

# DIGGING DEEPER: August 2021 Records

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

## ACTIVE LISTINGS

- ✓ (Residential) 3,582 represents the lowest August on record. The previous low was in 2020 with 5,496 active listings.
- ✓ (Detached) 2,496 represents the lowest August on record. The previous low was in 2020 with 3,305 active listings.
- ✓ (Attached) 1,113 represents the lowest August on record. The previous low was in 2015 with 1,449 active Listings.

## CLOSE PRICE — MEDIAN

- ✓ (Residential) \$535,000 represents the highest August on record. The previous record was 2020 of \$460,000.
- ✓ (Detached) \$581,000 represents the highest August on record. The previous record was 2020 of \$507,750.
- ✓ (Attached) \$375,000 represents the highest amount on record. The previous record was May 2021 of \$325,000.

## CLOSE PRICE — AVERAGE

- ✓ (Residential) \$614,577 represents the highest August on record. The previous record was 2020 of \$538,035.
- ✓ (Detached) \$687,768 represents the highest August on record. The previous record was 2020 of \$601,944.
- ✓ (Attached) \$437,655 represents the highest August on record. The previous record was 2020 of \$376,231.

## DAYS IN MLS — MEDIAN

- ✓ (Residential) 5 days represents the lowest August on record. The previous record low was 2015 and 2020 at 7 days.
- ✓ (Detached) 5 days represents the lowest August on record. The previous record low was 2020 at 6 days.
- ✓ (Attached) 5 days represents the lowest August on record. The previous record low was 2015 and 2016 at 6 days.

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### DAYS IN MLS — AVERAGE

- ✓ (Residential) 11 days represents the lowest August on record. The previous record low was 2015 at 19 days.
- ✓ (Detached) 10 days represents the lowest August on record. The previous record low was 2015 at 21 days.
- ✓ (Attached) 14 days represents the lowest August on record. The previous record low was 2015 at 15 days.

### MONTHS OF INVENTORY (MOI)

- ✓ (Residential) 0.64 months represents the lowest August on record. The previous record of 0.92 was in 2020.
- ✓ (Detached) 0.62 months represents the lowest August on record. The previous record of 0.77 was in 2020.
- ✓ (Attached) 0.68 months represents the lowest August on record. The previous record of 0.88 was in 2015.



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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-Katz, Broker Associate at Kentwood Real Estate
- William Maline, Broker Associate at RE/MAX Professionals
- Brigitte Modglin, Broker Associate at Kentwood City Properties
- Jessica Reinhardt, Broker Associate at RE/MAX Alliance
- Nicole Rueth, Producing Branch Manager at Fairway Mortgage
- Jill Schafer, Broker Associate at Kentwood Real Estate
- Amanda Snitker, Broker Associate at Coldwell Banker Realty Global Luxury
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**Media Contact:** 303-242-5855 | [diane@decibelblue.com](mailto:diane@decibelblue.com) | Diane Eichler, President & Founder, Decibel Blue Creative Marketing & PR on behalf of the Denver Metro Association of Realtors®.

**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](http://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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