

DIGGING DEEPER: January 2022 Records

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

ACTIVE LISTINGS

- ✓ (Residential) 1,184 represents the lowest amount on record. The previous low was in December 2021 with 1,477 active listings.
- ✓ (Detached) 788 represents the lowest amount on record. The previous low was in December 2021 with 968 active listings.
- ✓ (Attached) 396 represents the lowest amount on record. The previous low was in December 2021 with 509 active listings.

CLOSE PRICE — MEDIAN

- ✓ (Residential) \$540,000 represents the highest January on record. The previous record was 2021 of \$455,000.
- ✓ (Detached) \$595,000 represents the highest January on record. The previous record was 2021 of \$509,450.
- ✓ (Attached) \$400,000 represents the highest number on record. The previous record was November 2021 of \$389,000.

CLOSE PRICE — AVERAGE

- ✓ (Residential) \$609,132 represents the highest January on record. The previous record was 2021 of \$547,757.
- ✓ (Detached) \$689,711 represents the highest January on record. The previous record was 2021 of \$626,895.
- ✓ (Attached) \$450,244 represents the highest number on record. The previous record was May 2021 of \$446,415.

DAYS IN MLS — MEDIAN

- ✓ (Residential) 5 days represents the lowest January on record. The previous record low was 2021 at 6 days.
- ✓ (Detached) 5 days represents a tie for the lowest January on record. The previous record low was 2021 at 5 days.
- ✓ (Attached) 5 days represents the lowest January on record. The previous record low was 2015, 2017, and 2018 at 9 days.

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DAYS IN MLS — AVERAGE

- ✓ (Residential) 20 days represents the lowest January on record. The previous record low was 2021 at 27 days.
- ✓ (Detached) 19 days represents the lowest January on record. The previous record low was 2021 at 22 days.
- ✓ (Attached) 22 days represents the lowest January on record. The previous record low was 2017 at 25 days.

MONTHS OF INVENTORY (MOI)

- ✓ (Residential) 0.42 months represents the lowest January on record. The previous records of 0.77 was in 2021.
- ✓ (Detached) 0.42 months represents the lowest January on record. The previous record of 0.63 was in 2021.
- ✓ (Attached) 0.41 months represents the lowest January on record. The previous record of 1.03 was in 2016 and 2021.

NUMBER OF NEW LISTINGS

- ✓ (Residential) 3,479 new listings represents the lowest January on record. The previous record low was 2015 at 3,753 new listings.
- ✓ (Detached) 2,378 new listings represents the lowest January on record. The previous record low was 2017 at 2,648 new listings.

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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:

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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 8,000 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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