

Monthly Indicators



February 2022

Percent changes calculated using year-over-year comparisons.

New Listings were down 1.0 percent for single family homes and 11.4 percent for townhouse-condo properties. Under Contracts decreased 3.5 percent for single family homes and 13.4 percent for townhouse-condo properties.

The Median Sales Price was up 20.1 percent to \$615,000 for single family homes and 19.8 percent to \$410,000 for townhouse-condo properties. Days on Market decreased 28.0 percent for single family homes and 52.9 percent for townhouse-condo properties.

Inventory was at an all-time low of 860,000 as February began, down 17% from a year ago and equivalent to 1.6 months supply. According to Lawrence Yun, Chief Economist at the National Association of REALTORS®, much of the current housing supply is concentrated at the upper end of the market, where inventory is increasing, while homes priced at the lower end of the market are quickly disappearing, leaving many first-time buyers behind. The shortage of homes is boosting demand even further, and with bidding wars common in many markets, it's no surprise sales prices continue to soar.

Activity Snapshot

- 57.8% **- 14.6%** **+ 20.8%**

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	2-2021	2-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
Active Listings		3,015	1,498	- 50.3%	--	--	--
Under Contract		3,849	3,713	- 3.5%	7,406	6,973	- 5.8%
New Listings		3,759	3,721	- 1.0%	7,176	6,786	- 5.4%
Sold Listings		3,245	2,873	- 11.5%	5,995	5,493	- 8.4%
Days on Market		25	18	- 28.0%	26	20	- 23.1%
Median Sales Price		\$512,000	\$615,000	+ 20.1%	\$499,375	\$595,950	+ 19.3%
Average Sales Price		\$616,519	\$717,507	+ 16.4%	\$608,434	\$696,587	+ 14.5%
Pct. of List Price Received		102.2%	104.4%	+ 2.2%	101.5%	103.1%	+ 1.6%
Affordability Index		79	63	- 20.3%	81	65	- 19.8%

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	2-2021	2-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
Active Listings		1,600	455	- 71.6%	--	--	--
Under Contract		1,677	1,453	- 13.4%	3,379	2,821	- 16.5%
New Listings		1,611	1,428	- 11.4%	3,220	2,653	- 17.6%
Sold Listings		1,535	1,205	- 21.5%	2,803	2,320	- 17.2%
Days on Market		34	16	- 52.9%	35	18	- 48.6%
Median Sales Price		\$342,156	\$410,000	+ 19.8%	\$340,000	\$406,000	+ 19.4%
Average Sales Price		\$413,866	\$479,530	+ 15.9%	\$411,080	\$472,146	+ 14.9%
Pct. of List Price Received		100.6%	103.8%	+ 3.2%	100.2%	102.9%	+ 2.7%
Affordability Index		118	94	- 20.3%	119	95	- 20.2%

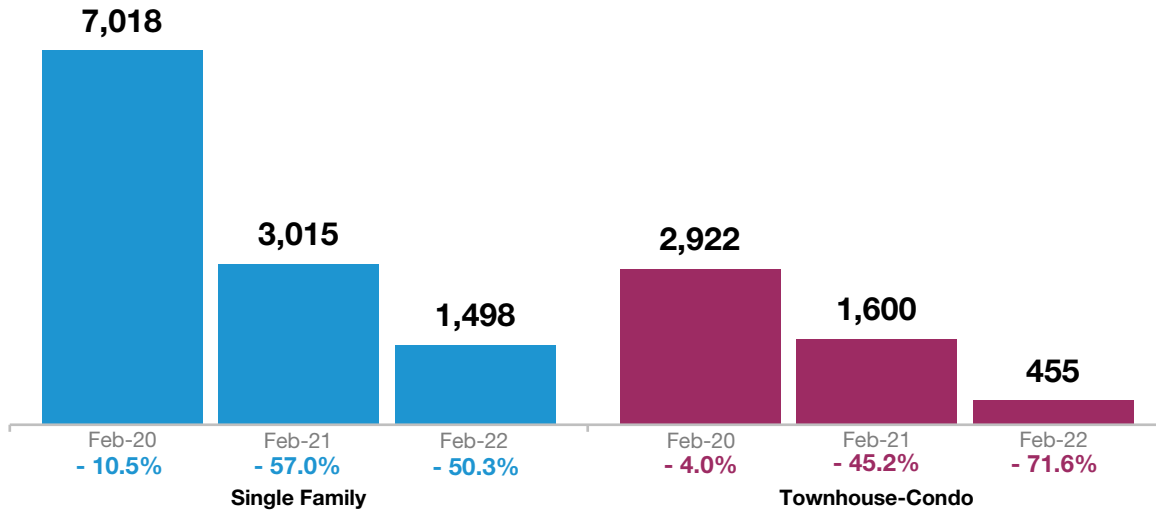
Inventory of Active Listings

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



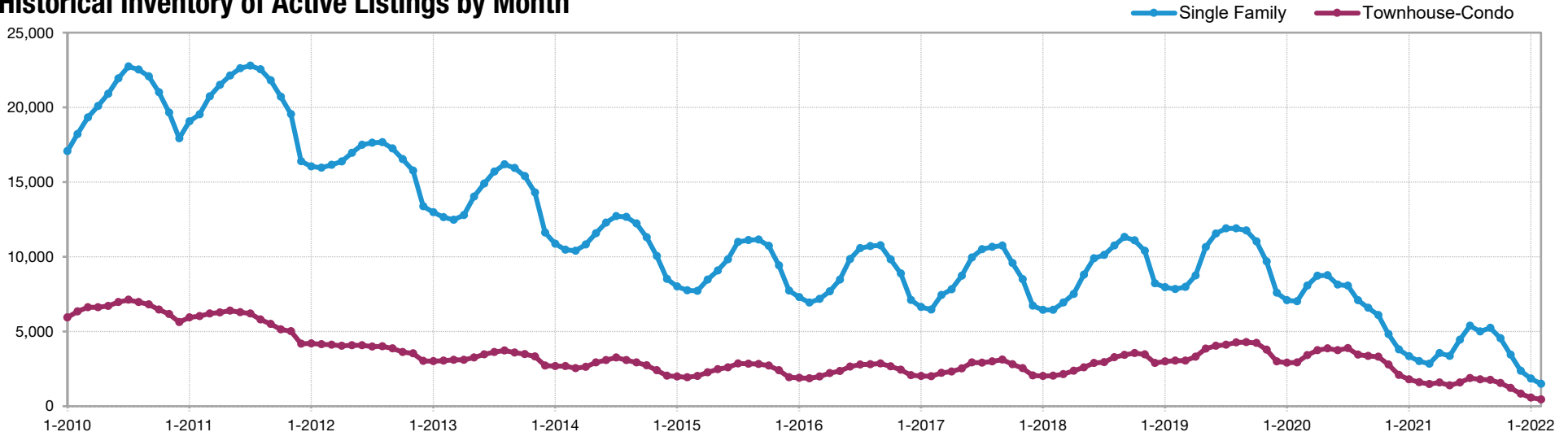
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ASSOCIATION OF REALTORS®

February



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2021	2,842	-64.7%	1,471	-56.9%
Apr-2021	3,547	-59.4%	1,589	-57.6%
May-2021	3,363	-61.6%	1,389	-64.1%
Jun-2021	4,448	-45.3%	1,589	-57.6%
Jul-2021	5,376	-33.4%	1,876	-51.6%
Aug-2021	5,005	-29.3%	1,789	-48.0%
Sep-2021	5,245	-20.4%	1,763	-47.4%
Oct-2021	4,550	-25.4%	1,549	-53.1%
Nov-2021	3,446	-28.7%	1,214	-56.4%
Dec-2021	2,371	-37.5%	835	-59.9%
Jan-2022	1,851	-44.7%	579	-67.8%
Feb-2022	1,498	-50.3%	455	-71.6%

Historical Inventory of Active Listings by Month



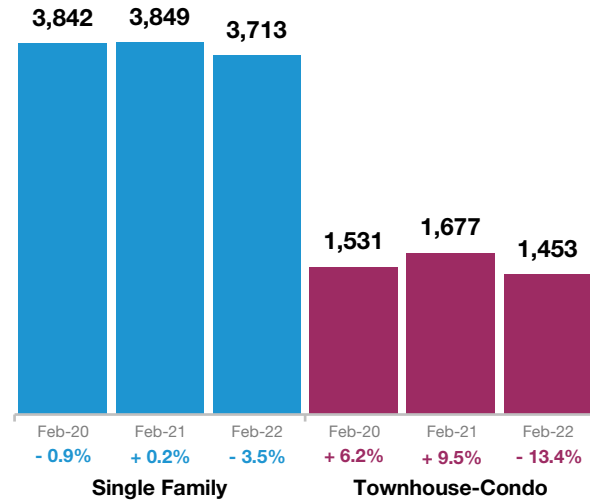
Under Contract

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

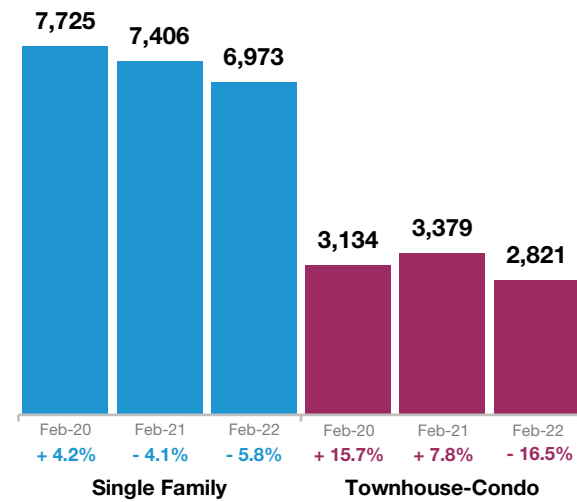


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February

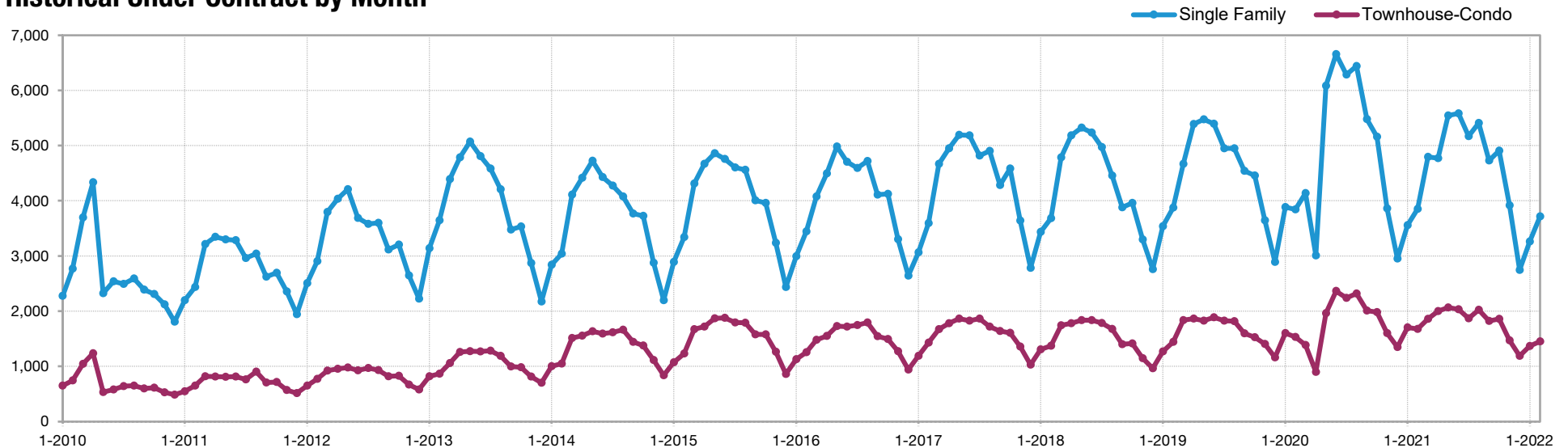


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2021	4,794	+15.8%	1,858	+34.1%
Apr-2021	4,771	+58.7%	1,998	+122.2%
May-2021	5,542	-8.9%	2,064	+5.3%
Jun-2021	5,582	-16.1%	2,031	-14.1%
Jul-2021	5,169	-17.8%	1,866	-16.6%
Aug-2021	5,406	-16.0%	2,023	-12.7%
Sep-2021	4,729	-13.7%	1,820	-9.4%
Oct-2021	4,905	-5.0%	1,858	-6.1%
Nov-2021	3,916	+1.4%	1,471	-8.0%
Dec-2021	2,744	-7.0%	1,187	-11.9%
Jan-2022	3,260	-8.3%	1,368	-19.6%
Feb-2022	3,713	-3.5%	1,453	-13.4%

Historical Under Contract by Month



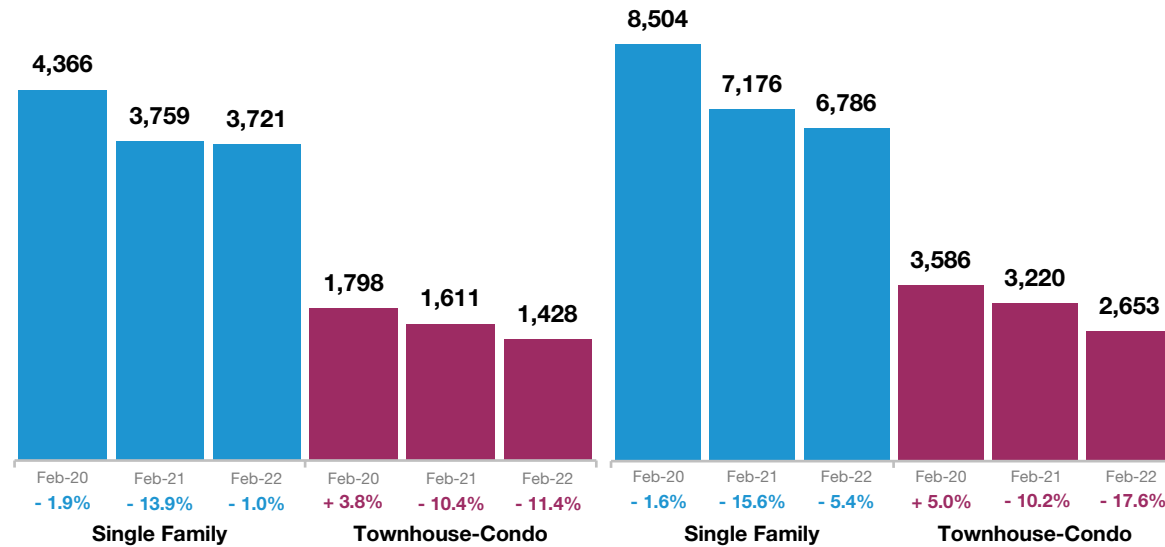
New Listings

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



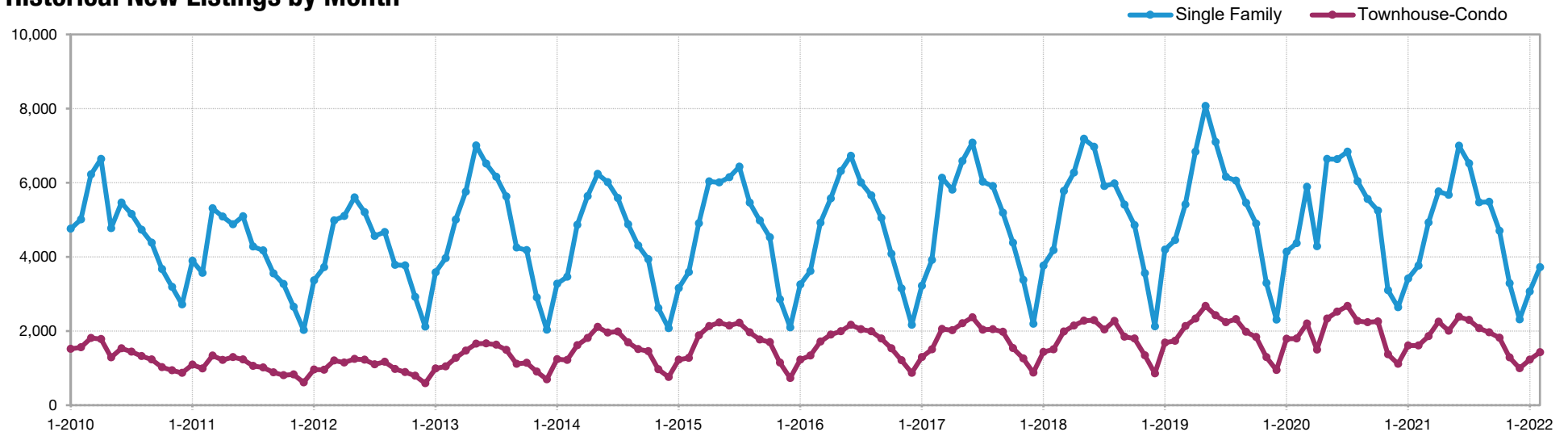
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New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2021	4,929	-16.3%	1,862	-15.3%
Apr-2021	5,762	+34.5%	2,252	+50.3%
May-2021	5,672	-14.6%	2,005	-14.1%
Jun-2021	6,995	+5.5%	2,382	-5.5%
Jul-2021	6,519	-4.7%	2,301	-14.0%
Aug-2021	5,471	-9.4%	2,074	-8.8%
Sep-2021	5,481	-1.4%	1,961	-12.4%
Oct-2021	4,701	-10.4%	1,817	-19.5%
Nov-2021	3,290	+6.2%	1,289	-6.0%
Dec-2021	2,316	-12.2%	996	-10.4%
Jan-2022	3,065	-10.3%	1,225	-23.9%
Feb-2022	3,721	-1.0%	1,428	-11.4%

Historical New Listings by Month



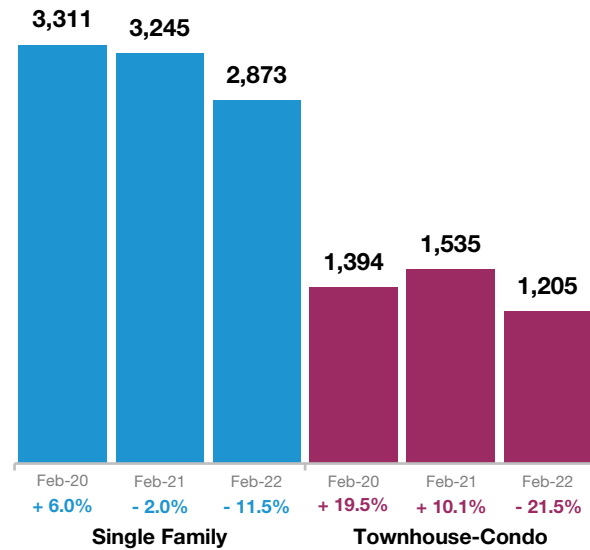
Sold Listings

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

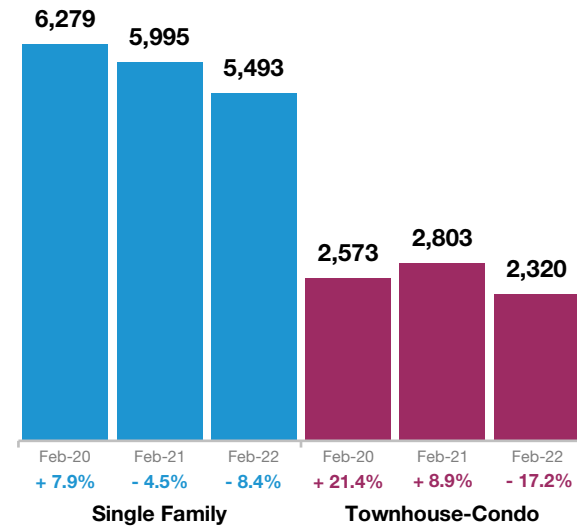


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February

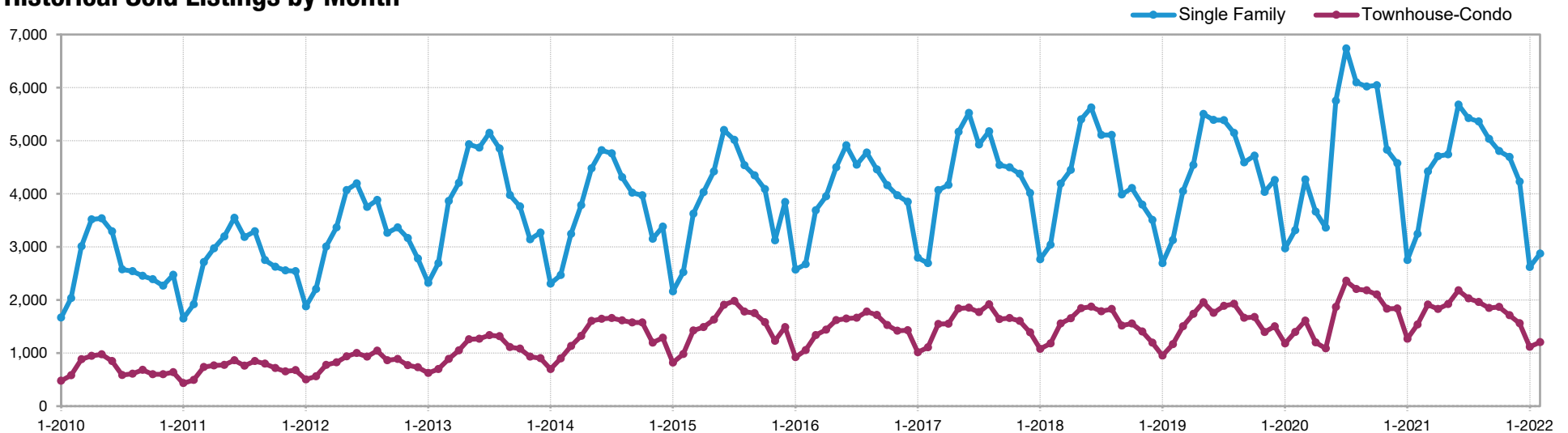


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2021	4,417	+3.5%	1,912	+19.0%
Apr-2021	4,709	+28.6%	1,830	+52.9%
May-2021	4,743	+41.1%	1,919	+76.2%
Jun-2021	5,679	-1.3%	2,180	+16.8%
Jul-2021	5,426	-19.5%	2,028	-14.0%
Aug-2021	5,363	-12.0%	1,959	-11.0%
Sep-2021	5,036	-16.3%	1,847	-15.2%
Oct-2021	4,807	-20.5%	1,868	-11.2%
Nov-2021	4,693	-2.8%	1,712	-6.6%
Dec-2021	4,229	-7.5%	1,559	-15.2%
Jan-2022	2,620	-4.7%	1,115	-12.1%
Feb-2022	2,873	-11.5%	1,205	-21.5%

Historical Sold Listings by Month



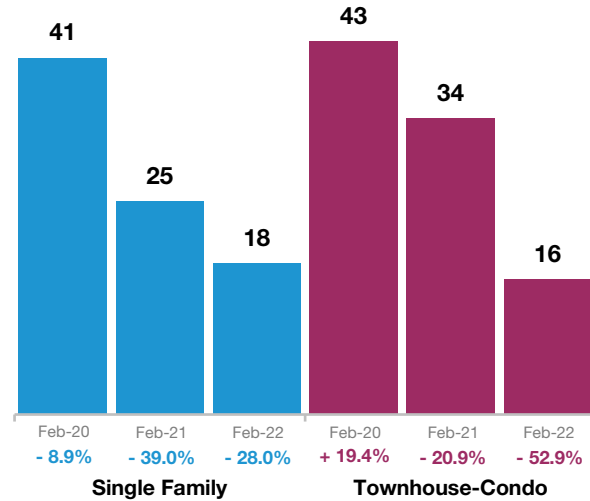
Days on Market Until Sale

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

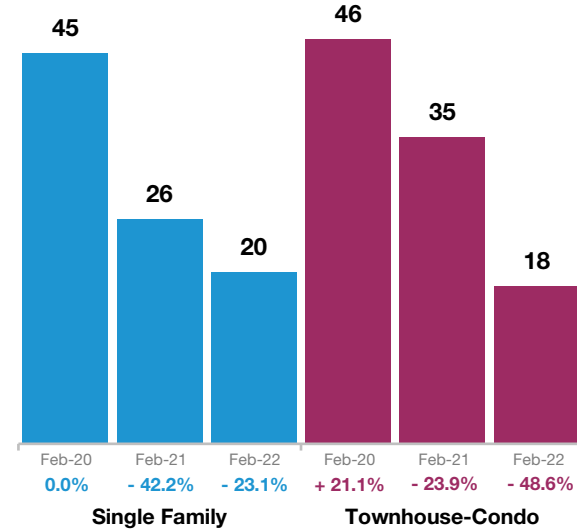


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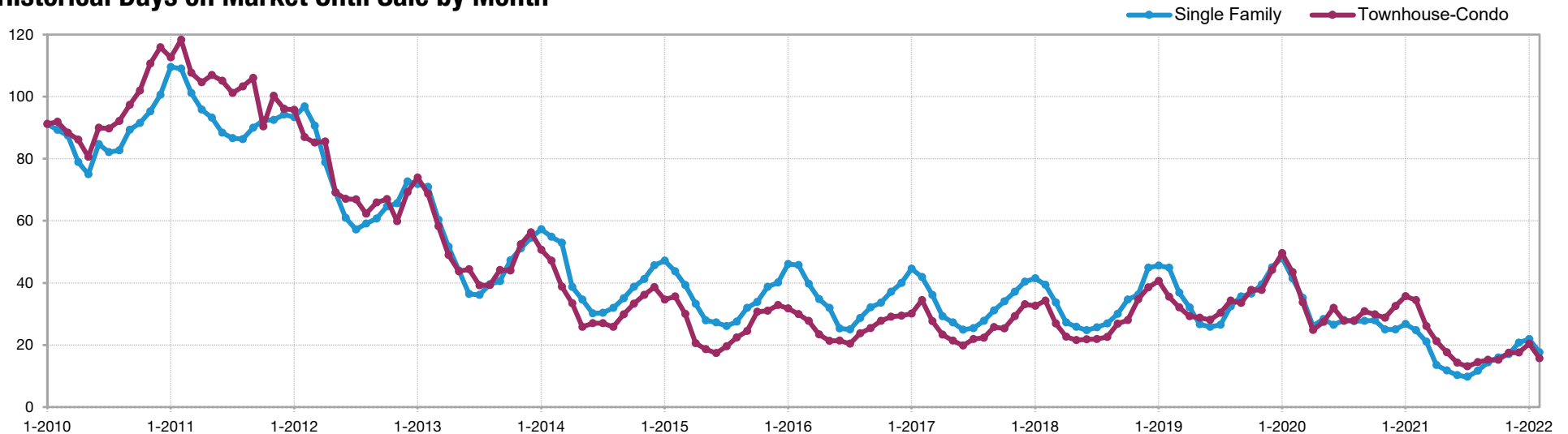


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	18	-45.5%
Jan-2022	22	-18.5%	20	-44.4%
Feb-2022	18	-28.0%	16	-52.9%

Historical Days on Market Until Sale by Month



Median Sales Price

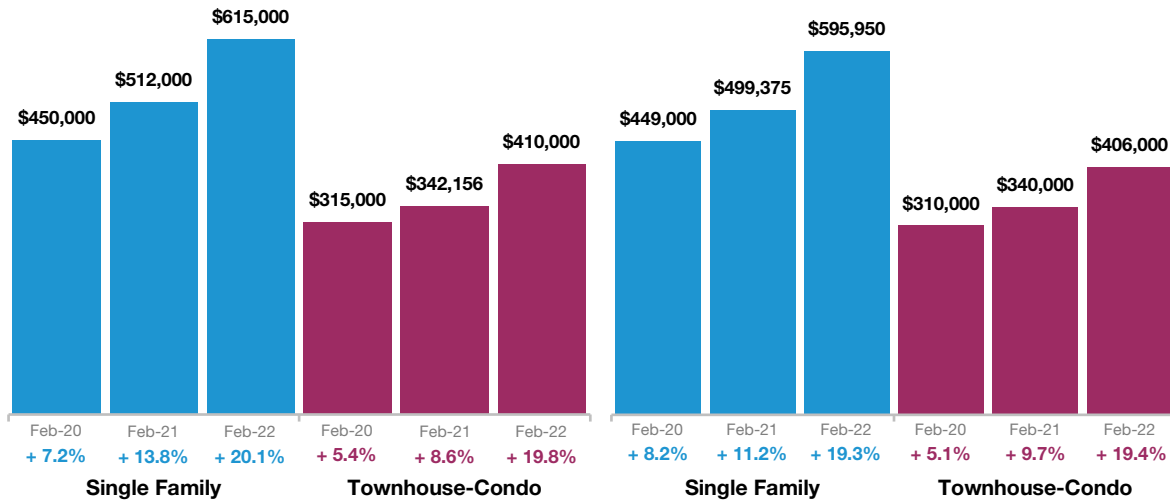
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



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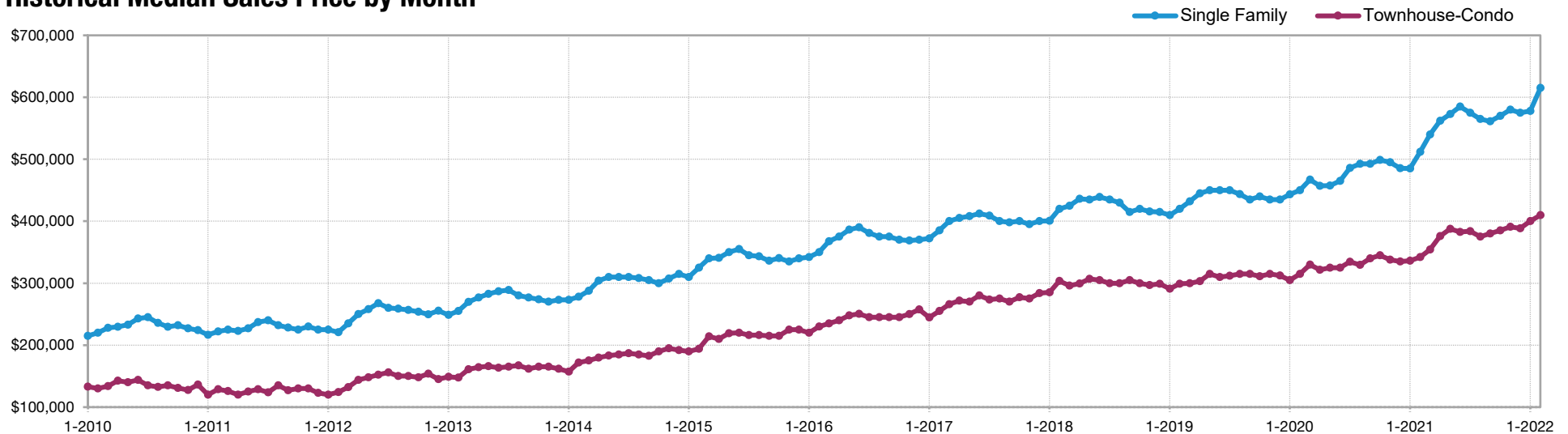
February

Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	\$387,730	+19.3%
Jun-2021	\$585,000	+25.8%	\$382,500	+17.7%
Jul-2021	\$575,134	+18.3%	\$384,000	+14.8%
Aug-2021	\$565,000	+14.7%	\$375,000	+13.8%
Sep-2021	\$561,250	+14.0%	\$380,000	+11.8%
Oct-2021	\$570,000	+14.2%	\$385,000	+11.6%
Nov-2021	\$580,000	+17.2%	\$391,107	+15.8%
Dec-2021	\$575,000	+18.5%	\$388,500	+16.0%
Jan-2022	\$577,702	+19.1%	\$400,000	+19.0%
Feb-2022	\$615,000	+20.1%	\$410,000	+19.8%

Historical Median Sales Price by Month



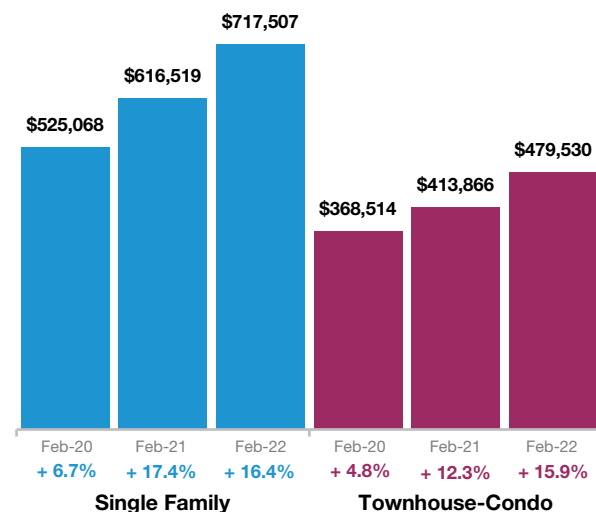
Average Sales Price

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

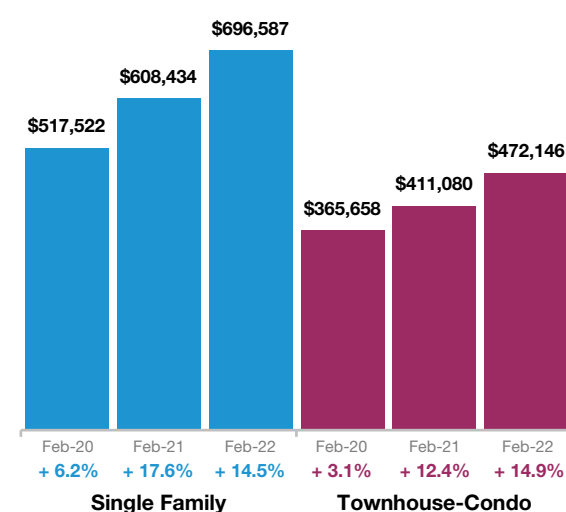


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February

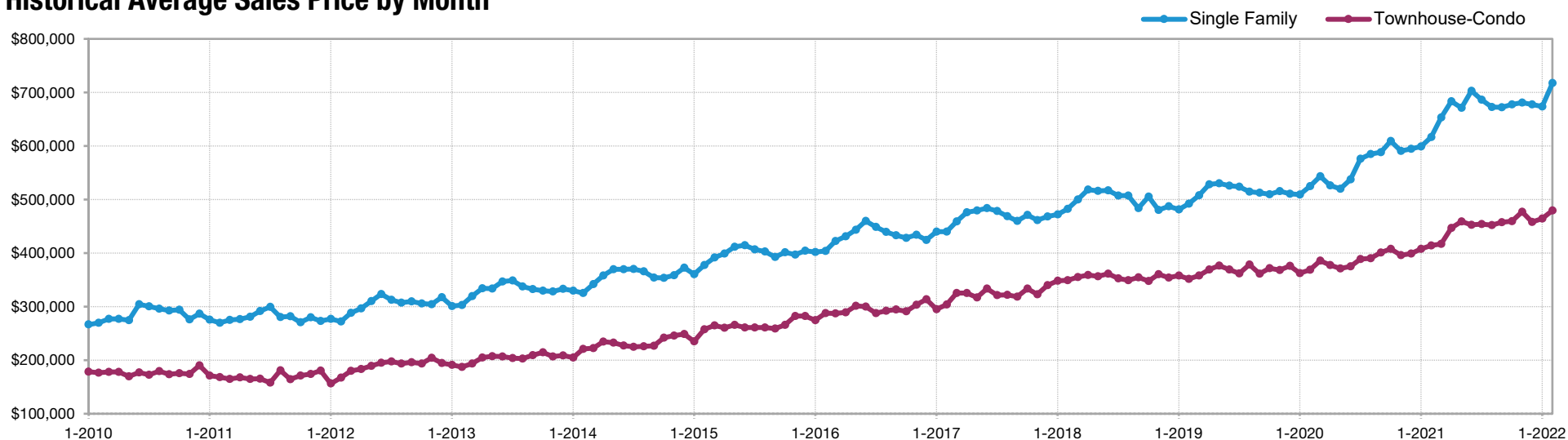


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2021	\$653,226	+20.2%	\$416,967	+8.1%
Apr-2021	\$683,200	+29.8%	\$446,963	+18.4%
May-2021	\$671,114	+29.0%	\$458,982	+23.7%
Jun-2021	\$702,903	+30.8%	\$452,878	+20.7%
Jul-2021	\$686,365	+19.2%	\$454,133	+16.8%
Aug-2021	\$672,876	+15.1%	\$452,300	+16.0%
Sep-2021	\$672,016	+14.2%	\$457,310	+14.1%
Oct-2021	\$677,794	+11.2%	\$459,554	+12.7%
Nov-2021	\$680,788	+15.2%	\$476,962	+20.4%
Dec-2021	\$677,709	+14.0%	\$457,957	+14.7%
Jan-2022	\$673,654	+12.5%	\$464,167	+13.8%
Feb-2022	\$717,507	+16.4%	\$479,530	+15.9%

Historical Average Sales Price by Month



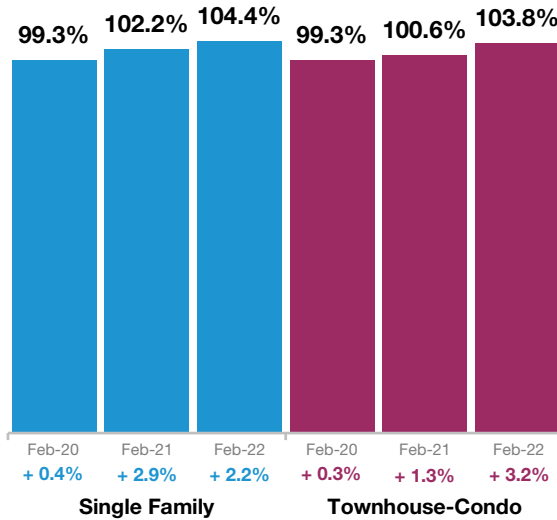
Percent of List Price Received

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.

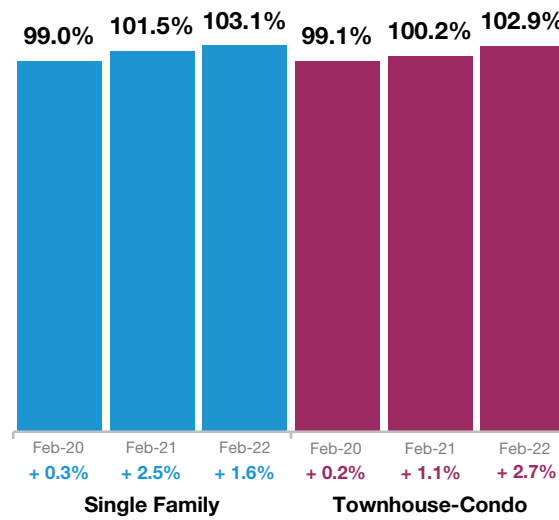


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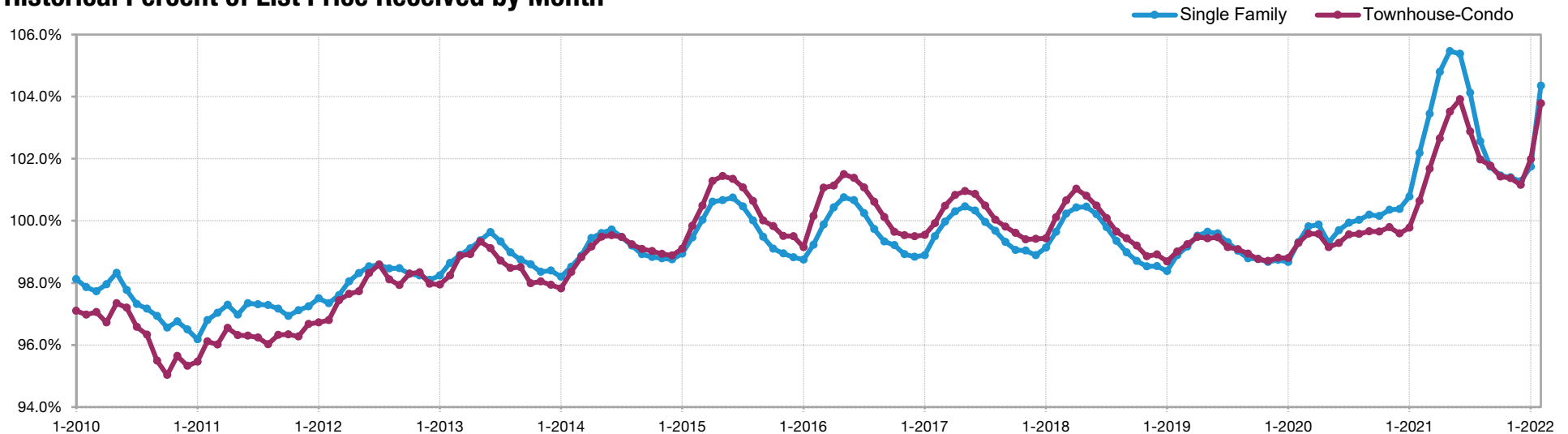


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	101.7%	+1.5%	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%
Jan-2022	101.7%	+0.9%	102.0%	+2.2%
Feb-2022	104.4%	+2.2%	103.8%	+3.2%

Historical Percent of List Price Received by Month



Housing Affordability Index

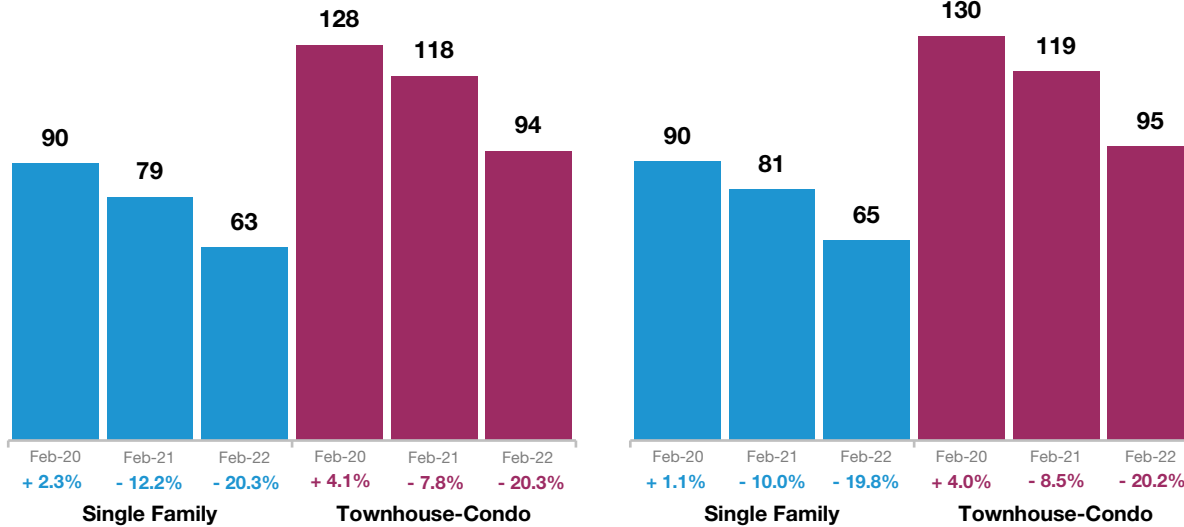


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This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater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

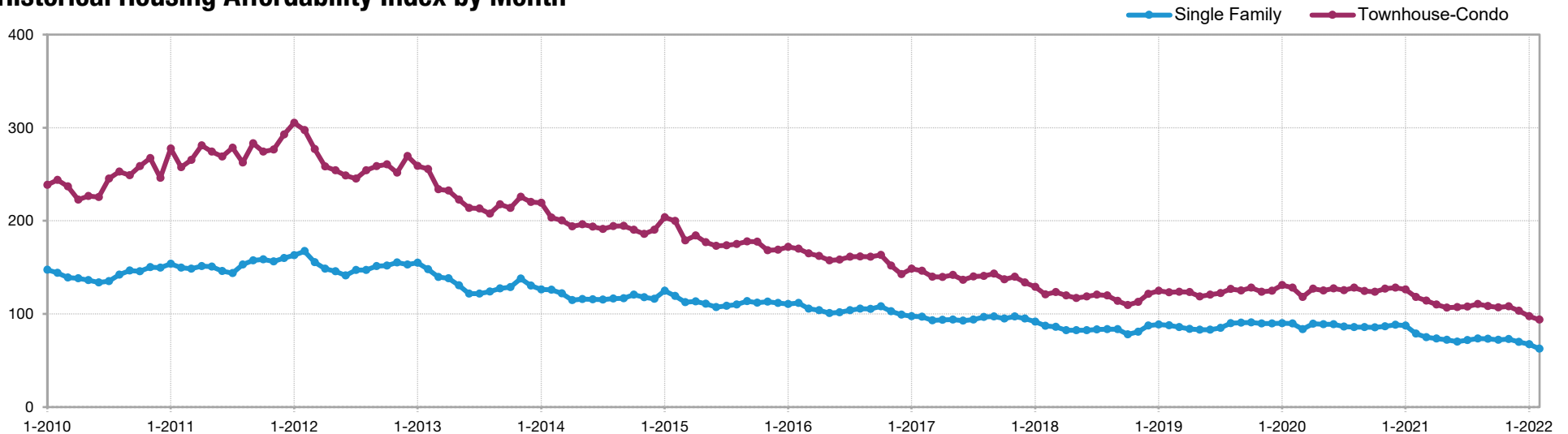
February

Year to Date



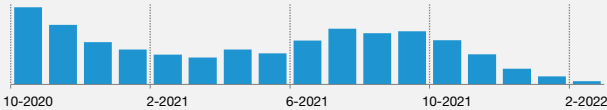
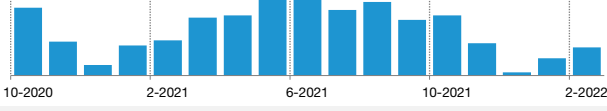
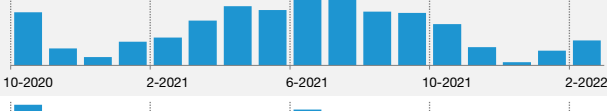
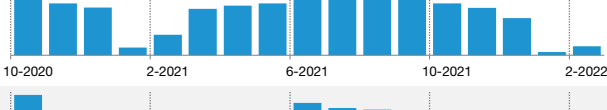
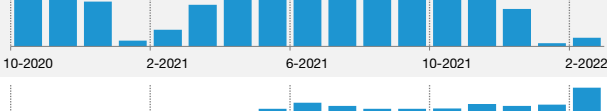
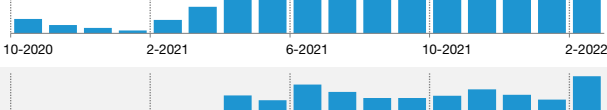
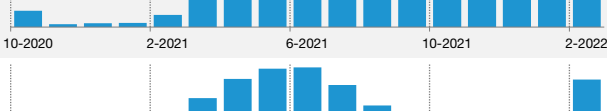
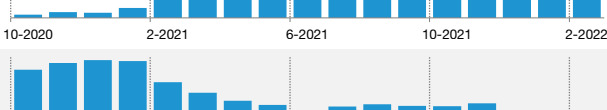

Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2021	75	-9.6%	114	-3.4%
Apr-2021	74	-16.9%	110	-13.4%
May-2021	72	-19.1%	107	-14.4%
Jun-2021	70	-21.3%	107	-15.7%
Jul-2021	72	-16.3%	108	-13.6%
Aug-2021	73	-15.1%	111	-13.3%
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%
Jan-2022	67	-23.0%	97	-23.0%
Feb-2022	63	-20.3%	94	-20.3%

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	2-2021	2-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
Active Listings		4,657	1,965	- 57.8%	--	--	--
Under Contract		5,540	5,176	- 6.6%	10,813	9,817	- 9.2%
New Listings		5,385	5,159	- 4.2%	10,424	9,462	- 9.2%
Sold Listings		4,794	4,092	- 14.6%	8,818	7,833	- 11.2%
Days on Market		28	17	- 39.3%	29	19	- 34.5%
Median Sales Price		\$463,500	\$560,000	+ 20.8%	\$455,000	\$550,000	+ 20.9%
Average Sales Price		\$550,437	\$645,800	+ 17.3%	\$544,821	\$629,007	+ 15.5%
Pct. of List Price Received		101.7%	104.2%	+ 2.5%	101.1%	103.0%	+ 1.9%
Affordability Index		87	69	- 20.7%	89	70	- 21.3%

Sold Listings

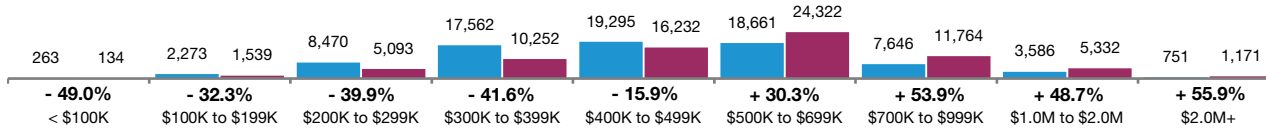
Actual sales that have closed in a given month.



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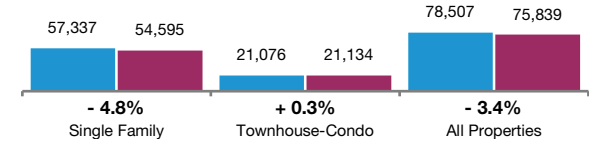
By Price Range – All Properties – Rolling 12 Months

■ 2-2021 ■ 2-2022



By Property Type

■ 2-2021 ■ 2-2022



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	2-2021	2-2022	Change	2-2021	2-2022	Change
\$99,999 and Below	194	82	-57.7%	27	12	-55.6%
\$100,000 to \$199,999	585	368	-37.1%	1,665	1,137	-31.7%
\$200,000 to \$299,999	2,309	962	-58.3%	6,154	4,121	-33.0%
\$300,000 to \$399,999	11,401	4,189	-63.3%	6,143	6,041	-1.7%
\$400,000 to \$499,999	16,215	12,015	-25.9%	3,079	4,217	+37.0%
\$500,000 to \$699,999	16,179	21,012	+29.9%	2,481	3,307	+33.3%
\$700,000 to \$999,999	6,553	10,328	+57.6%	1,091	1,436	+31.6%
\$1,000,000 to \$1,999,999	3,203	4,599	+43.6%	383	732	+91.1%
\$2,000,000 and Above	698	1,040	+49.0%	53	131	+147.2%
All Price Ranges	57,337	54,595	-4.8%	21,076	21,134	+0.3%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	1-2022	2-2022	Change	1-2022	2-2022	Change
Single Family	1	4	+300.0%	2	1	-50.0%
Townhouse-Condo	25	23	-8.0%	59	58	-1.7%
Single Family	51	37	-27.5%	189	187	-1.1%
Townhouse-Condo	191	131	-31.4%	295	313	+6.1%
Single Family	521	464	-10.9%	250	282	+12.8%
Townhouse-Condo	1,080	1,215	+12.5%	197	220	+11.7%
Single Family	508	649	+27.8%	88	95	+8.0%
Townhouse-Condo	196	294	+50.0%	28	37	+32.1%
Single Family	47	56	+19.1%	7	12	+71.4%
All Price Ranges	2,620	2,873	+9.7%	1,115	1,205	+8.1%

Year to Date

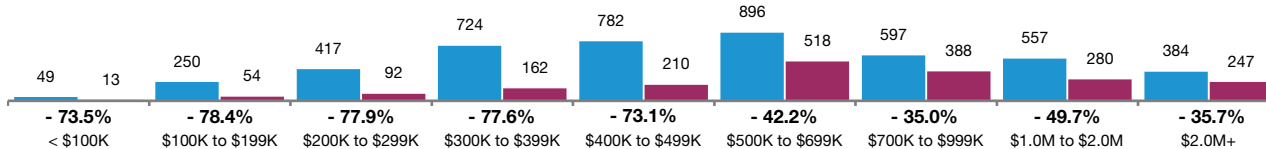
	Single Family			Townhouse-Condo		
	2-2021	2-2022	Change	2-2021	2-2022	Change
Single Family	18	5	-72.2%	2	3	+50.0%
Townhouse-Condo	61	48	-21.3%	224	117	-47.8%
Single Family	226	88	-61.1%	756	376	-50.3%
Townhouse-Condo	1,027	322	-68.6%	821	608	-25.9%
Single Family	1,671	985	-41.1%	404	532	+31.7%
Townhouse-Condo	1,730	2,295	+32.7%	348	417	+19.8%
Single Family	761	1,157	+52.0%	167	183	+9.6%
Townhouse-Condo	400	490	+22.5%	71	65	-8.5%
Single Family	101	103	+2.0%	10	19	+90.0%
All Price Ranges	5,995	5,493	-8.4%	2,803	2,320	-17.2%

Inventory of Active Listings

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

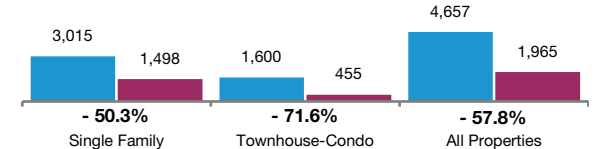
By Price Range – All Properties

■ 2-2021 ■ 2-2022



By Property Type

■ 2-2021 ■ 2-2022



Year over Year

By Price Range	Single Family			Townhouse-Condo		
	2-2021	2-2022	Change	2-2021	2-2022	Change
\$99,999 and Below	33	12	-63.6%	4	1	-75.0%
\$100,000 to \$199,999	89	41	-53.9%	146	10	-93.2%
\$200,000 to \$299,999	138	46	-66.7%	273	43	-84.2%
\$300,000 to \$399,999	427	74	-82.7%	293	85	-71.0%
\$400,000 to \$499,999	525	140	-73.3%	253	67	-73.5%
\$500,000 to \$699,999	621	438	-29.5%	275	80	-70.9%
\$700,000 to \$999,999	426	311	-27.0%	170	77	-54.7%
\$1,000,000 to \$1,999,999	430	219	-49.1%	127	61	-52.0%
\$2,000,000 and Above	325	216	-33.5%	59	31	-47.5%
All Price Ranges	3,015	1,498	-50.3%	1,600	455	-71.6%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	1-2022	2-2022	Change	1-2022	2-2022	Change
Single Family	9	12	+33.3%	2	1	-50.0%
Townhouse-Condo	53	41	-22.6%	19	10	-47.4%
Single Family	76	46	-39.5%	85	43	-49.4%
Townhouse-Condo	111	74	-33.3%	99	85	-14.1%
Single Family	244	140	-42.6%	57	67	+17.5%
Townhouse-Condo	497	438	-11.9%	126	80	-36.5%
Single Family	362	311	-14.1%	83	77	-7.2%
Townhouse-Condo	255	219	-14.1%	73	61	-16.4%
Single Family	243	216	-11.1%	35	31	-11.4%
All Price Ranges	1,851	1,498	-19.1%	579	455	-21.4%

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.