

DIGGING DEEPER: December 2021 Records

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

ACTIVE LISTINGS

- ✓ (Residential) 1,477 represents the lowest amount on record. The previous low was in March 2021 with 1,921 active listings.
- ✓ (Detached) 968 represents the lowest amount on record. The previous low was in February 2021 with 1,120 active listings.
- ✓ (Attached) 509 represents the lowest amount on record. The previous low was in May 2021 with 739 active listings.

CLOSE PRICE — MEDIAN

- ✓ (Residential) \$545,000 represents a tie for the highest number on record. The previous record was June 2021 of \$545,000.
- ✓ (Detached) \$599,990 represents the highest December on record. The previous record was 2020 of \$502,775.
- ✓ (Attached) \$381,500 represents the highest December on record. The previous record was 2020 at \$330,000.

CLOSE PRICE — AVERAGE

- ✓ (Residential) \$626,573 represents the highest December on record. The previous record was 2020 of \$540,998.
- ✓ (Detached) \$705,753 represents the highest December on record. The previous record was 2020 of \$610,464.
- ✓ (Attached) \$441,390 represents the highest December on record. The previous record was 2020 of \$388,122.

DAYS IN MLS — MEDIAN

- ✓ (Residential) 5 days represents the lowest December on record. The previous record low was 2020 at 7 days.
- ✓ (Detached) 5 days represents the lowest December on record. The previous record low was 2020 at 6 days.
- ✓ (Attached) 5 days represents the lowest December on record. The previous record low was 2015 at 9 days.

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DAYS IN MLS — AVERAGE

- ✓ (Residential) 18 days represents the lowest December on record. The previous record low was 2020 at 24 days.
- ✓ (Detached) 19 days represents the lowest December on record. The previous record low was 2020 at 20 days.
- ✓ (Attached) 17 days represents the lowest December on record. The previous record low was 2016 at 24 days.

MONTHS OF INVENTORY (MOI)

- ✓ (Residential) 0.33 months represents the lowest number on record. The previous records of 0.39 occurred on March & May of 2021.
- ✓ (Detached) 0.31 months represents the lowest number on record. The previous record of 0.34 occurred in March of 2021.
- ✓ (Attached) 0.38 months represents the lowest number on record. The previous record of 0.45 occurred in May of 2021.



DENVER METRO
ASSOCIATION OF REALTORS®

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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
- Erick Ibarra, Broker Associate at, BSW Real Estate
- 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
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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 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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