

DIGGING DEEPER: April 2022 Records

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

ACTIVE LISTINGS

- ✓ (Attached) 759 represents the lowest April on record. The previous record was 2015 with 950 active listings.

CLOSE PRICE — MEDIAN

- ✓ (Residential) \$624,950 represents the highest number on record. The previous record was March 2022 of \$602,000.
- ✓ (Detached) \$684,550 represents the highest number on record. The previous record was March of \$660,000.
- ✓ (Attached) \$440,000 represents the highest number on record. The previous record was March 2022 of \$422,000.

CLOSE PRICE — AVERAGE

- ✓ (Residential) \$726,988 represents the highest on record. The previous record high was March 2022 of \$702,694.
- ✓ (Detached) \$825,073 represents the highest on record. The previous record high was March 2022 of \$797,700.
- ✓ (Attached) \$495,078 represents the highest April on record. The previous record was 2021 of \$440,768.

DAYS IN MLS — MEDIAN

- ✓ (Residential) 4 days represents a tie for the lowest amount on record. The previous record low was set 7 other times.
- ✓ (Detached) 4 days represents a tie for the lowest amount on record. The previous record low was set 8 other times.
- ✓ (Attached) 4 days represents a tie for the lowest amount on record. The previous record low was set 7 other times.

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DAYS IN MLS — AVERAGE

- ✓ (Residential) 8 days represents the lowest number on record. The previous record low of 9 days was set in July of 2021.
- ✓ (Detached) 9 days represents the lowest April on record. The previous record low was 2021 at 10 days.
- ✓ (Attached) 8 days represents the lowest number on record. The previous record low of 12 days was set in March of 2022.

MONTHS OF INVENTORY (MOI)

- ✓ (Attached) 0.52 months represents the lowest April on record. The previous record low of 0.64 was in 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, Guide Real Estate
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- Steve Danyliw, Danyliw & Associates
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- Libby Levinson-Katz, Kentwood Real Estate
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- Molly Polinkovsky, West + Main Homes
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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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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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