

Monthly Indicators



December 2021

Percent changes calculated using year-over-year comparisons.

New Listings were down 11.8 percent for single family homes and 10.9 percent for townhouse-condo properties. Under Contracts decreased 2.1 percent for single family homes and 7.9 percent for townhouse-condo properties.

The Median Sales Price was up 18.5 percent to \$575,000 for single family homes and 16.1 percent to \$389,000 for townhouse-condo properties. Days on Market decreased 16.0 percent for single family homes and 48.5 percent for townhouse-condo properties.

Looking ahead, experts anticipate many of the housing market trends of 2021 will continue in 2022, albeit at a more moderate level. Strong buyer demand and inventory shortages are likely to persist over the next year. Home sales are projected to remain strong but will be tempered by the limited supply of homes, higher sales prices, and rising interest rates, with the Federal Reserve planning multiple rate hikes in the new year. Price growth is expected to slow somewhat as a result, but affordability will likely remain a top constraint for some homebuyers.

Activity Snapshot

- 58.7% **- 11.4%** **+ 17.8%**

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.

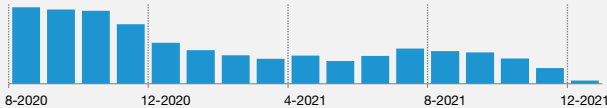
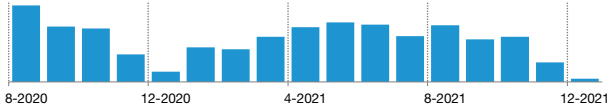
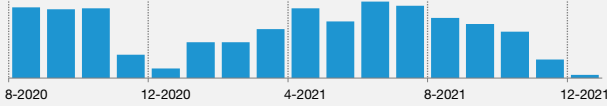
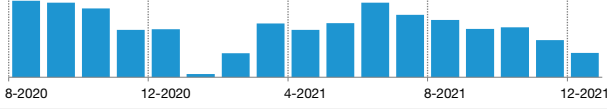
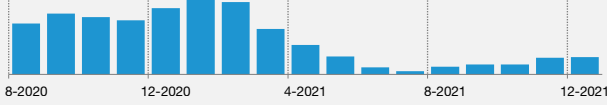
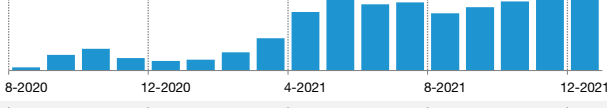
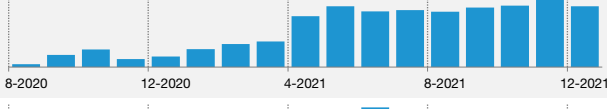
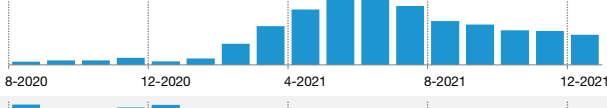
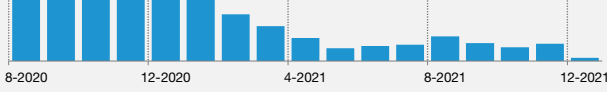


Key Metrics	Historical Sparkbars	12-2020	12-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
Active Listings		3,786	1,813	- 52.1%	--	--	--
Under Contract		2,949	2,886	- 2.1%	57,789	55,199	- 4.5%
New Listings		2,637	2,325	- 11.8%	61,363	58,341	- 4.9%
Sold Listings		4,574	4,146	- 9.4%	57,624	54,969	- 4.6%
Days on Market		25	21	- 16.0%	30	16	- 46.7%
Median Sales Price		\$485,273	\$575,000	+ 18.5%	\$476,000	\$560,000	+ 17.6%
Average Sales Price		\$594,566	\$677,607	+ 14.0%	\$565,370	\$670,906	+ 18.7%
Pct. of List Price Received		100.4%	101.3%	+ 0.9%	99.9%	103.0%	+ 3.1%
Affordability Index		88	70	- 20.5%	90	72	- 20.0%

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	12-2020	12-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
Active Listings		2,077	614	- 70.4%	--	--	--
Under Contract		1,348	1,242	- 7.9%	21,231	21,632	+ 1.9%
New Listings		1,111	990	- 10.9%	24,058	22,137	- 8.0%
Sold Listings		1,838	1,537	- 16.4%	20,842	21,573	+ 3.5%
Days on Market		33	17	- 48.5%	32	19	- 40.6%
Median Sales Price		\$335,000	\$389,000	+ 16.1%	\$330,000	\$375,000	+ 13.6%
Average Sales Price		\$399,219	\$458,796	+ 14.9%	\$387,787	\$447,677	+ 15.4%
Pct. of List Price Received		99.6%	101.2%	+ 1.6%	99.5%	102.0%	+ 2.5%
Affordability Index		128	103	- 19.5%	130	107	- 17.7%

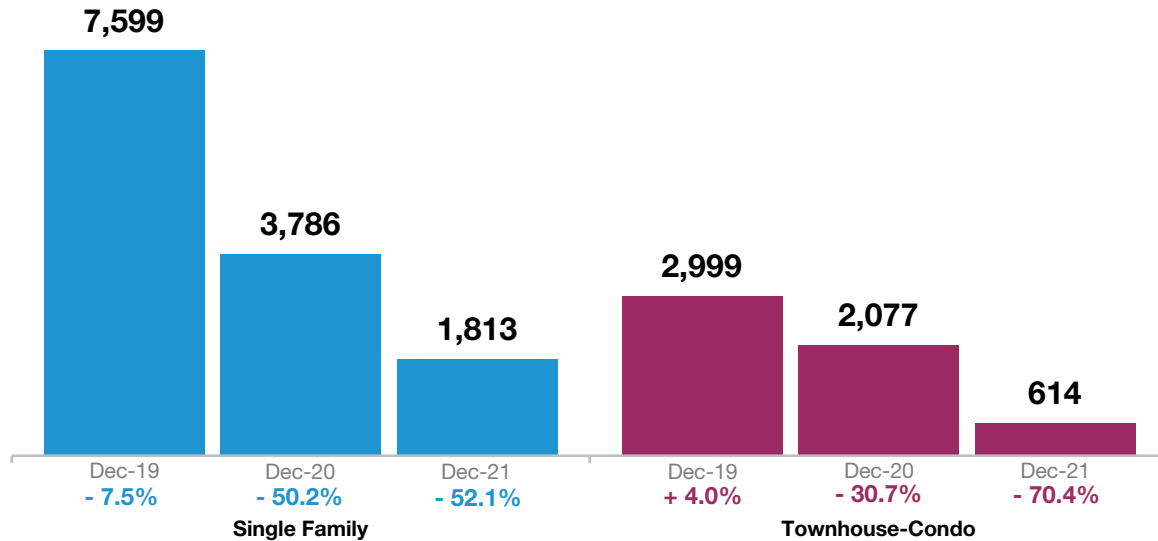
Inventory of Active Listings

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



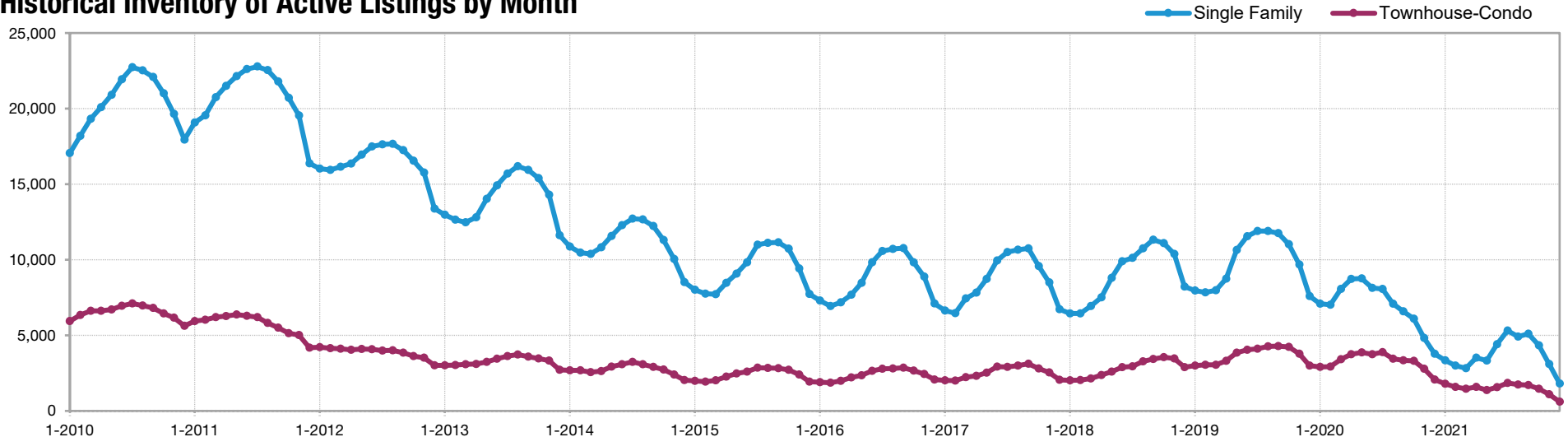
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December



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2021	3,334	-53.0%	1,792	-38.5%
Feb-2021	2,998	-57.3%	1,589	-45.6%
Mar-2021	2,819	-65.0%	1,458	-57.3%
Apr-2021	3,520	-59.7%	1,574	-57.9%
May-2021	3,333	-61.9%	1,368	-64.6%
Jun-2021	4,409	-45.8%	1,562	-58.3%
Jul-2021	5,315	-34.2%	1,845	-52.4%
Aug-2021	4,907	-30.7%	1,746	-49.2%
Sep-2021	5,104	-22.5%	1,707	-49.0%
Oct-2021	4,333	-28.9%	1,469	-55.5%
Nov-2021	3,106	-35.6%	1,094	-60.7%
Dec-2021	1,813	-52.1%	614	-70.4%

Historical Inventory of Active Listings by Month



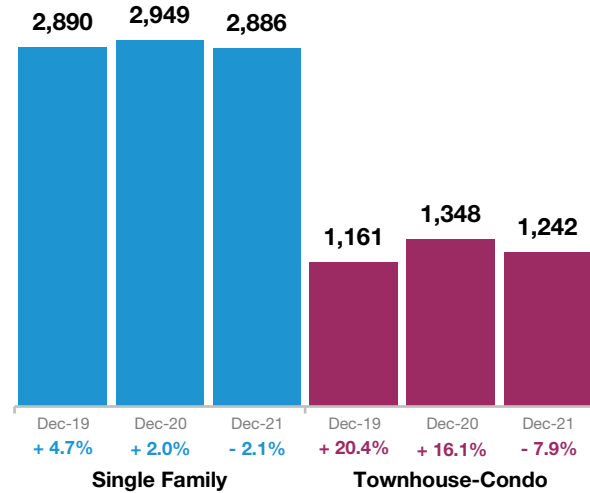
Under Contract

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

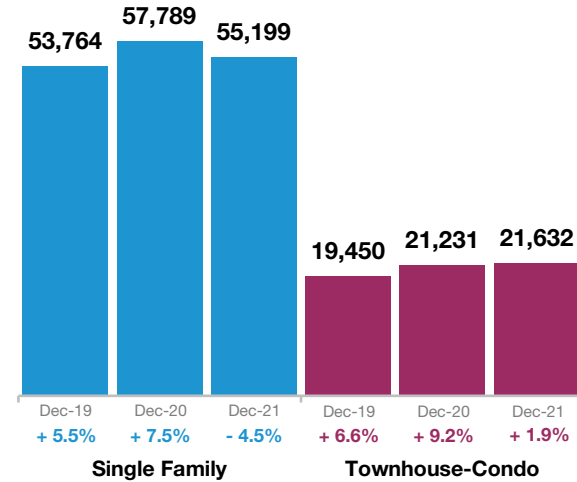


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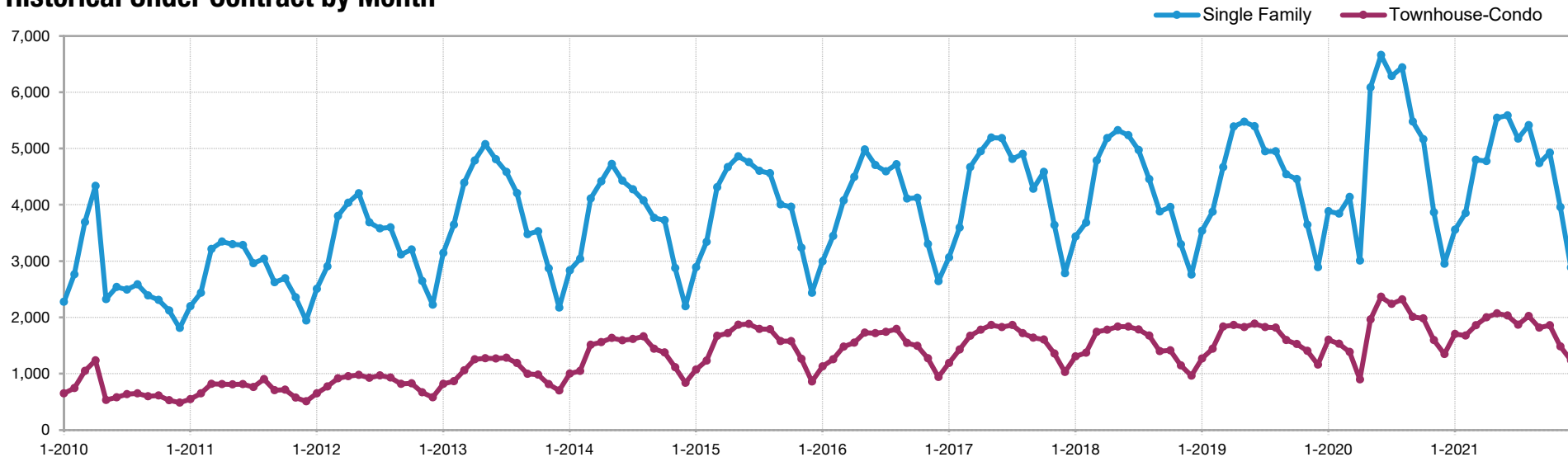


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2021	3,558	-8.4%	1,704	+6.3%
Feb-2021	3,849	+0.2%	1,676	+9.5%
Mar-2021	4,797	+15.9%	1,857	+34.0%
Apr-2021	4,775	+58.8%	1,998	+122.2%
May-2021	5,542	-8.9%	2,068	+5.5%
Jun-2021	5,585	-16.1%	2,034	-14.0%
Jul-2021	5,172	-17.7%	1,869	-16.5%
Aug-2021	5,410	-16.0%	2,025	-12.6%
Sep-2021	4,739	-13.5%	1,818	-9.5%
Oct-2021	4,927	-4.6%	1,858	-6.1%
Nov-2021	3,959	+2.5%	1,483	-7.2%
Dec-2021	2,886	-2.1%	1,242	-7.9%

Historical Under Contract by Month



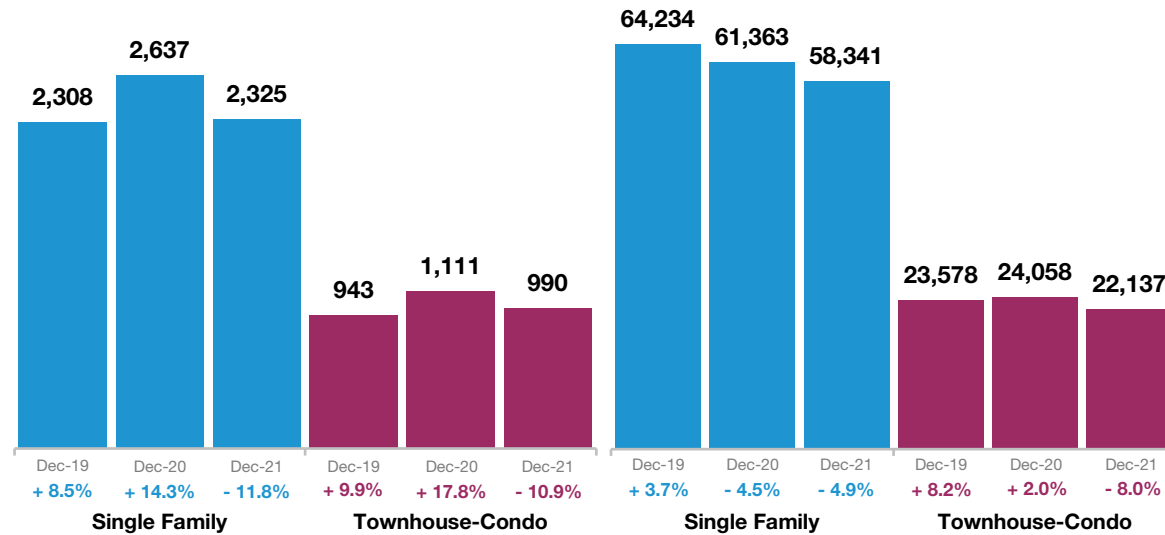
New Listings

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

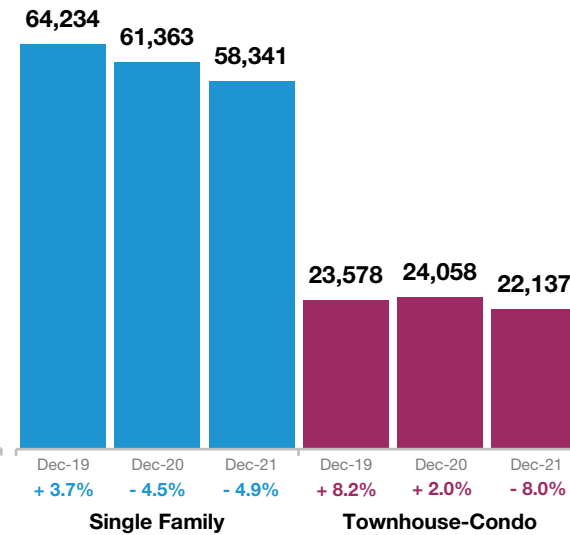


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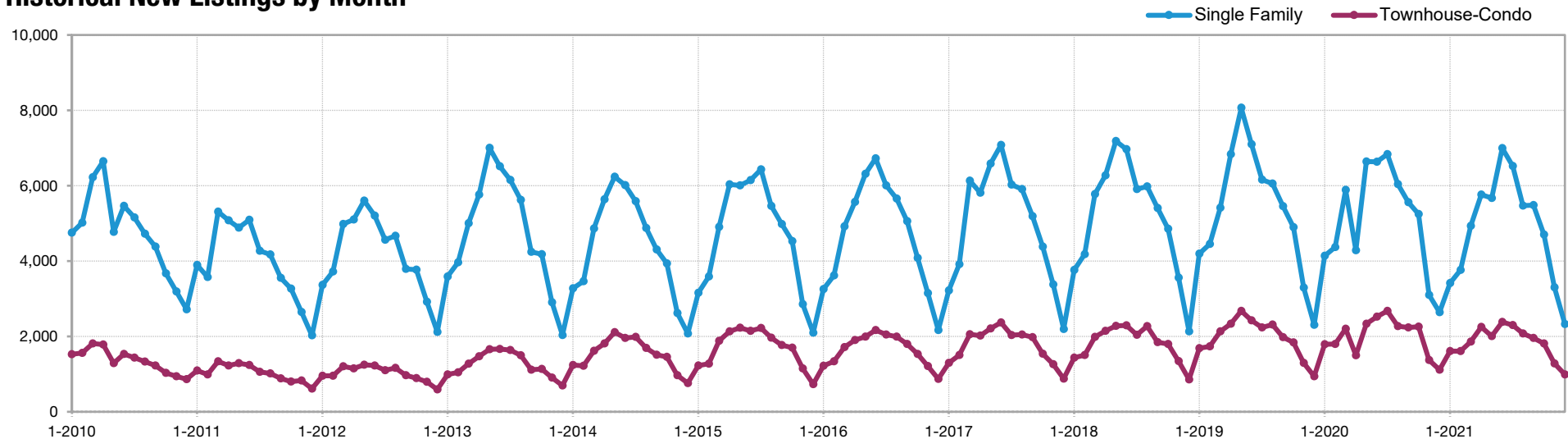


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2021	3,416	-17.4%	1,609	-10.0%
Feb-2021	3,759	-13.9%	1,611	-10.4%
Mar-2021	4,930	-16.3%	1,862	-15.3%
Apr-2021	5,763	+34.6%	2,252	+50.3%
May-2021	5,673	-14.6%	2,003	-14.1%
Jun-2021	6,996	+5.5%	2,382	-5.5%
Jul-2021	6,520	-4.7%	2,301	-14.0%
Aug-2021	5,473	-9.4%	2,073	-8.8%
Sep-2021	5,482	-1.4%	1,960	-12.4%
Oct-2021	4,705	-10.3%	1,812	-19.6%
Nov-2021	3,299	+6.5%	1,282	-6.6%
Dec-2021	2,325	-11.8%	990	-10.9%

Historical New Listings by Month



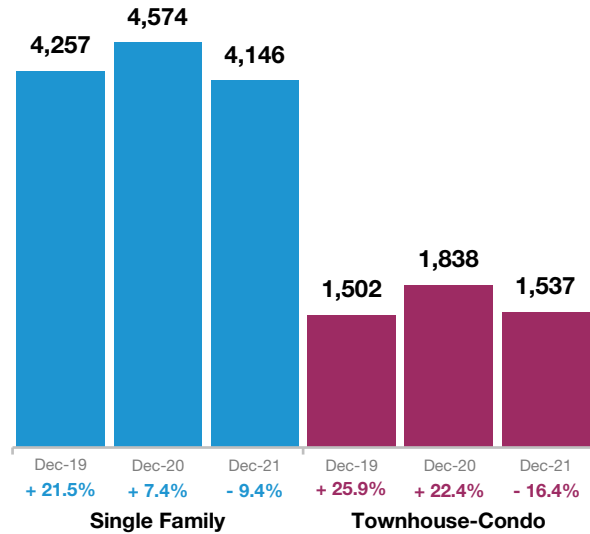
Sold Listings

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

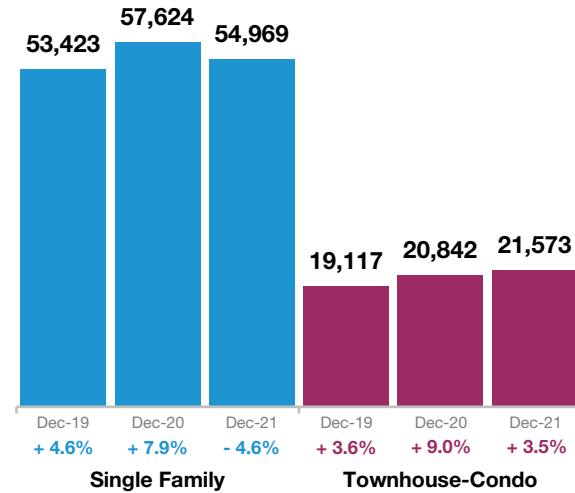


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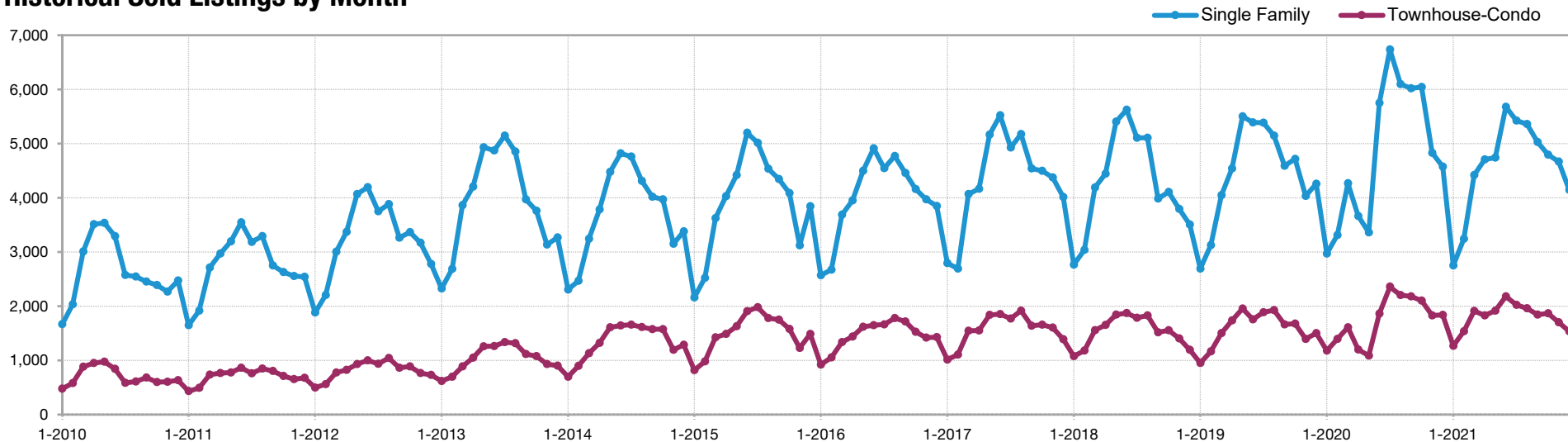


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2021	2,750	-7.3%	1,268	+7.5%
Feb-2021	3,244	-2.0%	1,535	+10.1%
Mar-2021	4,417	+3.5%	1,911	+18.9%
Apr-2021	4,708	+28.6%	1,830	+52.9%
May-2021	4,743	+41.1%	1,918	+76.1%
Jun-2021	5,679	-1.3%	2,179	+16.8%
Jul-2021	5,423	-19.5%	2,025	-14.2%
Aug-2021	5,363	-12.0%	1,958	-11.1%
Sep-2021	5,029	-16.4%	1,844	-15.3%
Oct-2021	4,797	-20.6%	1,866	-11.3%
Nov-2021	4,670	-3.3%	1,702	-7.0%
Dec-2021	4,146	-9.4%	1,537	-16.4%

Historical Sold Listings by Month



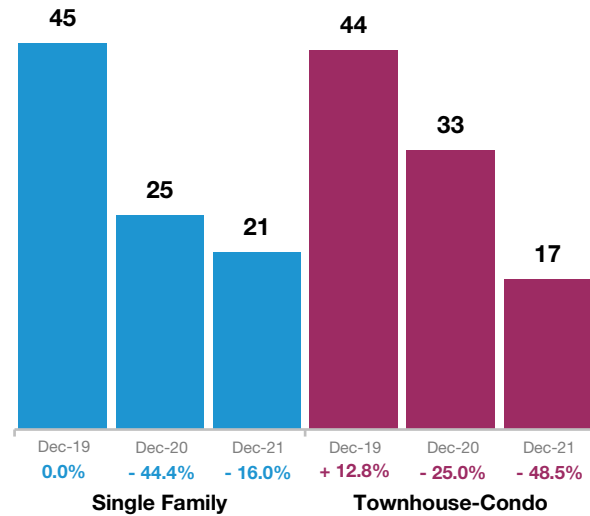
Days on Market Until Sale

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

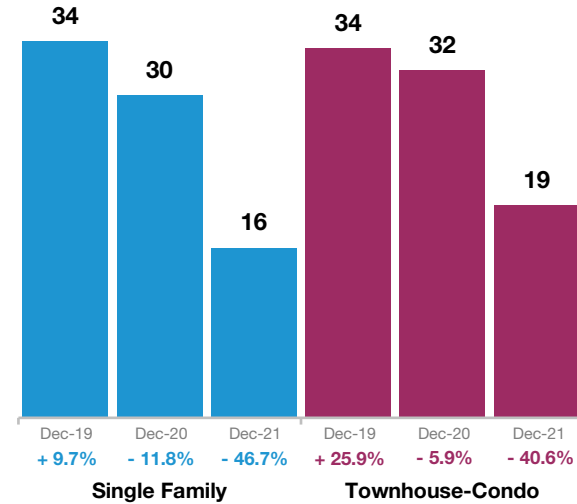


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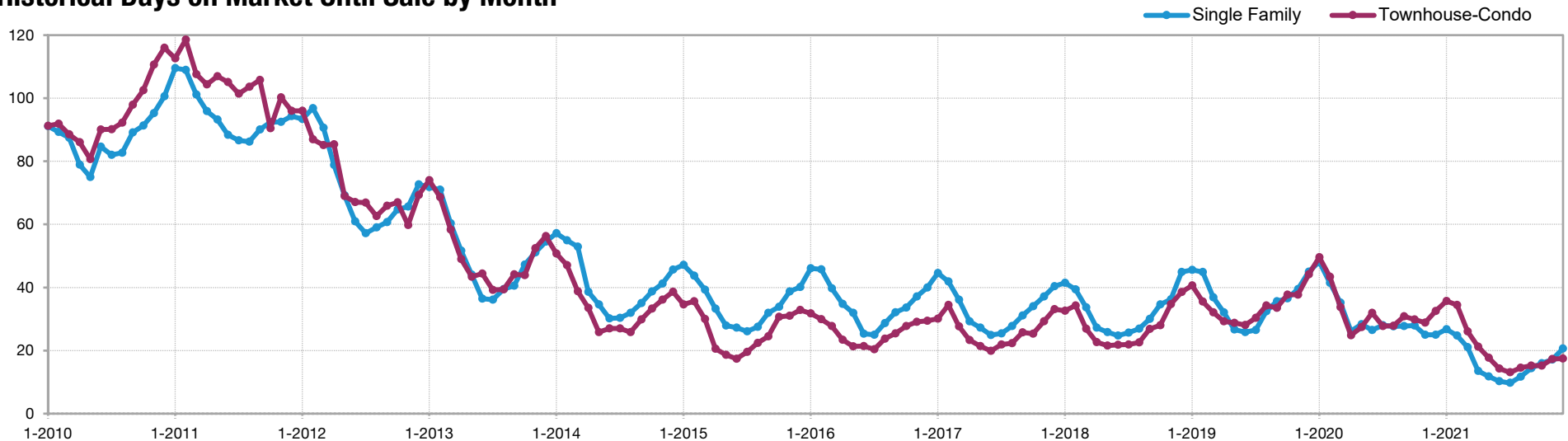


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Dec-2021	21	-16.0%	17	-48.5%

Historical Days on Market Until Sale by Month



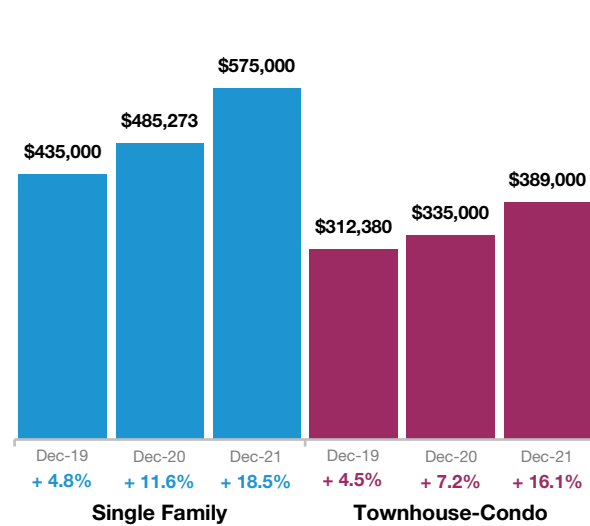
Median Sales Price

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

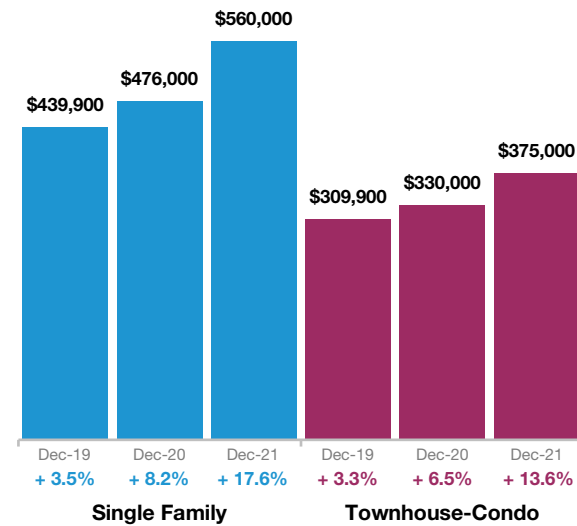


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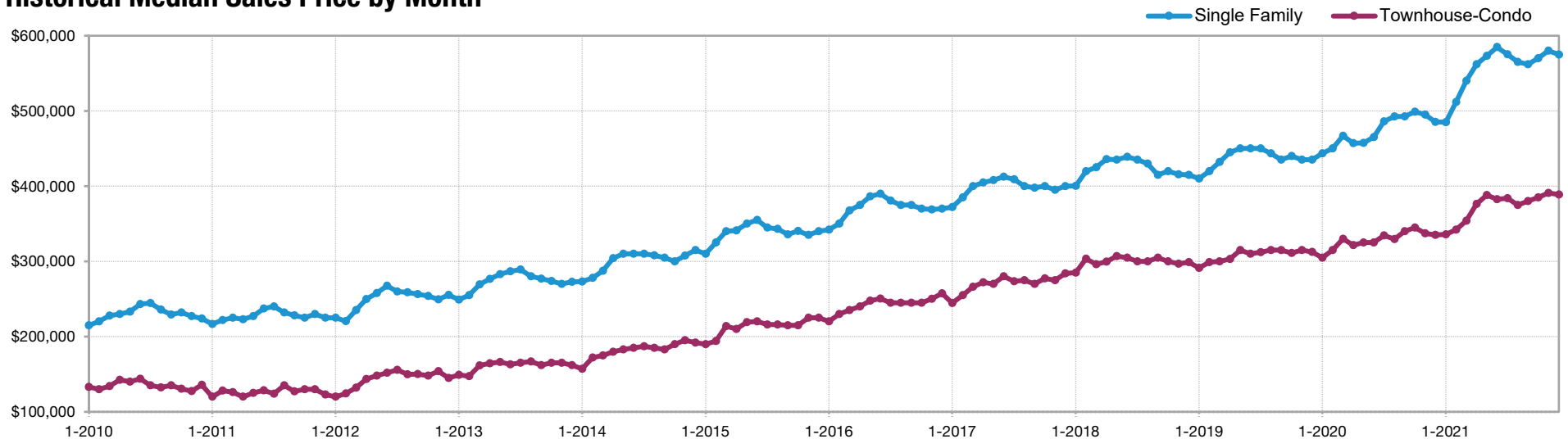


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2021	\$485,000	+9.4%	\$336,000	+10.2%
Feb-2021	\$512,000	+13.8%	\$342,156	+8.6%
Mar-2021	\$540,000	+15.6%	\$354,000	+7.3%
Apr-2021	\$562,000	+23.0%	\$376,125	+17.0%
May-2021	\$573,000	+25.2%	\$388,115	+19.4%
Jun-2021	\$585,000	+25.8%	\$382,500	+17.7%
Jul-2021	\$575,267	+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%	\$391,000	+15.9%
Dec-2021	\$575,000	+18.5%	\$389,000	+16.1%

Historical Median Sales Price by Month



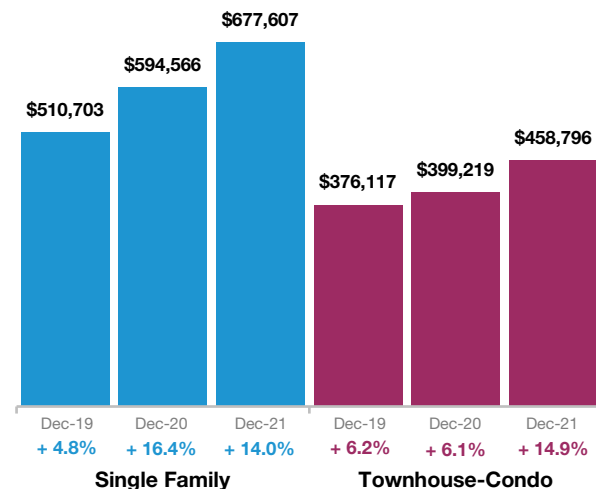
Average Sales Price

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

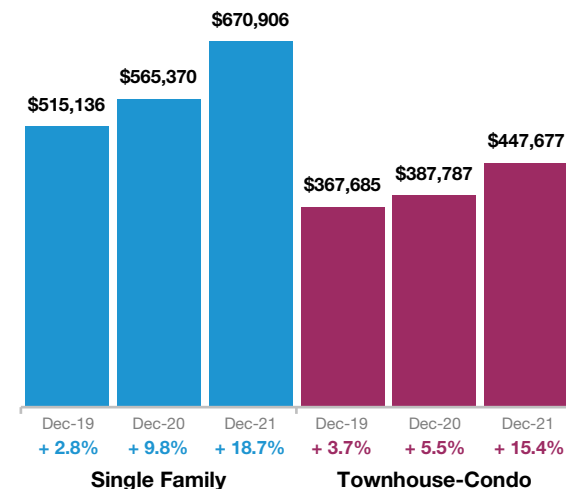


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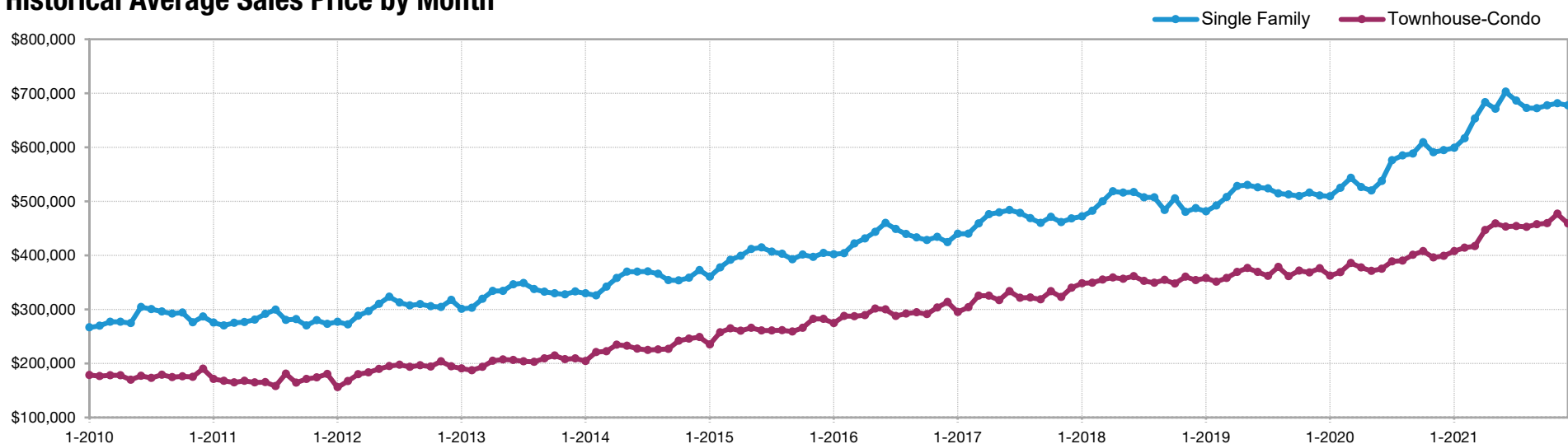


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2021	\$598,894	+17.6%	\$407,706	+12.5%
Feb-2021	\$616,556	+17.4%	\$413,866	+12.3%
Mar-2021	\$653,226	+20.2%	\$416,915	+8.1%
Apr-2021	\$683,268	+29.8%	\$446,960	+18.4%
May-2021	\$671,114	+29.0%	\$459,109	+23.7%
Jun-2021	\$702,881	+30.8%	\$452,898	+20.7%
Jul-2021	\$686,474	+19.2%	\$454,210	+16.8%
Aug-2021	\$672,904	+15.1%	\$452,400	+16.0%
Sep-2021	\$672,257	+14.3%	\$457,431	+14.1%
Oct-2021	\$677,651	+11.2%	\$459,573	+12.8%
Nov-2021	\$681,531	+15.4%	\$476,836	+20.4%
Dec-2021	\$677,607	+14.0%	\$458,796	+14.9%

Historical Average Sales Price by Month



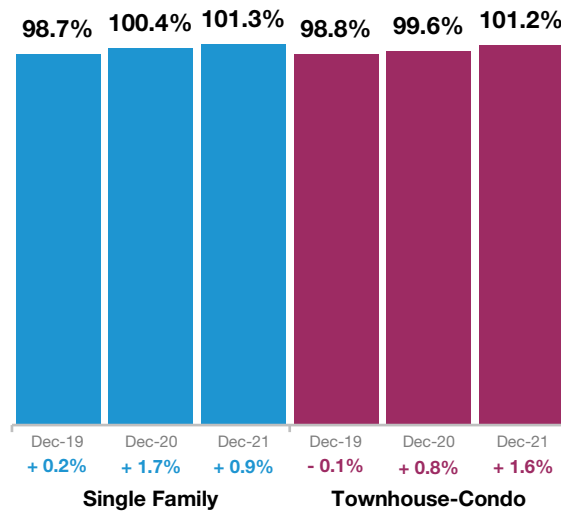
Percent of List Price Received

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.

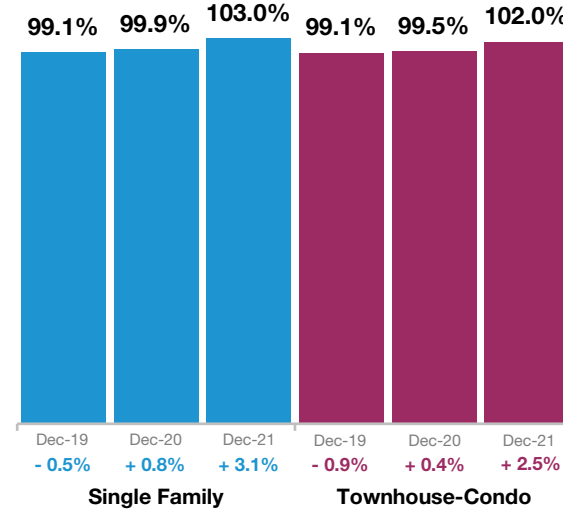


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December

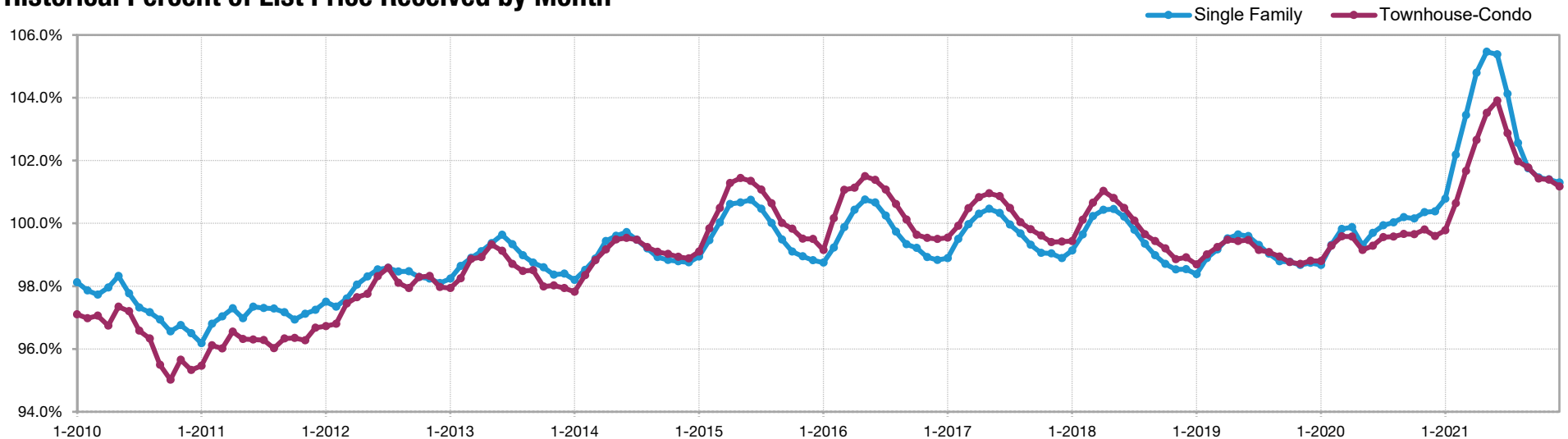


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Dec-2021	101.3%	+0.9%	101.2%	+1.6%

Historical Percent of List Price Received by Month



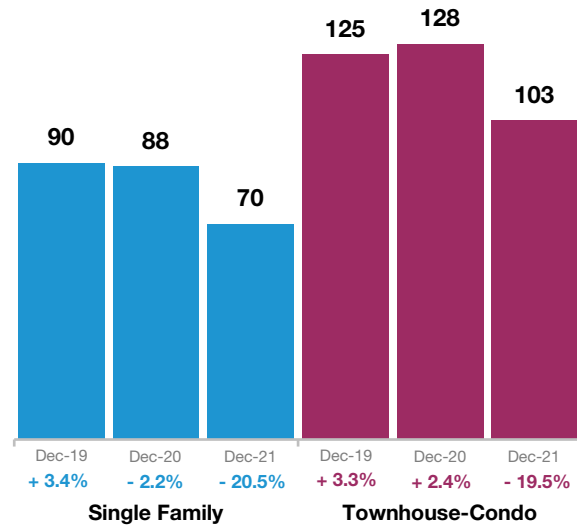
Housing Affordability Index



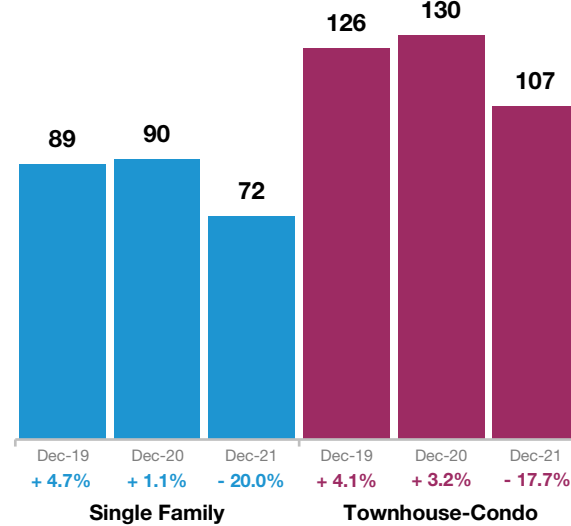
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This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

December

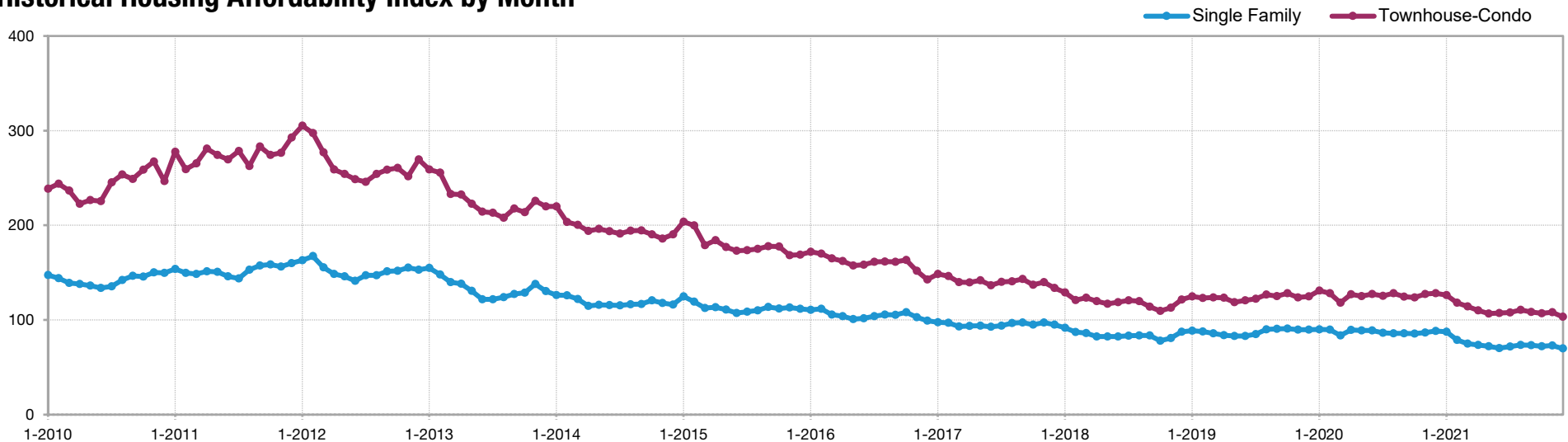


Year to Date



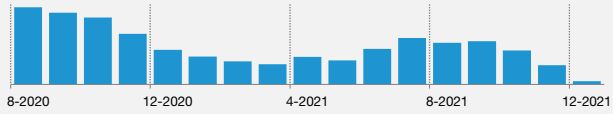
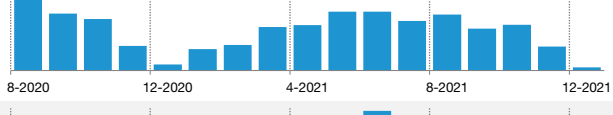
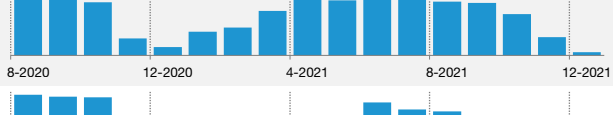
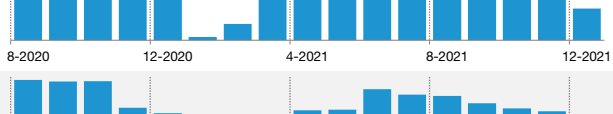
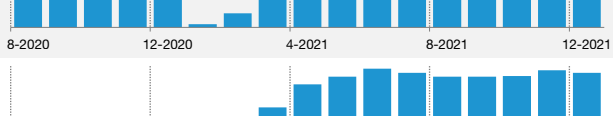
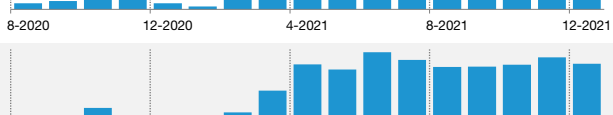
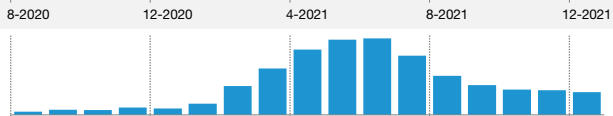
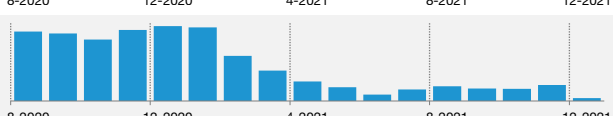

Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2021	87	-3.3%	126	-3.8%
Feb-2021	79	-12.2%	118	-7.8%
Mar-2021	75	-9.6%	114	-3.4%
Apr-2021	74	-16.9%	110	-13.4%
May-2021	72	-19.1%	107	-14.4%
Jun-2021	70	-21.3%	107	-15.7%
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%
Dec-2021	70	-20.5%	103	-19.5%

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	12-2020	12-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
Active Listings		5,910	2,440	- 58.7%	--	--	--
Under Contract		4,304	4,137	- 3.9%	79,103	76,939	- 2.7%
New Listings		3,757	3,322	- 11.6%	85,540	80,586	- 5.8%
Sold Listings		6,424	5,693	- 11.4%	78,545	76,652	- 2.4%
Days on Market		27	20	- 25.9%	30	17	- 43.3%
Median Sales Price		\$450,000	\$530,000	+ 17.8%	\$443,500	\$517,000	+ 16.6%
Average Sales Price		\$537,881	\$617,719	+ 14.8%	\$517,842	\$607,390	+ 17.3%
Pct. of List Price Received		100.1%	101.3%	+ 1.2%	99.8%	102.8%	+ 3.0%
Affordability Index		95	76	- 20.0%	97	78	- 19.6%

Sold Listings

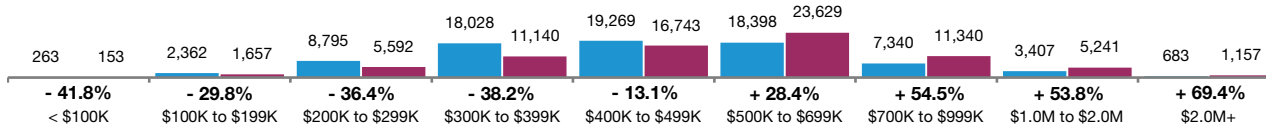
Actual sales that have closed in a given month.



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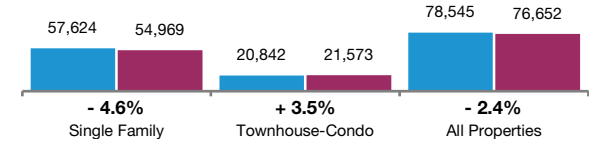
By Price Range – All Properties – Rolling 12 Months

■ 12-2020 ■ 12-2021



By Property Type

■ 12-2020 ■ 12-2021



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	12-2020	12-2021	Change	12-2020	12-2021	Change
\$99,999 and Below	199	95	-52.3%	26	11	-57.7%
\$100,000 to \$199,999	613	380	-38.0%	1,732	1,244	-28.2%
\$200,000 to \$299,999	2,493	1,096	-56.0%	6,296	4,489	-28.7%
\$300,000 to \$399,999	12,038	4,880	-59.5%	5,973	6,243	+4.5%
\$400,000 to \$499,999	16,280	12,667	-22.2%	2,988	4,076	+36.4%
\$500,000 to \$699,999	16,006	20,392	+27.4%	2,392	3,234	+35.2%
\$700,000 to \$999,999	6,302	9,921	+57.4%	1,038	1,417	+36.5%
\$1,000,000 to \$1,999,999	3,058	4,503	+47.3%	349	737	+111.2%
\$2,000,000 and Above	635	1,035	+63.0%	48	122	+154.2%
All Price Ranges	57,624	54,969	-4.6%	20,842	21,573	+3.5%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	11-2021	12-2021	Change	11-2021	12-2021	Change
\$99,999 and Below	10	4	-60.0%	0	1	--
\$100,000 to \$199,999	19	27	+42.1%	75	91	+21.3%
\$200,000 to \$299,999	87	78	-10.3%	313	267	-14.7%
\$300,000 to \$399,999	334	302	-9.6%	493	458	-7.1%
\$400,000 to \$499,999	1,009	879	-12.9%	360	303	-15.8%
\$500,000 to \$699,999	1,811	1,656	-8.6%	272	254	-6.6%
\$700,000 to \$999,999	959	807	-15.8%	111	88	-20.7%
\$1,000,000 to \$1,999,999	350	315	-10.0%	63	67	+6.3%
\$2,000,000 and Above	91	78	-14.3%	15	8	-46.7%
All Price Ranges	4,670	4,146	-11.2%	1,702	1,537	-9.7%

Year to Date

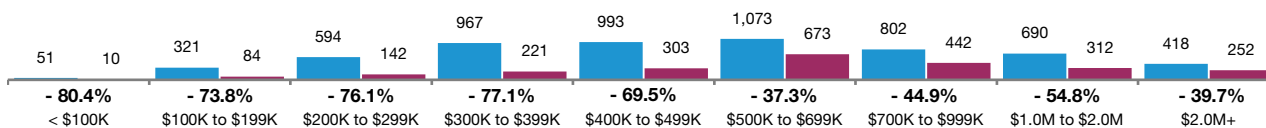
	Single Family			Townhouse-Condo		
	12-2020	12-2021	Change	12-2020	12-2021	Change
\$99,999 and Below	199	95	-52.3%	26	11	-57.7%
\$100,000 to \$199,999	613	380	-38.0%	1,732	1,244	-28.2%
\$200,000 to \$299,999	2,493	1,096	-56.0%	6,296	4,489	-28.7%
\$300,000 to \$399,999	12,038	4,880	-59.5%	5,973	6,243	+4.5%
\$400,000 to \$499,999	16,280	12,667	-22.2%	2,988	4,076	+36.4%
\$500,000 to \$699,999	16,006	20,392	+27.4%	2,392	3,234	+35.2%
\$700,000 to \$999,999	6,302	9,921	+57.4%	1,038	1,417	+36.5%
\$1,000,000 to \$1,999,999	3,058	4,503	+47.3%	349	737	+111.2%
\$2,000,000 and Above	635	1,035	+63.0%	48	122	+154.2%
All Price Ranges	57,624	54,969	-4.6%	20,842	21,573	+3.5%

Inventory of Active Listings

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

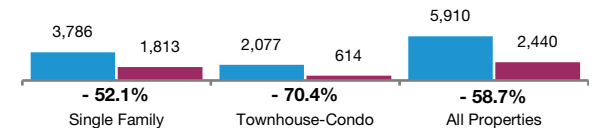
By Price Range – All Properties

■ 12-2020 ■ 12-2021



By Property Type

■ 12-2020 ■ 12-2021



Year over Year

By Price Range	Single Family			Townhouse-Condo		
	12-2020	12-2021	Change	12-2020	12-2021	Change
\$99,999 and Below	30	8	-73.3%	6	1	-83.3%
\$100,000 to \$199,999	108	53	-50.9%	195	27	-86.2%
\$200,000 to \$299,999	179	71	-60.3%	410	70	-82.9%
\$300,000 to \$399,999	563	120	-78.7%	398	99	-75.1%
\$400,000 to \$499,999	677	220	-67.5%	314	79	-74.8%
\$500,000 to \$699,999	736	520	-29.3%	336	152	-54.8%
\$700,000 to \$999,999	578	361	-37.5%	224	81	-63.8%
\$1,000,000 to \$1,999,999	555	248	-55.3%	135	64	-52.6%
\$2,000,000 and Above	359	211	-41.2%	59	41	-30.5%
All Price Ranges	3,786	1,813	-52.1%	2,077	614	-70.4%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	11-2021	12-2021	Change	11-2021	12-2021	Change
\$99,999 and Below	14	8	-42.9%	1	1	0.0%
\$100,000 to \$199,999	63	53	-15.9%	63	27	-57.1%
\$200,000 to \$299,999	127	71	-44.1%	156	70	-55.1%
\$300,000 to \$399,999	212	120	-43.4%	207	99	-52.2%
\$400,000 to \$499,999	430	220	-48.8%	181	79	-56.4%
\$500,000 to \$699,999	896	520	-42.0%	231	152	-34.2%
\$700,000 to \$999,999	671	361	-46.2%	122	81	-33.6%
\$1,000,000 to \$1,999,999	398	248	-37.7%	94	64	-31.9%
\$2,000,000 and Above	294	211	-28.2%	39	41	+5.1%
All Price Ranges	3,106	1,813	-41.6%	1,094	614	-43.9%

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®



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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.