

Monthly Indicators



April 2022

Percent changes calculated using year-over-year comparisons.

New Listings were up 9.4 percent for single family homes but decreased 9.1 percent for townhouse-condo properties. Under Contracts increased 8.2 percent for single family homes but decreased 6.6 percent for townhouse-condo properties.

The Median Sales Price was up 17.4 percent to \$660,000 for single family homes and 18.3 percent to \$445,000 for townhouse-condo properties. Days on Market decreased 14.3 percent for single family homes and 57.1 percent for townhouse-condo properties.

Affordability challenges are limiting buying activity, and early signs suggest competition for homes may be cooling somewhat. Nationally, existing home sales are down 2.7% as of last measure, while pending sales dropped 1.2%, marking 5 straight months of under contract declines, according to the National Association of REALTORS®. Inventory remains low, with only 2 months supply at present, and home prices continue to rise, with the median existing home at \$373,500, a 15% increase from this time last year. Homes are still selling quickly, however, and multiple offers are common in many markets.

Activity Snapshot

- 17.0% **- 7.2%** **+ 18.4%**

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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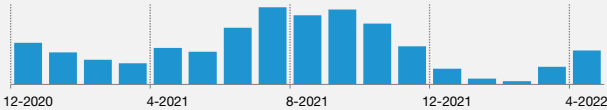
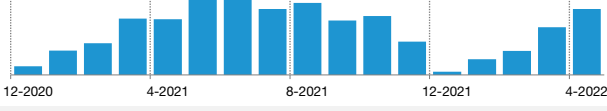
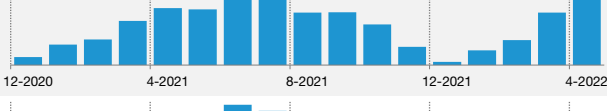

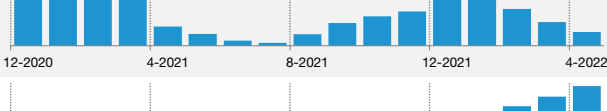

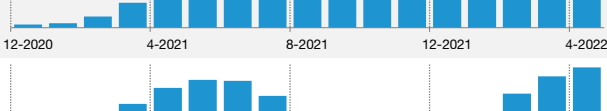
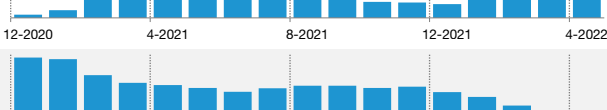

All residential real estate activity in the MLS of REcolorado® composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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Single Family Market Overview



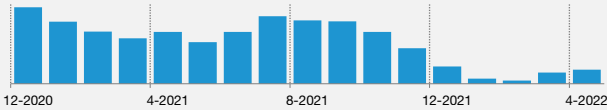
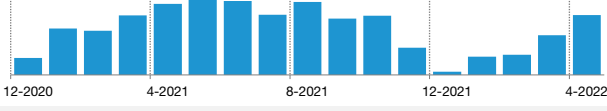
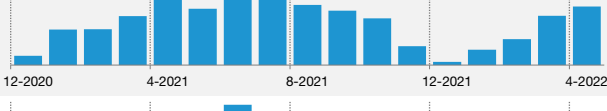
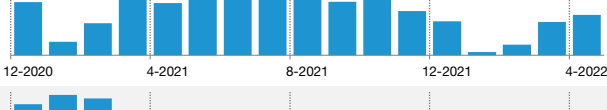
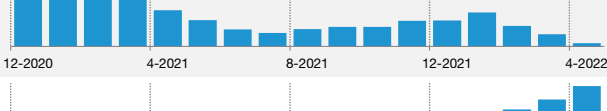

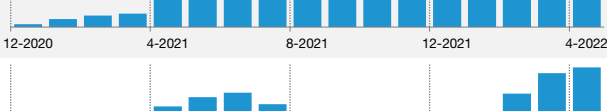
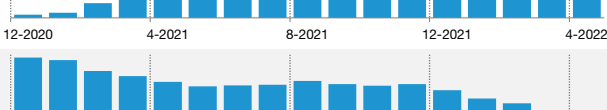

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	4-2021	4-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
Active Listings		3,575	3,451	- 3.5%	--	--	--
Under Contract		4,776	5,168	+ 8.2%	16,977	16,400	- 3.4%
New Listings		5,762	6,306	+ 9.4%	17,870	18,552	+ 3.8%
Sold Listings		4,711	4,410	- 6.4%	15,128	14,136	- 6.6%
Days on Market		14	12	- 14.3%	21	16	- 23.8%
Median Sales Price		\$562,000	\$660,000	+ 17.4%	\$530,000	\$627,000	+ 18.3%
Average Sales Price		\$683,287	\$793,486	+ 16.1%	\$644,891	\$744,168	+ 15.4%
Pct. of List Price Received		104.8%	106.5%	+ 1.6%	103.1%	104.9%	+ 1.7%
Affordability Index		74	49	- 33.8%	78	52	- 33.3%

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	4-2021	4-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
Active Listings		1,602	865	- 46.0%	--	--	--
Under Contract		1,996	1,864	- 6.6%	7,233	6,232	- 13.8%
New Listings		2,252	2,046	- 9.1%	7,334	6,570	- 10.4%
Sold Listings		1,831	1,657	- 9.5%	6,549	5,558	- 15.1%
Days on Market		21	9	- 57.1%	29	14	- 51.7%
Median Sales Price		\$376,250	\$445,000	+ 18.3%	\$352,052	\$421,000	+ 19.6%
Average Sales Price		\$446,949	\$523,693	+ 17.2%	\$422,779	\$496,226	+ 17.4%
Pct. of List Price Received		102.7%	106.2%	+ 3.4%	101.3%	104.7%	+ 3.4%
Affordability Index		110	73	- 33.6%	118	77	- 34.7%

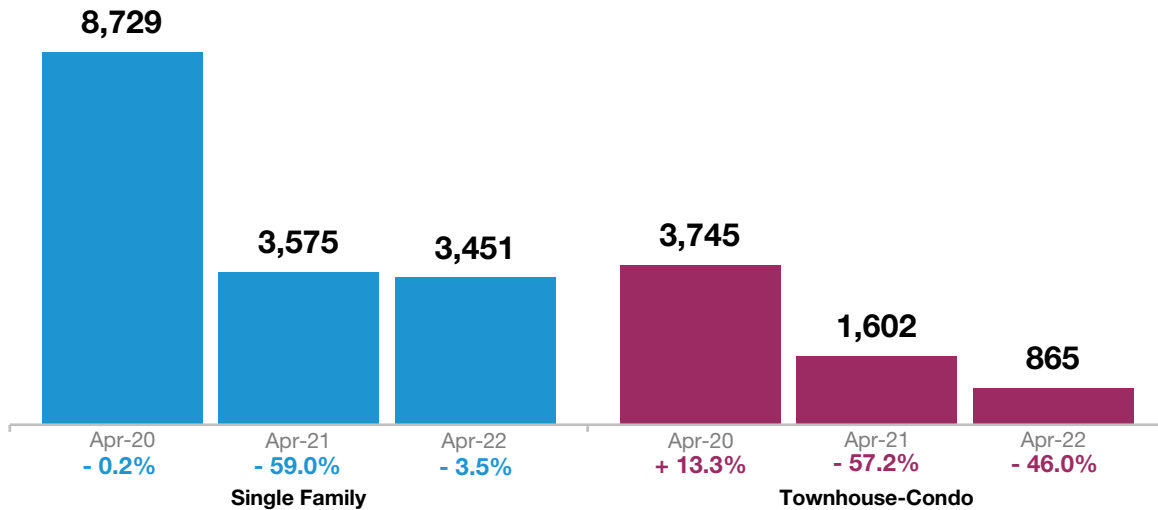
Inventory of Active Listings

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



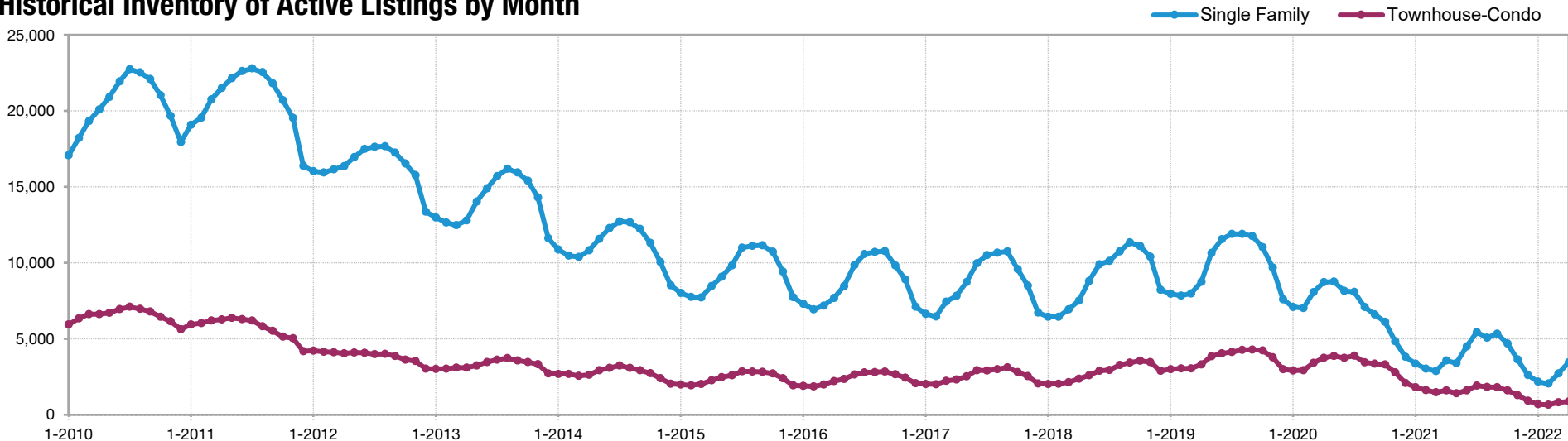
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April



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2021	3,395	-61.2%	1,403	-63.7%
Jun-2021	4,490	-44.9%	1,606	-57.2%
Jul-2021	5,425	-32.9%	1,911	-50.7%
Aug-2021	5,064	-28.6%	1,830	-46.9%
Sep-2021	5,328	-19.2%	1,811	-46.1%
Oct-2021	4,682	-23.3%	1,607	-51.5%
Nov-2021	3,636	-24.9%	1,288	-53.8%
Dec-2021	2,617	-31.3%	928	-55.5%
Jan-2022	2,168	-35.5%	693	-61.6%
Feb-2022	2,052	-32.3%	652	-59.5%
Mar-2022	2,709	-5.5%	810	-45.3%
Apr-2022	3,451	-3.5%	865	-46.0%

Historical Inventory of Active Listings by Month



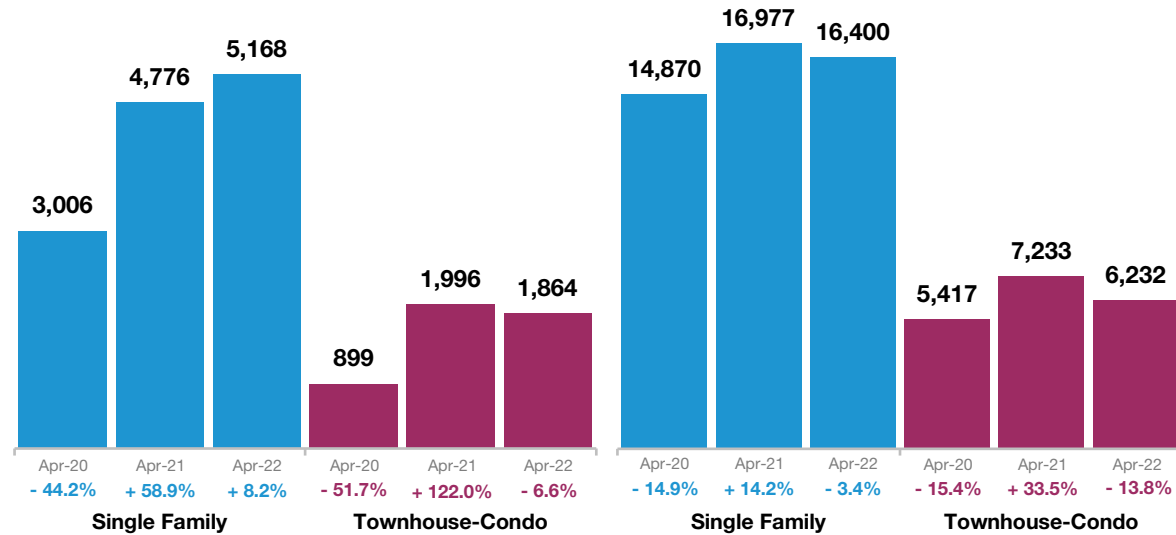
Under Contract

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

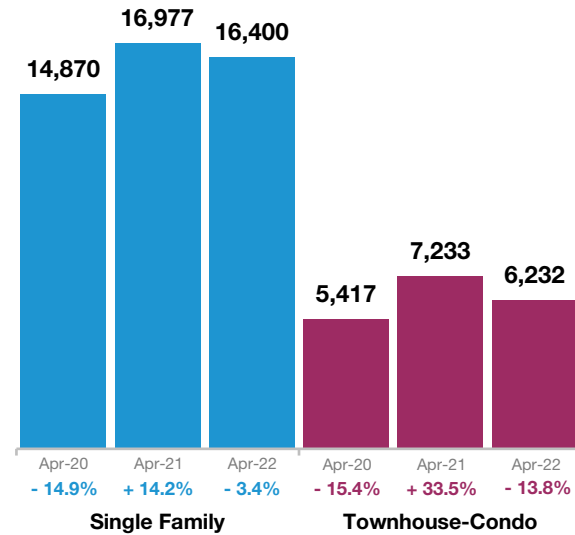


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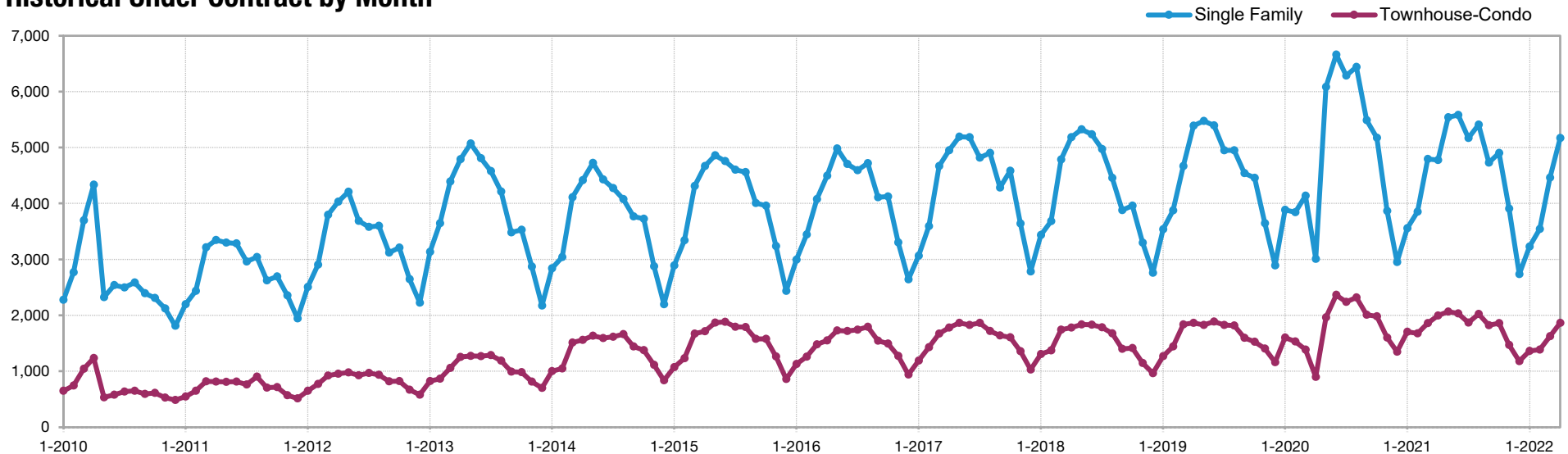


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2021	5,540	-8.9%	2,063	+5.2%
Jun-2021	5,581	-16.2%	2,033	-14.0%
Jul-2021	5,168	-17.8%	1,866	-16.6%
Aug-2021	5,407	-16.0%	2,022	-12.7%
Sep-2021	4,726	-13.9%	1,820	-9.5%
Oct-2021	4,901	-5.3%	1,857	-6.3%
Nov-2021	3,908	+1.1%	1,471	-8.1%
Dec-2021	2,736	-7.3%	1,181	-12.3%
Jan-2022	3,229	-9.2%	1,362	-20.0%
Feb-2022	3,541	-8.0%	1,384	-17.4%
Mar-2022	4,462	-6.9%	1,622	-12.7%
Apr-2022	5,168	+8.2%	1,864	-6.6%

Historical Under Contract by Month



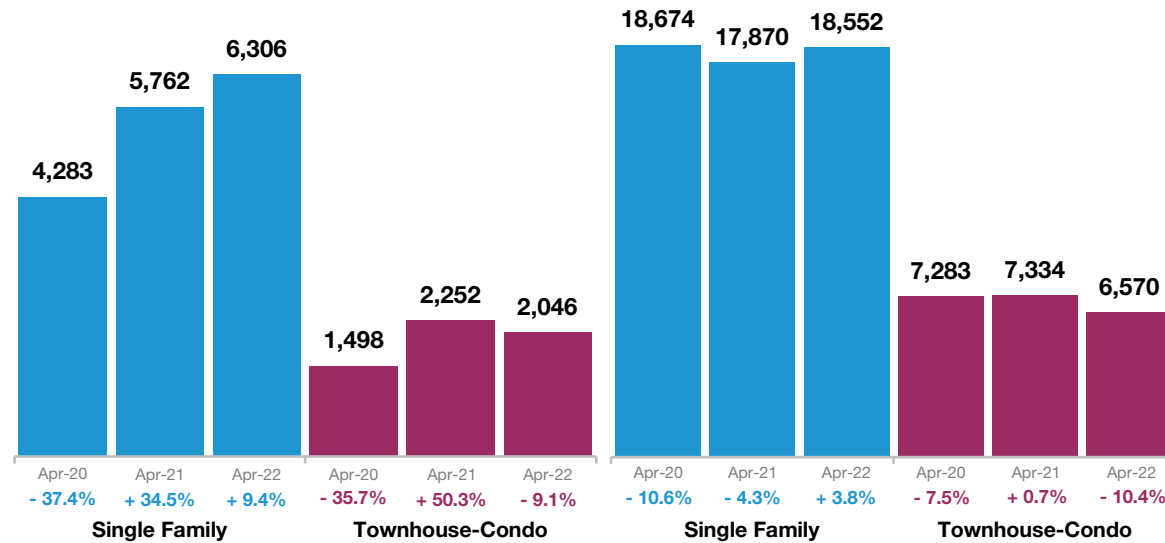
New Listings

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

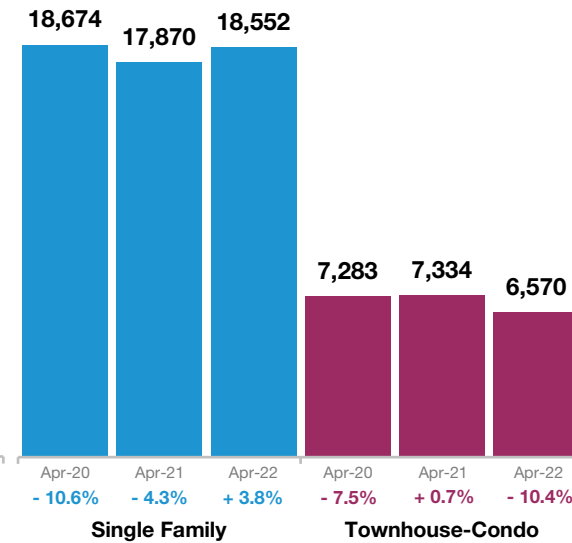


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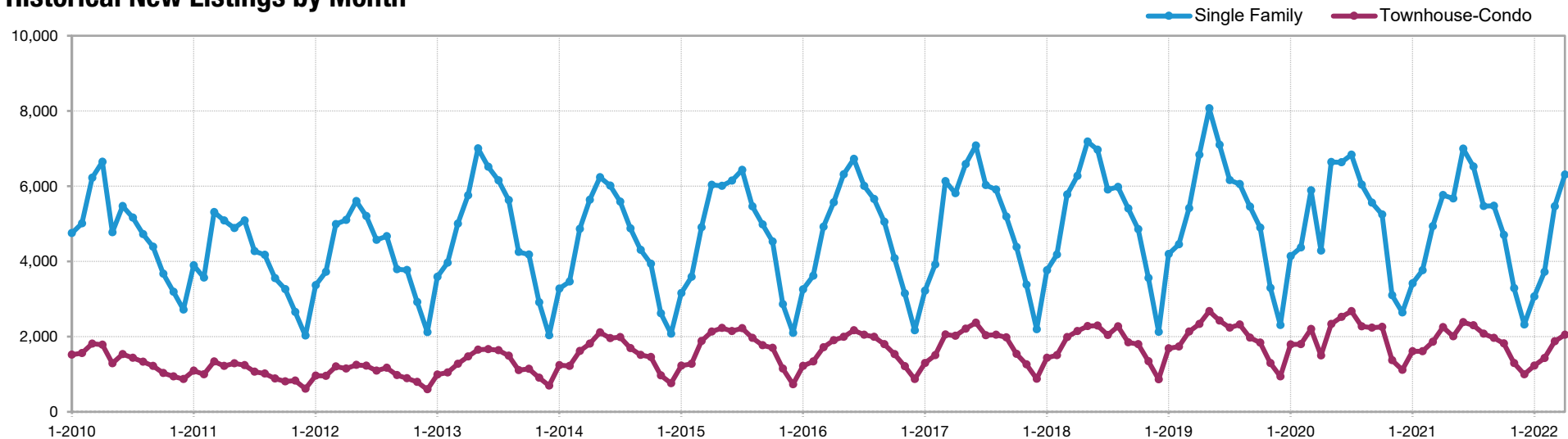


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	1,963	-12.3%
Oct-2021	4,701	-10.4%	1,817	-19.5%
Nov-2021	3,287	+6.1%	1,292	-5.8%
Dec-2021	2,317	-12.1%	995	-10.5%
Jan-2022	3,062	-10.4%	1,225	-23.9%
Feb-2022	3,718	-1.1%	1,428	-11.4%
Mar-2022	5,466	+10.8%	1,871	+0.5%
Apr-2022	6,306	+9.4%	2,046	-9.1%

Historical New Listings by Month



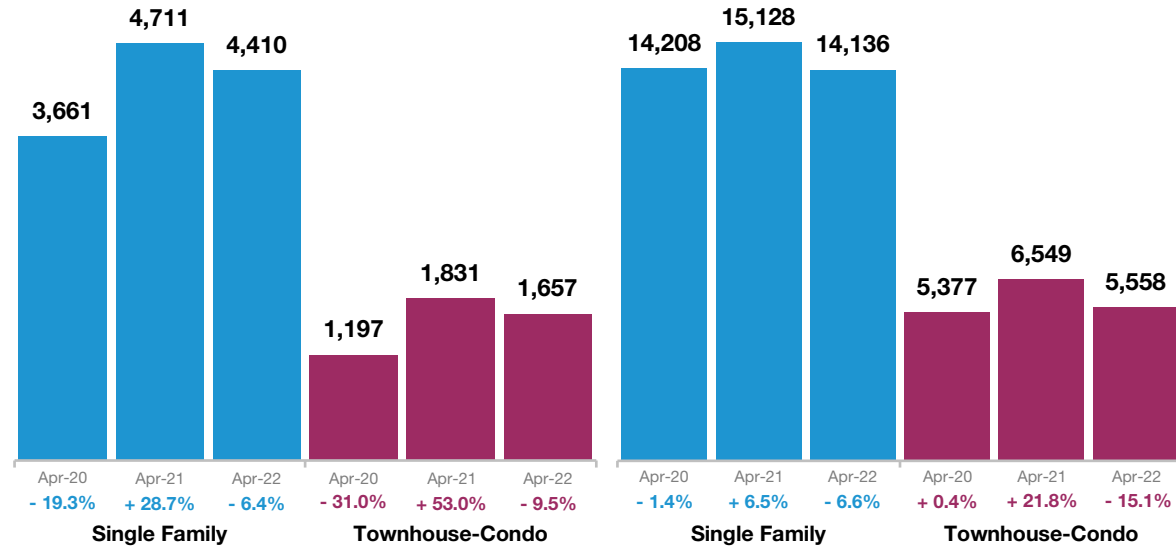
Sold Listings

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



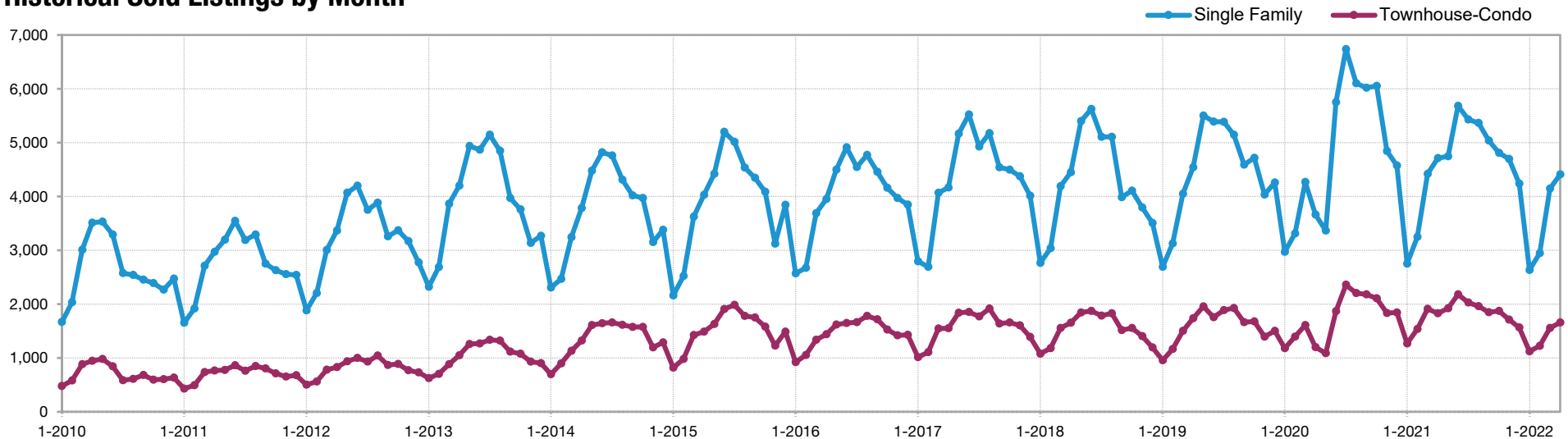
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Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2021	4,746	+41.1%	1,920	+76.3%
Jun-2021	5,681	-1.2%	2,181	+16.8%
Jul-2021	5,429	-19.4%	2,029	-14.0%
Aug-2021	5,367	-12.0%	1,960	-11.0%
Sep-2021	5,038	-16.3%	1,850	-15.1%
Oct-2021	4,809	-20.5%	1,874	-11.0%
Nov-2021	4,699	-3.0%	1,713	-6.6%
Dec-2021	4,238	-7.4%	1,564	-15.0%
Jan-2022	2,634	-4.3%	1,119	-11.8%
Feb-2022	2,948	-9.2%	1,226	-20.1%
Mar-2022	4,144	-6.2%	1,556	-18.7%
Apr-2022	4,410	-6.4%	1,657	-9.5%

Historical Sold Listings by Month



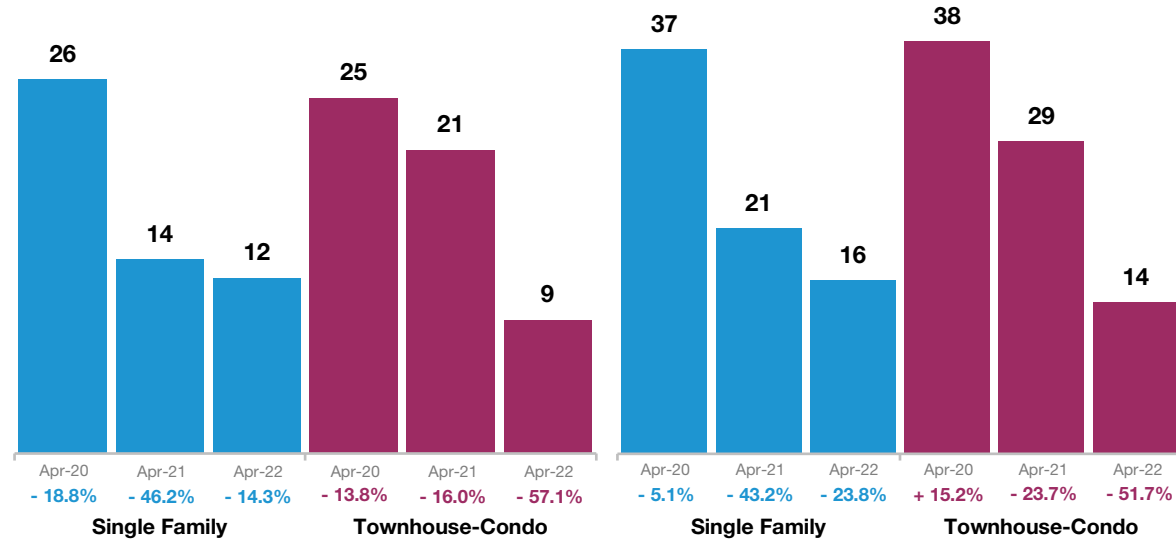
Days on Market Until Sale

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

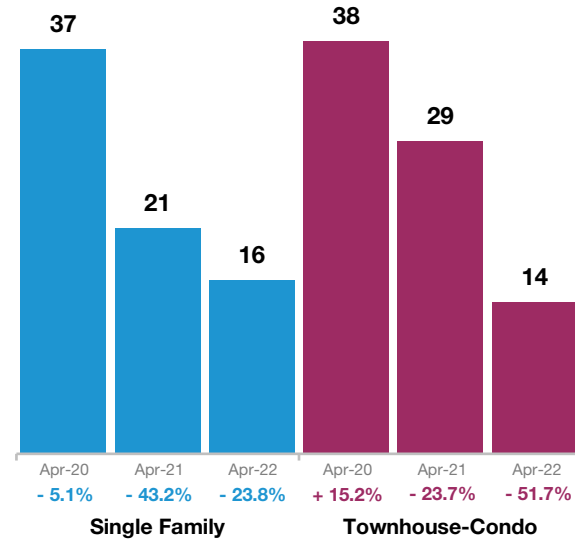


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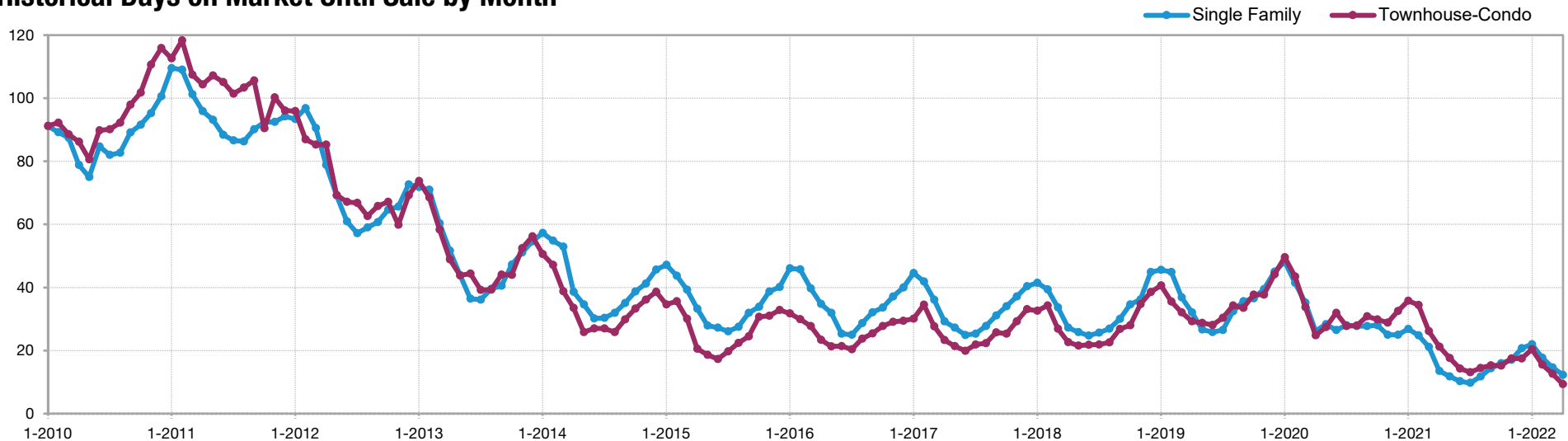


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Jan-2022	22	-18.5%	20	-44.4%
Feb-2022	18	-28.0%	16	-52.9%
Mar-2022	15	-28.6%	13	-50.0%
Apr-2022	12	-14.3%	9	-57.1%

Historical Days on Market Until Sale by Month



Median Sales Price

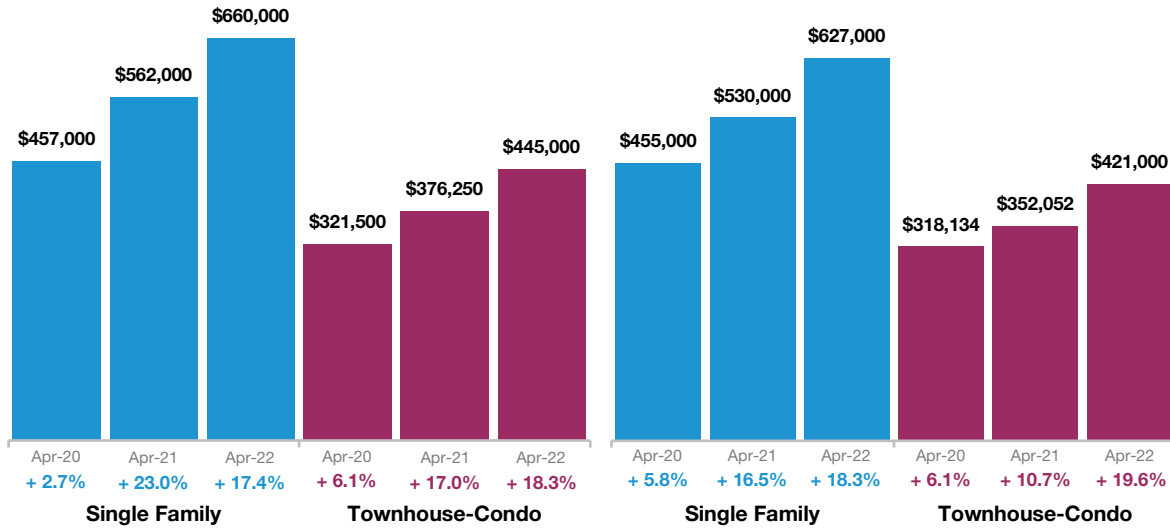
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



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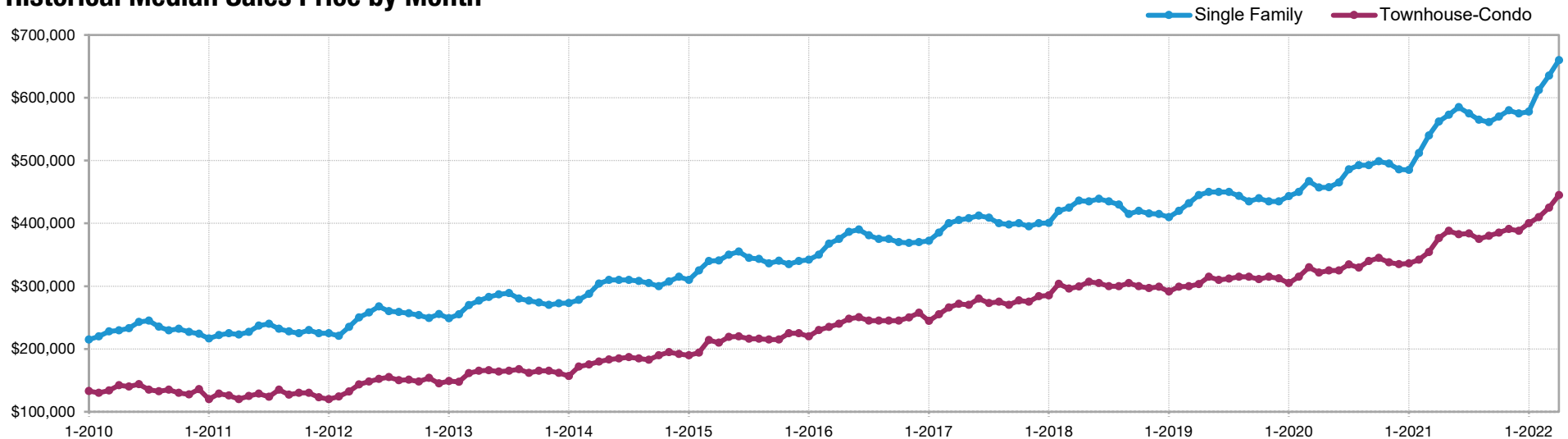
April

Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2021	\$572,750	+25.2%	\$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	\$561,250	+14.0%	\$380,000	+11.8%
Oct-2021	\$570,000	+14.2%	\$384,950	+11.6%
Nov-2021	\$580,000	+17.2%	\$391,000	+15.8%
Dec-2021	\$575,000	+18.3%	\$388,000	+15.8%
Jan-2022	\$577,952	+19.2%	\$400,000	+19.0%
Feb-2022	\$612,000	+19.5%	\$410,000	+19.8%
Mar-2022	\$635,000	+17.6%	\$425,000	+20.1%
Apr-2022	\$660,000	+17.4%	\$445,000	+18.3%

Historical Median Sales Price by Month



Average Sales Price

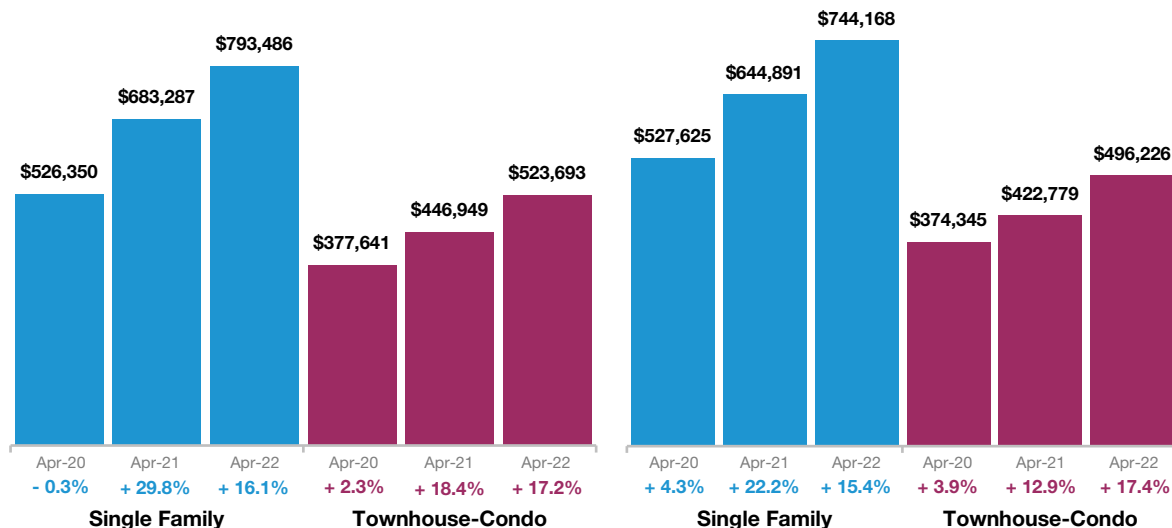
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



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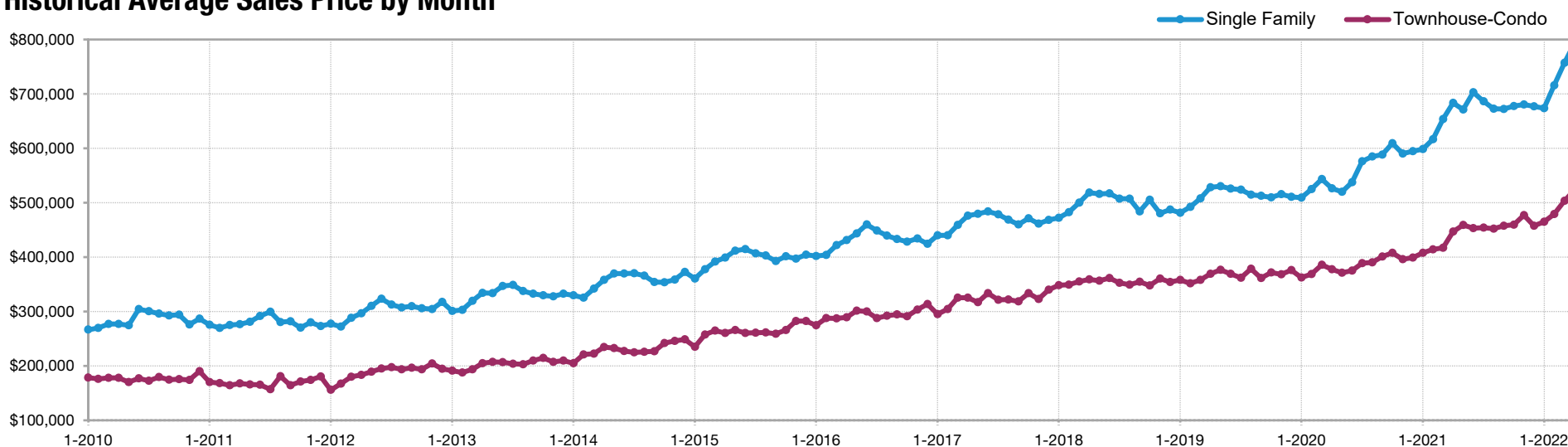
April

Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2021	\$671,010	+29.0%	\$459,144	+23.7%
Jun-2021	\$702,781	+30.8%	\$453,279	+20.8%
Jul-2021	\$686,252	+19.1%	\$454,309	+16.8%
Aug-2021	\$672,703	+15.0%	\$452,308	+16.0%
Sep-2021	\$672,235	+14.2%	\$457,300	+14.1%
Oct-2021	\$677,788	+11.3%	\$459,334	+12.7%
Nov-2021	\$680,716	+15.3%	\$476,892	+20.4%
Dec-2021	\$677,183	+13.9%	\$457,675	+14.7%
Jan-2022	\$673,474	+12.5%	\$464,683	+14.0%
Feb-2022	\$715,724	+16.1%	\$478,912	+15.7%
Mar-2022	\$756,850	+15.8%	\$503,304	+20.7%
Apr-2022	\$793,486	+16.1%	\$523,693	+17.2%

Historical Average Sales Price by Month



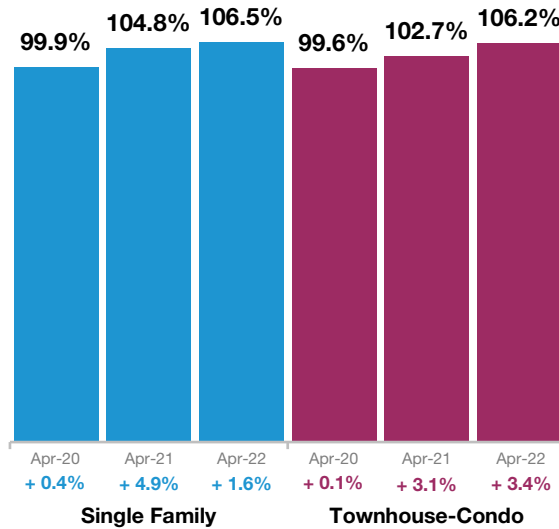
Percent of List Price Received

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.

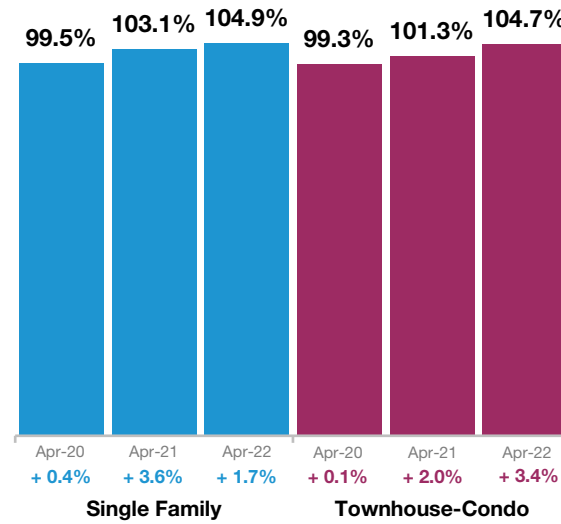


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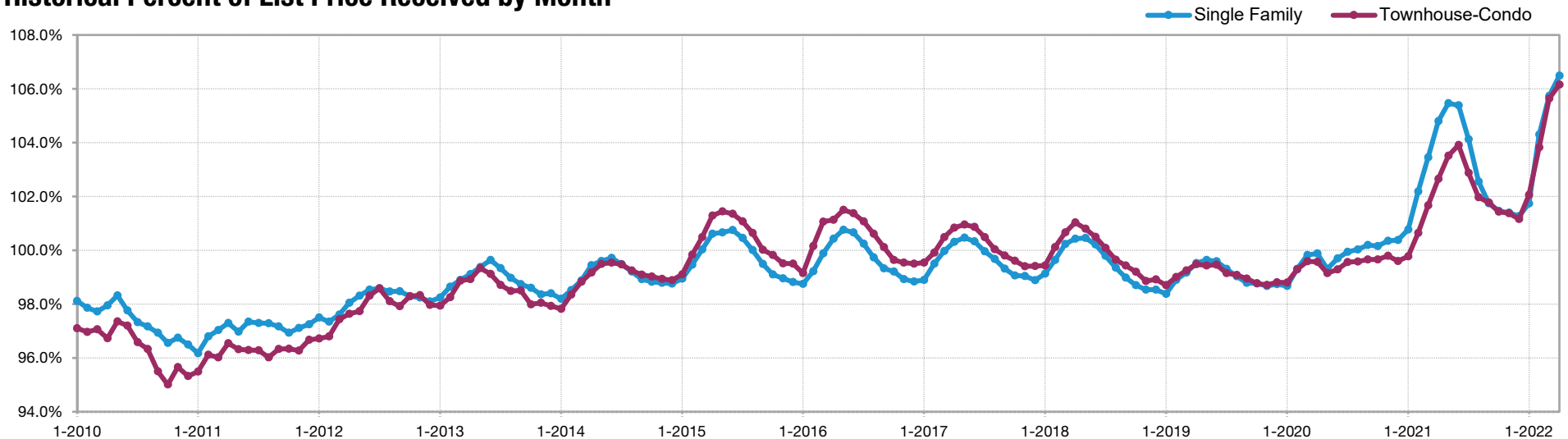


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	102.1%	+2.3%
Feb-2022	104.3%	+2.1%	103.8%	+3.2%
Mar-2022	105.7%	+2.2%	105.6%	+3.8%
Apr-2022	106.5%	+1.6%	106.2%	+3.4%

Historical Percent of List Price Received by Month



Housing Affordability Index

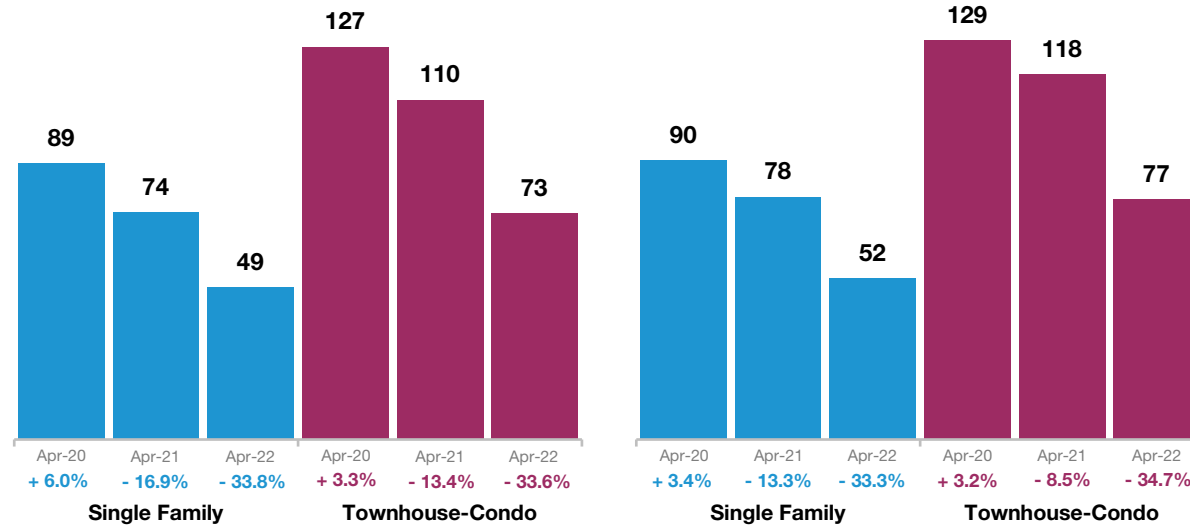


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This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater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

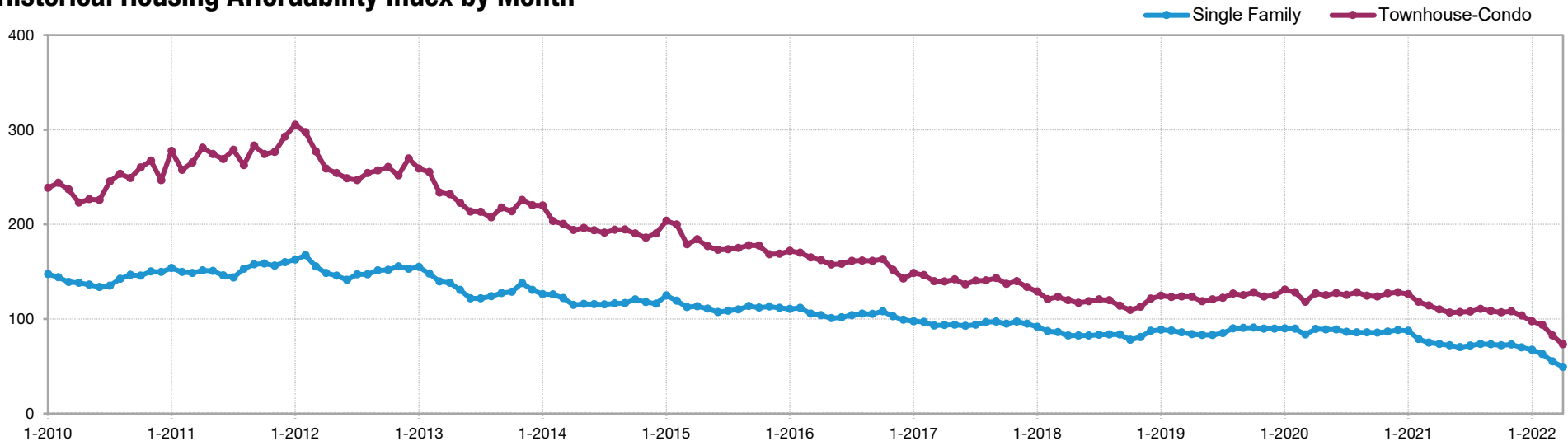
April

Year to Date



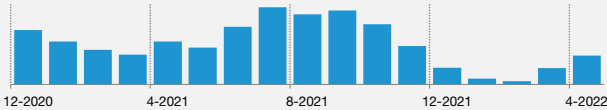
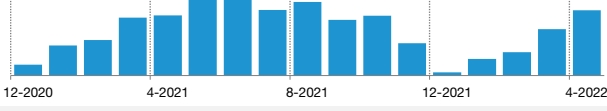
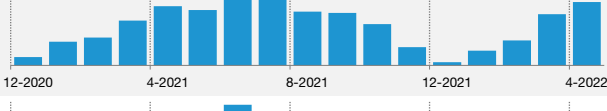
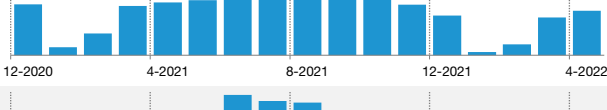
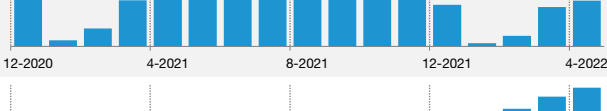

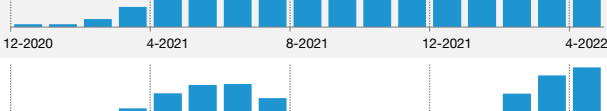
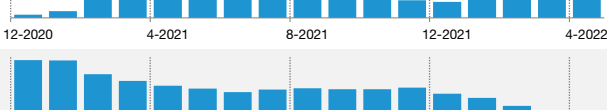

Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2021	72	-19.1%	107	-14.4%
Jun-2021	70	-21.3%	107	-15.7%
Jul-2021	72	-16.3%	108	-13.6%
Aug-2021	73	-15.1%	111	-13.3%
Sep-2021	73	-15.1%	108	-12.9%
Oct-2021	72	-16.3%	107	-13.7%
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%
Mar-2022	55	-26.7%	82	-28.1%
Apr-2022	49	-33.8%	73	-33.6%

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	4-2021	4-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
Active Listings		5,215	4,330	- 17.0%	--	--	--
Under Contract		6,778	7,040	+ 3.9%	24,251	22,666	- 6.5%
New Listings		8,018	8,359	+ 4.3%	25,246	25,160	- 0.3%
Sold Listings		6,545	6,075	- 7.2%	21,717	19,727	- 9.2%
Days on Market		16	12	- 25.0%	23	15	- 34.8%
Median Sales Price		\$515,000	\$610,000	+ 18.4%	\$480,000	\$576,000	+ 20.0%
Average Sales Price		\$616,897	\$719,284	+ 16.6%	\$577,037	\$673,512	+ 16.7%
Pct. of List Price Received		104.2%	106.4%	+ 2.1%	102.6%	104.8%	+ 2.1%
Affordability Index		80	53	- 33.8%	86	57	- 33.7%

Sold Listings

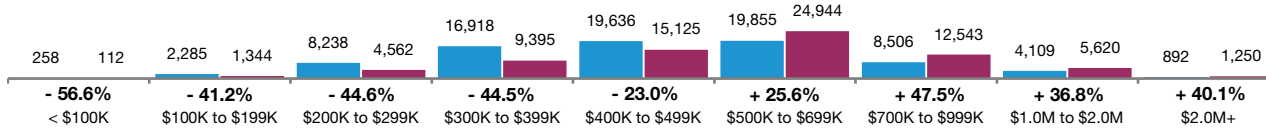
Actual sales that have closed in a given month.



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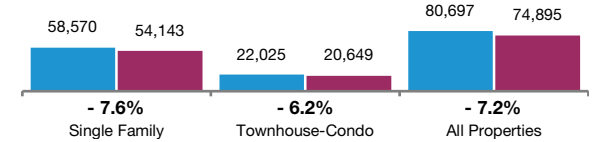
By Price Range – All Properties – Rolling 12 Months

■ 4-2021 ■ 4-2022



By Property Type

■ 4-2021 ■ 4-2022



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	4-2021	4-2022	Change	4-2021	4-2022	Change
\$99,999 and Below	184	71	-61.4%	25	8	-68.0%
\$100,000 to \$199,999	577	366	-36.6%	1,682	951	-43.5%
\$200,000 to \$299,999	2,110	854	-59.5%	6,122	3,696	-39.6%
\$300,000 to \$399,999	10,511	3,580	-65.9%	6,389	5,788	-9.4%
\$400,000 to \$499,999	16,248	10,823	-33.4%	3,388	4,302	+27.0%
\$500,000 to \$699,999	17,135	21,445	+25.2%	2,719	3,496	+28.6%
\$700,000 to \$999,999	7,319	11,035	+50.8%	1,185	1,508	+27.3%
\$1,000,000 to \$1,999,999	3,660	4,858	+32.7%	449	761	+69.5%
\$2,000,000 and Above	826	1,111	+34.5%	66	139	+110.6%
All Price Ranges	58,570	54,143	-7.6%	22,025	20,649	-6.2%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	3-2022	4-2022	Change	3-2022	4-2022	Change
	5	4	-20.0%	1	0	-100.0%
	35	33	-5.7%	45	42	-6.7%
	52	38	-26.9%	212	190	-10.4%
	161	129	-19.9%	402	378	-6.0%
	567	522	-7.9%	334	413	+23.7%
	1,719	1,766	+2.7%	350	379	+8.3%
	1,034	1,206	+16.6%	135	164	+21.5%
	450	579	+28.7%	67	77	+14.9%
	121	133	+9.9%	10	14	+40.0%
All Price Ranges	4,144	4,410	+6.4%	1,556	1,657	+6.5%

Year to Date

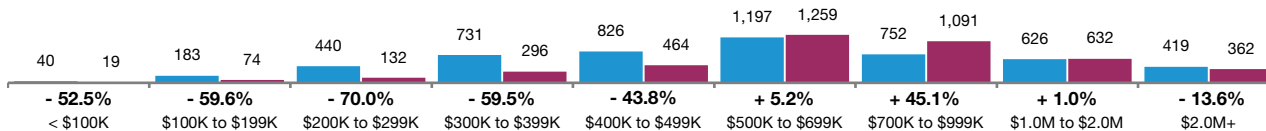
	Single Family			Townhouse-Condo		
	4-2021	4-2022	Change	4-2021	4-2022	Change
	38	14	-63.2%	7	4	-42.9%
	134	117	-12.7%	496	203	-59.1%
	425	179	-57.9%	1,587	779	-50.9%
	1,942	620	-68.1%	1,877	1,401	-25.4%
	3,988	2,100	-47.3%	1,076	1,285	+19.4%
	4,814	5,801	+20.5%	893	1,148	+28.6%
	2,319	3,419	+47.4%	400	486	+21.5%
	1,182	1,529	+29.4%	187	209	+11.8%
	286	357	+24.8%	26	43	+65.4%
All Price Ranges	15,128	14,136	-6.6%	6,549	5,558	-15.1%

Inventory of Active Listings

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

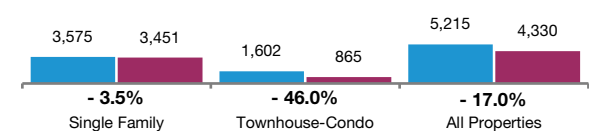
By Price Range – All Properties

■ 4-2021 ■ 4-2022



By Property Type

■ 4-2021 ■ 4-2022



Year over Year

By Price Range	Single Family			Townhouse-Condo		
	4-2021	4-2022	Change	4-2021	4-2022	Change
\$99,999 and Below	22	16	-27.3%	2	3	+50.0%
\$100,000 to \$199,999	67	57	-14.9%	104	14	-86.5%
\$200,000 to \$299,999	115	59	-48.7%	322	69	-78.6%
\$300,000 to \$399,999	436	124	-71.6%	291	168	-42.3%
\$400,000 to \$499,999	601	311	-48.3%	222	151	-32.0%
\$500,000 to \$699,999	906	1,061	+17.1%	291	197	-32.3%
\$700,000 to \$999,999	592	964	+62.8%	160	127	-20.6%
\$1,000,000 to \$1,999,999	487	535	+9.9%	139	97	-30.2%
\$2,000,000 and Above	348	323	-7.2%	71	39	-45.1%
All Price Ranges	3,575	3,451	-3.5%	1,602	865	-46.0%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	3-2022	4-2022	Change	3-2022	4-2022	Change
	19	16	-15.8%	2	3	+50.0%
	67	57	-14.9%	21	14	-33.3%
	73	59	-19.2%	81	69	-14.8%
	138	124	-10.1%	156	168	+7.7%
	281	311	+10.7%	140	151	+7.9%
	808	1,061	+31.3%	167	197	+18.0%
	660	964	+46.1%	122	127	+4.1%
	387	535	+38.2%	81	97	+19.8%
	275	323	+17.5%	40	39	-2.5%
All Price Ranges	2,709	3,451	+27.4%	810	865	+6.8%

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.