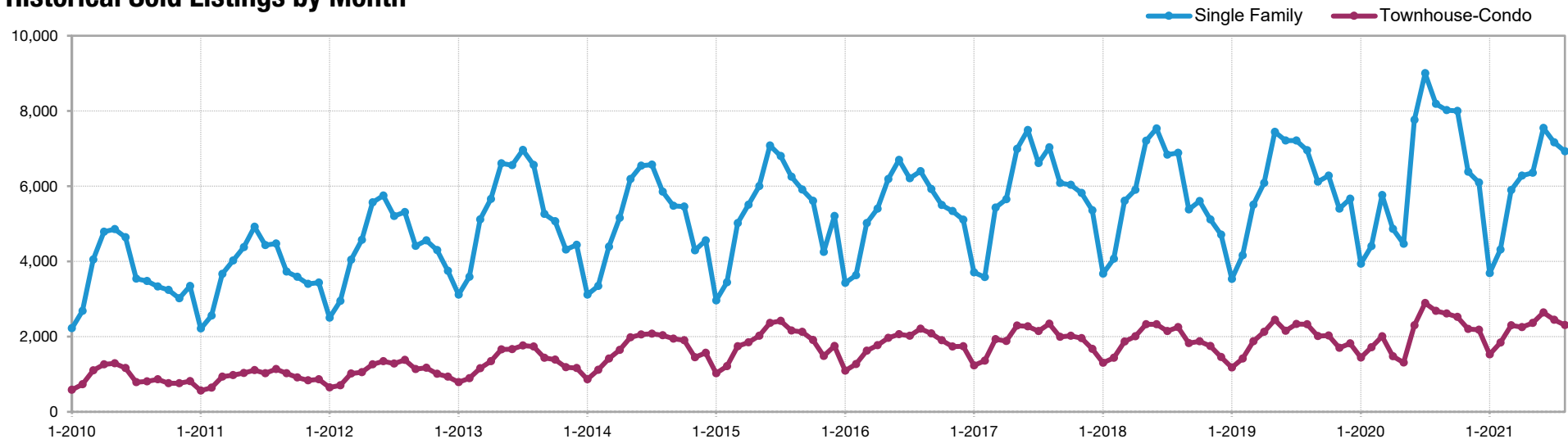


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2020	8,018	+31.0%	2,609	+29.6%
Oct-2020	8,001	+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	3,689	-6.3%	1,527	+6.0%
Feb-2021	4,313	-2.1%	1,836	+7.1%
Mar-2021	5,895	+2.3%	2,302	+14.6%
Apr-2021	6,276	+29.0%	2,247	+52.2%
May-2021	6,355	+42.4%	2,363	+80.8%
Jun-2021	7,548	-2.8%	2,641	+15.0%
Jul-2021	7,163	-20.4%	2,447	-15.4%
Aug-2021	6,925	-15.4%	2,306	-14.1%

Historical Sold Listings by Month



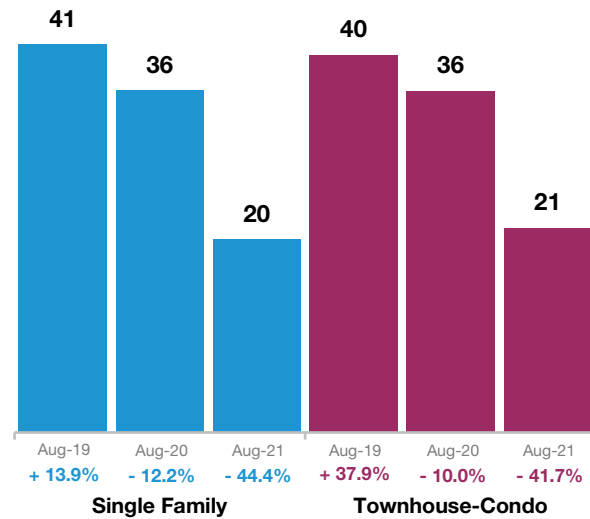
Days on Market Until Sale

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

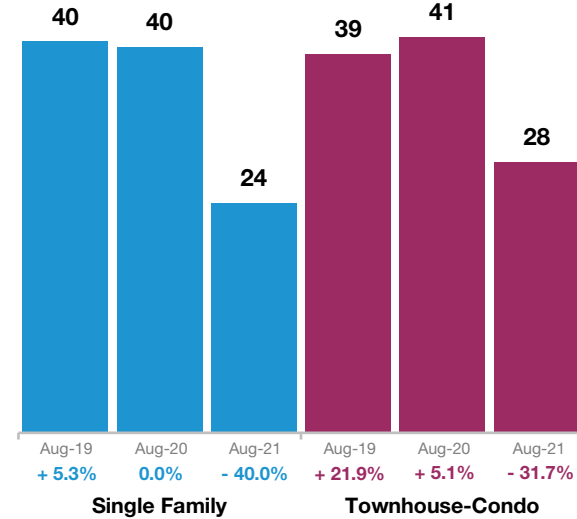


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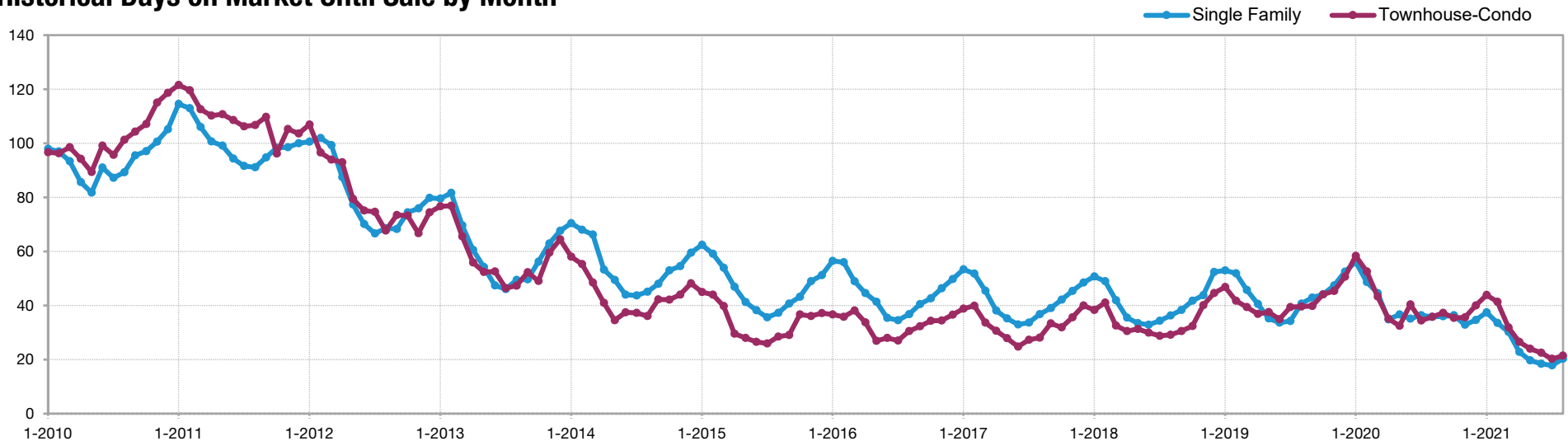


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	27	-22.9%
May-2021	20	-45.9%	24	-27.3%
Jun-2021	18	-48.6%	22	-45.0%
Jul-2021	18	-50.0%	20	-41.2%
Aug-2021	20	-44.4%	21	-41.7%

Historical Days on Market Until Sale by Month



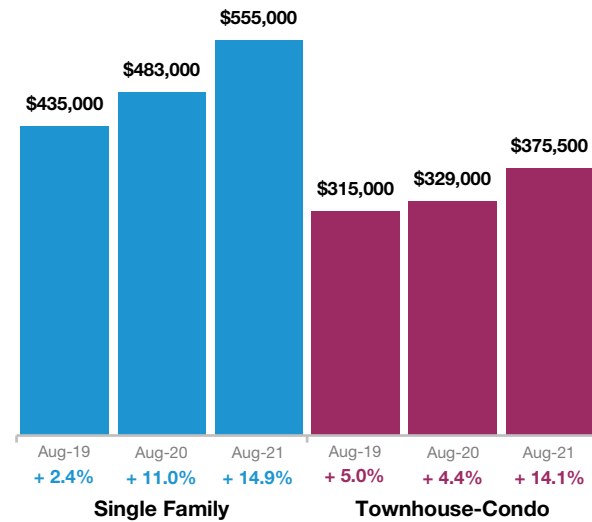
Median Sales Price

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

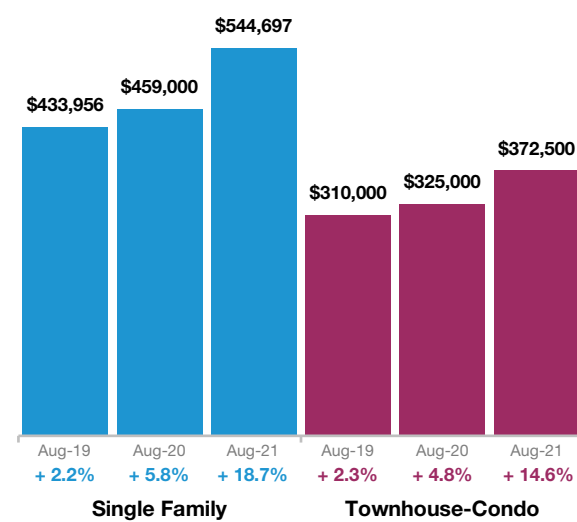


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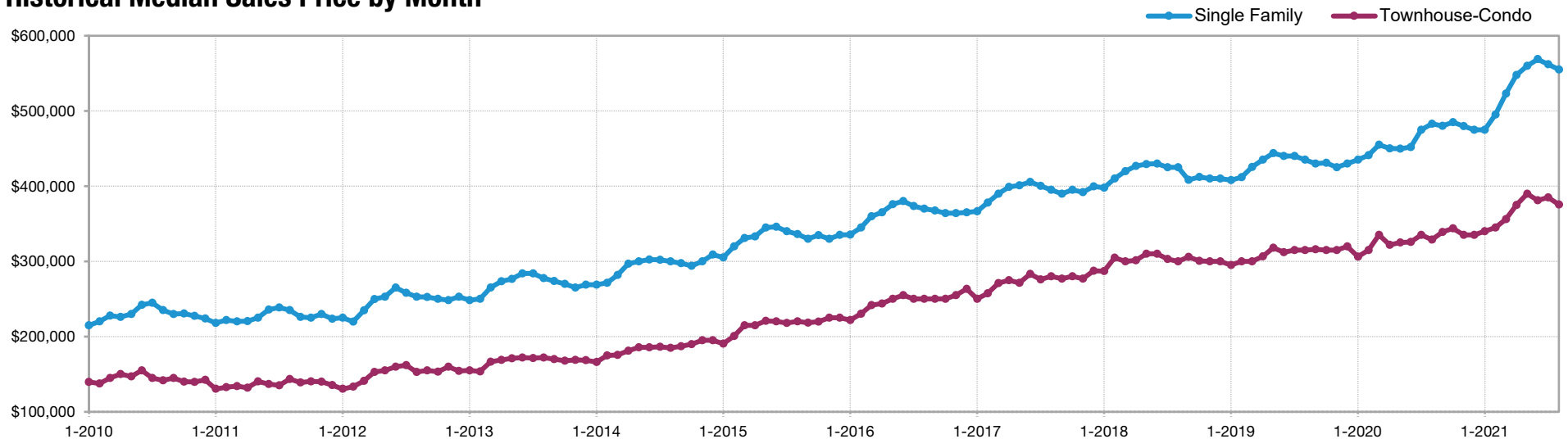


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	+11.0%
Feb-2021	\$495,000	+12.2%	\$345,000	+9.5%
Mar-2021	\$523,150	+15.0%	\$356,002	+6.3%
Apr-2021	\$547,738	+21.7%	\$375,000	+16.5%
May-2021	\$560,000	+24.5%	\$389,900	+20.0%
Jun-2021	\$568,977	+25.9%	\$381,000	+17.0%
Jul-2021	\$562,000	+18.3%	\$385,000	+14.9%
Aug-2021	\$555,000	+14.9%	\$375,500	+14.1%

Historical Median Sales Price by Month



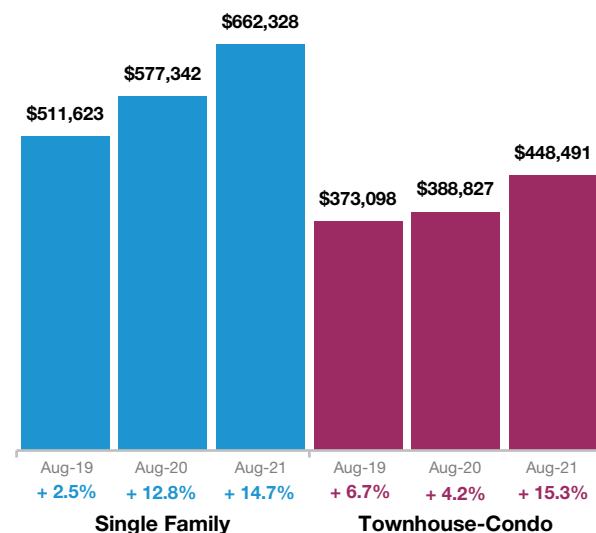
Average Sales Price

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

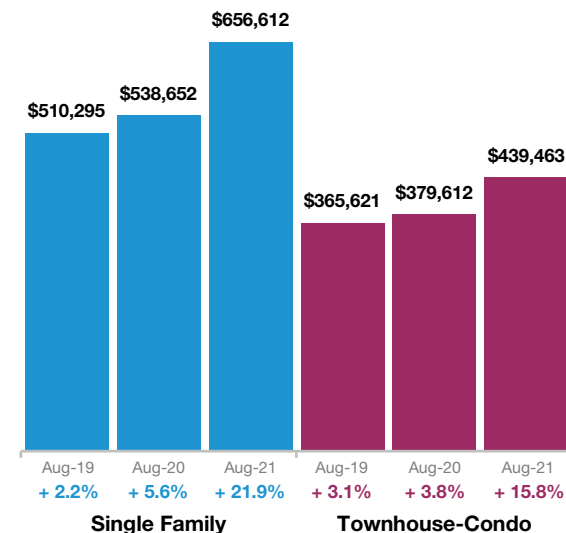


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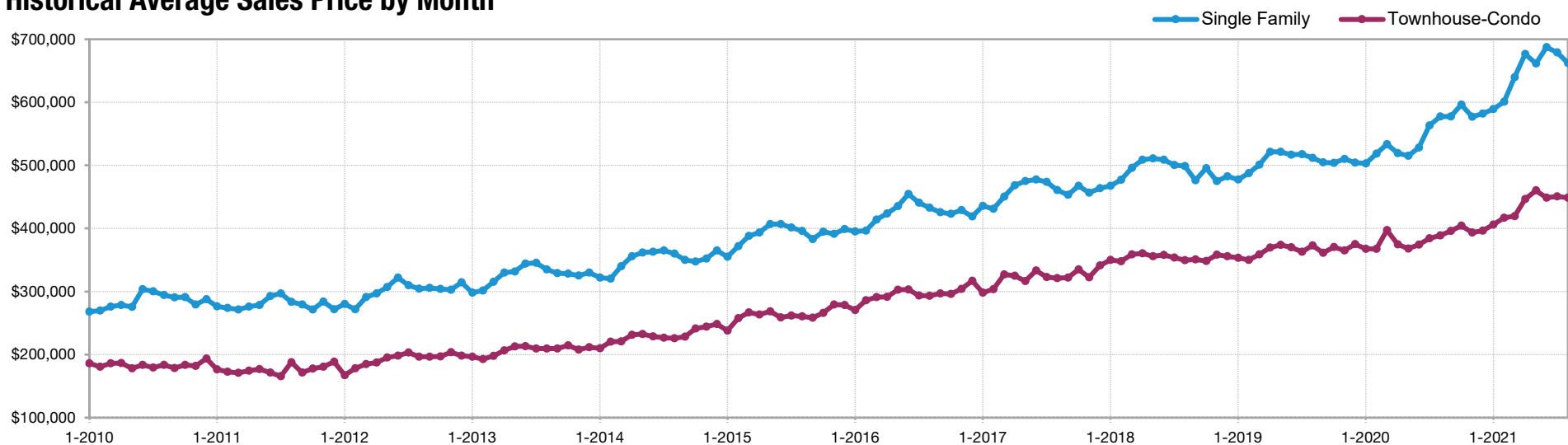


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2020	\$577,670	+14.5%	\$395,822	+9.6%
Oct-2020	\$596,393	+18.4%	\$404,195	+9.1%
Nov-2020	\$577,036	+13.1%	\$393,581	+7.8%
Dec-2020	\$582,138	+15.4%	\$396,561	+5.8%
Jan-2021	\$589,332	+17.1%	\$405,874	+10.5%
Feb-2021	\$600,899	+15.9%	\$417,049	+13.5%
Mar-2021	\$639,621	+19.9%	\$419,405	+5.6%
Apr-2021	\$676,592	+30.3%	\$446,626	+19.2%
May-2021	\$661,377	+28.4%	\$460,310	+25.0%
Jun-2021	\$687,574	+30.2%	\$448,777	+19.9%
Jul-2021	\$678,906	+20.5%	\$450,838	+17.4%
Aug-2021	\$662,328	+14.7%	\$448,491	+15.3%

Historical Average Sales Price by Month



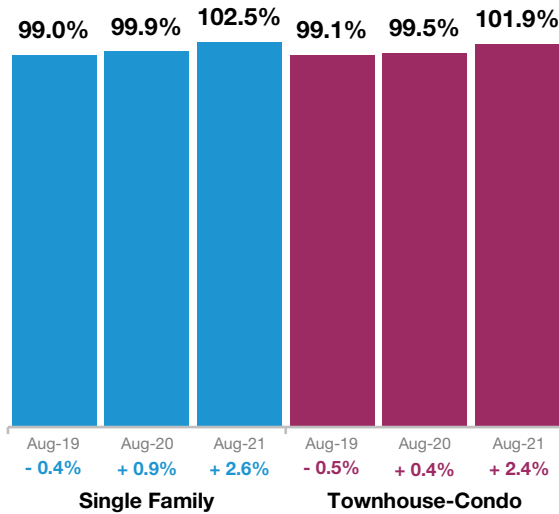
Percent of List Price Received

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.

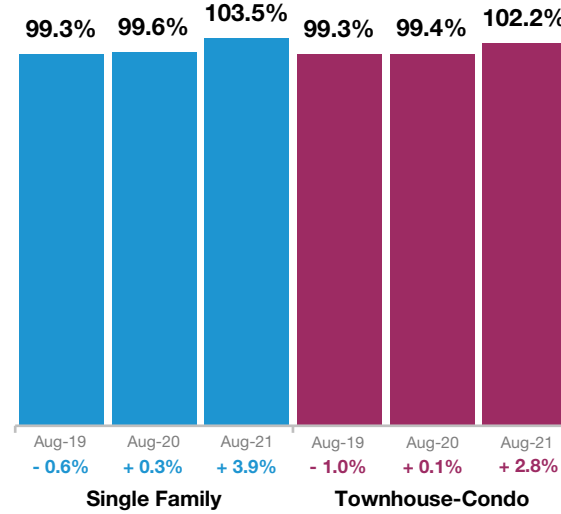


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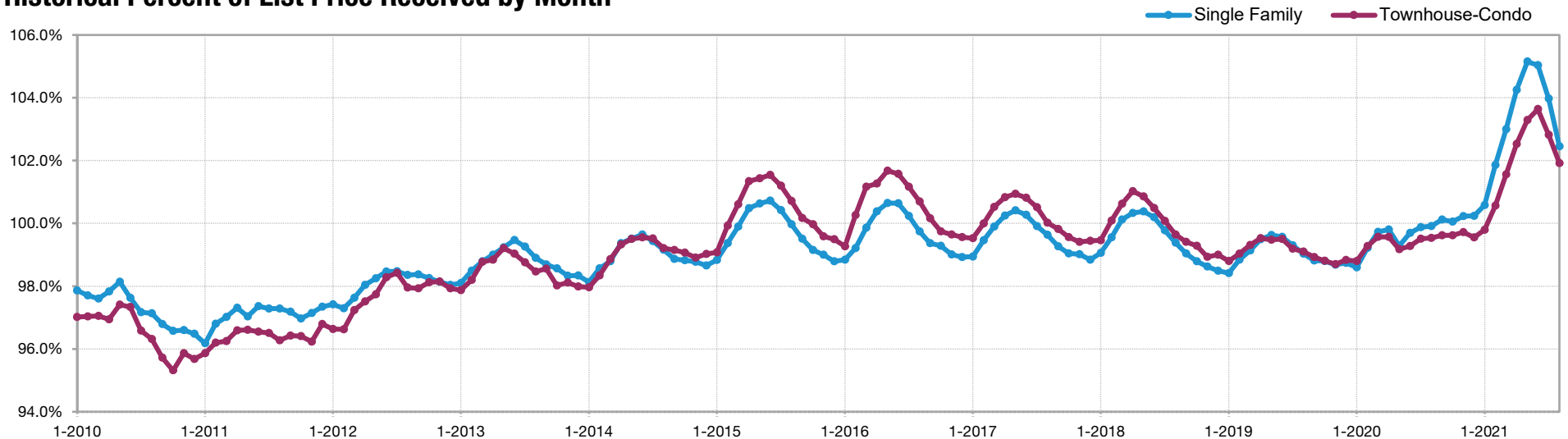


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	104.3%	+4.5%	102.5%	+2.9%
May-2021	105.2%	+5.9%	103.3%	+4.1%
Jun-2021	105.0%	+5.3%	103.6%	+4.3%
Jul-2021	104.0%	+4.1%	102.8%	+3.3%
Aug-2021	102.5%	+2.6%	101.9%	+2.4%

Historical Percent of List Price Received by Month



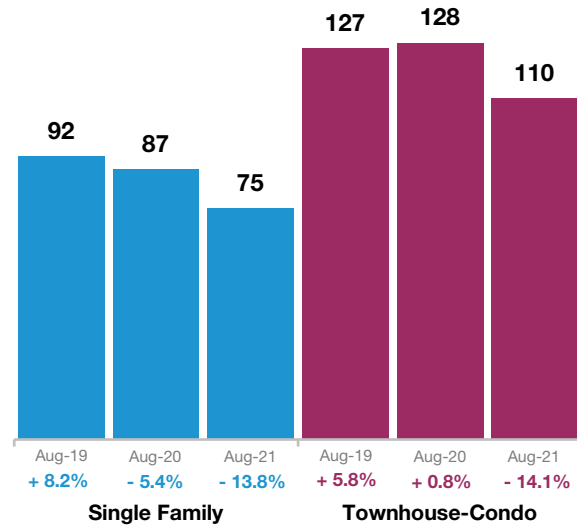
Housing Affordability Index

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.

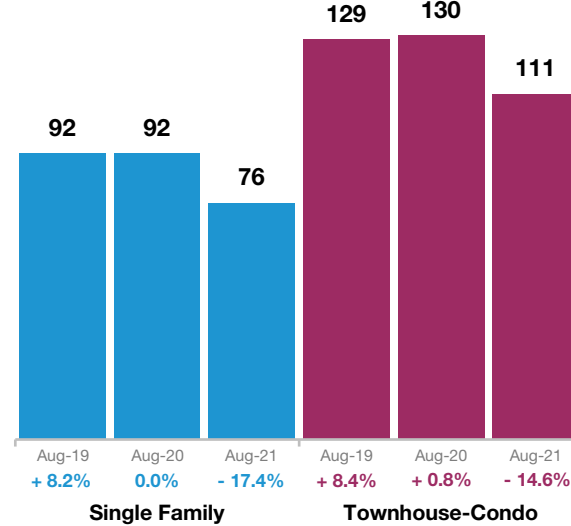


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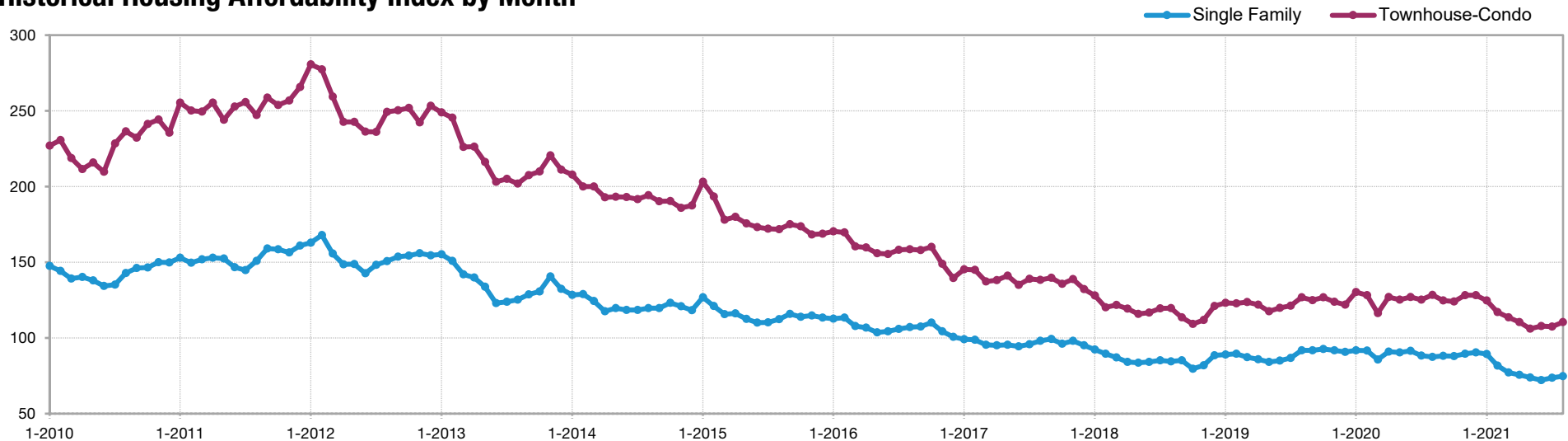


Year to Date



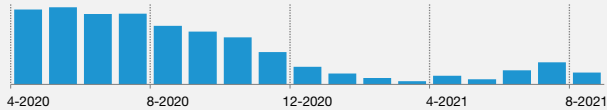
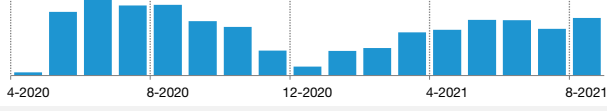
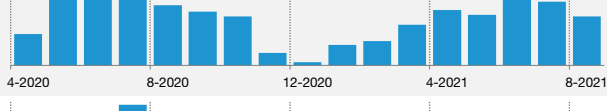
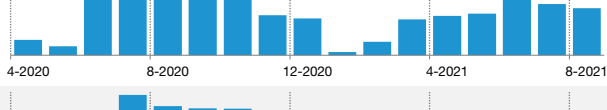
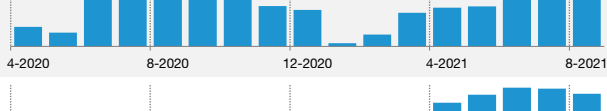
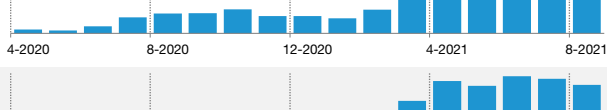
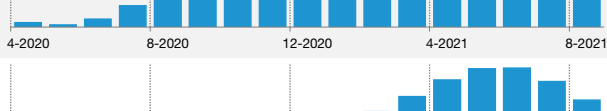
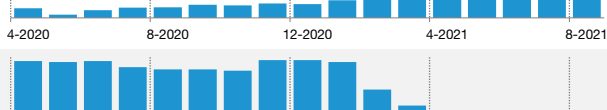

Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2020	88	-4.3%	125	0.0%
Oct-2020	88	-5.4%	124	-2.4%
Nov-2020	89	-3.3%	128	+3.2%
Dec-2020	90	-1.1%	128	+4.9%
Jan-2021	89	-3.3%	125	-3.8%
Feb-2021	82	-10.9%	117	-8.6%
Mar-2021	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	74	-15.9%	108	-13.6%
Aug-2021	75	-13.8%	110	-14.1%

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	8-2020	8-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
Active Listings		14,353	7,086	- 50.6%	--	--	--
Under Contract		11,272	10,051	- 10.8%	71,705	70,952	- 1.1%
New Listings		11,042	9,840	- 10.9%	83,396	76,907	- 7.8%
Sold Listings		10,886	9,246	- 15.1%	64,298	65,981	+ 2.6%
Days on Market		36	21	- 41.7%	40	25	- 37.5%
Median Sales Price		\$449,000	\$516,500	+ 15.0%	\$430,000	\$500,000	+ 16.3%
Average Sales Price		\$530,927	\$608,447	+ 14.6%	\$499,754	\$598,148	+ 19.7%
Pct. of List Price Received		99.8%	102.3%	+ 2.5%	99.5%	103.2%	+ 3.7%
Affordability Index		94	80	- 14.9%	98	83	- 15.3%

Sold Listings

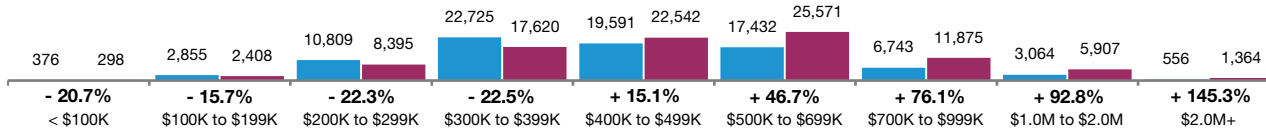
Actual sales that have closed in a given month.



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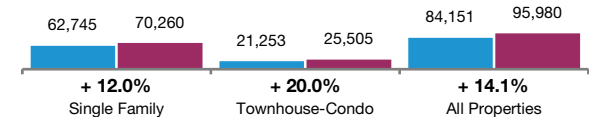
By Price Range – All Properties – Rolling 12 Months

■ 8-2020 ■ 8-2021



By Property Type

■ 8-2020 ■ 8-2021



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	8-2020	8-2021	Change	8-2020	8-2021	Change
\$99,999 and Below	301	214	-28.9%	42	24	-42.9%
\$100,000 to \$199,999	931	779	-16.3%	1,907	1,587	-16.8%
\$200,000 to \$299,999	3,878	2,321	-40.1%	6,912	6,055	-12.4%
\$300,000 to \$399,999	16,592	10,059	-39.4%	6,104	7,537	+23.5%
\$400,000 to \$499,999	16,852	18,035	+7.0%	2,726	4,501	+65.1%
\$500,000 to \$699,999	15,151	22,079	+45.7%	2,274	3,482	+53.1%
\$700,000 to \$999,999	5,834	10,324	+77.0%	897	1,536	+71.2%
\$1,000,000 to \$1,999,999	2,693	5,216	+93.7%	358	667	+86.3%
\$2,000,000 and Above	513	1,233	+140.4%	33	116	+251.5%
All Price Ranges	62,745	70,260	+12.0%	21,253	25,505	+20.0%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	7-2021	8-2021	Change	7-2021	8-2021	Change
	10	15	+50.0%	1	2	+100.0%
	44	64	+45.5%	114	117	+2.6%
	121	145	+19.8%	418	400	-4.3%
	546	570	+4.4%	701	698	-0.4%
	1,596	1,552	-2.8%	484	423	-12.6%
	2,519	2,403	-4.6%	383	339	-11.5%
	1,220	1,108	-9.2%	143	145	+1.4%
	586	500	-14.7%	75	58	-22.7%
	127	118	-7.1%	9	17	+88.9%
All Price Ranges	6,769	6,475	-4.3%	2,328	2,199	-5.5%

Year to Date

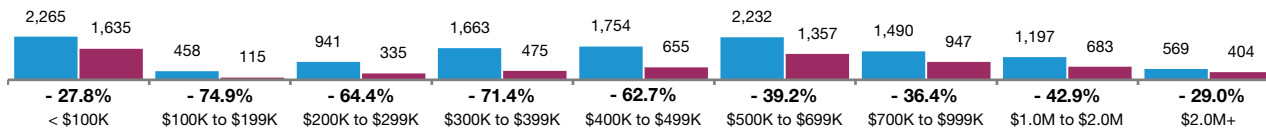
	Single Family			Townhouse-Condo		
	8-2020	8-2021	Change	8-2020	8-2021	Change
	181	119	-34.3%	24	14	-41.7%
	584	448	-23.3%	1,178	944	-19.9%
	2,287	1,200	-47.5%	4,555	3,562	-21.8%
	10,229	4,947	-51.6%	4,279	5,011	+17.1%
	11,715	11,076	-5.5%	1,920	3,161	+64.6%
	10,806	15,223	+40.9%	1,547	2,429	+57.0%
	4,163	7,406	+77.9%	631	1,049	+66.2%
	1,933	3,694	+91.1%	229	506	+121.0%
	354	864	+144.1%	24	91	+279.2%
All Price Ranges	42,252	44,977	+6.4%	14,387	16,767	+16.5%

Inventory of Active Listings

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

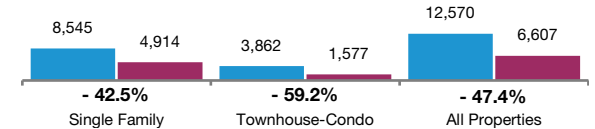
By Price Range – All Properties

■ 8-2020 ■ 8-2021



By Property Type

■ 8-2020 ■ 8-2021



Year over Year

By Price Range	Single Family			Townhouse-Condo		
	8-2020	8-2021	Change	8-2020	8-2021	Change
\$99,999 and Below	1,655	1,253	-24.3%	486	286	-41.2%
\$100,000 to \$199,999	167	54	-67.7%	267	54	-79.8%
\$200,000 to \$299,999	290	114	-60.7%	646	218	-66.3%
\$300,000 to \$399,999	894	218	-75.6%	763	253	-66.8%
\$400,000 to \$499,999	1,228	454	-63.0%	524	198	-62.2%
\$500,000 to \$699,999	1,661	1,112	-33.1%	570	242	-57.5%
\$700,000 to \$999,999	1,134	821	-27.6%	355	126	-64.5%
\$1,000,000 to \$1,999,999	997	538	-46.0%	200	145	-27.5%
\$2,000,000 and Above	518	349	-32.6%	51	55	+7.8%
All Price Ranges	8,545	4,914	-42.5%	3,862	1,577	-59.2%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	7-2021	8-2021	Change	7-2021	8-2021	Change
	1,361	1,253	-7.9%	273	286	+4.8%
	60	54	-10.0%	75	54	-28.0%
	133	114	-14.3%	266	218	-18.0%
	313	218	-30.4%	330	253	-23.3%
	698	454	-35.0%	263	198	-24.7%
	1,439	1,112	-22.7%	294	242	-17.7%
	995	821	-17.5%	168	126	-25.0%
	629	538	-14.5%	135	145	+7.4%
	403	349	-13.4%	62	55	-11.3%
All Price Ranges	6,032	4,914	-18.5%	1,866	1,577	-15.5%

Year to Date

Single Family	Townhouse-Condo
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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.