

Monthly Indicators



October 2021

Percent changes calculated using year-over-year comparisons.

New Listings were down 7.9 percent for single family homes and 17.1 percent for townhouse-condo properties. Under Contracts increased 4.8 percent for single family homes and 2.7 percent for townhouse-condo properties.

The Median Sales Price was up 15.3 percent to \$560,000 for single family homes and 12.1 percent to \$385,000 for townhouse-condo properties. Days on Market decreased 35.3 percent for single family homes and 38.2 percent for townhouse-condo properties.

As temperatures drop, existing home sales continue to be plentiful, buoyed by strong demand, low interest rates, and a slight uptick in new listings in recent months, according to the National Association of REALTORS®. With interest rates inching upward, and experts expecting further rate increases on the horizon, motivated buyers are hoping to lock in their home purchases to take advantage of what are still historically low rates.

Activity Snapshot

- 46.1% **- 16.2%** **+ 14.3%**

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	10-2020	10-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
Active Listings		7,464	4,607	- 38.3%	--	--	--
Under Contract		6,044	6,333	+ 4.8%	59,815	60,266	+ 0.8%
New Listings		6,214	5,720	- 7.9%	65,994	65,420	- 0.9%
Sold Listings		7,104	5,815	- 18.1%	56,387	57,125	+ 1.3%
Days on Market		34	22	- 35.3%	36	22	- 38.9%
Median Sales Price		\$485,750	\$560,000	+ 15.3%	\$465,000	\$550,000	+ 18.3%
Average Sales Price		\$597,310	\$672,252	+ 12.5%	\$550,558	\$659,580	+ 19.8%
Pct. of List Price Received		100.1%	101.3%	+ 1.2%	99.7%	103.1%	+ 3.4%
Affordability Index		88	74	- 15.9%	92	75	- 18.5%

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	10-2020	10-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
Active Listings		3,687	1,394	- 62.2%	--	--	--
Under Contract		2,195	2,255	+ 2.7%	20,311	22,124	+ 8.9%
New Listings		2,493	2,066	- 17.1%	24,062	23,109	- 4.0%
Sold Listings		2,314	2,081	- 10.1%	19,089	21,014	+ 10.1%
Days on Market		34	21	- 38.2%	38	26	- 31.6%
Median Sales Price		\$343,500	\$385,000	+ 12.1%	\$327,900	\$374,000	+ 14.1%
Average Sales Price		\$405,944	\$458,563	+ 13.0%	\$385,064	\$441,751	+ 14.7%
Pct. of List Price Received		99.6%	101.4%	+ 1.8%	99.4%	102.1%	+ 2.7%
Affordability Index		124	107	- 13.7%	130	110	- 15.4%

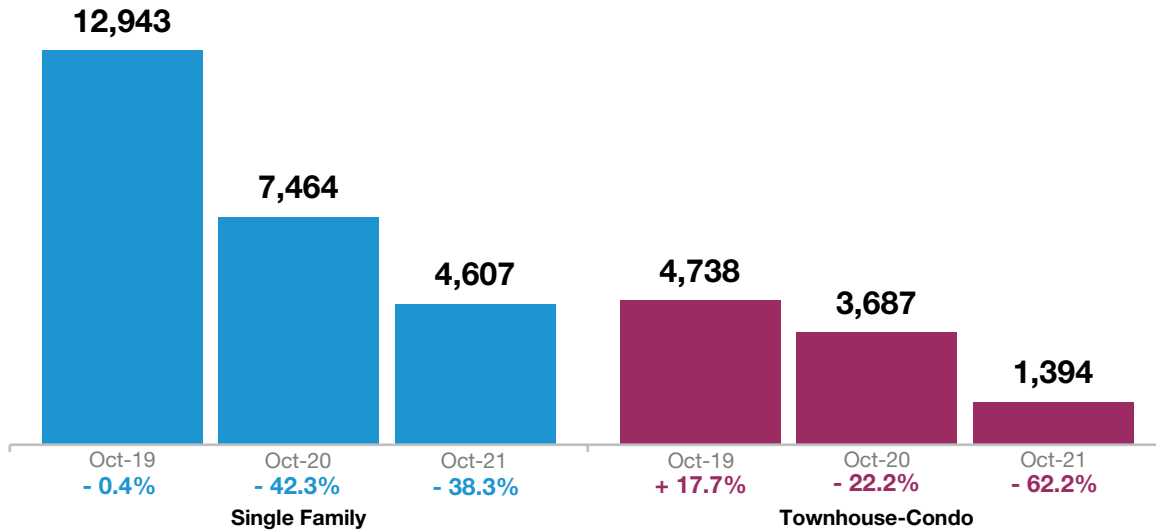
Inventory of Active Listings

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



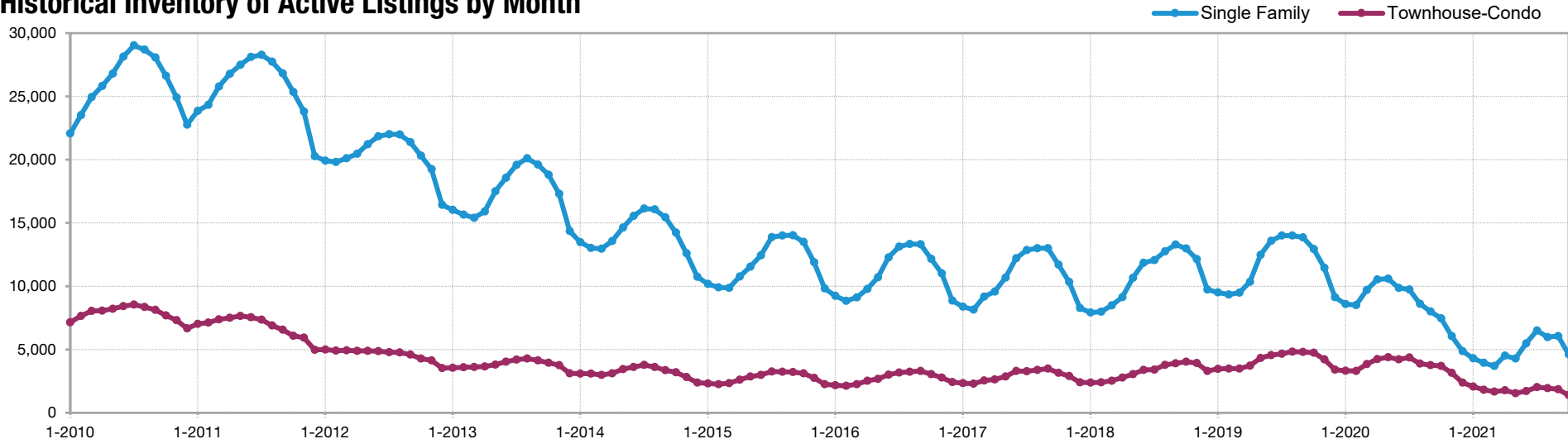
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October



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2020	6,062	-47.1%	3,149	-25.5%
Dec-2020	4,863	-46.8%	2,388	-30.1%
Jan-2021	4,307	-49.9%	2,067	-37.6%
Feb-2021	3,938	-53.7%	1,818	-44.9%
Mar-2021	3,694	-61.9%	1,665	-56.8%
Apr-2021	4,507	-57.2%	1,772	-58.2%
May-2021	4,285	-59.6%	1,538	-65.0%
Jun-2021	5,478	-44.5%	1,706	-59.6%
Jul-2021	6,492	-33.3%	2,019	-53.7%
Aug-2021	5,974	-30.6%	1,932	-50.3%
Sep-2021	6,062	-24.2%	1,850	-50.8%
Oct-2021	4,607	-38.3%	1,394	-62.2%

Historical Inventory of Active Listings by Month



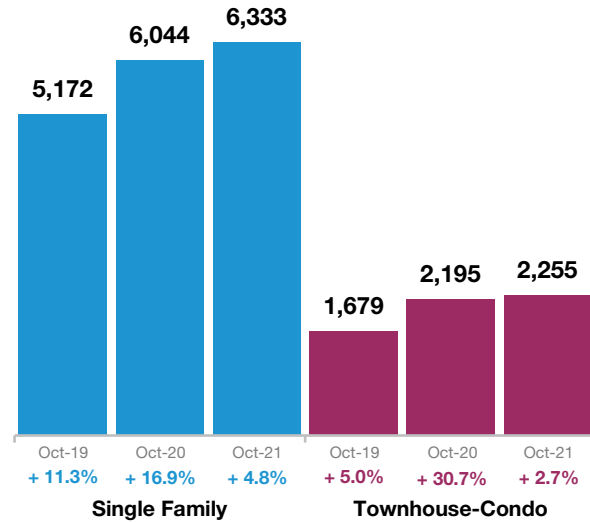
Under Contract

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

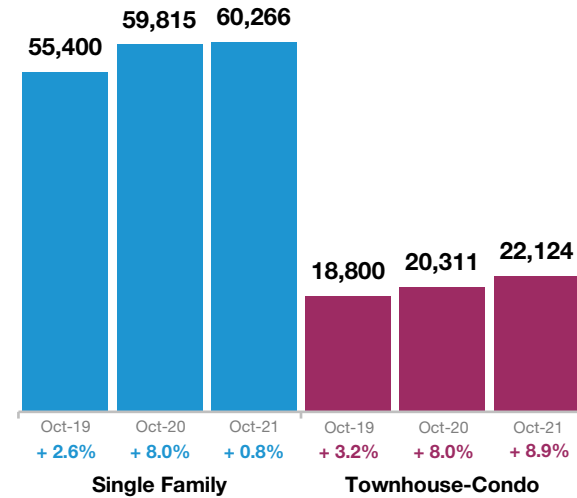


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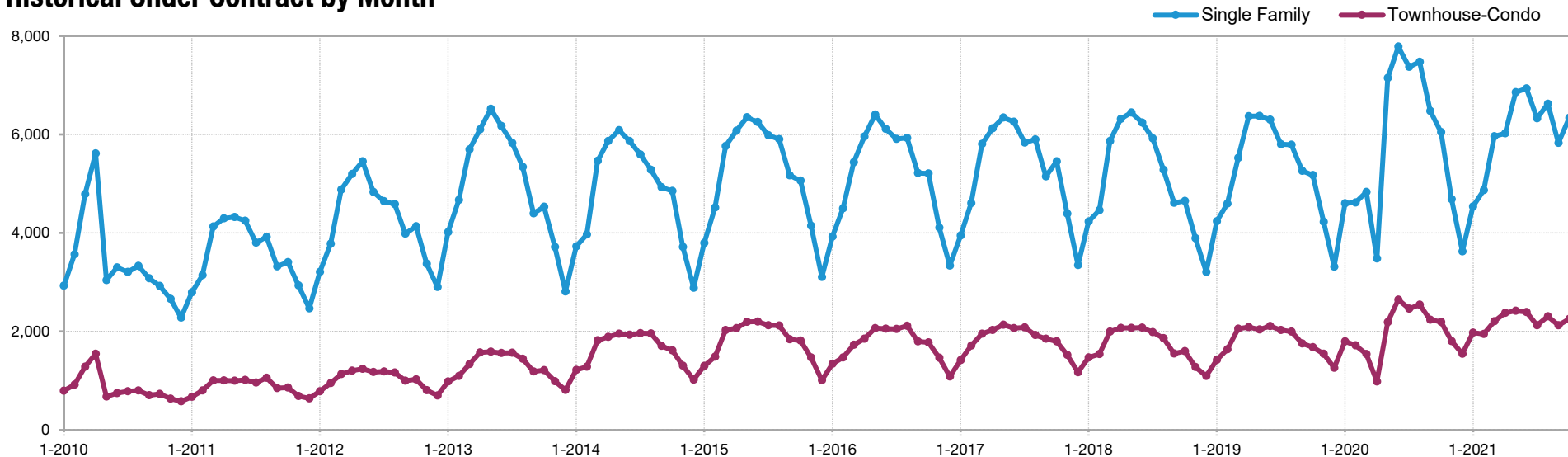


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2020	4,684	+10.9%	1,800	+16.6%
Dec-2020	3,627	+9.4%	1,543	+22.5%
Jan-2021	4,536	-1.4%	1,975	+9.8%
Feb-2021	4,867	+5.5%	1,945	+13.3%
Mar-2021	5,959	+23.4%	2,204	+43.0%
Apr-2021	6,019	+72.9%	2,376	+141.5%
May-2021	6,855	-4.1%	2,418	+10.5%
Jun-2021	6,928	-11.0%	2,394	-9.5%
Jul-2021	6,325	-14.2%	2,125	-13.6%
Aug-2021	6,619	-11.4%	2,308	-9.3%
Sep-2021	5,825	-10.0%	2,124	-5.1%
Oct-2021	6,333	+4.8%	2,255	+2.7%

Historical Under Contract by Month



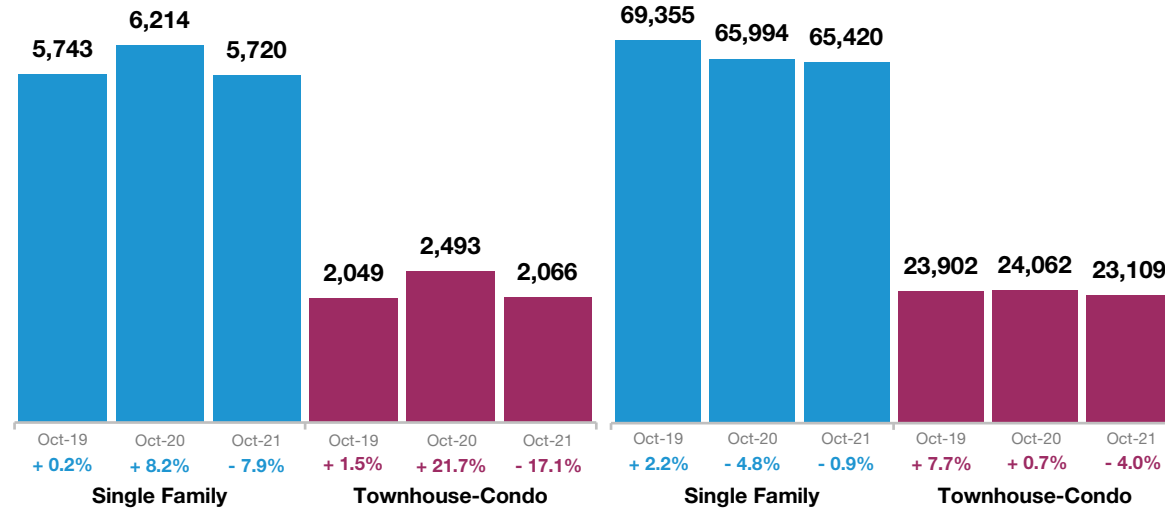
New Listings

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

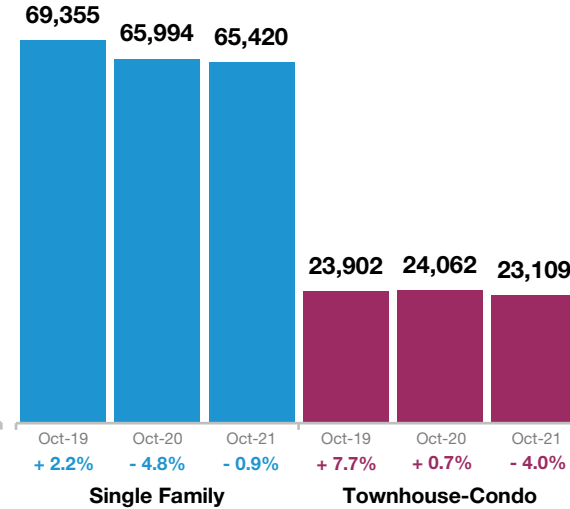


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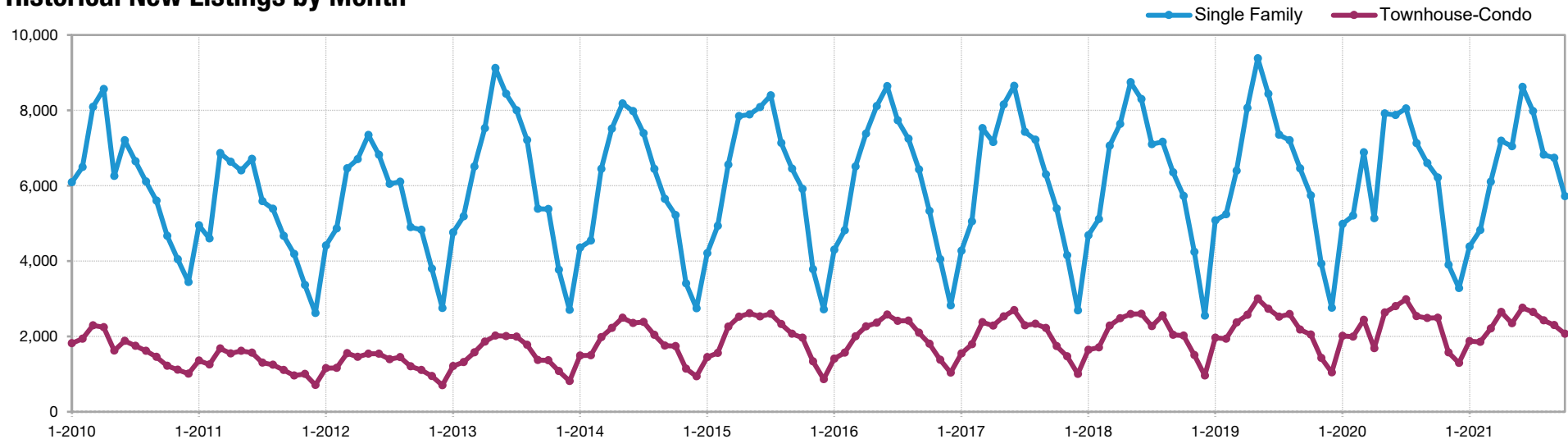


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2020	3,899	-0.8%	1,577	+10.4%
Dec-2020	3,279	+18.8%	1,297	+23.9%
Jan-2021	4,383	-12.0%	1,872	-6.9%
Feb-2021	4,821	-7.4%	1,854	-6.9%
Mar-2021	6,102	-11.4%	2,207	-9.5%
Apr-2021	7,188	+39.9%	2,645	+56.7%
May-2021	7,045	-11.0%	2,345	-10.9%
Jun-2021	8,618	+9.5%	2,758	-1.6%
Jul-2021	7,982	-0.9%	2,644	-11.3%
Aug-2021	6,821	-4.3%	2,422	-4.6%
Sep-2021	6,740	+2.1%	2,296	-7.7%
Oct-2021	5,720	-7.9%	2,066	-17.1%

Historical New Listings by Month



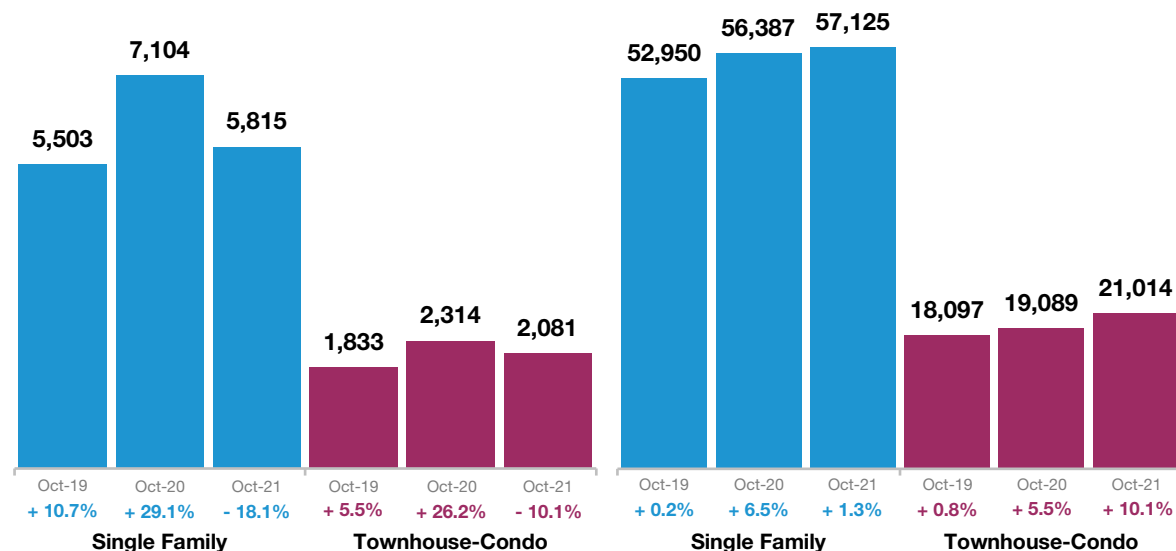
Sold Listings

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



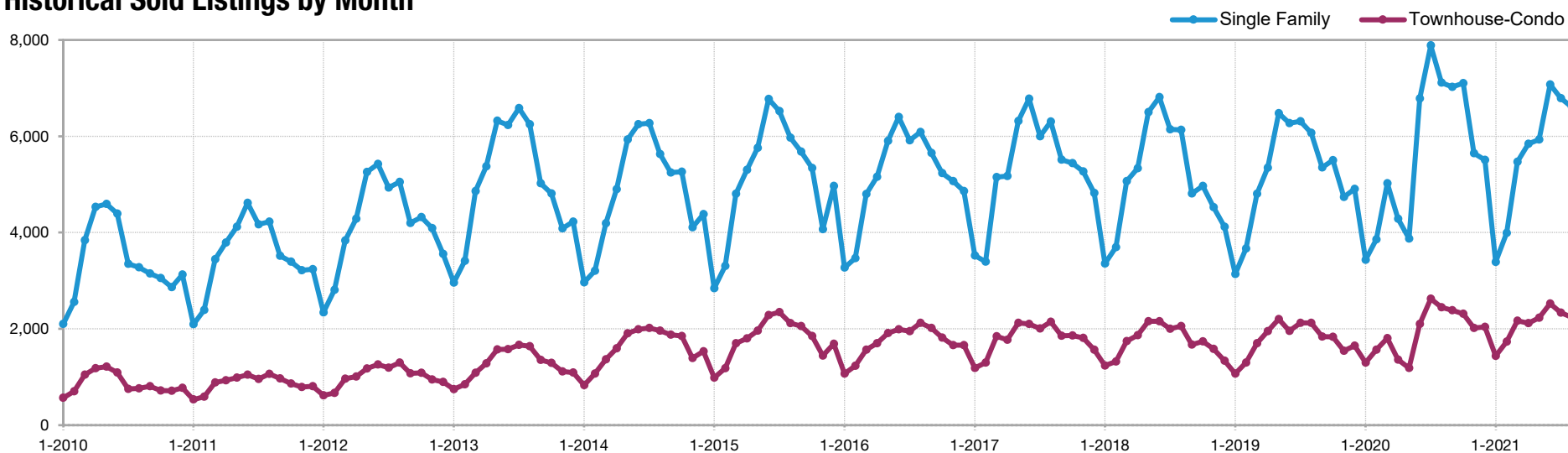
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Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2020	5,649	+19.3%	2,016	+30.5%
Dec-2020	5,509	+12.3%	2,037	+23.3%
Jan-2021	3,388	-1.3%	1,435	+10.4%
Feb-2021	3,992	+3.5%	1,731	+10.5%
Mar-2021	5,470	+8.9%	2,170	+20.2%
Apr-2021	5,842	+36.4%	2,119	+56.2%
May-2021	5,929	+53.0%	2,231	+87.8%
Jun-2021	7,075	+4.3%	2,523	+20.1%
Jul-2021	6,792	-13.9%	2,336	-11.0%
Aug-2021	6,607	-7.1%	2,243	-8.3%
Sep-2021	6,215	-11.5%	2,145	-10.1%
Oct-2021	5,815	-18.1%	2,081	-10.1%

Historical Sold Listings by Month



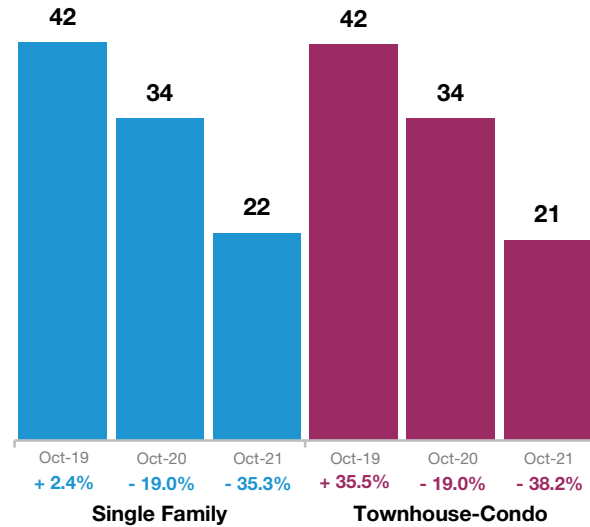
Days on Market Until Sale

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

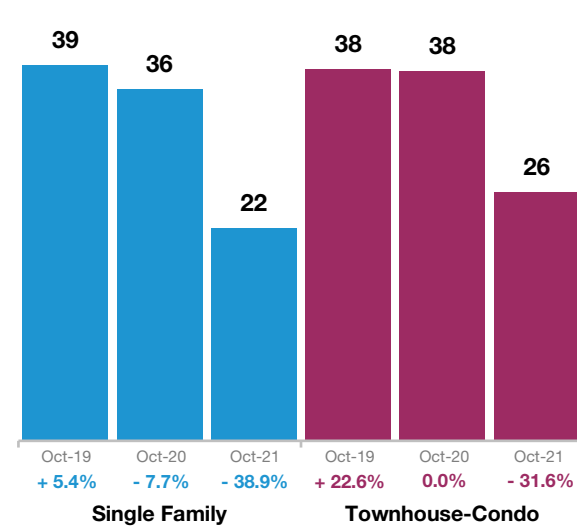


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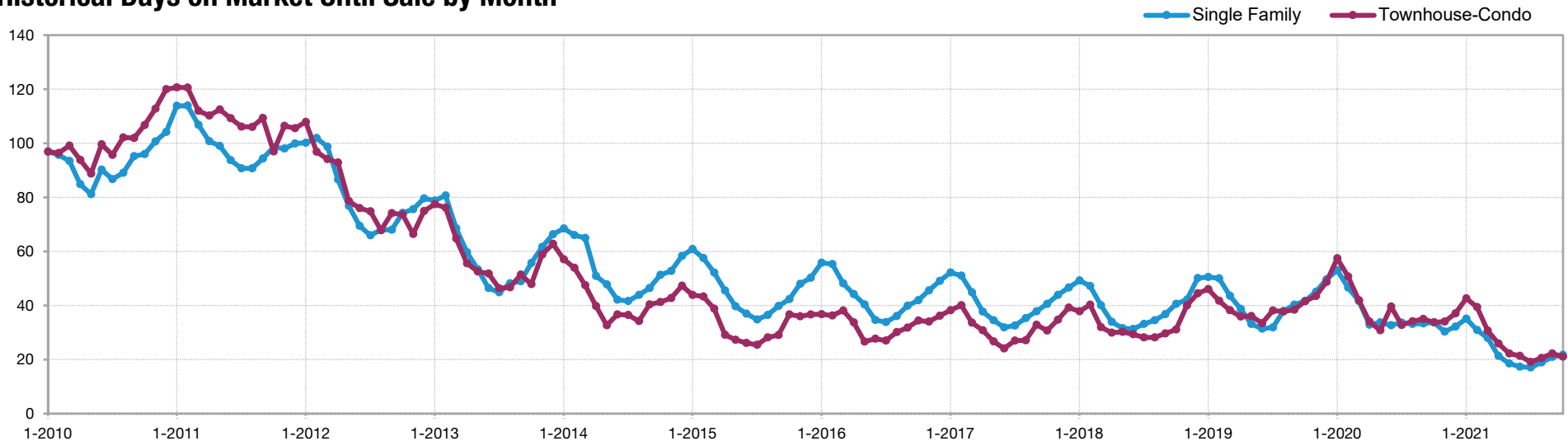


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2020	30	-33.3%	34	-22.7%
Dec-2020	32	-36.0%	37	-24.5%
Jan-2021	35	-34.0%	43	-24.6%
Feb-2021	31	-34.0%	39	-23.5%
Mar-2021	28	-33.3%	31	-26.2%
Apr-2021	21	-36.4%	26	-23.5%
May-2021	19	-44.1%	22	-29.0%
Jun-2021	17	-48.5%	21	-47.5%
Jul-2021	17	-50.0%	19	-42.4%
Aug-2021	19	-42.4%	21	-38.2%
Sep-2021	21	-36.4%	22	-37.1%
Oct-2021	22	-35.3%	21	-38.2%

Historical Days on Market Until Sale by Month



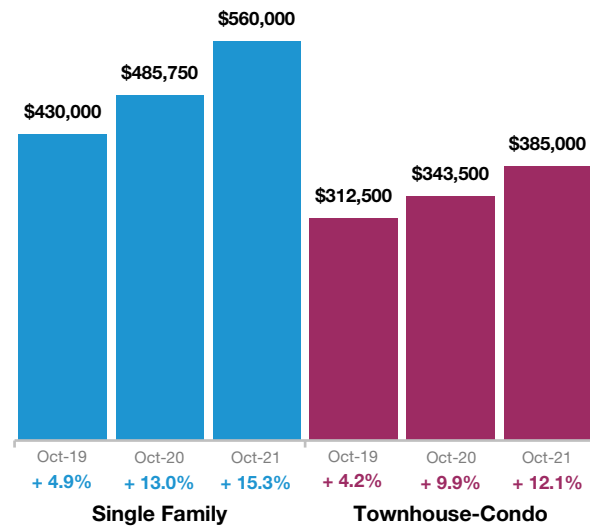
Median Sales Price

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

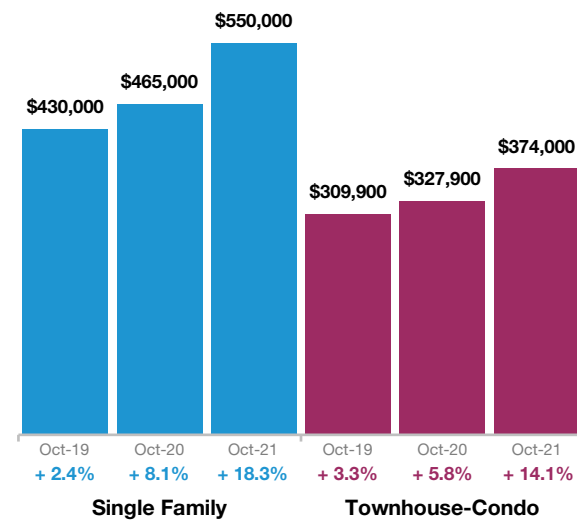


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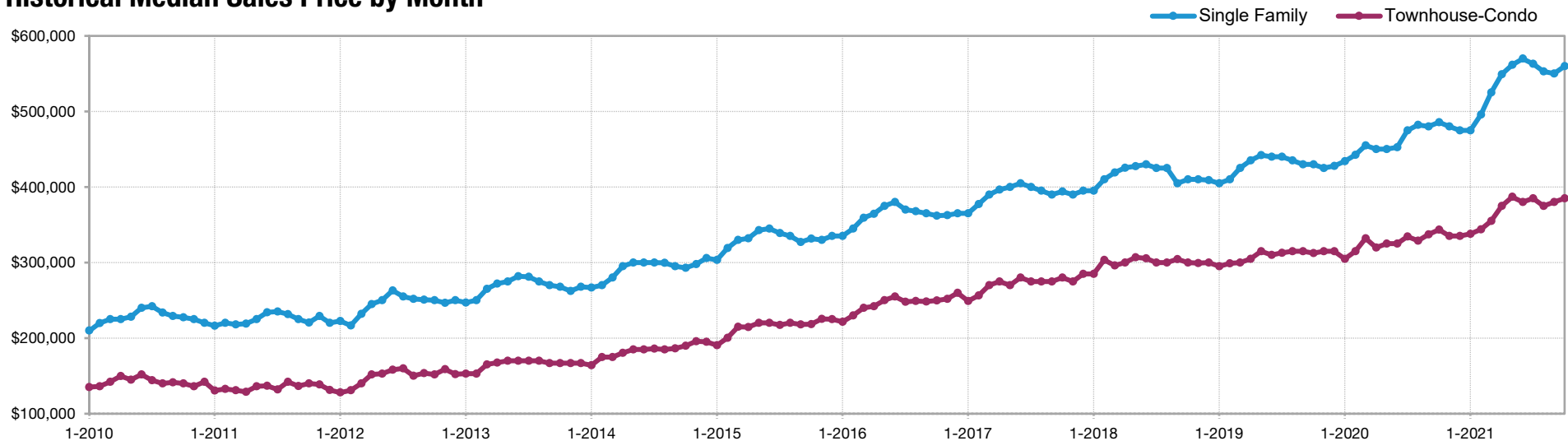


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2020	\$480,000	+12.9%	\$335,000	+6.3%
Dec-2020	\$475,000	+11.0%	\$335,000	+6.3%
Jan-2021	\$475,000	+9.4%	\$338,000	+10.8%
Feb-2021	\$495,742	+12.1%	\$344,000	+9.2%
Mar-2021	\$525,000	+15.4%	\$355,000	+6.9%
Apr-2021	\$549,000	+22.0%	\$375,000	+17.2%
May-2021	\$561,745	+24.8%	\$387,000	+19.1%
Jun-2021	\$570,000	+26.0%	\$380,000	+16.9%
Jul-2021	\$563,182	+18.6%	\$385,000	+15.1%
Aug-2021	\$553,000	+14.7%	\$375,000	+14.0%
Sep-2021	\$550,000	+14.6%	\$380,000	+12.7%
Oct-2021	\$560,000	+15.3%	\$385,000	+12.1%

Historical Median Sales Price by Month



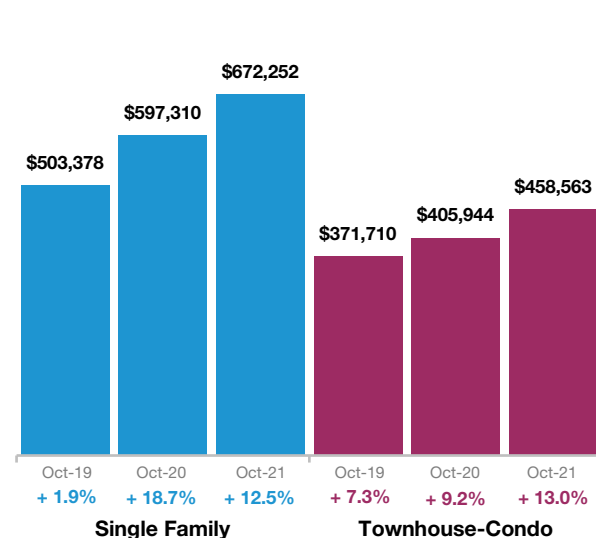
Average Sales Price

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

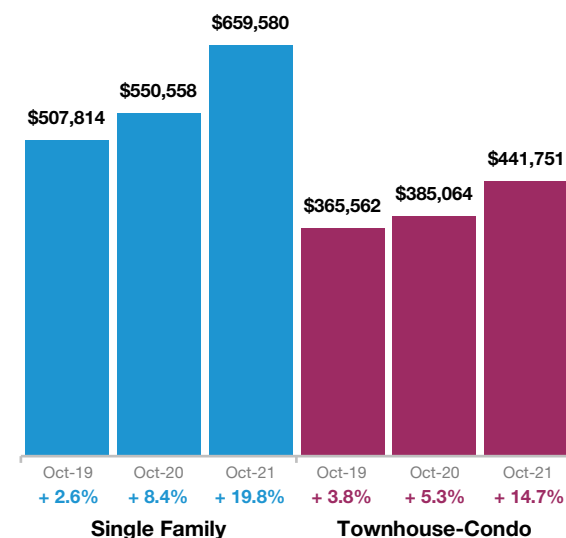


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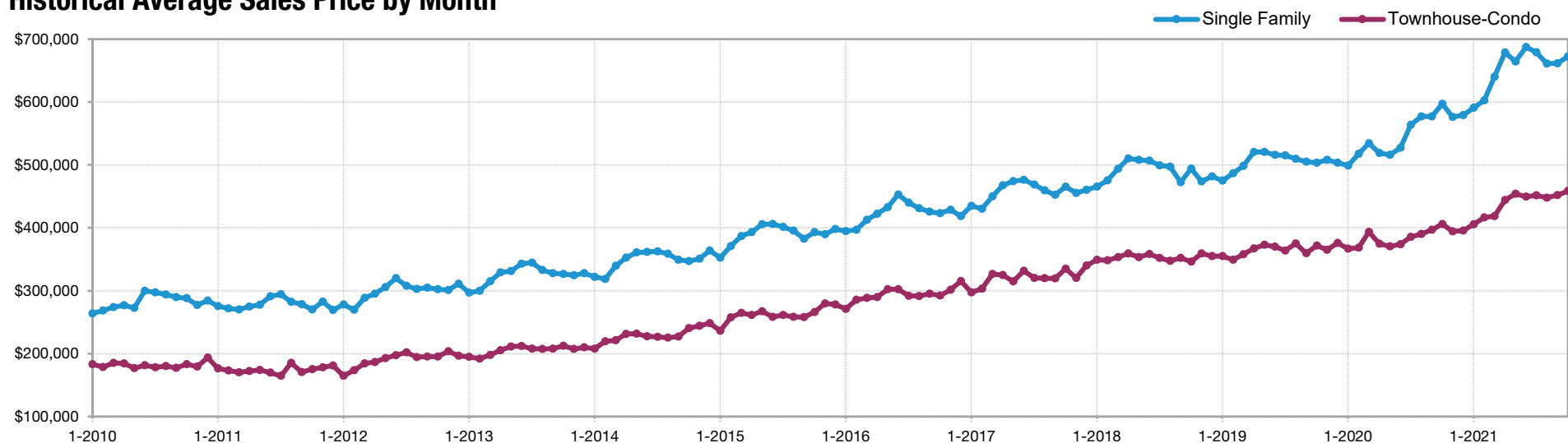


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2020	\$576,373	+13.4%	\$394,186	+7.9%
Dec-2020	\$579,264	+15.1%	\$395,631	+5.2%
Jan-2021	\$590,920	+18.5%	\$405,550	+10.6%
Feb-2021	\$602,517	+16.3%	\$416,510	+13.1%
Mar-2021	\$640,018	+19.8%	\$418,638	+6.4%
Apr-2021	\$678,881	+30.8%	\$444,214	+18.5%
May-2021	\$664,253	+28.7%	\$454,013	+22.5%
Jun-2021	\$687,529	+30.3%	\$449,321	+20.2%
Jul-2021	\$679,082	+20.5%	\$451,611	+17.1%
Aug-2021	\$661,136	+14.6%	\$447,942	+14.9%
Sep-2021	\$661,629	+14.6%	\$452,111	+14.0%
Oct-2021	\$672,252	+12.5%	\$458,563	+13.0%

Historical Average Sales Price by Month



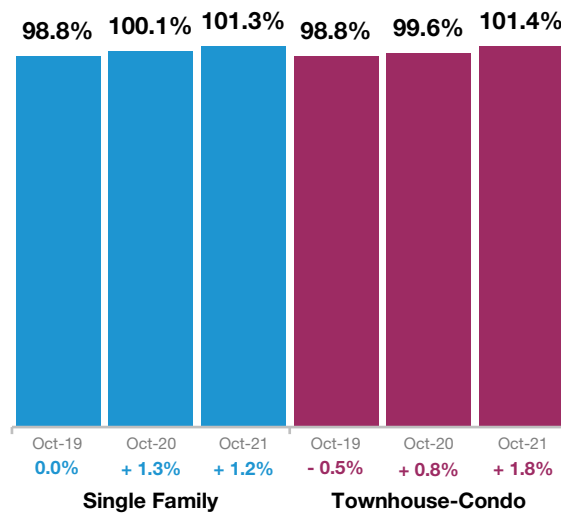
Percent of List Price Received

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.

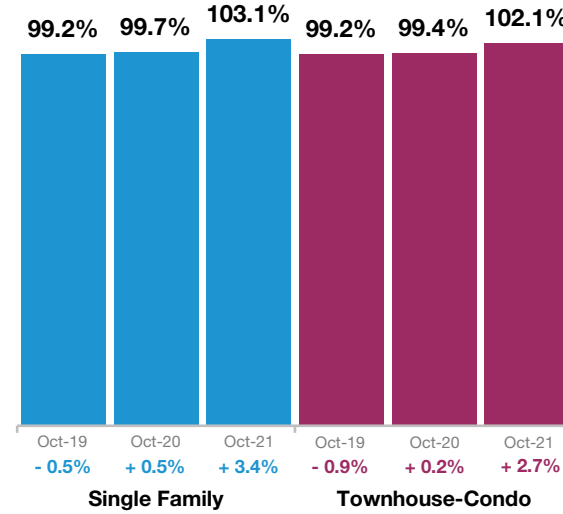


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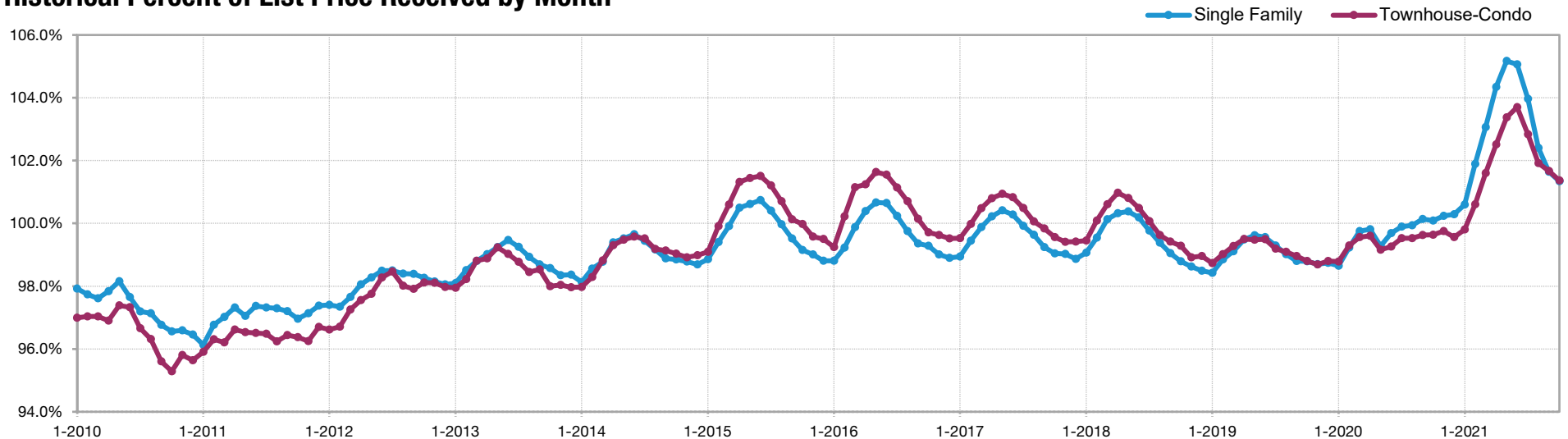


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2020	100.2%	+1.5%	99.8%	+1.1%
Dec-2020	100.3%	+1.6%	99.6%	+0.8%
Jan-2021	100.6%	+1.9%	99.8%	+1.0%
Feb-2021	101.9%	+2.7%	100.6%	+1.3%
Mar-2021	103.1%	+3.3%	101.6%	+2.0%
Apr-2021	104.3%	+4.5%	102.5%	+2.9%
May-2021	105.2%	+5.9%	103.4%	+4.2%
Jun-2021	105.1%	+5.4%	103.7%	+4.4%
Jul-2021	104.0%	+4.1%	102.8%	+3.3%
Aug-2021	102.4%	+2.5%	101.9%	+2.4%
Sep-2021	101.6%	+1.5%	101.7%	+2.1%
Oct-2021	101.3%	+1.2%	101.4%	+1.8%

Historical Percent of List Price Received by Month



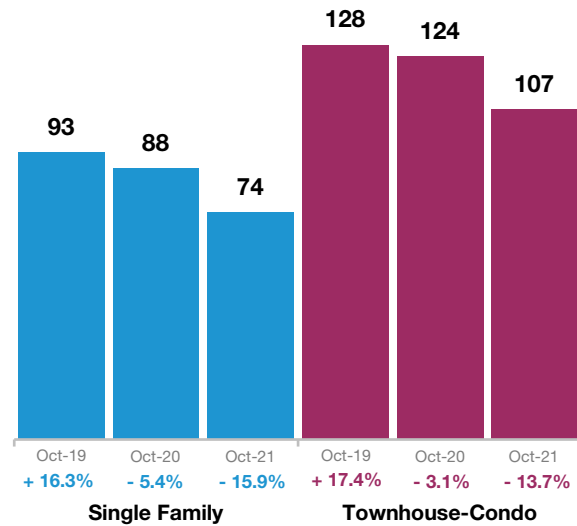
Housing Affordability Index

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.

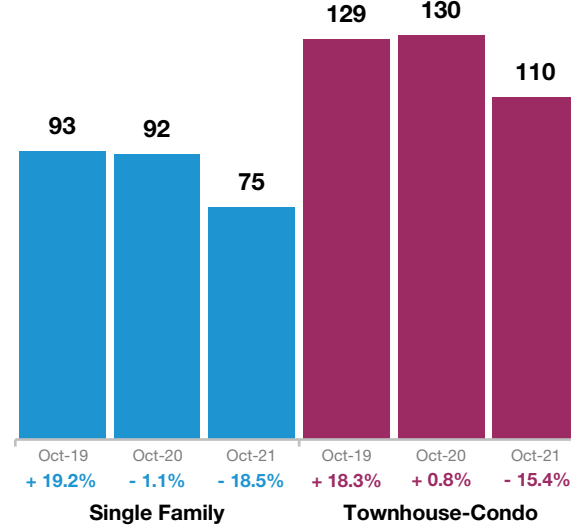


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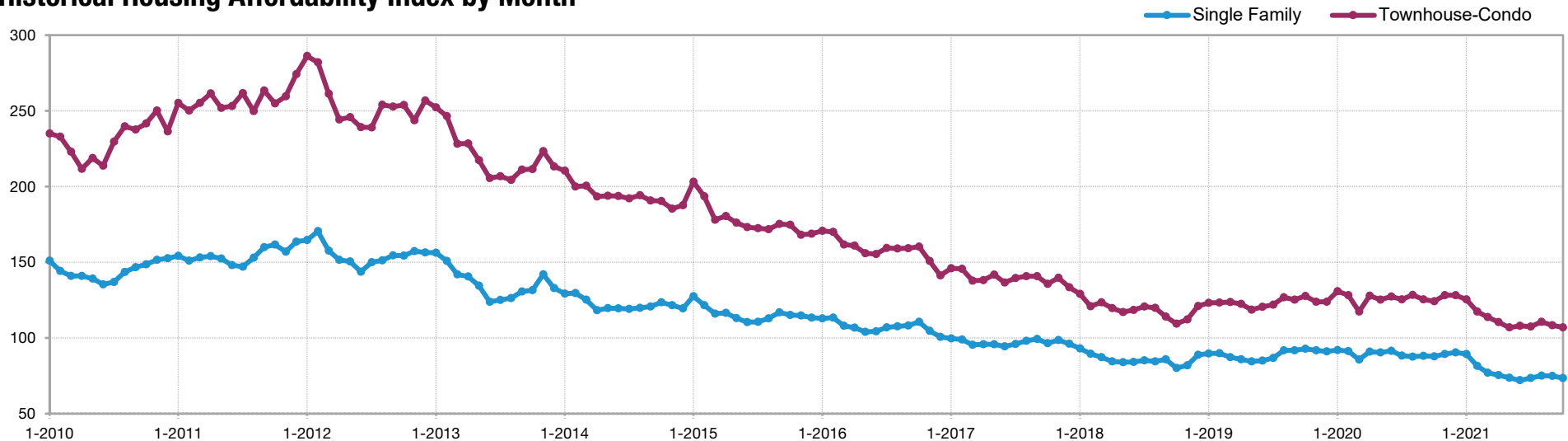


Year to Date



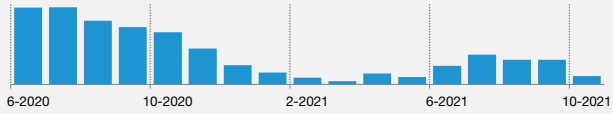
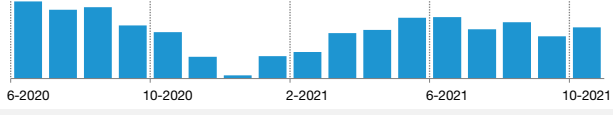
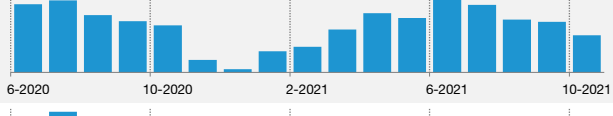
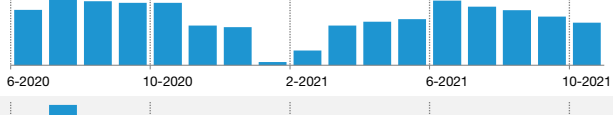
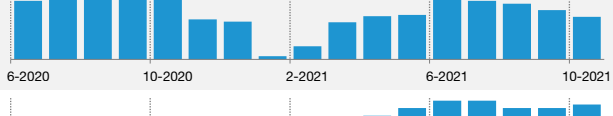
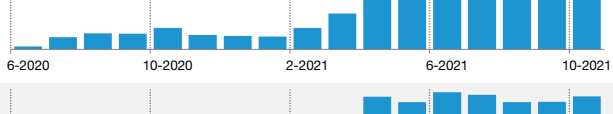
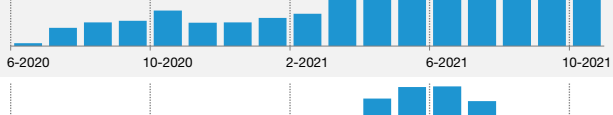
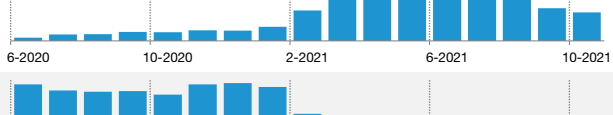
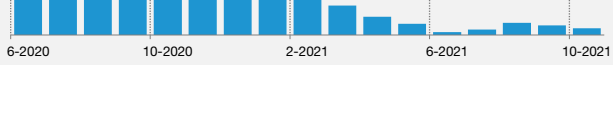
Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2020	89	-3.3%	128	+3.2%
Dec-2020	90	-1.1%	128	+3.2%
Jan-2021	89	-3.3%	125	-4.6%
Feb-2021	82	-9.9%	117	-8.6%
Mar-2021	77	-10.5%	114	-2.6%
Apr-2021	75	-17.6%	110	-14.1%
May-2021	74	-17.8%	107	-14.4%
Jun-2021	72	-20.9%	108	-15.0%
Jul-2021	74	-15.9%	108	-13.6%
Aug-2021	75	-14.8%	111	-13.3%
Sep-2021	75	-14.8%	108	-13.6%
Oct-2021	74	-15.9%	107	-13.7%

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	10-2020	10-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
Active Listings		11,294	6,092	- 46.1%	--	--	--
Under Contract		8,263	8,608	+ 4.2%	80,277	82,569	+ 2.9%
New Listings		8,732	7,805	- 10.6%	90,298	88,768	- 1.7%
Sold Listings		9,441	7,909	- 16.2%	75,608	78,312	+ 3.6%
Days on Market		34	22	- 35.3%	37	23	- 37.8%
Median Sales Price		\$455,000	\$520,000	+ 14.3%	\$435,000	\$504,584	+ 16.0%
Average Sales Price		\$550,923	\$617,038	+ 12.0%	\$509,098	\$600,970	+ 18.0%
Pct. of List Price Received		100.0%	101.3%	+ 1.3%	99.7%	102.8%	+ 3.1%
Affordability Index		94	79	- 16.0%	98	82	- 16.3%

Sold Listings

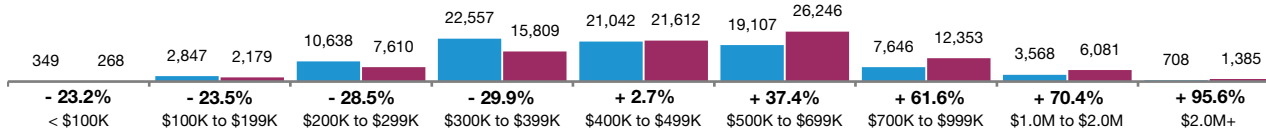
Actual sales that have closed in a given month.



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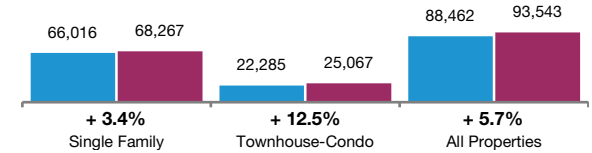
By Price Range – All Properties – Rolling 12 Months

10-2020 10-2021



By Property Type

10-2020 10-2021



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	10-2020	10-2021	Change	10-2020	10-2021	Change
\$99,999 and Below	280	184	-34.3%	32	26	-18.8%
\$100,000 to \$199,999	952	712	-25.2%	1,872	1,425	-23.9%
\$200,000 to \$299,999	3,678	1,987	-46.0%	6,939	5,605	-19.2%
\$300,000 to \$399,999	16,029	8,330	-48.0%	6,502	7,454	+14.6%
\$400,000 to \$499,999	17,988	17,003	-5.5%	3,046	4,603	+51.1%
\$500,000 to \$699,999	16,676	22,710	+36.2%	2,424	3,526	+45.5%
\$700,000 to \$999,999	6,595	10,762	+63.2%	1,041	1,577	+51.5%
\$1,000,000 to \$1,999,999	3,166	5,325	+68.2%	388	733	+88.9%
\$2,000,000 and Above	652	1,254	+92.3%	41	118	+187.8%
All Price Ranges	66,016	68,267	+3.4%	22,285	25,067	+12.5%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	9-2021	10-2021	Change	9-2021	10-2021	Change
Single Family	12	9	-25.0%	3	0	-100.0%
Townhouse-Condo	65	62	-4.6%	71	105	+47.9%
Single Family	132	143	+8.3%	433	411	-5.1%
Townhouse-Condo	587	478	-18.6%	673	596	-11.4%
Single Family	1,461	1,338	-8.4%	420	404	-3.8%
Townhouse-Condo	2,276	2,144	-5.8%	301	318	+5.6%
Single Family	1,053	1,063	+0.9%	153	153	0.0%
Townhouse-Condo	507	465	-8.3%	80	87	+8.7%
Single Family	121	112	-7.4%	11	7	-36.4%
All Price Ranges	6,214	5,814	-6.4%	2,145	2,081	-3.0%

Year to Date

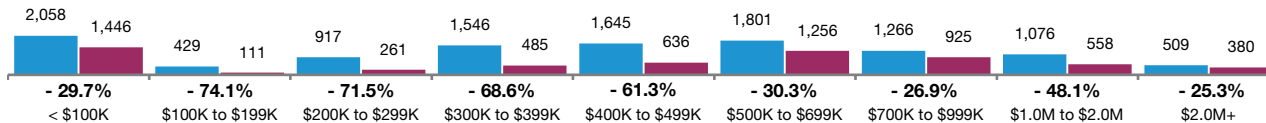
	Single Family			Townhouse-Condo		
	10-2020	10-2021	Change	10-2020	10-2021	Change
Single Family	231	139	-39.8%	25	17	-32.0%
Townhouse-Condo	779	576	-26.1%	1,522	1,127	-26.0%
Single Family	2,901	1,481	-48.9%	5,867	4,417	-24.7%
Townhouse-Condo	13,037	6,026	-53.8%	5,647	6,290	+11.4%
Single Family	15,564	13,892	-10.7%	2,649	3,990	+50.6%
Townhouse-Condo	14,640	19,688	+34.5%	2,120	3,043	+43.5%
Single Family	5,858	9,538	+62.8%	899	1,359	+51.2%
Townhouse-Condo	2,799	4,670	+66.8%	321	664	+106.9%
Single Family	569	1,100	+93.3%	38	107	+181.6%
All Price Ranges	56,378	57,110	+1.3%	19,088	21,014	+10.1%

Inventory of Active Listings

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

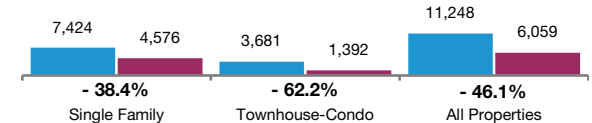
By Price Range – All Properties

10-2020 10-2021



By Property Type

10-2020 10-2021



Year over Year

By Price Range	Single Family			Townhouse-Condo		
	10-2020	10-2021	Change	10-2020	10-2021	Change
\$99,999 and Below	1,504	1,132	-24.7%	442	237	-46.4%
\$100,000 to \$199,999	136	61	-55.1%	274	47	-82.8%
\$200,000 to \$299,999	248	117	-52.8%	666	142	-78.7%
\$300,000 to \$399,999	853	226	-73.5%	687	255	-62.9%
\$400,000 to \$499,999	1,149	442	-61.5%	494	191	-61.3%
\$500,000 to \$699,999	1,271	1,009	-20.6%	530	245	-53.8%
\$700,000 to \$999,999	933	787	-15.6%	332	138	-58.4%
\$1,000,000 to \$1,999,999	878	460	-47.6%	198	98	-50.5%
\$2,000,000 and Above	451	341	-24.4%	58	39	-32.8%
All Price Ranges	7,424	4,576	-38.4%	3,681	1,392	-62.2%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	9-2021	10-2021	Change	9-2021	10-2021	Change
Single Family	1,443	1,132	-21.6%	329	237	-28.0%
Townhouse-Condo	70	61	-12.9%	76	47	-38.2%
Single Family	139	117	-15.8%	267	142	-46.8%
Townhouse-Condo	295	226	-23.4%	320	255	-20.3%
Single Family	688	442	-35.8%	238	191	-19.7%
Townhouse-Condo	1,367	1,009	-26.2%	284	245	-13.7%
Single Family	1,038	787	-24.2%	144	138	-4.2%
Townhouse-Condo	607	460	-24.2%	134	98	-26.9%
Single Family	369	341	-7.6%	55	39	-29.1%
All Price Ranges	6,017	4,576	-23.9%	1,847	1,392	-24.6%

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.