

Monthly Indicators



November 2021

Percent changes calculated using year-over-year comparisons.

New Listings were up 6.7 percent for single family homes but decreased 6.1 percent for townhouse-condo properties. Under Contracts increased 8.2 percent for single family homes but decreased 3.7 percent for townhouse-condo properties.

The Median Sales Price was up 17.2 percent to \$580,000 for single family homes and 16.2 percent to \$392,000 for townhouse-condo properties. Days on Market decreased 32.0 percent for single family homes and 41.4 percent for townhouse-condo properties.

The most recent data from the National Association of REALTORS® reports the median single-family existing home sales price rose 16% in the third quarter of this year to \$363,700, with all four regions of the country experiencing double-digit price growth. In new construction, builder confidence increased in November, surpassing analyst expectations and rising to 83 on the National Association of Home Builders (NAHB)/Wells Fargo Housing Market Index (HMI), the highest level since spring, despite persistent labor and supply chain challenges and a shortage of available lots.

Activity Snapshot

- 56.1% **- 6.3%** **+ 17.4%**

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	11-2020	11-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
Active Listings		4,807	2,427	- 49.5%	--	--	--
Under Contract		3,863	4,180	+ 8.2%	54,838	52,591	- 4.1%
New Listings		3,097	3,305	+ 6.7%	58,725	56,021	- 4.6%
Sold Listings		4,830	4,570	- 5.4%	53,050	50,689	- 4.5%
Days on Market		25	17	- 32.0%	30	15	- 50.0%
Median Sales Price		\$495,000	\$580,000	+ 17.2%	\$475,000	\$560,000	+ 17.9%
Average Sales Price		\$590,737	\$681,329	+ 15.3%	\$562,859	\$670,337	+ 19.1%
Pct. of List Price Received		100.4%	101.4%	+ 1.0%	99.8%	103.2%	+ 3.4%
Affordability Index		87	73	- 16.1%	90	76	- 15.6%

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	11-2020	11-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
Active Listings		2,774	908	- 67.3%	--	--	--
Under Contract		1,600	1,541	- 3.7%	19,884	20,473	+ 3.0%
New Listings		1,373	1,289	- 6.1%	22,948	21,155	- 7.8%
Sold Listings		1,831	1,674	- 8.6%	19,004	19,999	+ 5.2%
Days on Market		29	17	- 41.4%	32	20	- 37.5%
Median Sales Price		\$337,328	\$392,000	+ 16.2%	\$329,900	\$375,000	+ 13.7%
Average Sales Price		\$396,116	\$478,554	+ 20.8%	\$386,681	\$446,876	+ 15.6%
Pct. of List Price Received		99.8%	101.4%	+ 1.6%	99.5%	102.1%	+ 2.6%
Affordability Index		127	108	- 15.0%	130	113	- 13.1%

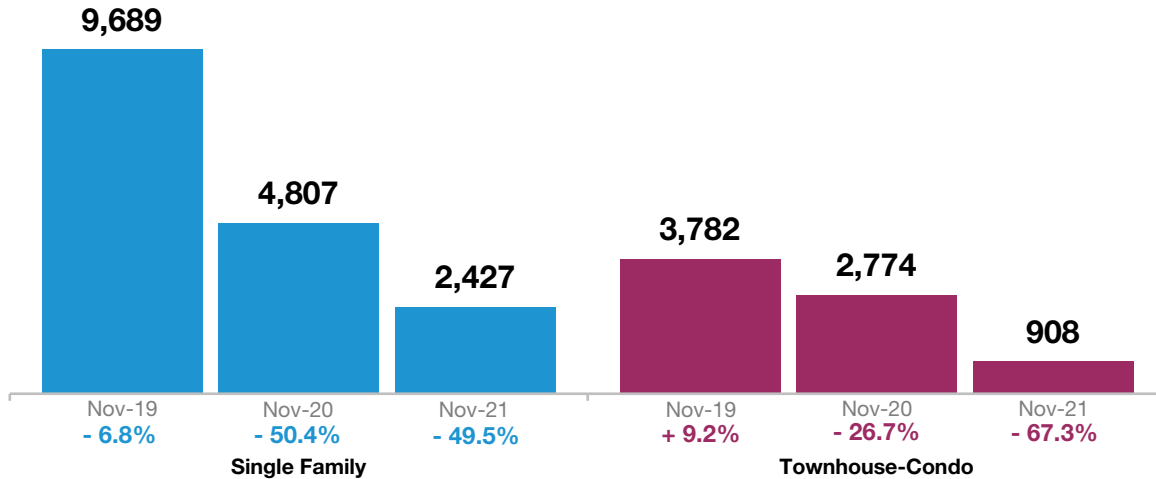
Inventory of Active Listings

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



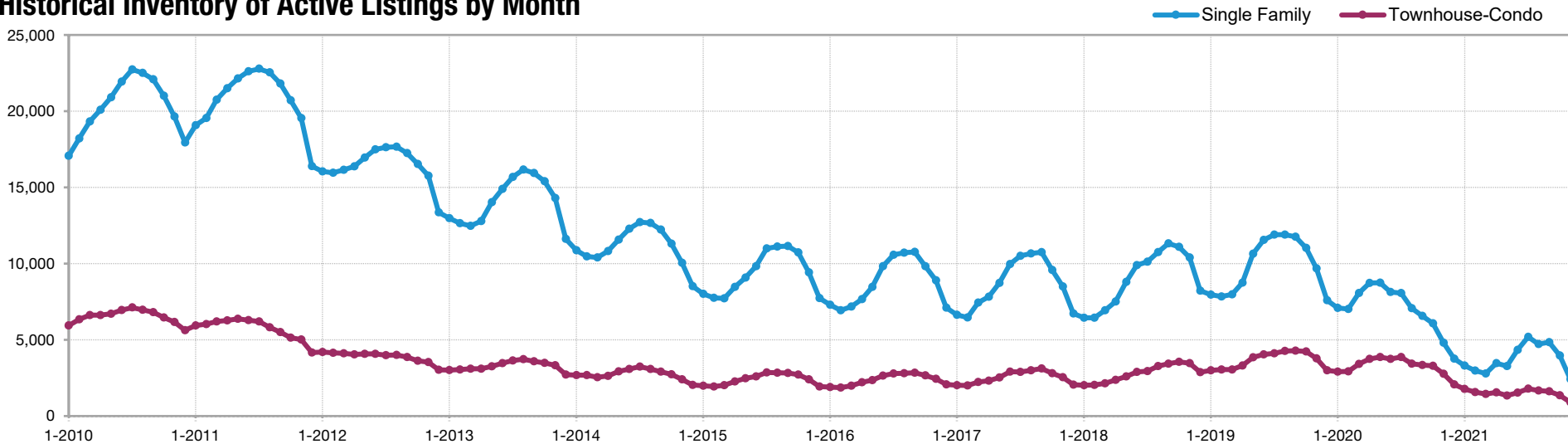
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November



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2020	3,764	-50.4%	2,063	-31.2%
Jan-2021	3,310	-53.3%	1,777	-39.0%
Feb-2021	2,968	-57.7%	1,572	-46.2%
Mar-2021	2,778	-65.5%	1,439	-57.8%
Apr-2021	3,471	-60.2%	1,551	-58.5%
May-2021	3,271	-62.6%	1,341	-65.3%
Jun-2021	4,328	-46.8%	1,527	-59.2%
Jul-2021	5,186	-35.7%	1,788	-53.8%
Aug-2021	4,723	-33.2%	1,674	-51.3%
Sep-2021	4,840	-26.4%	1,609	-51.9%
Oct-2021	3,977	-34.6%	1,351	-59.0%
Nov-2021	2,427	-49.5%	908	-67.3%

Historical Inventory of Active Listings by Month



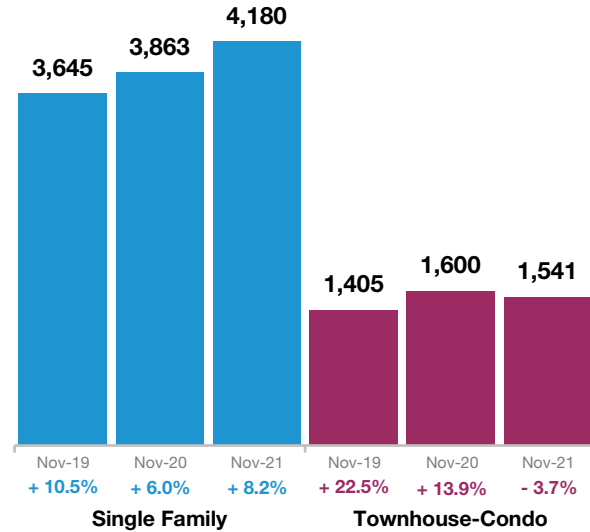
Under Contract

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

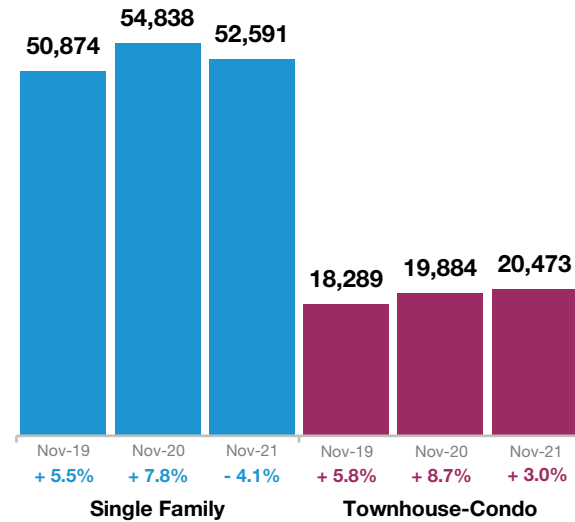


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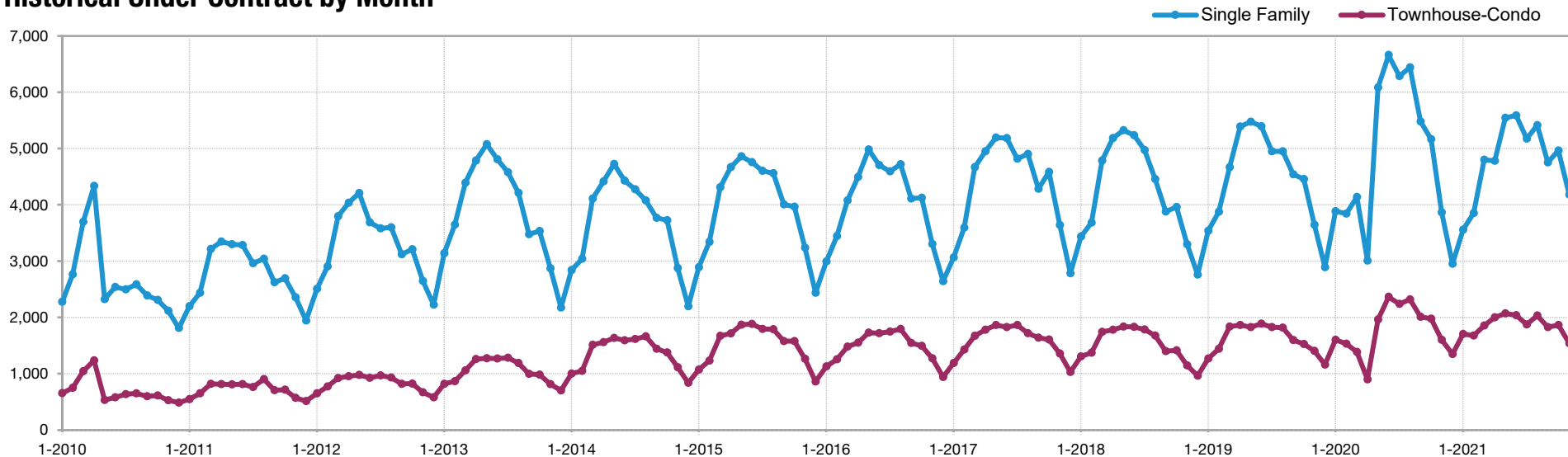


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2020	2,950	+2.1%	1,348	+16.1%
Jan-2021	3,558	-8.4%	1,702	+6.2%
Feb-2021	3,850	+0.2%	1,677	+9.5%
Mar-2021	4,798	+15.9%	1,856	+33.9%
Apr-2021	4,779	+59.0%	1,999	+122.4%
May-2021	5,544	-8.8%	2,070	+5.6%
Jun-2021	5,587	-16.1%	2,035	-13.9%
Jul-2021	5,175	-17.7%	1,874	-16.2%
Aug-2021	5,411	-16.0%	2,030	-12.4%
Sep-2021	4,749	-13.3%	1,824	-9.2%
Oct-2021	4,960	-3.9%	1,865	-5.7%
Nov-2021	4,180	+8.2%	1,541	-3.7%

Historical Under Contract by Month



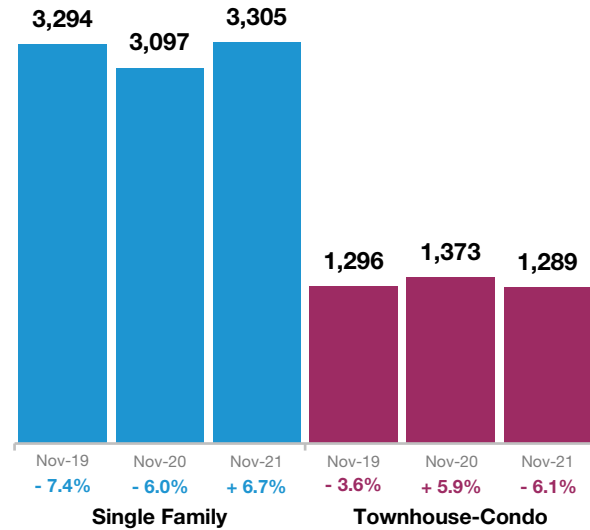
New Listings

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

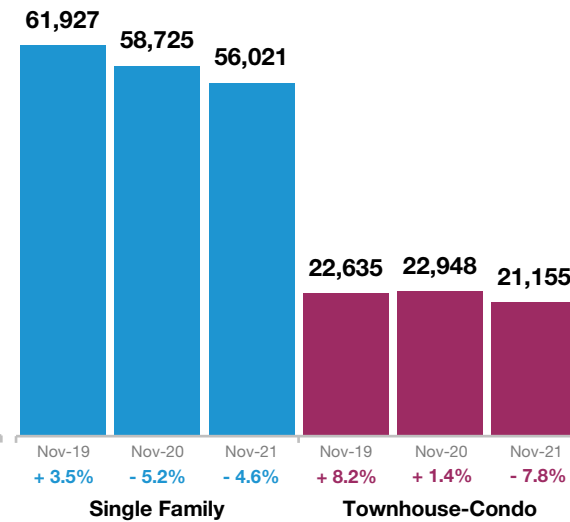


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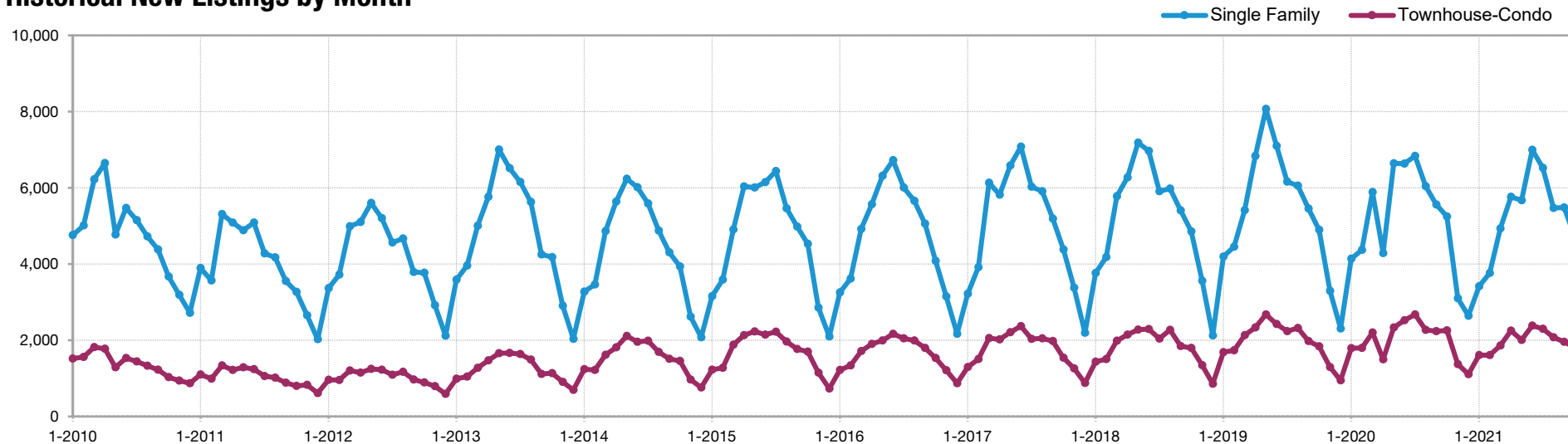


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2020	2,637	+14.3%	1,110	+17.6%
Jan-2021	3,416	-17.4%	1,609	-10.0%
Feb-2021	3,759	-13.9%	1,611	-10.4%
Mar-2021	4,930	-16.2%	1,862	-15.3%
Apr-2021	5,763	+34.6%	2,252	+50.3%
May-2021	5,673	-14.6%	2,004	-14.1%
Jun-2021	6,996	+5.5%	2,383	-5.4%
Jul-2021	6,520	-4.7%	2,299	-14.1%
Aug-2021	5,472	-9.4%	2,074	-8.8%
Sep-2021	5,482	-1.4%	1,960	-12.4%
Oct-2021	4,705	-10.3%	1,812	-19.6%
Nov-2021	3,305	+6.7%	1,289	-6.1%

Historical New Listings by Month



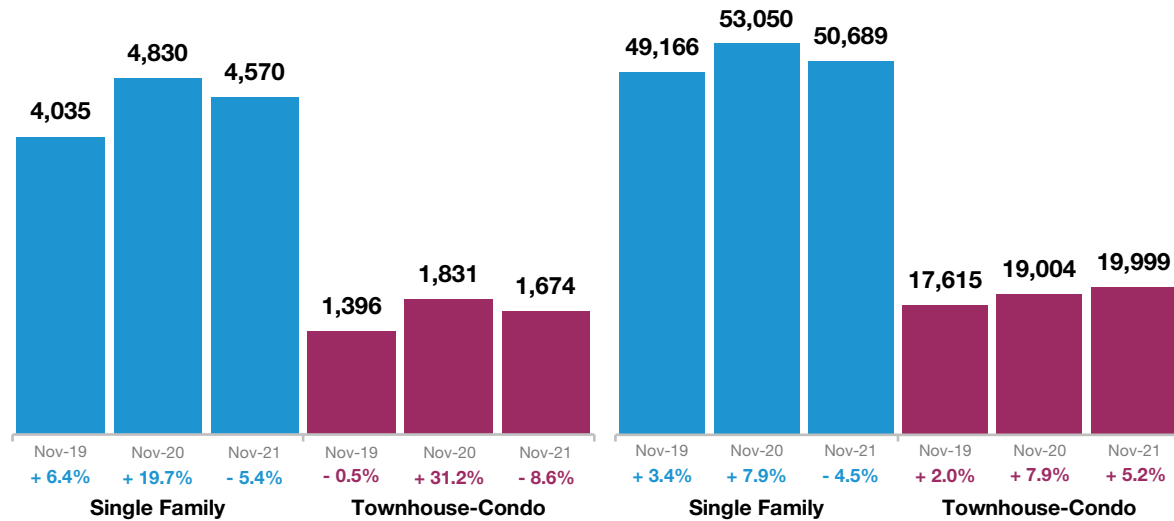
Sold Listings

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



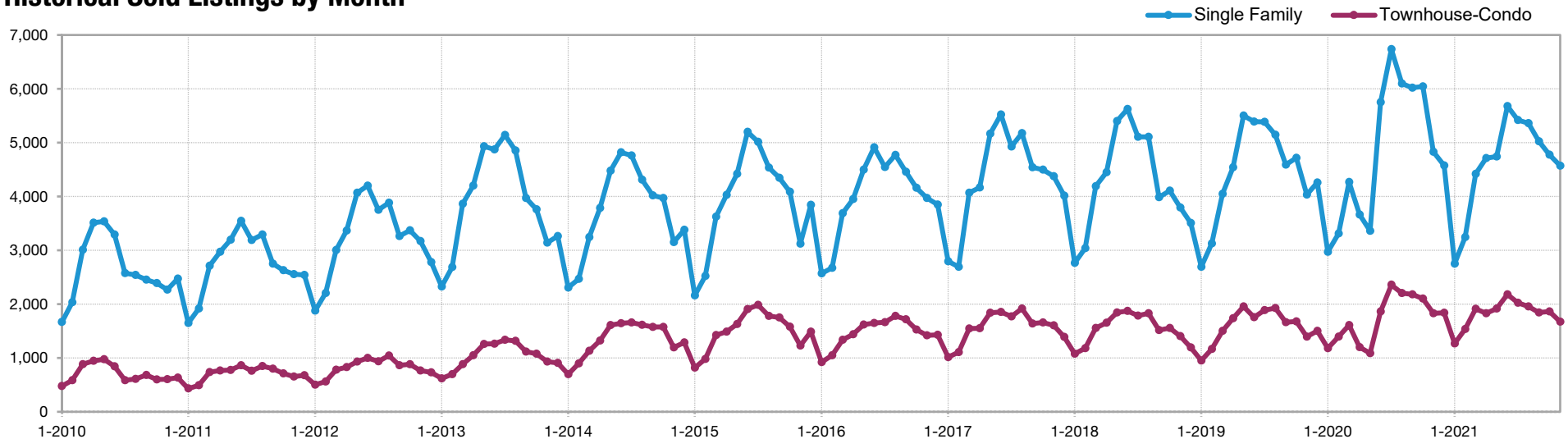
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Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2020	4,574	+7.4%	1,838	+22.4%
Jan-2021	2,750	-7.3%	1,268	+7.5%
Feb-2021	3,244	-2.0%	1,534	+10.0%
Mar-2021	4,417	+3.5%	1,910	+18.9%
Apr-2021	4,710	+28.7%	1,829	+52.8%
May-2021	4,743	+41.1%	1,918	+76.1%
Jun-2021	5,677	-1.3%	2,178	+16.8%
Jul-2021	5,420	-19.5%	2,025	-14.2%
Aug-2021	5,361	-12.1%	1,957	-11.1%
Sep-2021	5,023	-16.5%	1,844	-15.3%
Oct-2021	4,774	-21.0%	1,862	-11.5%
Nov-2021	4,570	-5.4%	1,674	-8.6%

Historical Sold Listings by Month



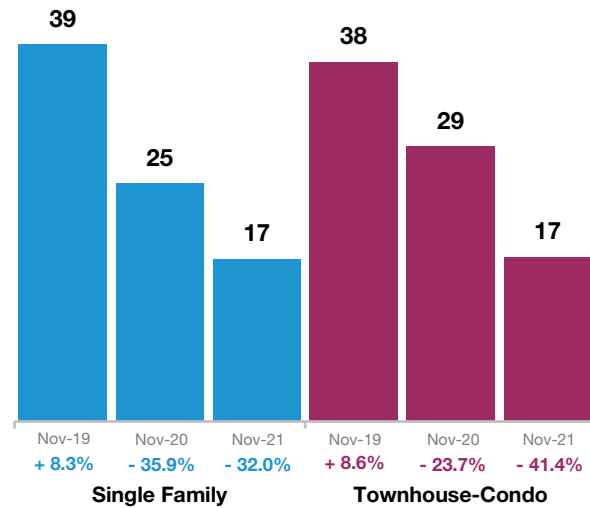
Days on Market Until Sale

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

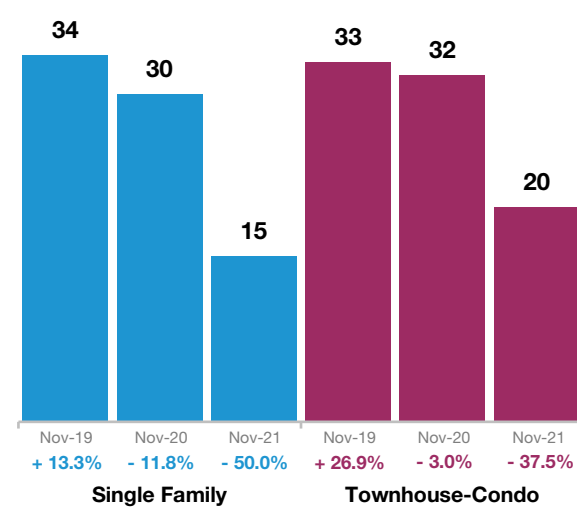


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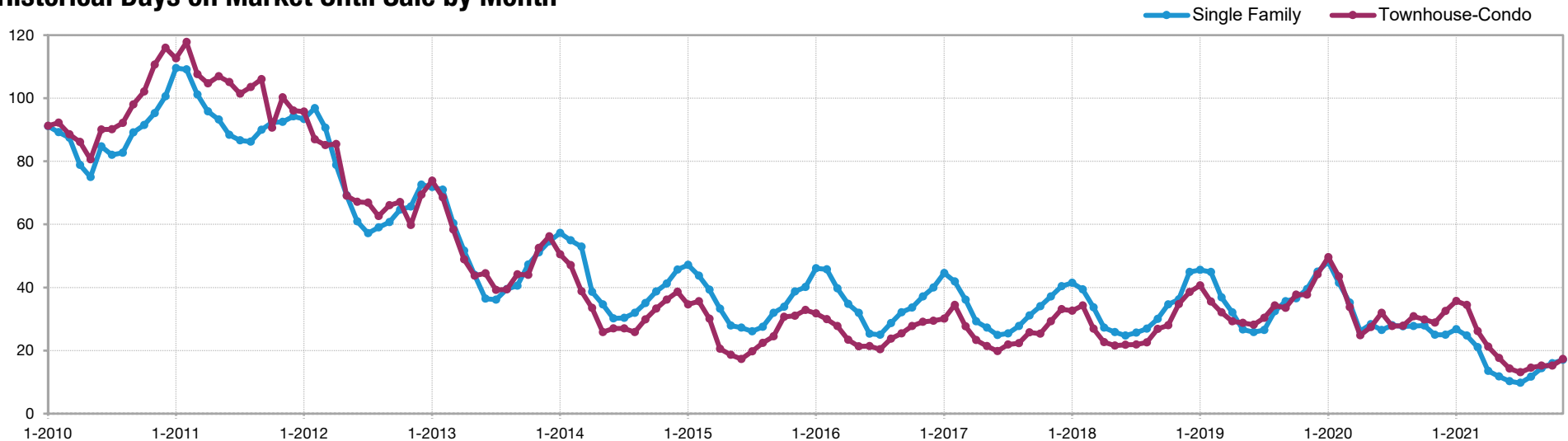


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2020	25	-44.4%	33	-25.0%
Jan-2021	27	-43.8%	36	-28.0%
Feb-2021	25	-39.0%	34	-20.9%
Mar-2021	21	-40.0%	26	-23.5%
Apr-2021	14	-46.2%	21	-16.0%
May-2021	12	-57.1%	18	-33.3%
Jun-2021	10	-63.0%	14	-56.3%
Jul-2021	10	-64.3%	13	-53.6%
Aug-2021	12	-57.1%	14	-50.0%
Sep-2021	14	-50.0%	15	-51.6%
Oct-2021	16	-42.9%	15	-50.0%
Nov-2021	17	-32.0%	17	-41.4%

Historical Days on Market Until Sale by Month



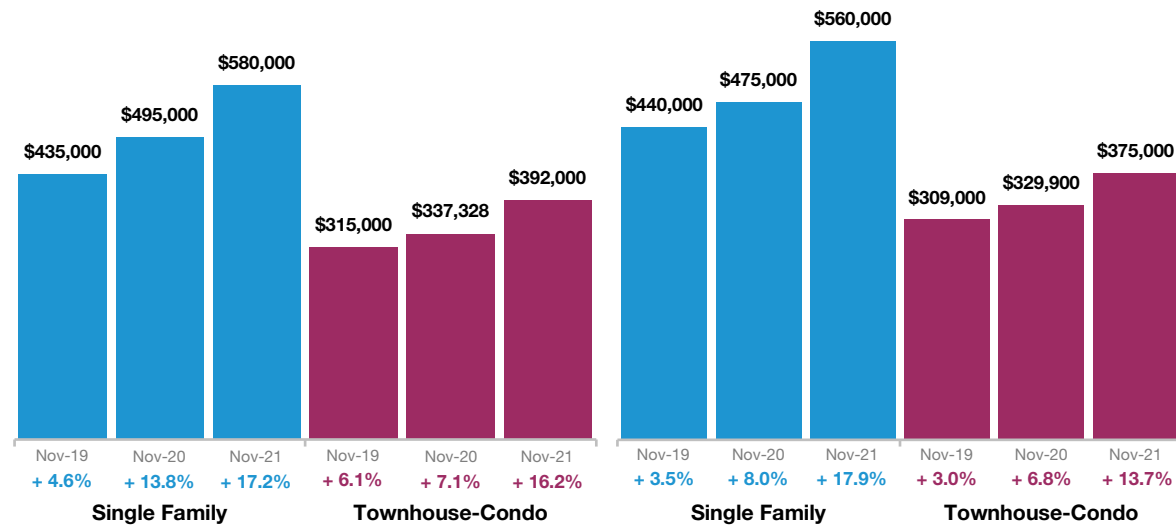
Median Sales Price

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

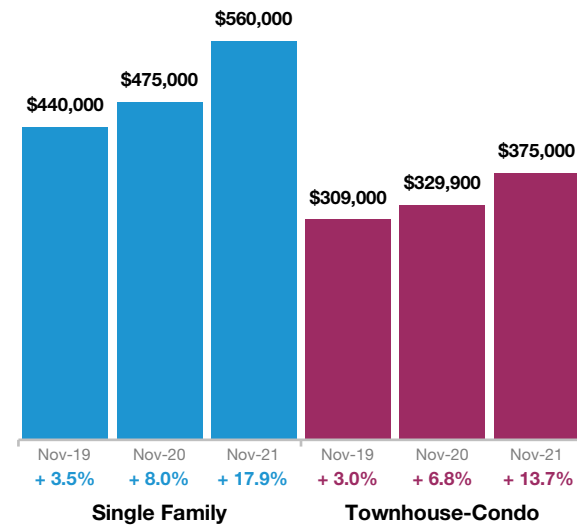


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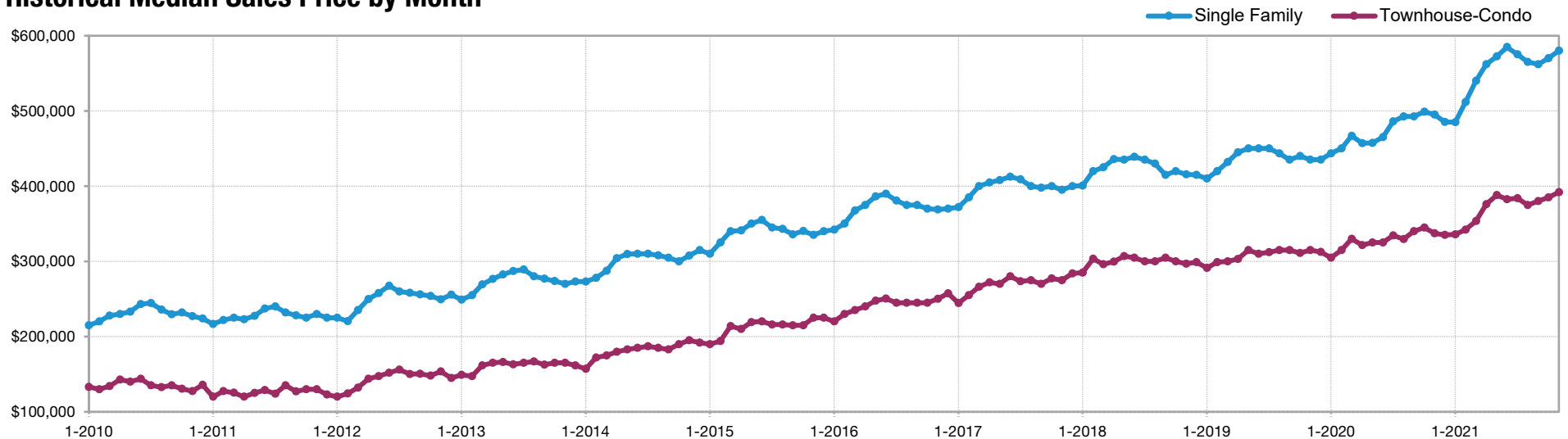


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2020	\$485,273	+11.6%	\$335,000	+7.2%
Jan-2021	\$485,000	+9.4%	\$336,000	+10.2%
Feb-2021	\$512,000	+13.8%	\$342,078	+8.6%
Mar-2021	\$540,000	+15.6%	\$353,750	+7.2%
Apr-2021	\$562,000	+23.0%	\$376,000	+17.0%
May-2021	\$572,500	+25.1%	\$388,115	+19.4%
Jun-2021	\$585,000	+25.8%	\$382,500	+17.7%
Jul-2021	\$575,384	+18.4%	\$384,000	+14.8%
Aug-2021	\$565,000	+14.7%	\$375,000	+13.8%
Sep-2021	\$562,000	+14.1%	\$380,000	+11.8%
Oct-2021	\$570,000	+14.2%	\$384,950	+11.6%
Nov-2021	\$580,000	+17.2%	\$392,000	+16.2%

Historical Median Sales Price by Month



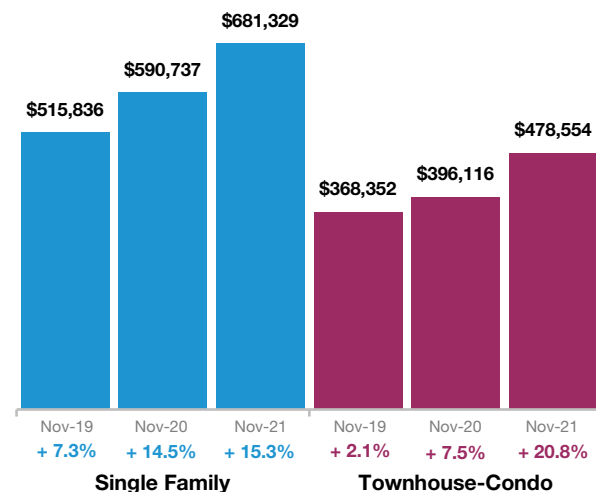
Average Sales Price

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

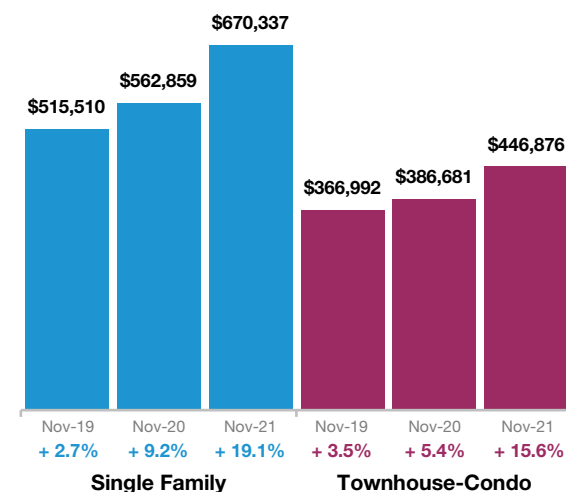


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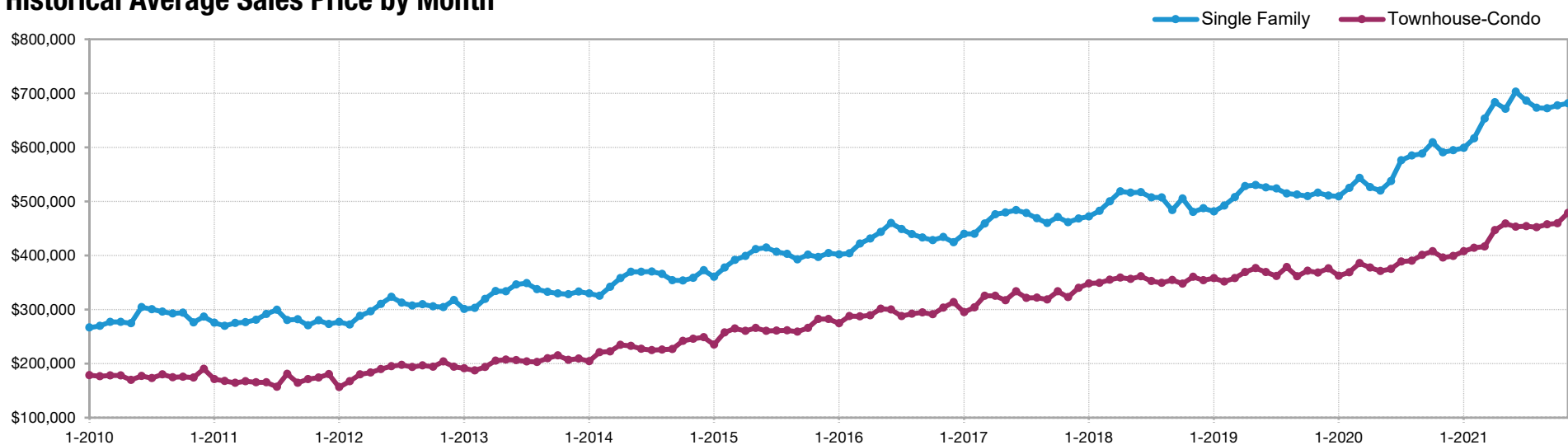


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2020	\$594,566	+16.4%	\$399,219	+6.1%
Jan-2021	\$598,894	+17.6%	\$407,706	+12.5%
Feb-2021	\$616,557	+17.4%	\$413,882	+12.3%
Mar-2021	\$653,378	+20.2%	\$416,604	+8.0%
Apr-2021	\$683,180	+29.8%	\$446,737	+18.3%
May-2021	\$671,058	+29.0%	\$459,190	+23.7%
Jun-2021	\$702,957	+30.8%	\$452,993	+20.7%
Jul-2021	\$686,495	+19.2%	\$454,210	+16.8%
Aug-2021	\$672,985	+15.1%	\$452,320	+16.0%
Sep-2021	\$672,377	+14.3%	\$457,336	+14.1%
Oct-2021	\$677,564	+11.2%	\$459,553	+12.7%
Nov-2021	\$681,329	+15.3%	\$478,554	+20.8%

Historical Average Sales Price by Month



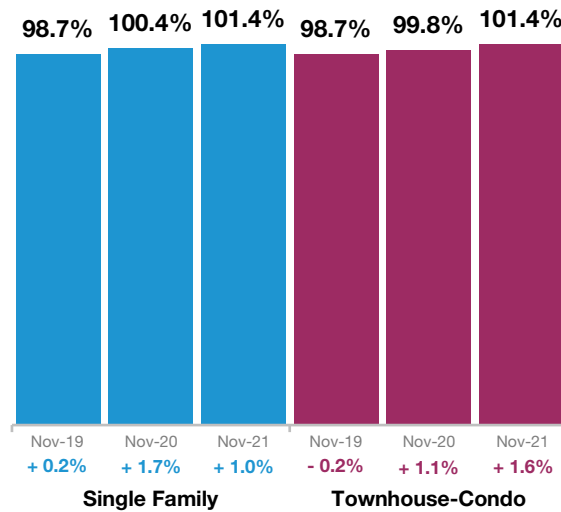
Percent of List Price Received

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.

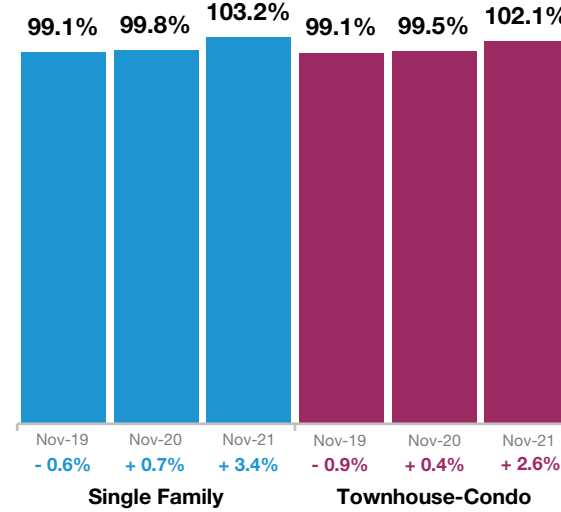


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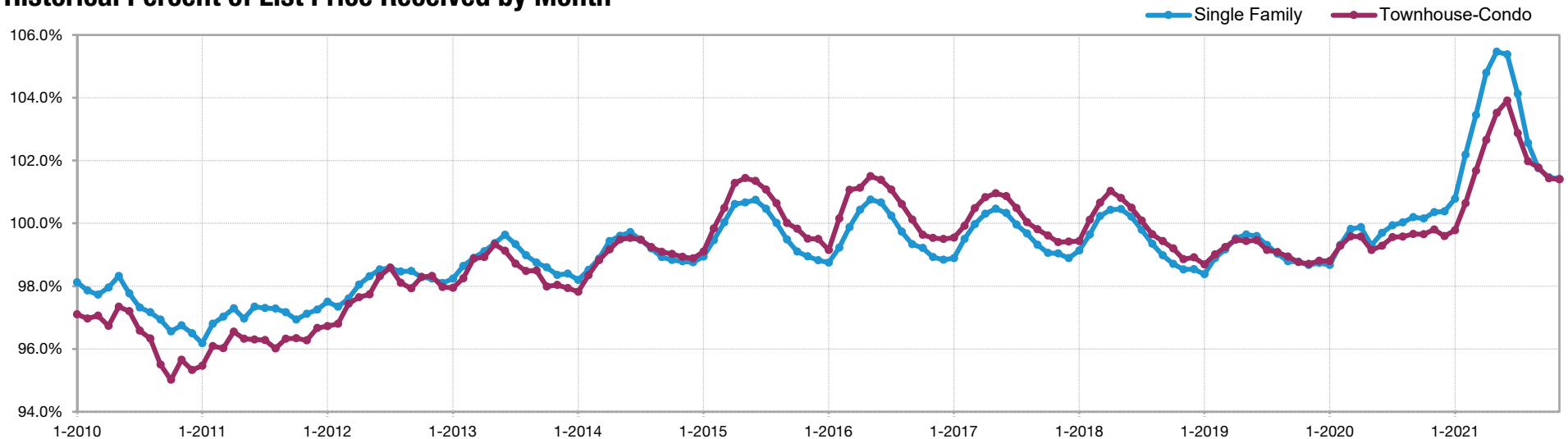


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2020	100.4%	+1.7%	99.6%	+0.8%
Jan-2021	100.8%	+2.1%	99.8%	+1.0%
Feb-2021	102.2%	+2.9%	100.6%	+1.3%
Mar-2021	103.5%	+3.7%	101.7%	+2.1%
Apr-2021	104.8%	+4.9%	102.7%	+3.1%
May-2021	105.5%	+6.2%	103.5%	+4.3%
Jun-2021	105.4%	+5.7%	103.9%	+4.6%
Jul-2021	104.1%	+4.2%	102.9%	+3.3%
Aug-2021	102.6%	+2.6%	102.0%	+2.4%
Sep-2021	101.8%	+1.6%	101.8%	+2.1%
Oct-2021	101.5%	+1.3%	101.4%	+1.7%
Nov-2021	101.4%	+1.0%	101.4%	+1.6%

Historical Percent of List Price Received by Month



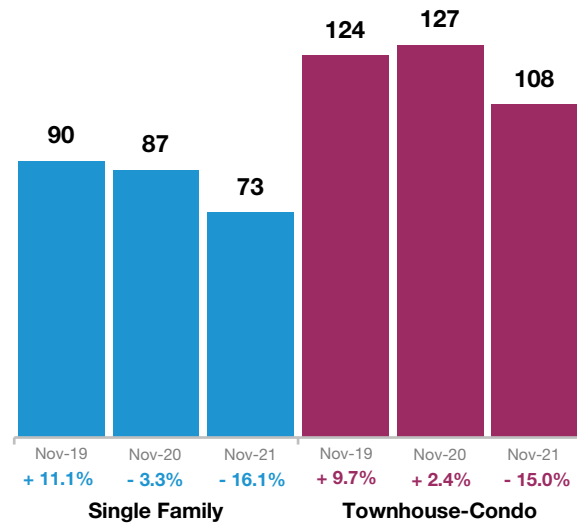
Housing Affordability Index

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.

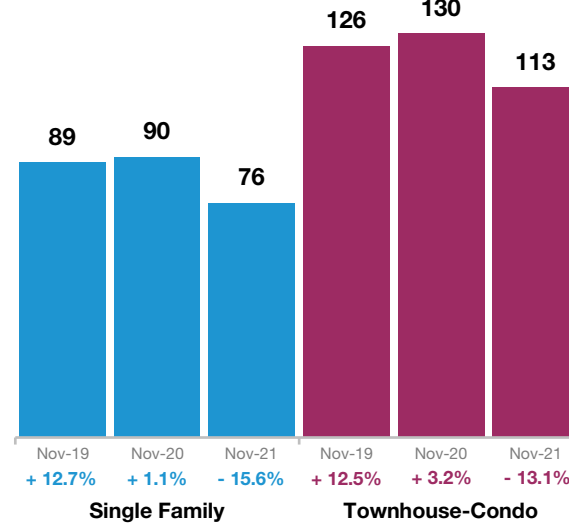


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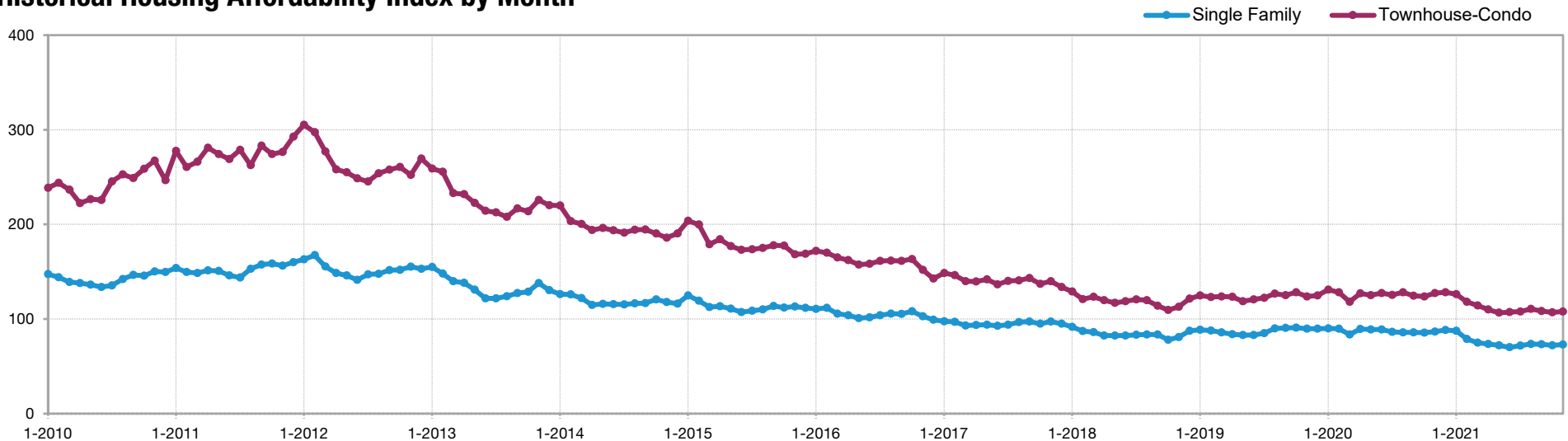


Year to Date



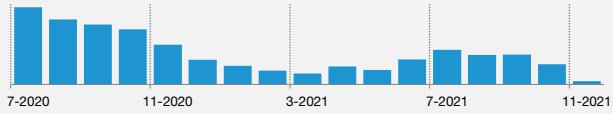
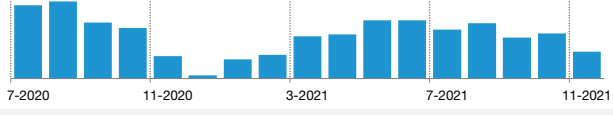
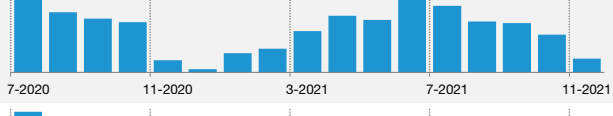
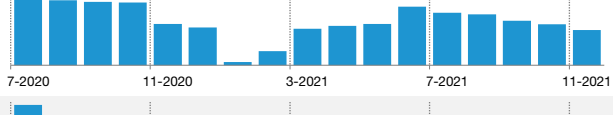
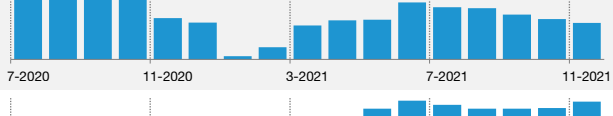
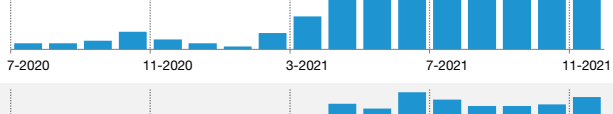
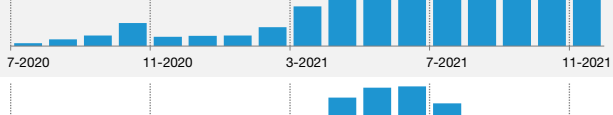
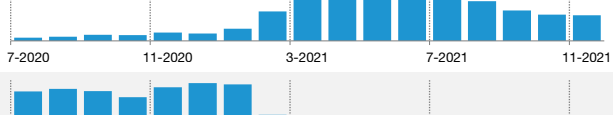
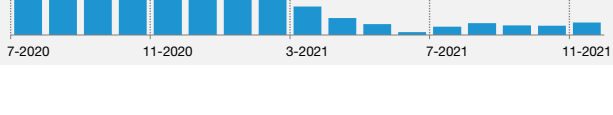
Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2020	88	-2.2%	128	+2.4%
Jan-2021	87	-3.3%	126	-3.8%
Feb-2021	79	-12.2%	118	-7.8%
Mar-2021	75	-9.6%	114	-3.4%
Apr-2021	74	-16.9%	110	-13.4%
May-2021	72	-19.1%	107	-14.4%
Jun-2021	70	-21.3%	107	-15.7%
Jul-2021	72	-16.3%	108	-13.6%
Aug-2021	73	-15.1%	111	-13.3%
Sep-2021	73	-15.1%	108	-12.9%
Oct-2021	72	-16.3%	107	-13.7%
Nov-2021	73	-16.1%	108	-15.0%

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	11-2020	11-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
Active Listings		7,627	3,351	- 56.1%	--	--	--
Under Contract		5,470	5,725	+ 4.7%	74,798	73,163	- 2.2%
New Listings		4,474	4,597	+ 2.7%	81,783	77,277	- 5.5%
Sold Listings		6,673	6,251	- 6.3%	72,121	70,788	- 1.8%
Days on Market		26	17	- 34.6%	30	17	- 43.3%
Median Sales Price		\$455,000	\$534,000	+ 17.4%	\$442,000	\$515,000	+ 16.5%
Average Sales Price		\$536,508	\$626,609	+ 16.8%	\$516,060	\$606,522	+ 17.5%
Pct. of List Price Received		100.2%	101.4%	+ 1.2%	99.8%	102.9%	+ 3.1%
Affordability Index		94	79	- 16.0%	97	82	- 15.5%

Sold Listings

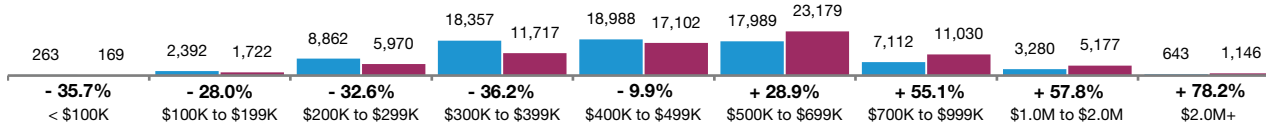
Actual sales that have closed in a given month.



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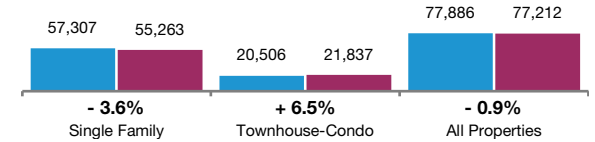
By Price Range – All Properties – Rolling 12 Months

■ 11-2020 ■ 11-2021



By Property Type

■ 11-2020 ■ 11-2021



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	11-2020	11-2021	Change	11-2020	11-2021	Change
\$99,999 and Below	206	105	-49.0%	24	14	-41.7%
\$100,000 to \$199,999	611	403	-34.0%	1,763	1,289	-26.9%
\$200,000 to \$299,999	2,596	1,202	-53.7%	6,261	4,759	-24.0%
\$300,000 to \$399,999	12,476	5,419	-56.6%	5,865	6,280	+7.1%
\$400,000 to \$499,999	16,125	13,048	-19.1%	2,862	4,054	+41.6%
\$500,000 to \$699,999	15,668	19,985	+27.6%	2,321	3,192	+37.5%
\$700,000 to \$999,999	6,095	9,609	+57.7%	1,017	1,419	+39.5%
\$1,000,000 to \$1,999,999	2,931	4,465	+52.3%	349	711	+103.7%
\$2,000,000 and Above	599	1,027	+71.5%	44	119	+170.5%
All Price Ranges	57,307	55,263	-3.6%	20,506	21,837	+6.5%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	10-2021	11-2021	Change	10-2021	11-2021	Change
	4	8	+100.0%	0	0	--
	29	18	-37.9%	104	75	-27.9%
	89	85	-4.5%	384	304	-20.8%
	351	323	-8.0%	501	484	-3.4%
	1,073	989	-7.8%	351	353	+0.6%
	1,865	1,775	-4.8%	290	271	-6.6%
	900	943	+4.8%	144	109	-24.3%
	373	341	-8.6%	82	63	-23.2%
	90	88	-2.2%	6	15	+150.0%
All Price Ranges	4,774	4,570	-4.3%	1,862	1,674	-10.1%

Year to Date

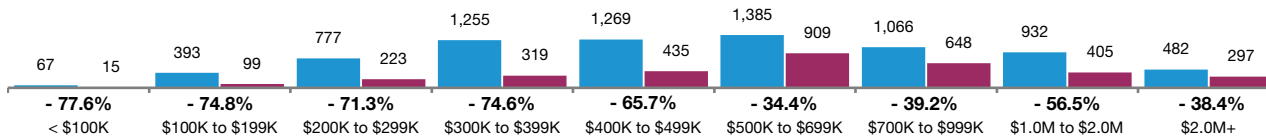
	Single Family			Townhouse-Condo		
	11-2020	11-2021	Change	11-2020	11-2021	Change
	185	90	-51.4%	22	10	-54.5%
	561	351	-37.4%	1,594	1,151	-27.8%
	2,307	1,016	-56.0%	5,750	4,213	-26.7%
	11,184	4,566	-59.2%	5,468	5,775	+5.6%
	14,987	11,756	-21.6%	2,699	3,765	+39.5%
	14,711	18,690	+27.0%	2,176	2,976	+36.8%
	5,782	9,089	+57.2%	944	1,325	+40.4%
	2,771	4,178	+50.8%	308	670	+117.5%
	562	953	+69.6%	43	114	+165.1%
All Price Ranges	53,050	50,689	-4.5%	19,004	19,999	+5.2%

Inventory of Active Listings

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

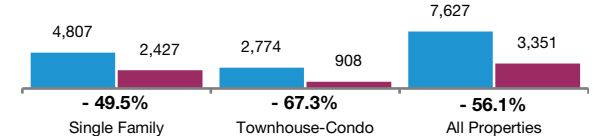
By Price Range – All Properties

■ 11-2020 ■ 11-2021



By Property Type

■ 11-2020 ■ 11-2021



Year over Year

By Price Range	Single Family			Townhouse-Condo		
	11-2020	11-2021	Change	11-2020	11-2021	Change
\$99,999 and Below	43	12	-72.1%	7	1	-85.7%
\$100,000 to \$199,999	122	55	-54.9%	254	41	-83.9%
\$200,000 to \$299,999	217	102	-53.0%	557	119	-78.6%
\$300,000 to \$399,999	691	153	-77.9%	558	162	-71.0%
\$400,000 to \$499,999	867	276	-68.2%	400	156	-61.0%
\$500,000 to \$699,999	932	701	-24.8%	453	206	-54.5%
\$700,000 to \$999,999	766	543	-29.1%	299	105	-64.9%
\$1,000,000 to \$1,999,999	747	323	-56.8%	185	82	-55.7%
\$2,000,000 and Above	421	261	-38.0%	61	36	-41.0%
All Price Ranges	4,807	2,427	-49.5%	2,774	908	-67.3%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	10-2021	11-2021	Change	10-2021	11-2021	Change
	16	12	-25.0%	0	1	--
	70	55	-21.4%	62	41	-33.9%
	141	102	-27.7%	185	119	-35.7%
	276	153	-44.6%	311	162	-47.9%
	565	276	-51.2%	214	156	-27.1%
	1,158	701	-39.5%	273	206	-24.5%
	883	543	-38.5%	149	105	-29.5%
	500	323	-35.4%	116	82	-29.3%
	367	261	-28.9%	41	36	-12.2%
All Price Ranges	3,977	2,427	-39.0%	1,351	908	-32.8%

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.