

# Monthly Indicators



## March 2022

Percent changes calculated using year-over-year comparisons.

New Listings were up 11.0 percent for single family homes and 0.5 percent for townhouse-condo properties. Under Contracts decreased 3.3 percent for single family homes and 9.8 percent for townhouse-condo properties.

The Median Sales Price was up 17.6 percent to \$635,000 for single family homes and 20.3 percent to \$426,000 for townhouse-condo properties. Days on Market decreased 28.6 percent for single family homes and 50.0 percent for townhouse-condo properties.

Across the country, consumers are feeling the bite of inflation and surging mortgage interest rates, which recently hit 4.6% in March, according to Freddie Mac, rising 1.4 percent since January and the highest rate in more than 3 years. Monthly payments have increased significantly compared to this time last year, and as housing affordability declines, an increasing number of would-be homebuyers are turning to the rental market, only to face similar challenges as rental prices skyrocket and vacancy rates remain at near-record low.

## Activity Snapshot

**- 30.2%**      **- 11.1%**      **+ 21.6%**

One-Year Change in <b>Active Listings</b> All Properties	One-Year Change in <b>Sold Listings</b> All Properties	One-Year Change in <b>Median Sales Price</b> 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	3-2021	3-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
Active Listings		2,859	<b>2,360</b>	- 17.5%	--	--	--
Under Contract		4,793	<b>4,635</b>	- 3.3%	12,199	<b>11,422</b>	- 6.4%
New Listings		4,932	<b>5,475</b>	+ 11.0%	12,108	<b>12,257</b>	+ 1.2%
Sold Listings		4,417	<b>4,094</b>	- 7.3%	10,412	<b>9,665</b>	- 7.2%
Days on Market		21	<b>15</b>	- 28.6%	24	<b>18</b>	- 25.0%
Median Sales Price		\$540,000	<b>\$635,000</b>	+ 17.6%	\$515,000	<b>\$611,000</b>	+ 18.6%
Average Sales Price		\$653,226	<b>\$757,992</b>	+ 16.0%	\$627,433	<b>\$722,091</b>	+ 15.1%
Pct. of List Price Received		103.5%	<b>105.8%</b>	+ 2.2%	102.4%	<b>104.2%</b>	+ 1.8%
Affordability Index		75	<b>55</b>	- 26.7%	78	<b>57</b>	- 26.9%

# Townhouse-Condo Market Overview



Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

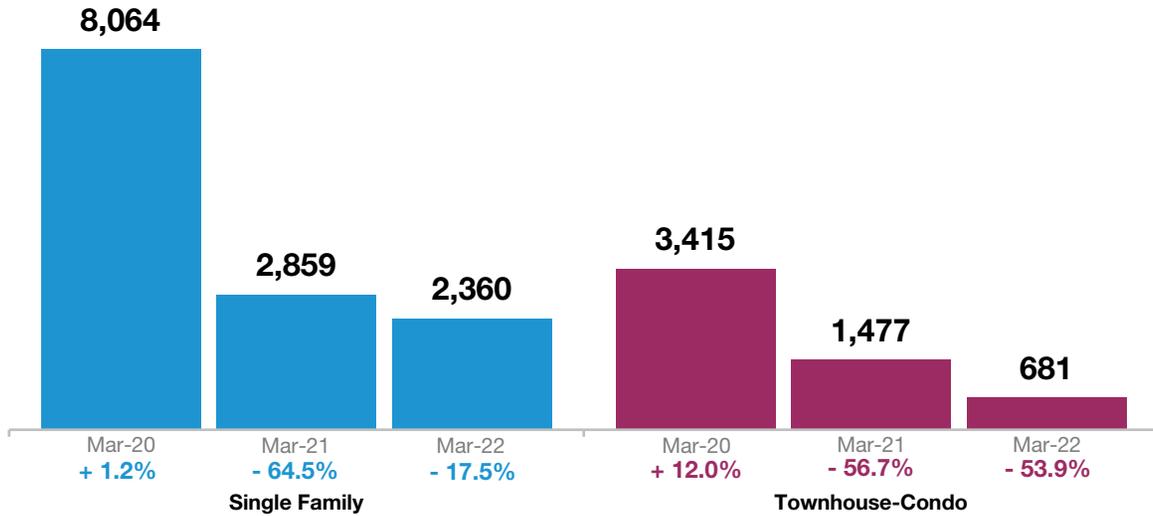
Key Metrics	Historical Sparkbars	3-2021	3-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
Active Listings		1,477	681	- 53.9%	--	--	--
Under Contract		1,858	1,676	- 9.8%	5,237	4,431	- 15.4%
New Listings		1,862	1,871	+ 0.5%	5,082	4,525	- 11.0%
Sold Listings		1,912	1,543	- 19.3%	4,715	3,886	- 17.6%
Days on Market		26	13	- 50.0%	31	16	- 48.4%
Median Sales Price		\$354,000	\$426,000	+ 20.3%	\$345,000	\$412,000	+ 19.4%
Average Sales Price		\$416,967	\$504,531	+ 21.0%	\$413,467	\$484,920	+ 17.3%
Pct. of List Price Received		101.7%	105.6%	+ 3.8%	100.8%	104.0%	+ 3.2%
Affordability Index		114	82	- 28.1%	117	85	- 27.4%

# Inventory of Active Listings

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

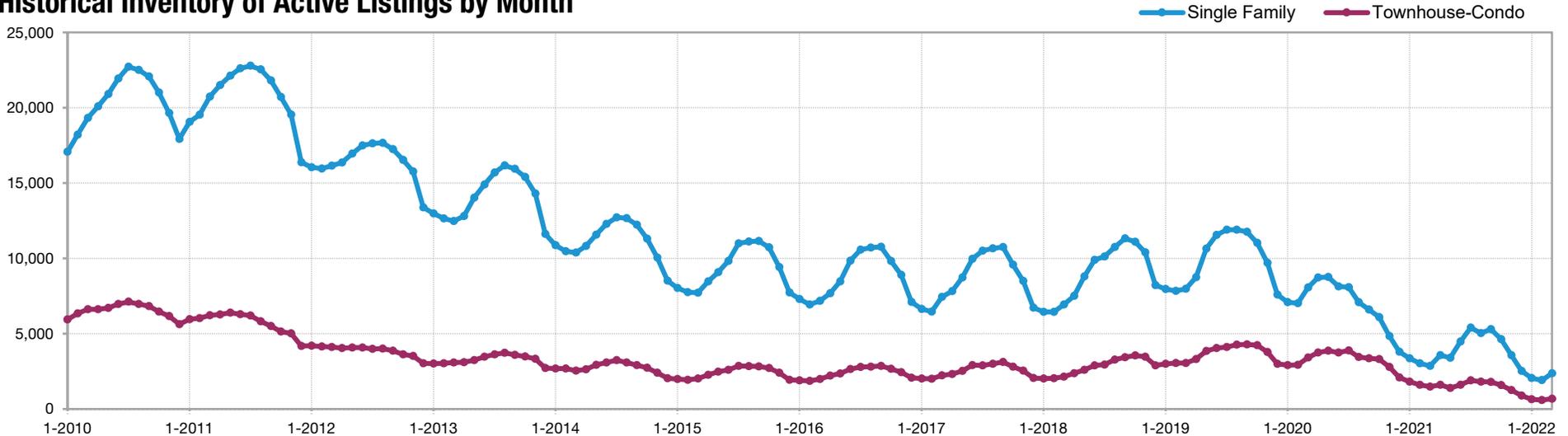


## March



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2021	3,568	-59.1%	1,597	-57.4%
May-2021	3,387	-61.3%	1,397	-63.9%
Jun-2021	4,477	-45.0%	1,601	-57.3%
Jul-2021	5,406	-33.1%	1,892	-51.2%
Aug-2021	5,041	-28.9%	1,808	-47.5%
Sep-2021	5,301	-19.6%	1,788	-46.7%
Oct-2021	4,639	-24.0%	1,578	-52.3%
Nov-2021	3,567	-26.3%	1,257	-54.9%
Dec-2021	2,530	-33.5%	888	-57.4%
Jan-2022	2,050	-38.9%	647	-64.1%
Feb-2022	1,911	-36.8%	594	-63.0%
<b>Mar-2022</b>	<b>2,360</b>	<b>-17.5%</b>	<b>681</b>	<b>-53.9%</b>

## Historical Inventory of Active Listings by Month

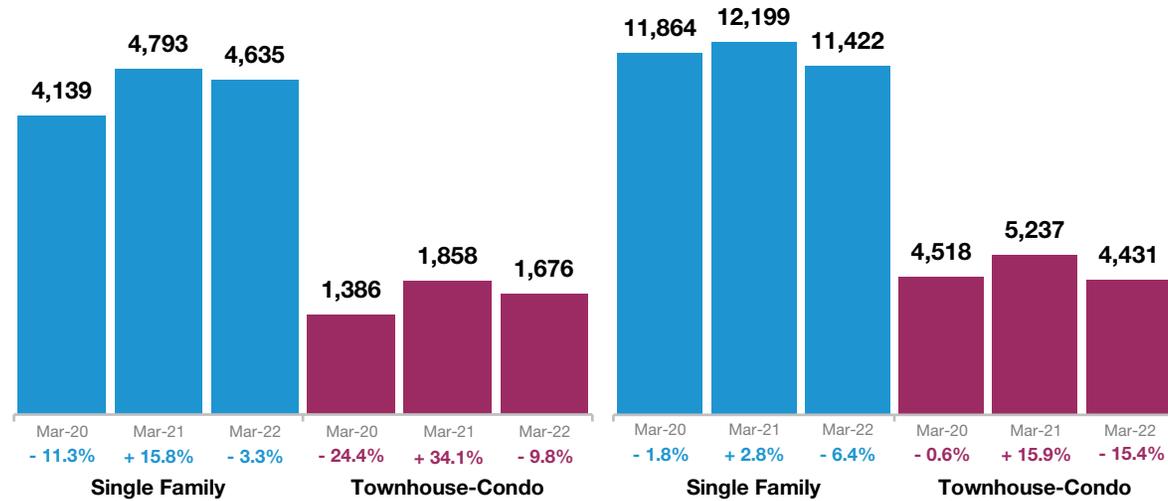


# Under Contract

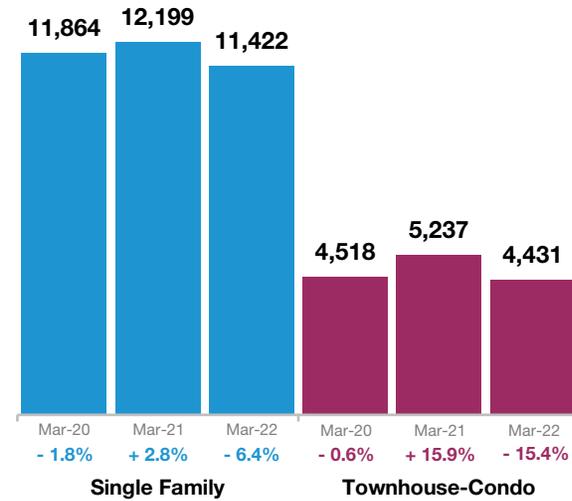
A count of the properties that have offers accepted on them in a given month.



## March

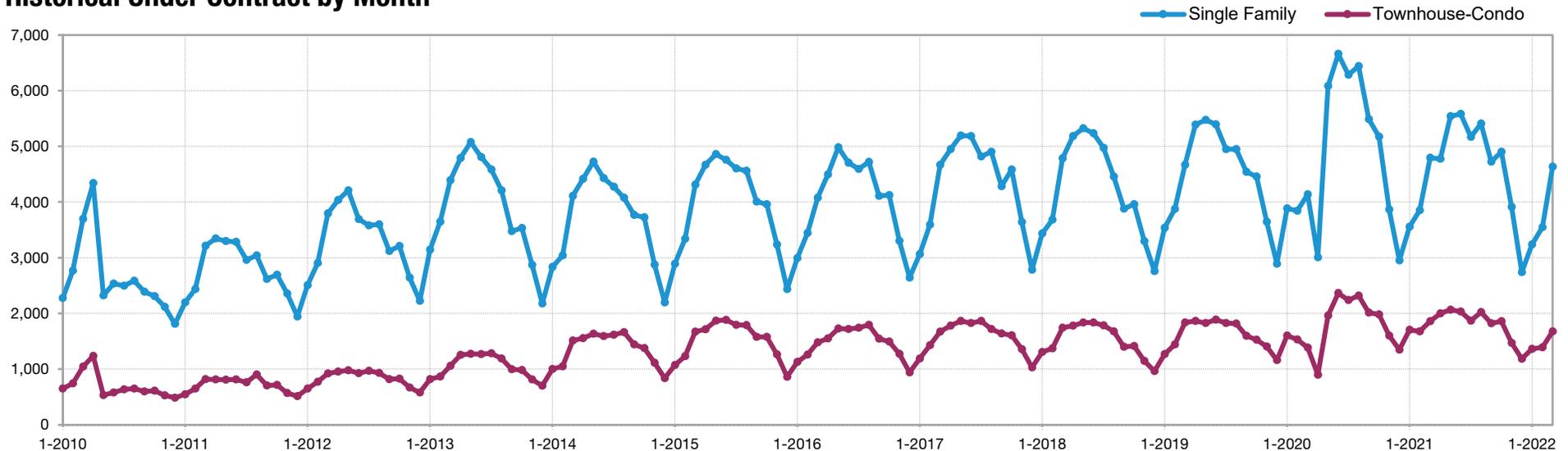


## Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2021	4,773	+58.8%	1,997	+122.1%
May-2021	5,540	-8.9%	2,063	+5.2%
Jun-2021	5,581	-16.2%	2,031	-14.0%
Jul-2021	5,169	-17.8%	1,866	-16.6%
Aug-2021	5,406	-16.1%	2,022	-12.7%
Sep-2021	4,725	-13.9%	1,822	-9.4%
Oct-2021	4,901	-5.2%	1,857	-6.2%
Nov-2021	3,911	+1.2%	1,471	-8.0%
Dec-2021	2,740	-7.1%	1,185	-12.0%
Jan-2022	3,239	-8.9%	1,363	-20.0%
Feb-2022	3,548	-7.8%	1,392	-16.9%
<b>Mar-2022</b>	<b>4,635</b>	<b>-3.3%</b>	<b>1,676</b>	<b>-9.8%</b>

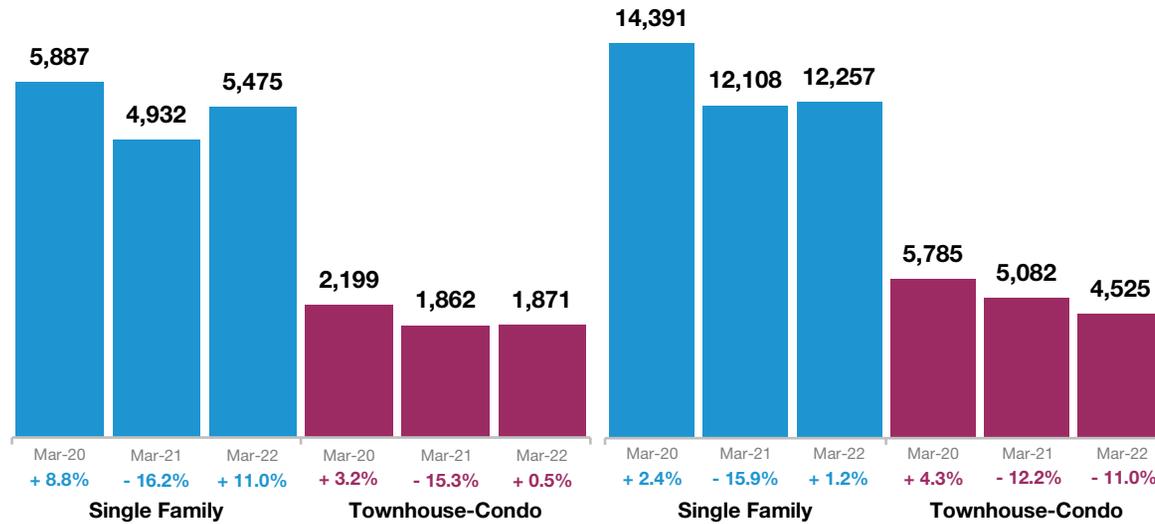
## Historical Under Contract by Month



# New Listings

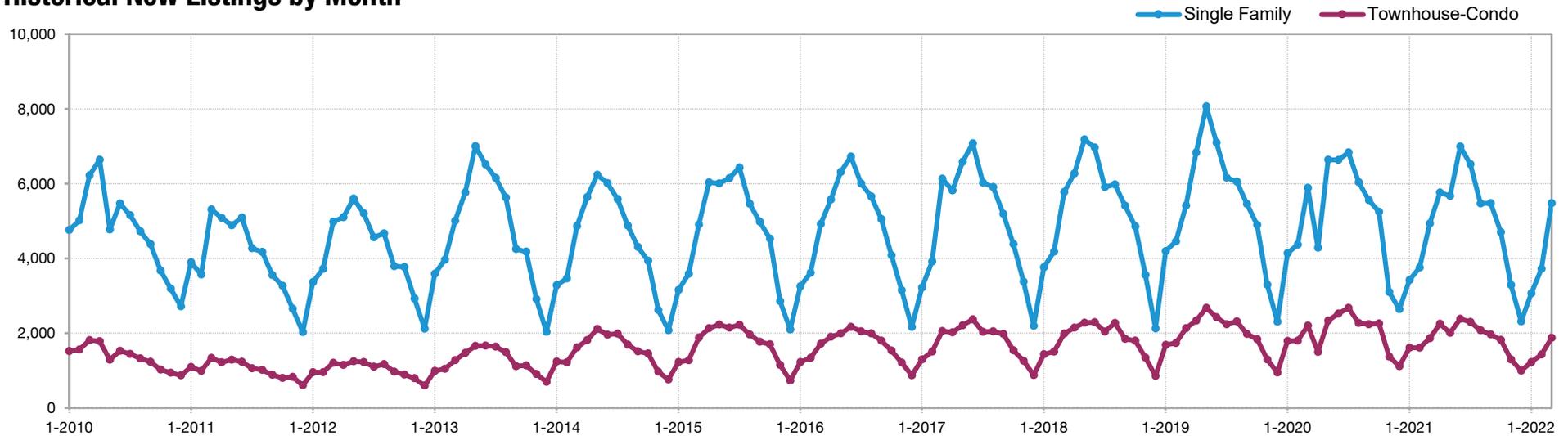
A count of the properties that have been newly listed on the market in a given month.

## March



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2021	5,762	+34.5%	2,252	+50.3%
May-2021	5,672	-14.6%	2,004	-14.1%
Jun-2021	6,996	+5.5%	2,382	-5.5%
Jul-2021	6,519	-4.7%	2,301	-14.0%
Aug-2021	5,471	-9.4%	2,075	-8.7%
Sep-2021	5,479	-1.5%	1,964	-12.2%
Oct-2021	4,701	-10.4%	1,816	-19.5%
Nov-2021	3,288	+6.2%	1,293	-5.7%
Dec-2021	2,316	-12.2%	994	-10.6%
Jan-2022	3,063	-10.4%	1,225	-23.9%
Feb-2022	3,719	-1.0%	1,429	-11.3%
<b>Mar-2022</b>	<b>5,475</b>	<b>+11.0%</b>	<b>1,871</b>	<b>+0.5%</b>

## Historical New Listings by Month

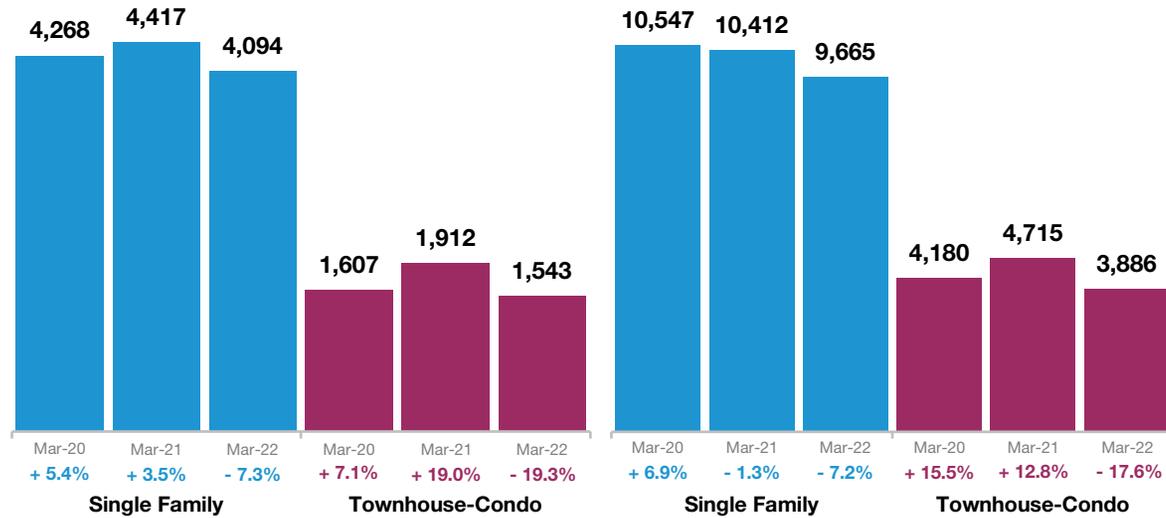


# Sold Listings

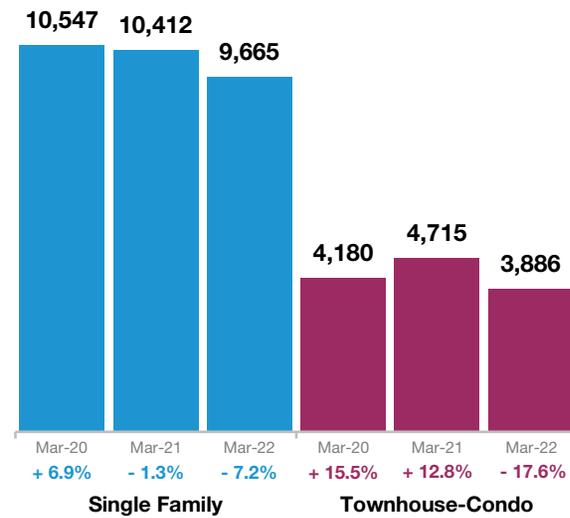
A count of the actual sales that closed in a given month.



## March

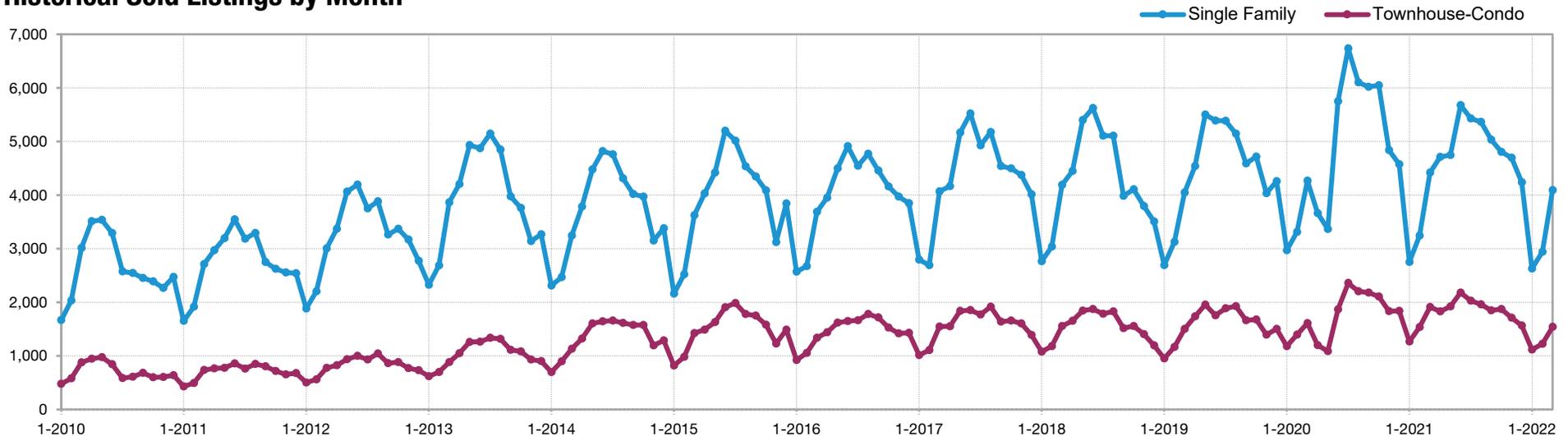


## Year to Date



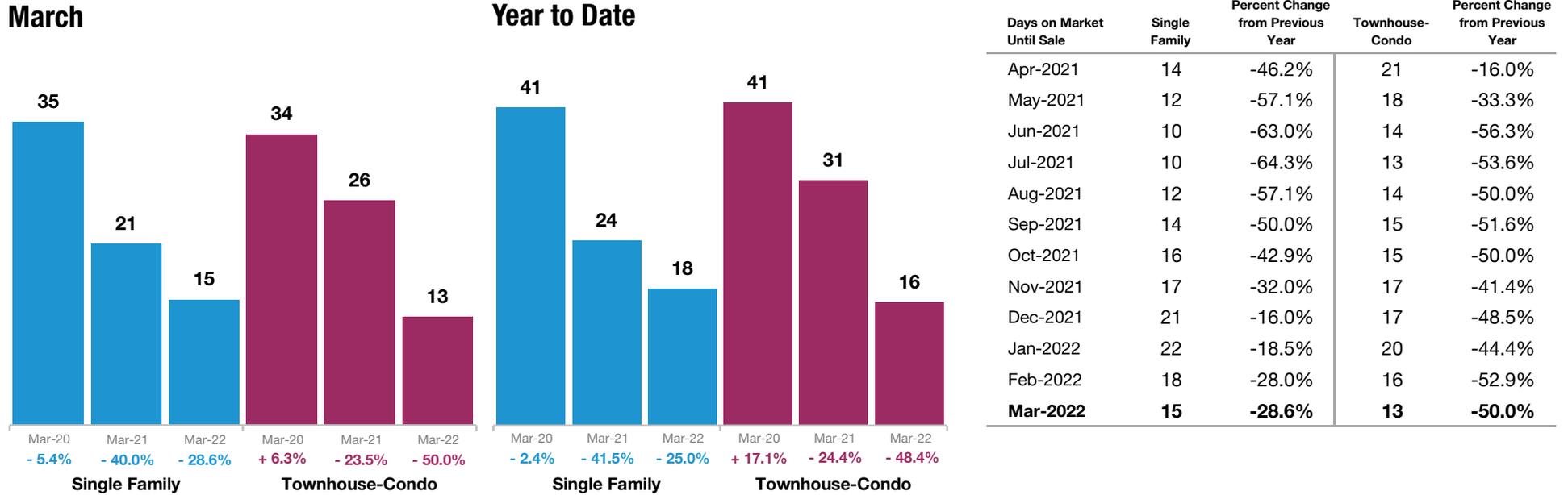
Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2021	4,710	+28.7%	1,830	+52.9%
May-2021	4,745	+41.1%	1,920	+76.3%
Jun-2021	5,679	-1.3%	2,180	+16.8%
Jul-2021	5,429	-19.4%	2,028	-14.0%
Aug-2021	5,366	-12.0%	1,960	-11.0%
Sep-2021	5,036	-16.3%	1,849	-15.1%
Oct-2021	4,806	-20.6%	1,872	-11.1%
Nov-2021	4,696	-3.0%	1,713	-6.5%
Dec-2021	4,237	-7.4%	1,564	-15.0%
Jan-2022	2,628	-4.4%	1,118	-11.8%
Feb-2022	2,943	-9.3%	1,225	-20.2%
<b>Mar-2022</b>	<b>4,094</b>	<b>-7.3%</b>	<b>1,543</b>	<b>-19.3%</b>

## Historical Sold Listings by Month

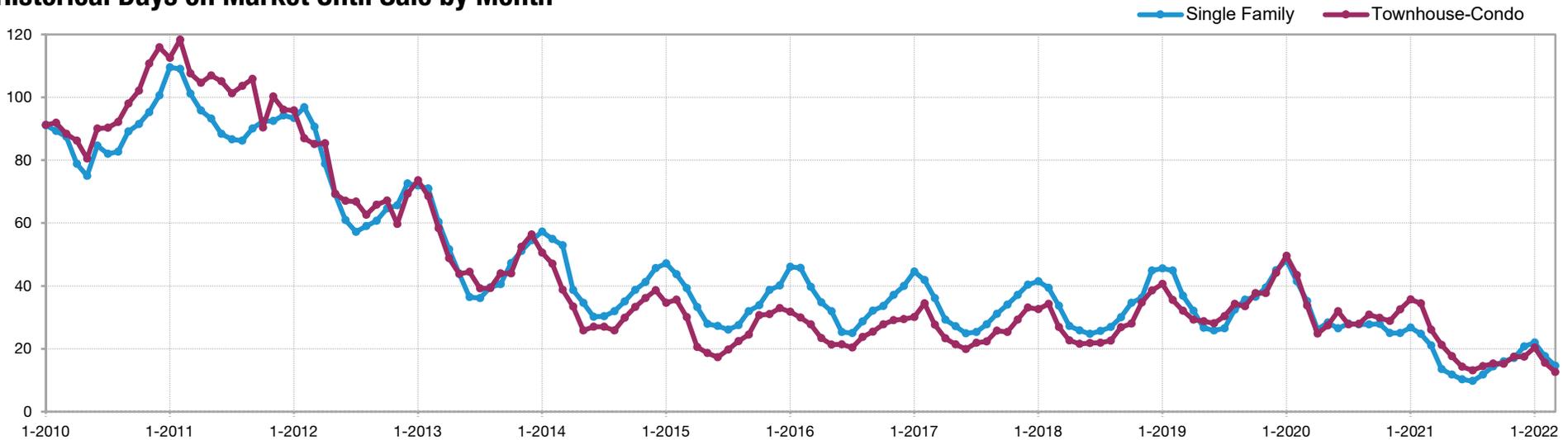


# Days on Market Until Sale

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



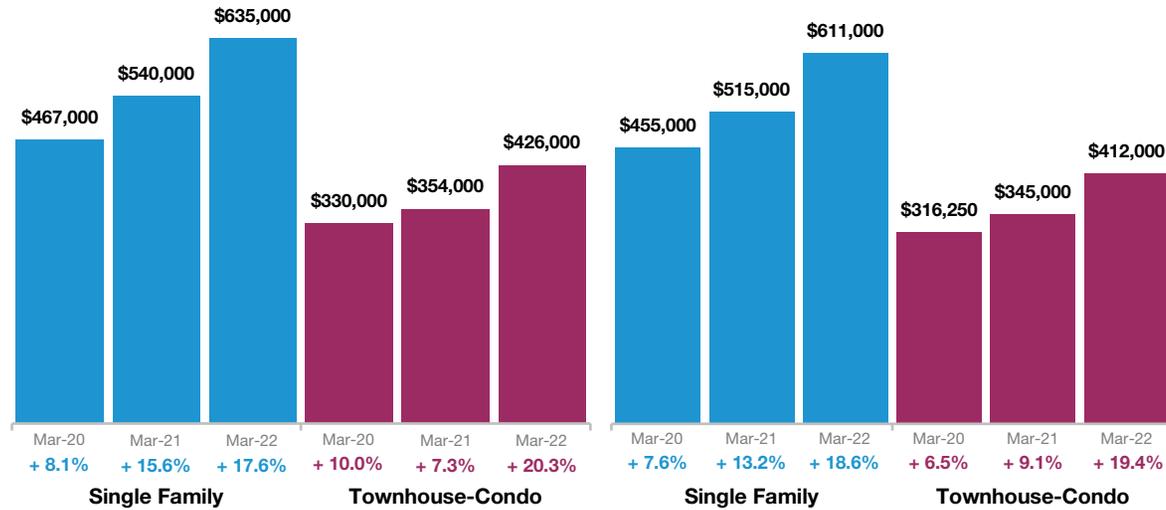
## Historical Days on Market Until Sale by Month



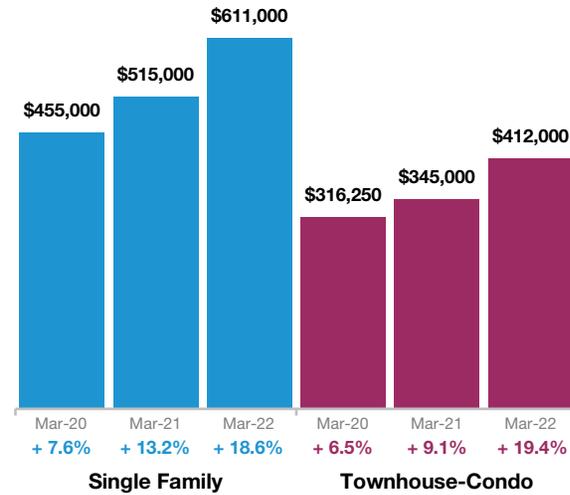
# Median Sales Price

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

## March

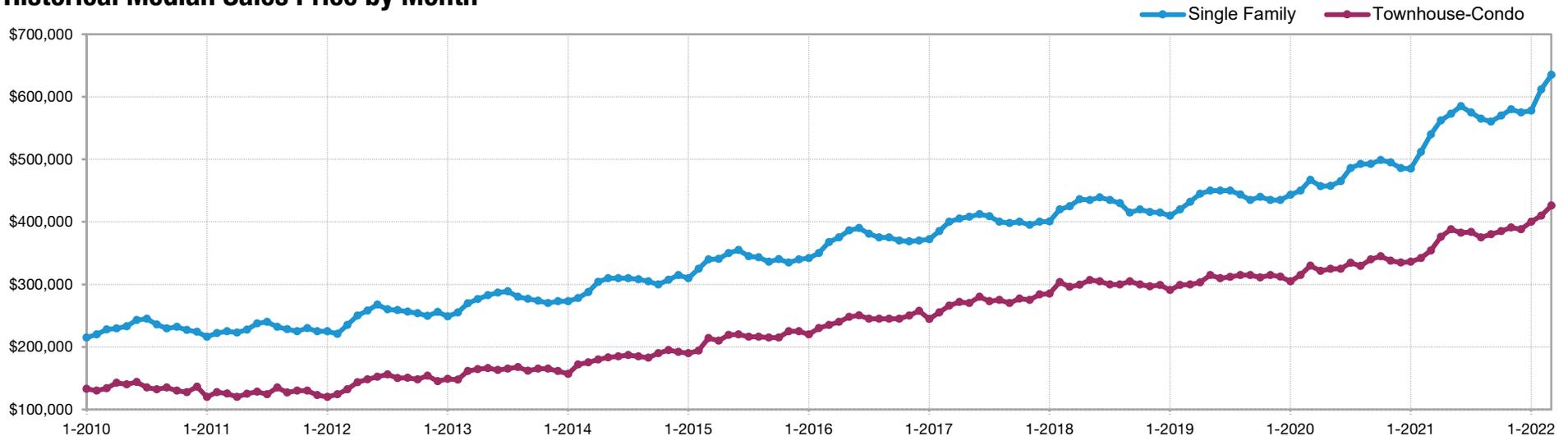


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2021	\$562,000	+23.0%	\$376,125	+17.0%
May-2021	\$573,000	+25.3%	\$388,115	+19.4%
Jun-2021	\$585,000	+25.8%	\$382,500	+17.7%
Jul-2021	\$575,000	+18.3%	\$384,000	+14.8%
Aug-2021	\$565,000	+14.7%	\$375,000	+13.7%
Sep-2021	\$560,354	+13.8%	\$380,000	+11.8%
Oct-2021	\$570,000	+14.2%	\$384,950	+11.6%
Nov-2021	\$580,000	+17.2%	\$391,000	+15.7%
Dec-2021	\$575,000	+18.4%	\$388,250	+15.9%
Jan-2022	\$577,952	+19.2%	\$400,000	+19.0%
Feb-2022	\$611,635	+19.5%	\$410,000	+19.8%
<b>Mar-2022</b>	<b>\$635,000</b>	<b>+17.6%</b>	<b>\$426,000</b>	<b>+20.3%</b>

## Historical Median Sales Price by Month

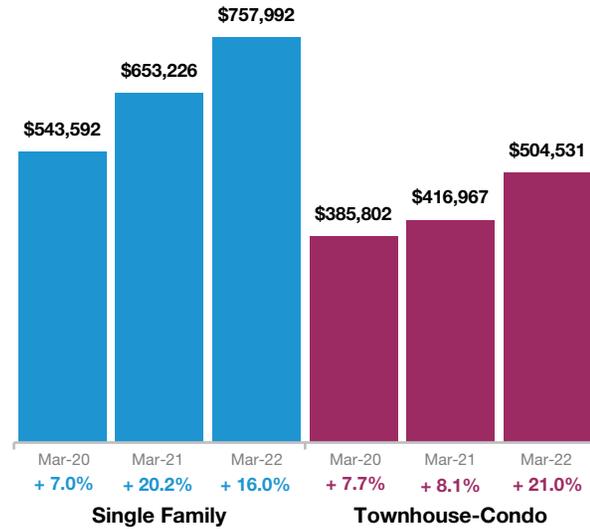


# Average Sales Price

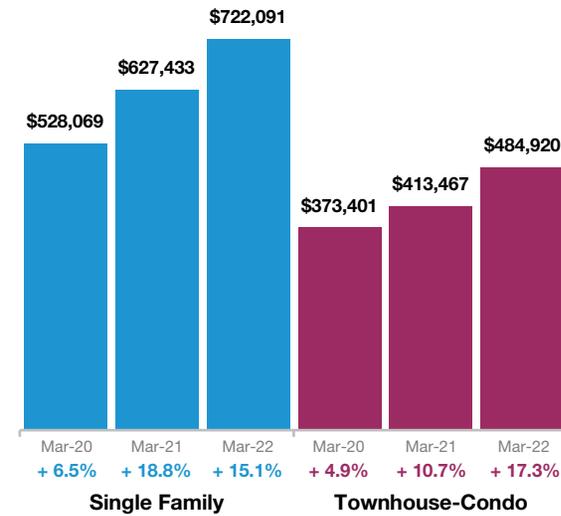
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## March

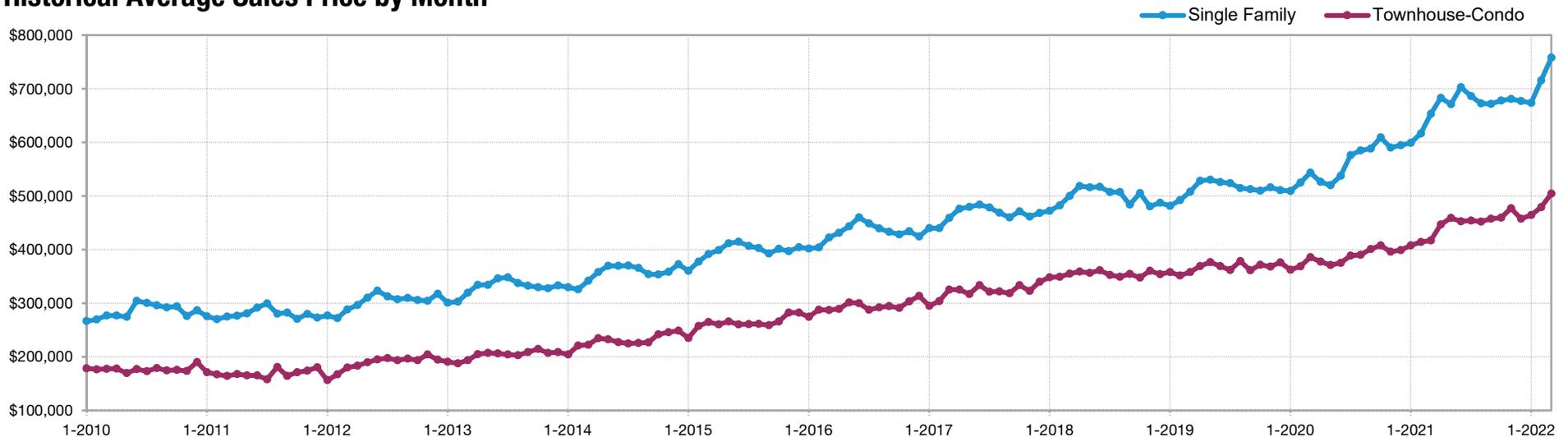


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2021	\$683,143	+29.8%	\$446,963	+18.4%
May-2021	\$671,072	+29.0%	\$459,144	+23.7%
Jun-2021	\$702,904	+30.8%	\$452,878	+20.7%
Jul-2021	\$686,252	+19.1%	\$454,133	+16.8%
Aug-2021	\$672,795	+15.0%	\$452,308	+16.0%
Sep-2021	\$671,934	+14.2%	\$457,310	+14.1%
Oct-2021	\$677,849	+11.3%	\$459,415	+12.7%
Nov-2021	\$680,900	+15.3%	\$476,892	+20.4%
Dec-2021	\$677,232	+13.9%	\$457,747	+14.7%
Jan-2022	\$673,681	+12.5%	\$464,353	+13.9%
Feb-2022	\$715,387	+16.0%	\$478,988	+15.7%
<b>Mar-2022</b>	<b>\$757,992</b>	<b>+16.0%</b>	<b>\$504,531</b>	<b>+21.0%</b>

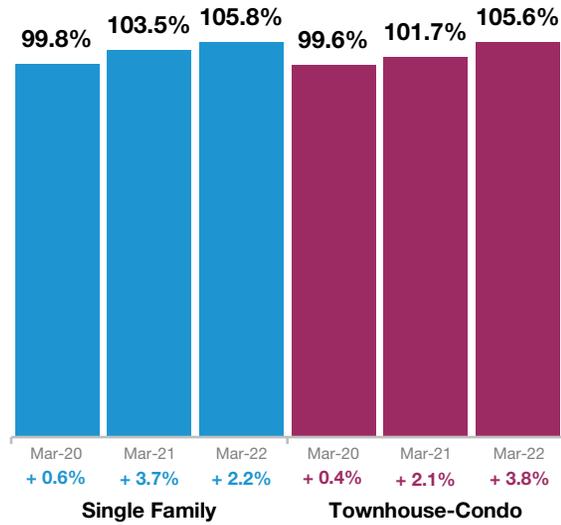
## Historical Average Sales Price by Month



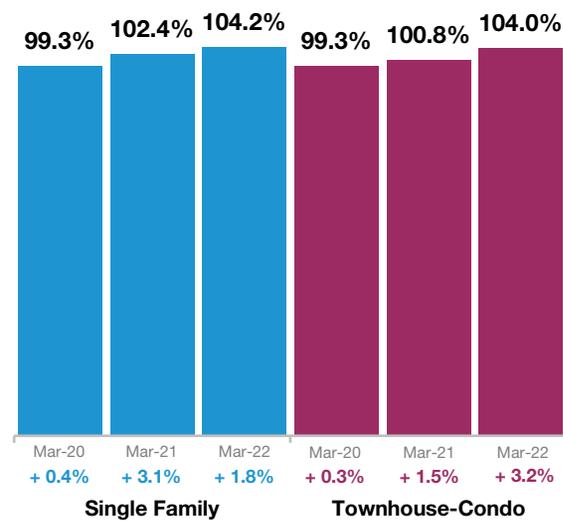
# Percent of List Price Received

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.

## March

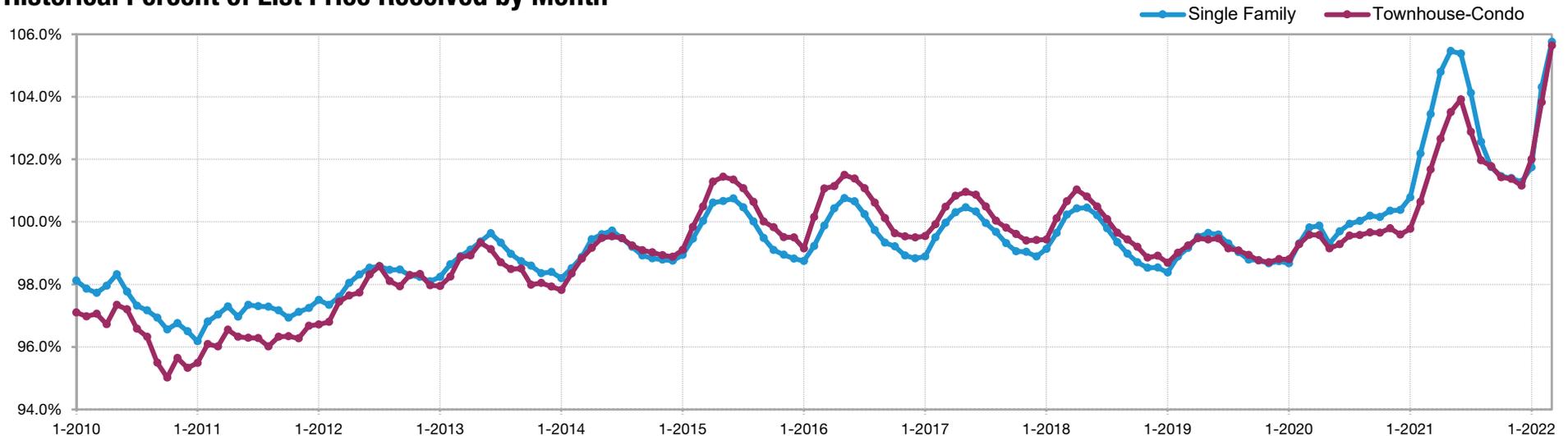


## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	104.3%	+2.1%	103.8%	+3.2%
<b>Mar-2022</b>	<b>105.8%</b>	<b>+2.2%</b>	<b>105.6%</b>	<b>+3.8%</b>

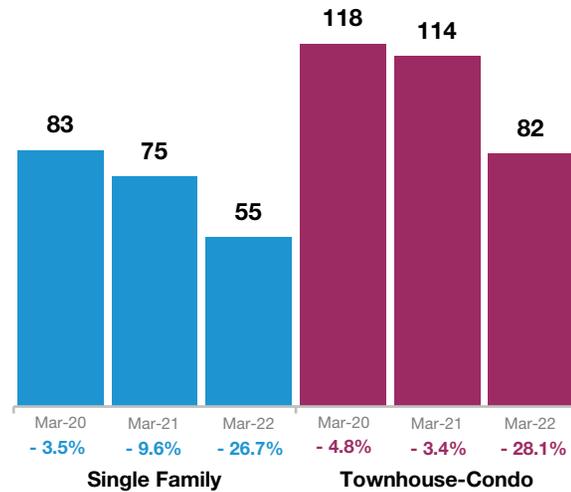
## Historical Percent of List Price Received by Month



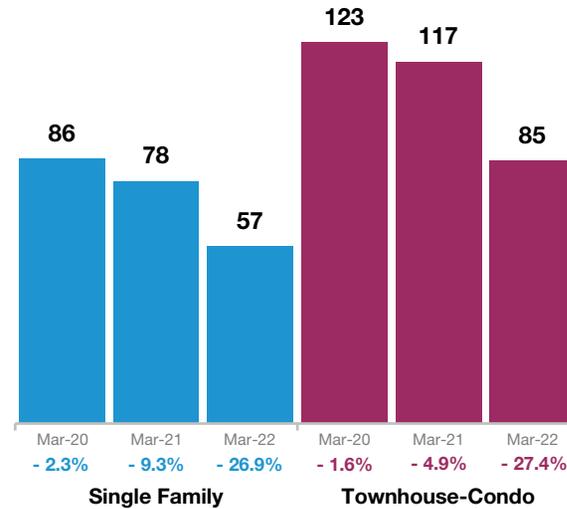
# Housing Affordability Index

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.

## March

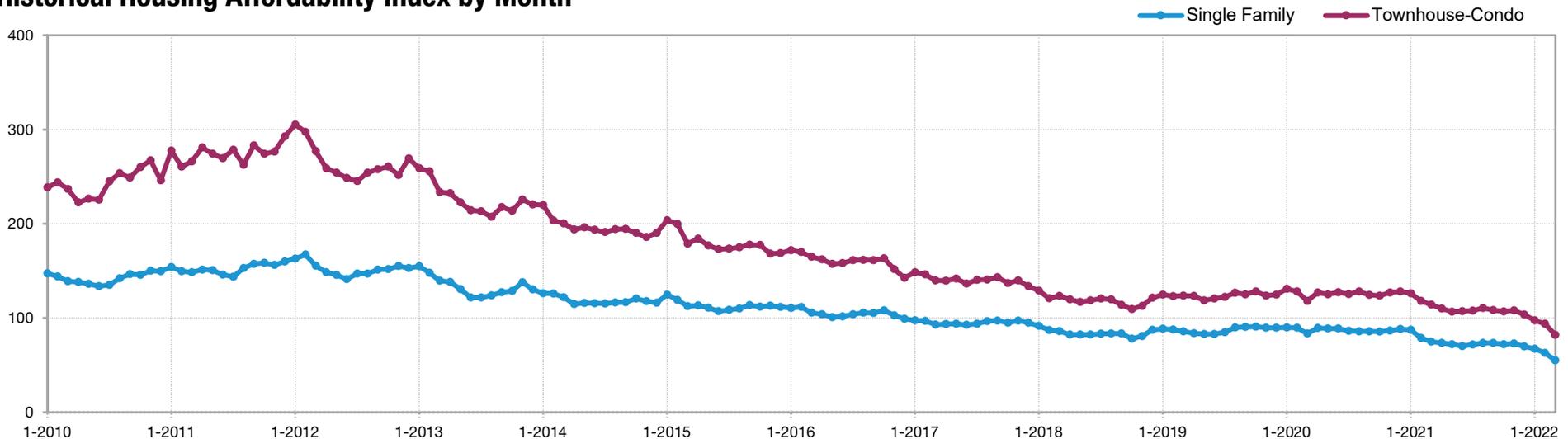


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	104	-18.8%
Jan-2022	67	-23.0%	97	-23.0%
Feb-2022	63	-20.3%	94	-20.3%
<b>Mar-2022</b>	<b>55</b>	<b>-26.7%</b>	<b>82</b>	<b>-28.1%</b>

## 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	3-2021	3-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
Active Listings		4,378	<b>3,055</b>	- 30.2%	--	--	--
Under Contract		6,658	<b>6,314</b>	- 5.2%	17,471	<b>15,879</b>	- 9.1%
New Listings		6,805	<b>7,353</b>	+ 8.1%	17,228	<b>16,812</b>	- 2.4%
Sold Listings		6,346	<b>5,643</b>	- 11.1%	15,164	<b>13,576</b>	- 10.5%
Days on Market		23	<b>14</b>	- 39.1%	26	<b>17</b>	- 34.6%
Median Sales Price		\$485,000	<b>\$590,000</b>	+ 21.6%	\$466,000	<b>\$565,000</b>	+ 21.2%
Average Sales Price		\$580,632	<b>\$688,069</b>	+ 18.5%	\$559,806	<b>\$653,328</b>	+ 16.7%
Pct. of List Price Received		102.9%	<b>105.7%</b>	+ 2.7%	101.9%	<b>104.2%</b>	+ 2.3%
Affordability Index		83	<b>59</b>	- 28.9%	87	<b>62</b>	- 28.7%

# Sold Listings

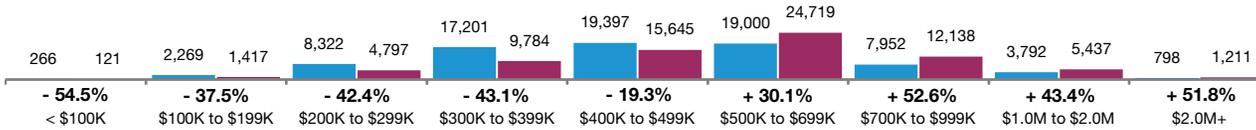
Actual sales that have closed in a given month.



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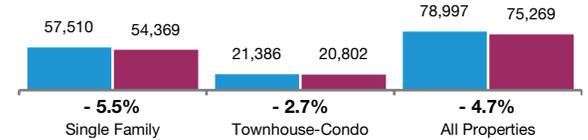
## By Price Range – All Properties – Rolling 12 Months

■ 3-2021 ■ 3-2022



## By Property Type

■ 3-2021 ■ 3-2022



### Rolling 12 Months

### Compared to Prior Month

### Year to Date

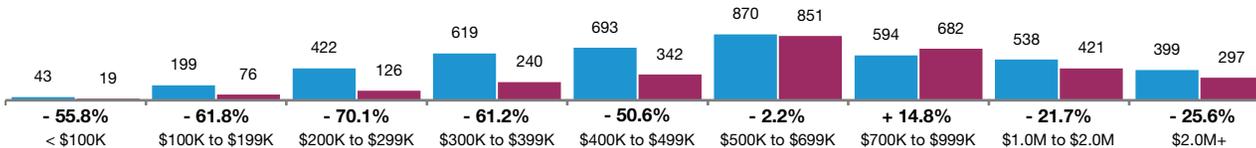
By Price Range	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
	3-2021	3-2022	Change	3-2021	3-2022	Change	2-2022	3-2022	Change	2-2022	3-2022	Change	3-2021	3-2022	Change	3-2021	3-2022	Change
\$99,999 and Below	191	75	-60.7%	27	11	-59.3%	4	5	+25.0%	1	1	0.0%	30	10	-66.7%	4	4	0.0%
\$100,000 to \$199,999	587	357	-39.2%	1,657	1,033	-37.7%	24	34	+41.7%	58	45	-22.4%	107	83	-22.4%	372	161	-56.7%
\$200,000 to \$299,999	2,196	903	-58.9%	6,120	3,884	-36.5%	38	51	+34.2%	189	211	+11.6%	336	140	-58.3%	1,206	588	-51.2%
\$300,000 to \$399,999	10,936	3,866	-64.6%	6,246	5,896	-5.6%	136	160	+17.6%	323	393	+21.7%	1,521	490	-67.8%	1,378	1,013	-26.5%
\$400,000 to \$499,999	16,194	11,429	-29.4%	3,203	4,216	+31.6%	486	559	+15.0%	286	332	+16.1%	2,844	1,566	-44.9%	745	870	+16.8%
\$500,000 to \$699,999	16,450	21,297	+29.5%	2,549	3,419	+34.1%	1,233	1,691	+37.1%	221	349	+57.9%	3,166	4,006	+26.5%	590	768	+30.2%
\$700,000 to \$999,999	6,825	10,679	+56.5%	1,125	1,459	+29.7%	664	1,027	+54.7%	98	135	+37.8%	1,455	2,201	+51.3%	283	321	+13.4%
\$1,000,000 to \$1,999,999	3,392	4,686	+38.1%	400	750	+87.5%	302	447	+48.0%	37	67	+81.1%	769	946	+23.0%	120	132	+10.0%
\$2,000,000 and Above	739	1,077	+45.7%	59	134	+127.1%	56	120	+114.3%	12	10	-16.7%	184	223	+21.2%	17	29	+70.6%
<b>All Price Ranges</b>	<b>57,510</b>	<b>54,369</b>	<b>-5.5%</b>	<b>21,386</b>	<b>20,802</b>	<b>-2.7%</b>	<b>2,943</b>	<b>4,094</b>	<b>+39.1%</b>	<b>1,225</b>	<b>1,543</b>	<b>+26.0%</b>	<b>10,412</b>	<b>9,665</b>	<b>-7.2%</b>	<b>4,715</b>	<b>3,886</b>	<b>-17.6%</b>

# Inventory of Active Listings

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

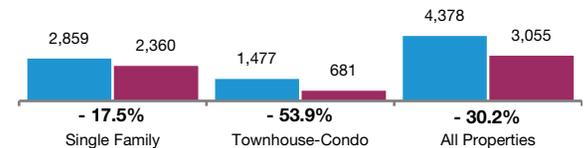
## By Price Range – All Properties

■ 3-2021 ■ 3-2022



## By Property Type

■ 3-2021 ■ 3-2022



### Year over Year

### Compared to Prior Month

### Year to Date

By Price Range	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family		Townhouse-Condo	
	3-2021	3-2022	Change	3-2021	3-2022	Change	2-2022	3-2022	Change	2-2022	3-2022	Change	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.			
\$99,999 and Below	24	18	-25.0%	3	1	-66.7%	17	18	+5.9%	1	1	0.0%				
\$100,000 to \$199,999	77	57	-26.0%	110	15	-86.4%	52	57	+9.6%	16	15	-6.3%				
\$200,000 to \$299,999	126	58	-54.0%	290	63	-78.3%	66	58	-12.1%	73	63	-13.7%				
\$300,000 to \$399,999	376	108	-71.3%	239	130	-45.6%	104	108	+3.8%	116	130	+12.1%				
\$400,000 to \$499,999	452	229	-49.3%	237	111	-53.2%	216	229	+6.0%	83	111	+33.7%				
\$500,000 to \$699,999	612	705	+15.2%	258	145	-43.8%	567	705	+24.3%	112	145	+29.5%				
\$700,000 to \$999,999	440	582	+32.3%	154	100	-35.1%	388	582	+50.0%	85	100	+17.6%				
\$1,000,000 to \$1,999,999	417	348	-16.5%	121	73	-39.7%	259	348	+34.4%	66	73	+10.6%				
\$2,000,000 and Above	334	254	-24.0%	65	43	-33.8%	241	254	+5.4%	42	43	+2.4%				
<b>All Price Ranges</b>	<b>2,859</b>	<b>2,360</b>	<b>-17.5%</b>	<b>1,477</b>	<b>681</b>	<b>-53.9%</b>	<b>1,911</b>	<b>2,360</b>	<b>+23.5%</b>	<b>594</b>	<b>681</b>	<b>+14.6%</b>				

# Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

<b>Inventory of Active Listings</b>	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.
<b>Under Contract</b>	A count of the properties that have offers accepted on them in a given month.
<b>New Listings</b>	A measure of how much new supply is coming onto the market from sellers.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<b>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<b>Median Sales Price</b>	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
<b>Average Sales Price</b>	A sum of all home sales prices divided by total number of sales.
<b>Percent of List Price Received</b>	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
<b>Housing Affordability Index</b>	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.