

Monthly Indicators



June 2022

Percent changes calculated using year-over-year comparisons.

New Listings were up 6.9 percent for single family homes but decreased 2.1 percent for townhouse-condo properties. Under Contracts decreased 19.3 percent for single family homes and 21.7 percent for townhouse-condo properties.

The Median Sales Price was up 10.7 percent to \$647,500 for single family homes and 15.0 percent to \$440,000 for townhouse-condo properties. Days on Market increased 10.0 percent for single family homes but decreased 28.6 percent for townhouse-condo properties.

With monthly mortgage payments up more than 50% compared to this time last year, the rising costs of homeownership have sidelined many prospective buyers. Nationally, the median sales price of existing homes recently exceeded \$400,000 for the first time ever, a 15% increase from the same period a year ago, according to the National Association of REALTORS®. As existing home sales continue to soften nationwide, housing supply is slowly improving, with inventory up for the second straight month. In time, price growth is expected to moderate as supply grows; for now, however, inventory remains low, and buyers are feeling the squeeze of higher prices all around.

Activity Snapshot

+ 38.7% **- 17.3%** **+ 12.1%**

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	6-2021	6-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
Active Listings		4,498	6,809	+ 51.4%	--	--	--
Under Contract		5,581	4,504	- 19.3%	28,097	25,825	- 8.1%
New Listings		6,996	7,477	+ 6.9%	30,538	32,411	+ 6.1%
Sold Listings		5,681	4,729	- 16.8%	25,555	23,964	- 6.2%
Days on Market		10	11	+ 10.0%	17	14	- 17.6%
Median Sales Price		\$585,000	\$647,500	+ 10.7%	\$550,000	\$635,450	+ 15.5%
Average Sales Price		\$702,781	\$764,752	+ 8.8%	\$662,609	\$754,166	+ 13.8%
Pct. of List Price Received		105.4%	102.6%	- 2.7%	104.1%	104.4%	+ 0.3%
Affordability Index		70	50	- 28.6%	75	50	- 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	6-2021	6-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
Active Listings		1,609	1,697	+ 5.5%	--	--	--
Under Contract		2,033	1,591	- 21.7%	11,329	9,587	- 15.4%
New Listings		2,382	2,332	- 2.1%	11,720	11,017	- 6.0%
Sold Listings		2,181	1,774	- 18.7%	10,650	9,209	- 13.5%
Days on Market		14	10	- 28.6%	24	12	- 50.0%
Median Sales Price		\$382,500	\$440,000	+ 15.0%	\$365,000	\$428,000	+ 17.3%
Average Sales Price		\$453,279	\$524,659	+ 15.7%	\$435,577	\$507,765	+ 16.6%
Pct. of List Price Received		103.9%	103.1%	- 0.8%	102.3%	104.5%	+ 2.2%
Affordability Index		107	73	- 31.8%	112	75	- 33.0%

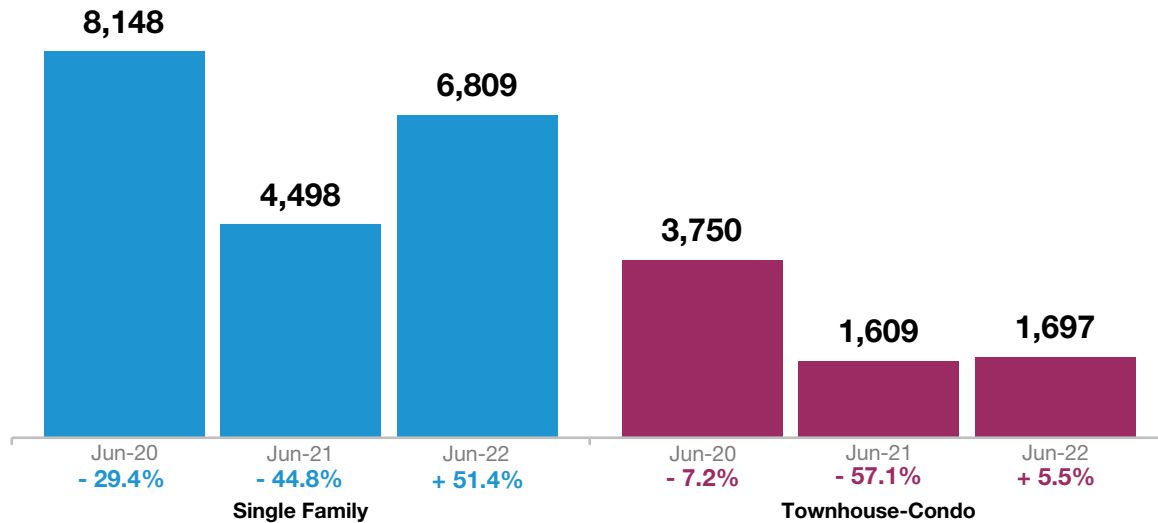
Inventory of Active Listings

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



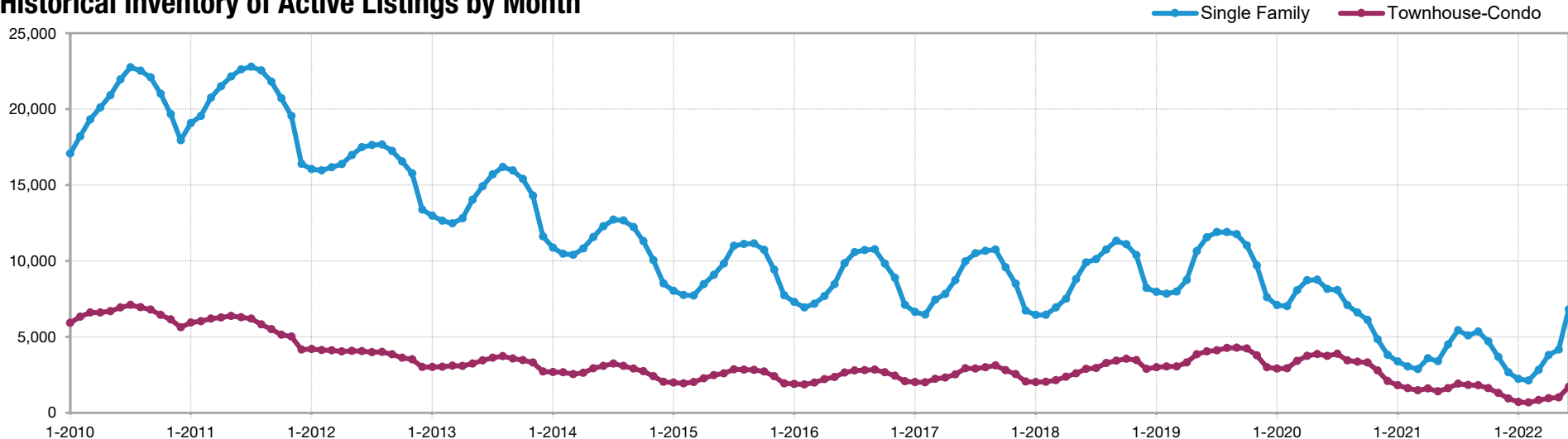
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ASSOCIATION OF REALTORS®

June



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2021	5,437	-32.8%	1,913	-50.7%
Aug-2021	5,080	-28.4%	1,834	-46.8%
Sep-2021	5,345	-19.0%	1,816	-45.9%
Oct-2021	4,703	-23.0%	1,614	-51.3%
Nov-2021	3,668	-24.4%	1,298	-53.5%
Dec-2021	2,663	-30.2%	940	-55.0%
Jan-2022	2,230	-33.8%	710	-60.7%
Feb-2022	2,130	-29.9%	673	-58.2%
Mar-2022	2,816	-2.0%	839	-43.3%
Apr-2022	3,793	+5.9%	958	-40.2%
May-2022	4,166	+22.5%	1,010	-28.1%
Jun-2022	6,809	+51.4%	1,697	+5.5%

Historical Inventory of Active Listings by Month



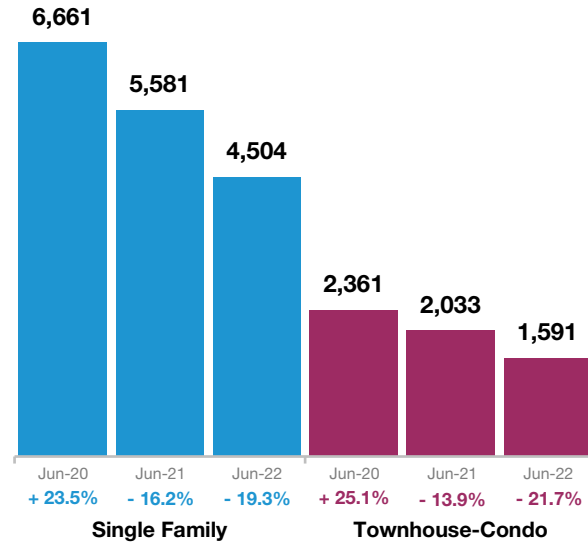
Under Contract

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

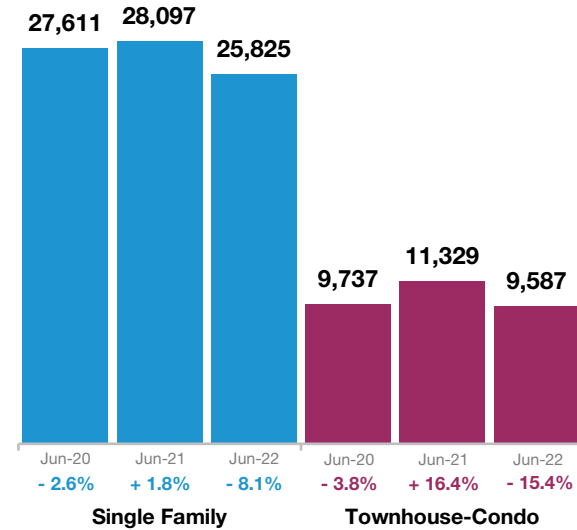


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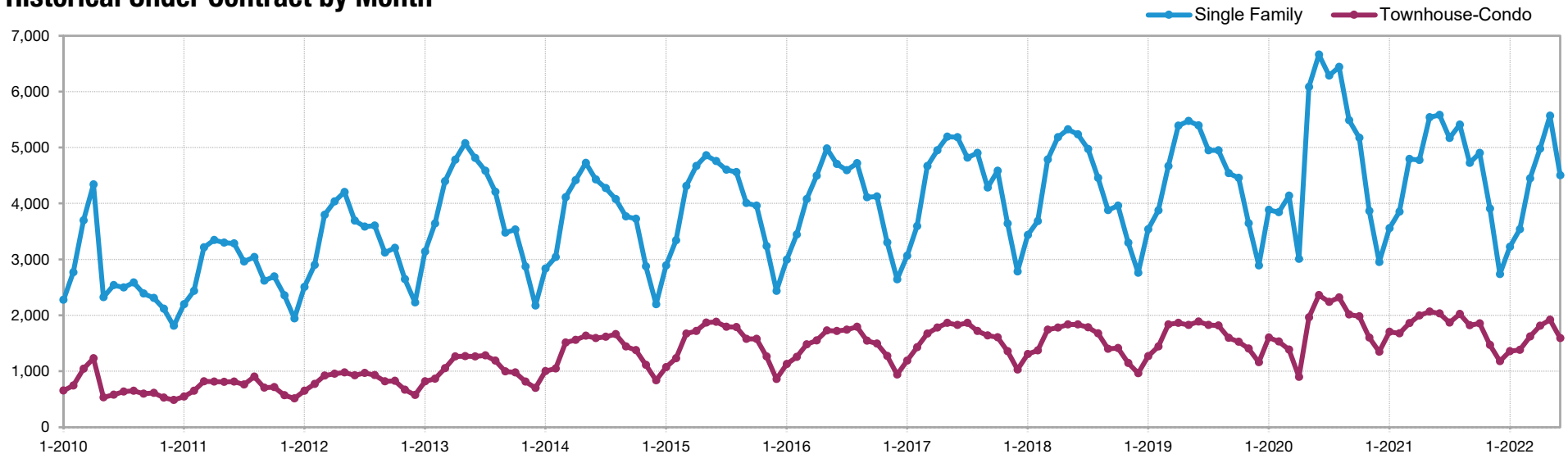


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2021	5,168	-17.8%	1,866	-16.7%
Aug-2021	5,406	-16.1%	2,021	-12.7%
Sep-2021	4,725	-13.9%	1,822	-9.4%
Oct-2021	4,902	-5.3%	1,856	-6.2%
Nov-2021	3,906	+1.1%	1,469	-8.2%
Dec-2021	2,734	-7.4%	1,180	-12.4%
Jan-2022	3,225	-9.4%	1,359	-20.2%
Feb-2022	3,537	-8.1%	1,379	-17.7%
Mar-2022	4,445	-7.3%	1,621	-12.8%
Apr-2022	4,974	+4.1%	1,810	-9.3%
May-2022	5,565	+0.5%	1,920	-6.9%
Jun-2022	4,504	-19.3%	1,591	-21.7%

Historical Under Contract by Month



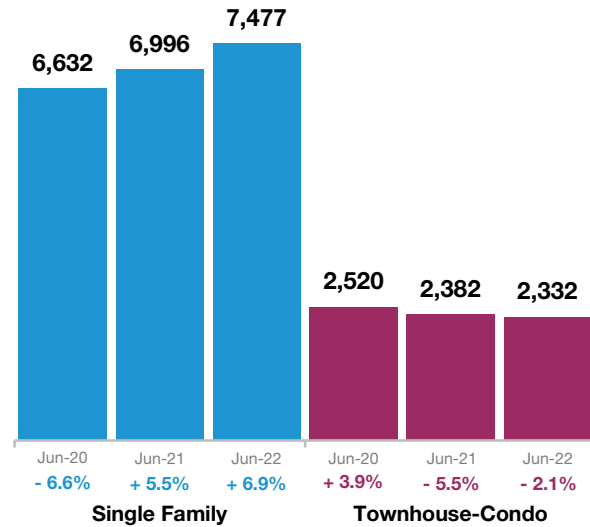
New Listings

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

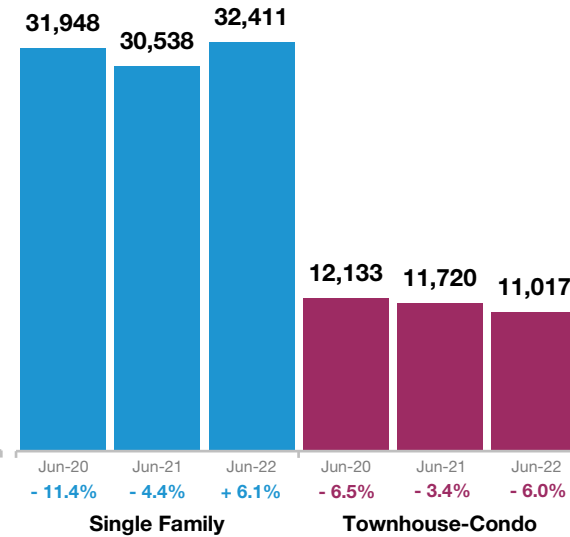


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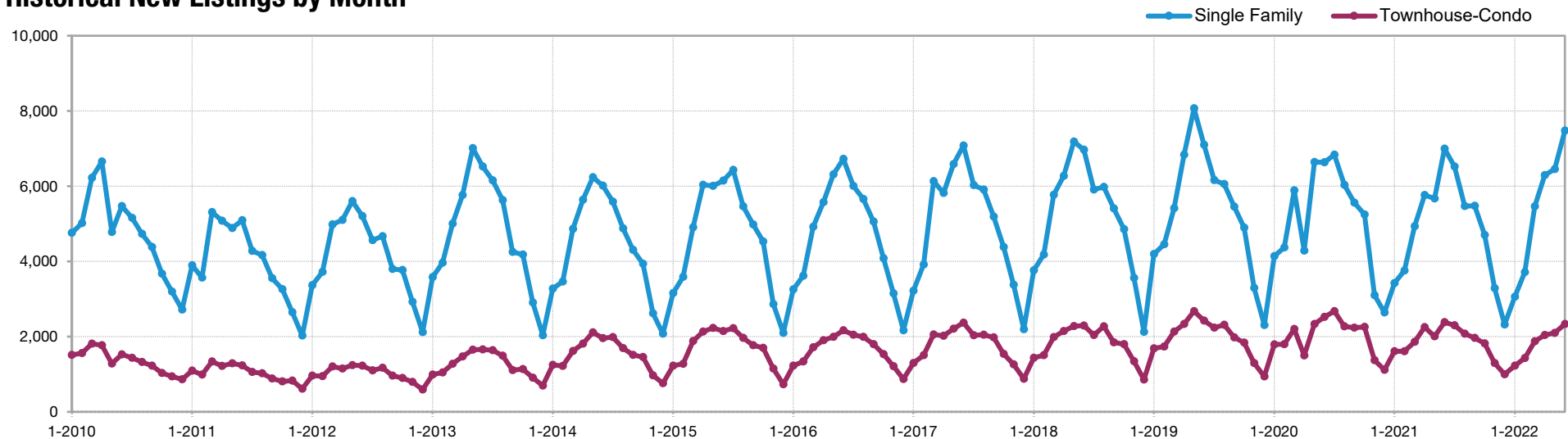


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2021	6,519	-4.7%	2,300	-14.0%
Aug-2021	5,471	-9.4%	2,075	-8.7%
Sep-2021	5,477	-1.5%	1,965	-12.2%
Oct-2021	4,701	-10.4%	1,817	-19.4%
Nov-2021	3,287	+6.1%	1,292	-5.8%
Dec-2021	2,317	-12.1%	995	-10.5%
Jan-2022	3,061	-10.5%	1,227	-23.7%
Feb-2022	3,717	-1.1%	1,427	-11.4%
Mar-2022	5,461	+10.7%	1,876	+0.8%
Apr-2022	6,289	+9.1%	2,042	-9.3%
May-2022	6,451	+13.8%	2,100	+4.7%
Jun-2022	7,477	+6.9%	2,332	-2.1%

Historical New Listings by Month



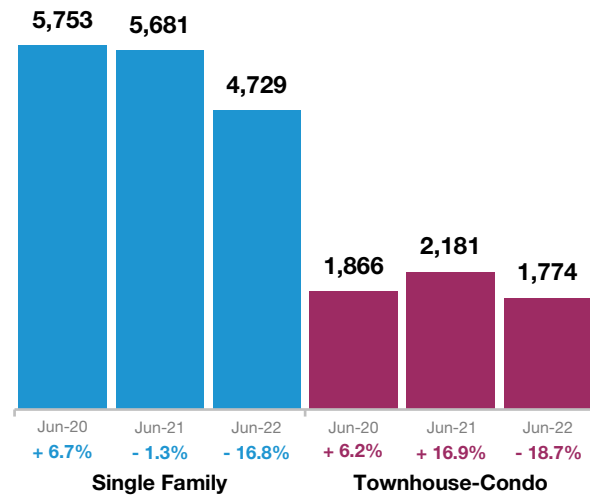
Sold Listings

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

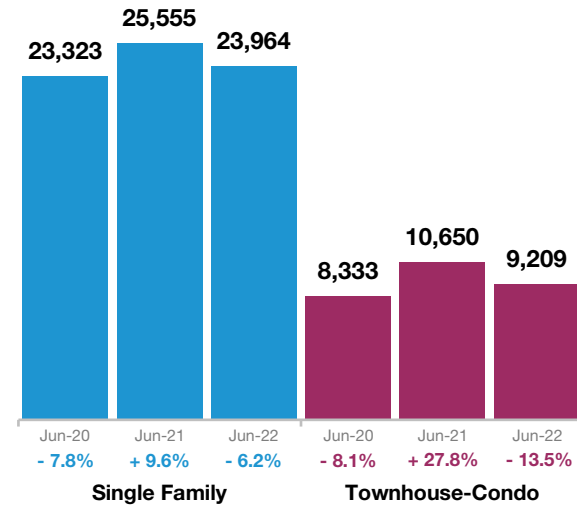


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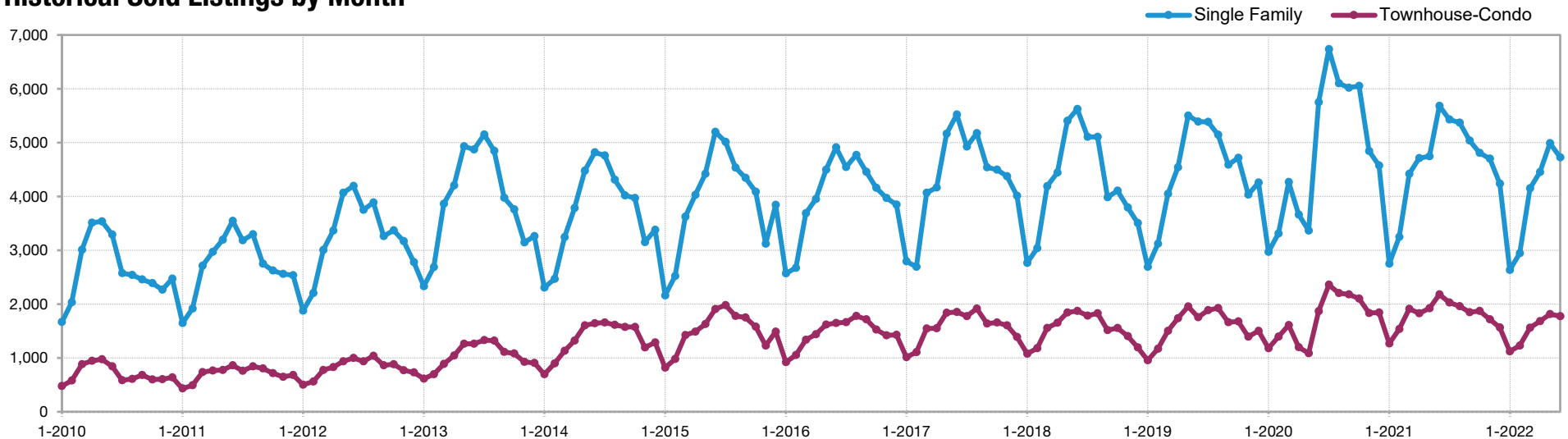


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2021	5,429	-19.4%	2,029	-14.0%
Aug-2021	5,369	-12.0%	1,960	-11.0%
Sep-2021	5,037	-16.3%	1,849	-15.1%
Oct-2021	4,809	-20.5%	1,873	-11.0%
Nov-2021	4,700	-3.0%	1,715	-6.4%
Dec-2021	4,239	-7.3%	1,564	-15.0%
Jan-2022	2,634	-4.3%	1,119	-11.8%
Feb-2022	2,946	-9.3%	1,228	-20.0%
Mar-2022	4,150	-6.1%	1,559	-18.5%
Apr-2022	4,455	-5.4%	1,683	-8.1%
May-2022	4,989	+5.1%	1,816	-5.4%
Jun-2022	4,729	-16.8%	1,774	-18.7%

Historical Sold Listings by Month



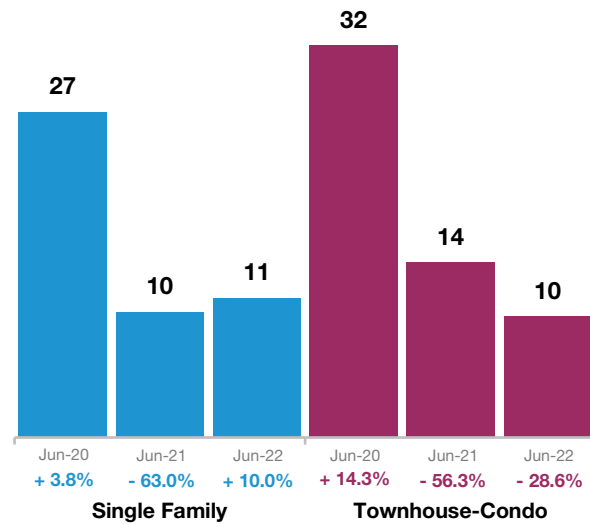
Days on Market Until Sale

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

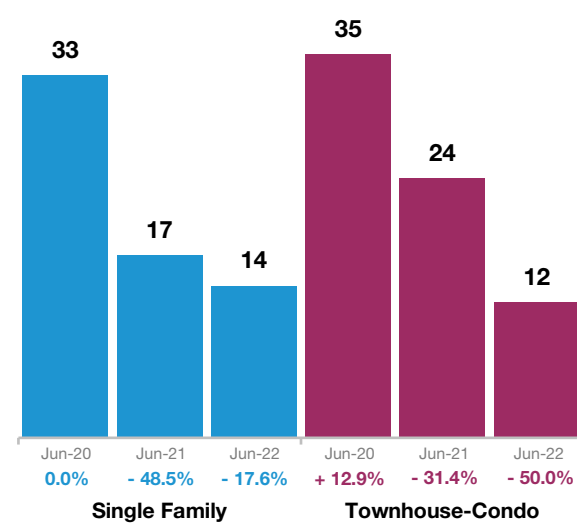


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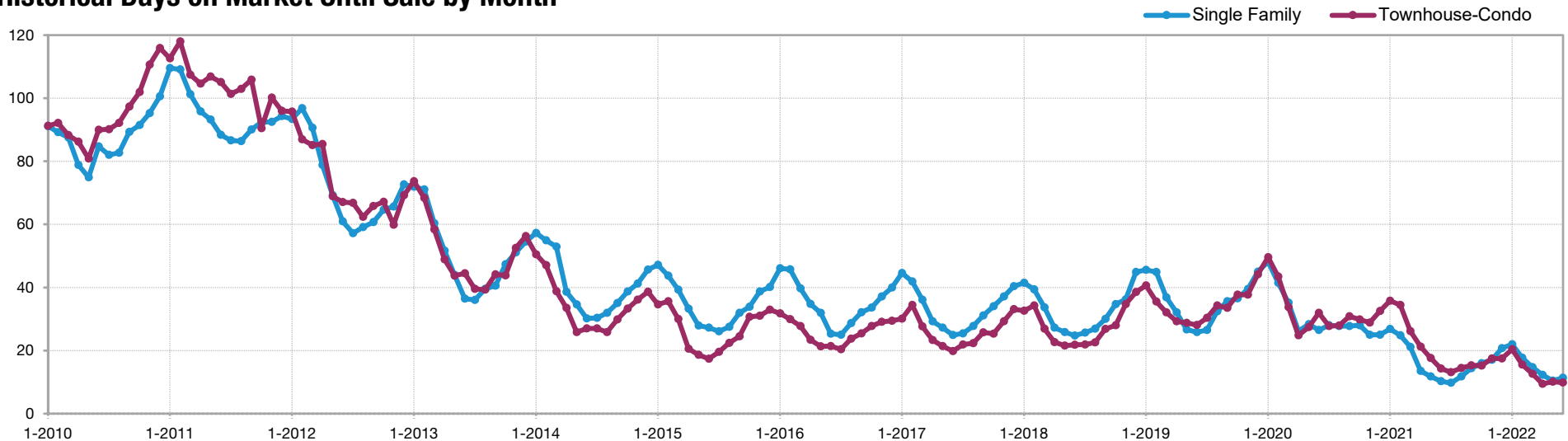


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	-46.9%
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%
May-2022	10	-16.7%	10	-44.4%
Jun-2022	11	+10.0%	10	-28.6%

Historical Days on Market Until Sale by Month



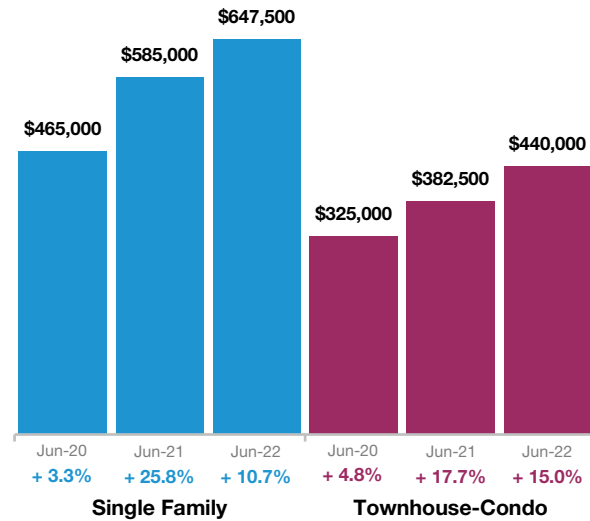
Median Sales Price

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

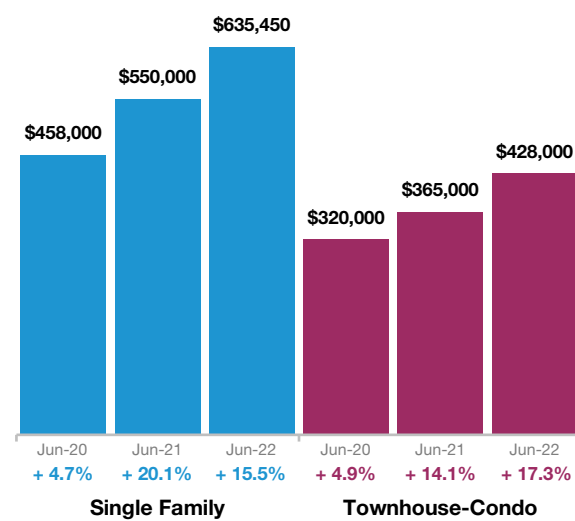


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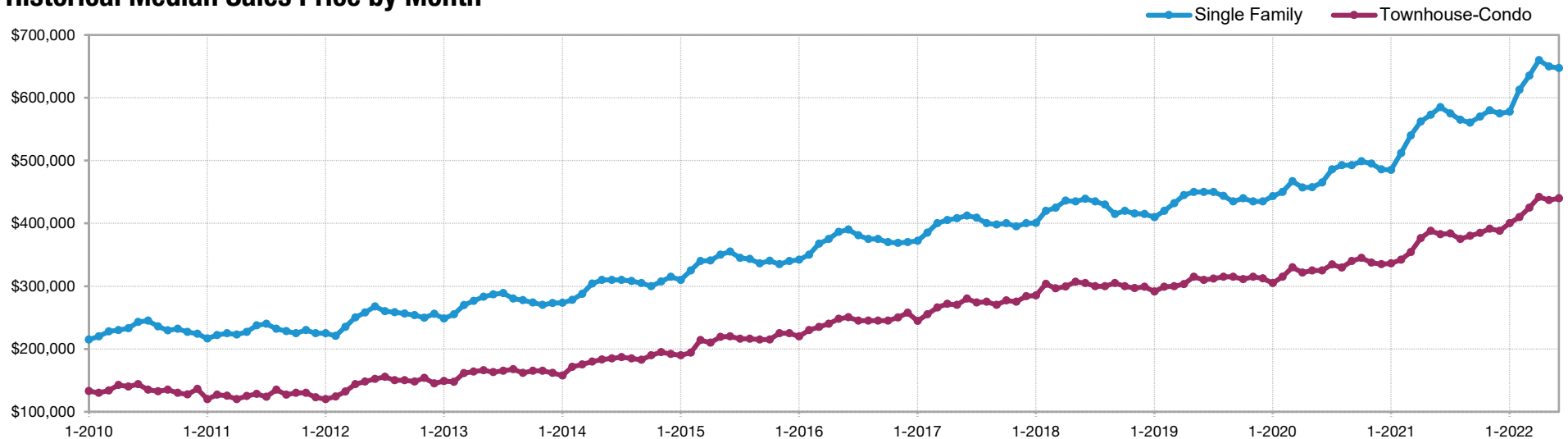


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2021	\$575,000	+18.3%	\$384,000	+14.8%
Aug-2021	\$565,000	+14.7%	\$375,000	+13.7%
Sep-2021	\$560,500	+13.8%	\$380,000	+11.8%
Oct-2021	\$570,000	+14.2%	\$384,900	+11.6%
Nov-2021	\$580,000	+17.2%	\$391,213	+16.0%
Dec-2021	\$575,000	+18.3%	\$388,000	+15.8%
Jan-2022	\$577,702	+19.1%	\$400,000	+19.0%
Feb-2022	\$612,500	+19.6%	\$410,000	+19.8%
Mar-2022	\$635,000	+17.6%	\$425,000	+20.1%
Apr-2022	\$660,000	+17.4%	\$442,000	+17.5%
May-2022	\$650,000	+13.5%	\$437,000	+12.6%
Jun-2022	\$647,500	+10.7%	\$440,000	+15.0%

Historical Median Sales Price by Month



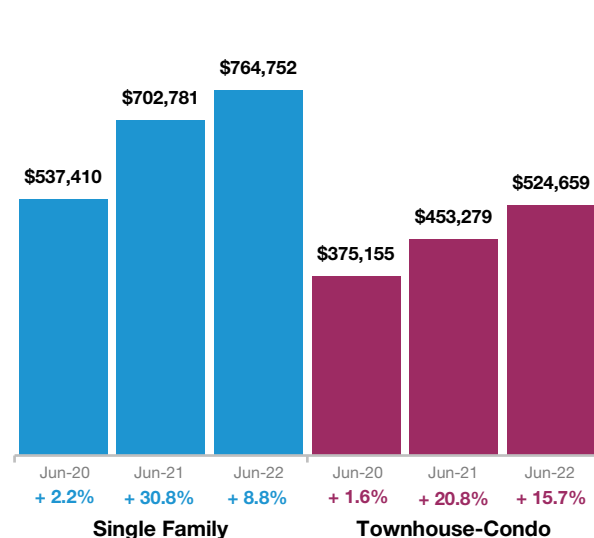
Average Sales Price

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

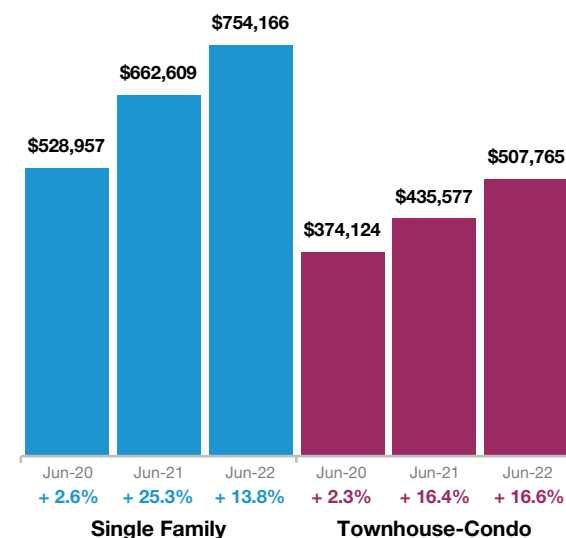


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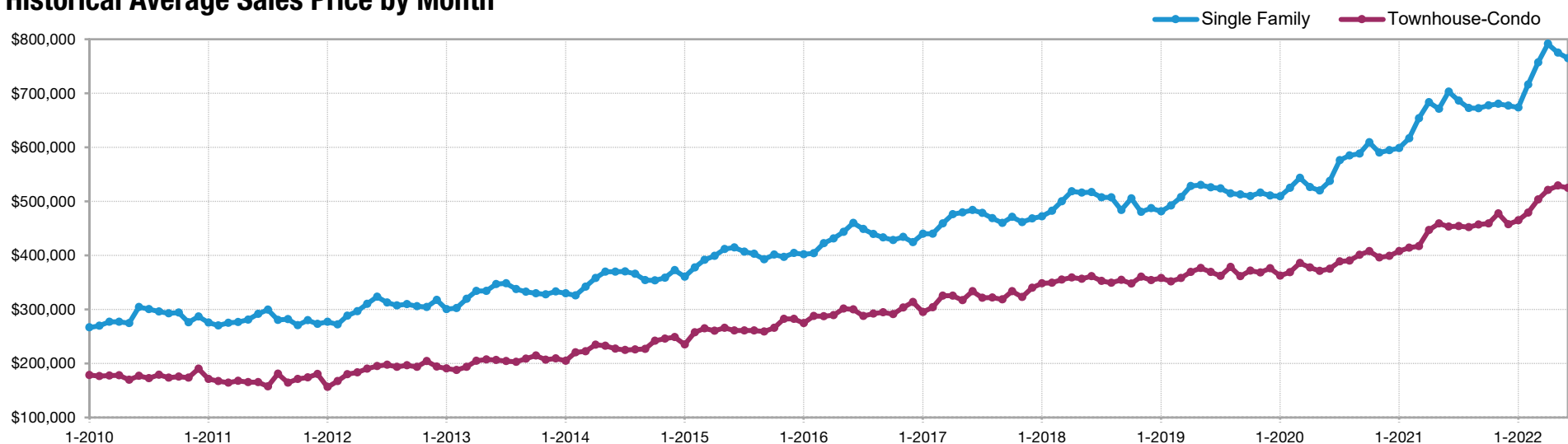


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2021	\$686,251	+19.1%	\$454,309	+16.8%
Aug-2021	\$672,678	+15.0%	\$452,308	+16.0%
Sep-2021	\$672,209	+14.2%	\$456,933	+14.0%
Oct-2021	\$677,788	+11.3%	\$458,907	+12.6%
Nov-2021	\$680,594	+15.3%	\$477,391	+20.5%
Dec-2021	\$677,166	+13.9%	\$457,662	+14.7%
Jan-2022	\$673,410	+12.5%	\$464,683	+14.0%
Feb-2022	\$715,935	+16.1%	\$478,827	+15.7%
Mar-2022	\$756,938	+15.8%	\$503,357	+20.7%
Apr-2022	\$791,534	+15.8%	\$521,058	+16.6%
May-2022	\$775,314	+15.5%	\$529,052	+15.2%
Jun-2022	\$764,752	+8.8%	\$524,659	+15.7%

Historical Average Sales Price by Month



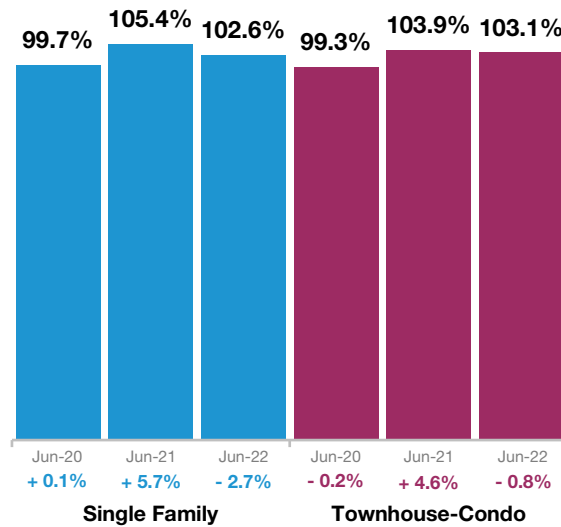
Percent of List Price Received

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.

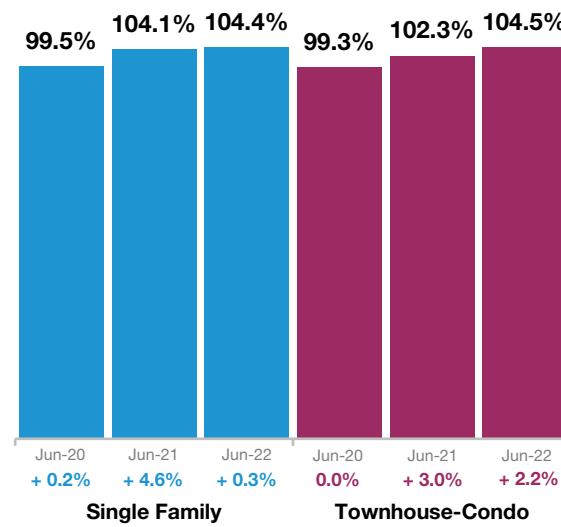


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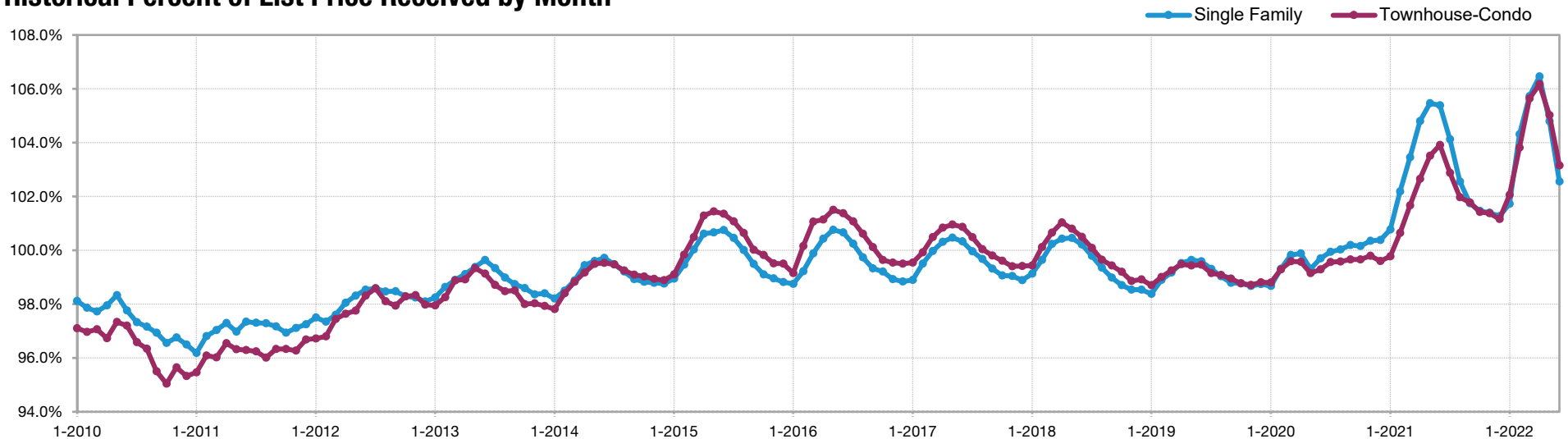


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
May-2022	104.8%	-0.7%	105.0%	+1.4%
Jun-2022	102.6%	-2.7%	103.1%	-0.8%

Historical Percent of List Price Received by Month



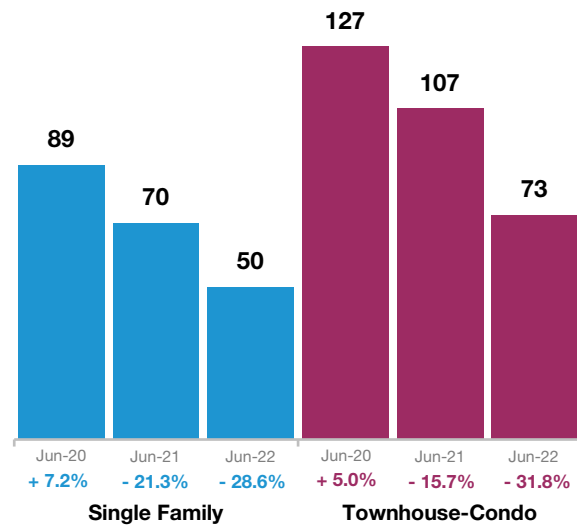
Housing Affordability Index



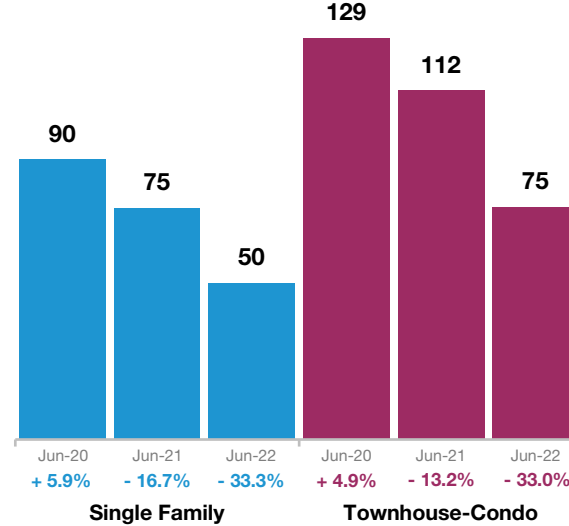
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This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater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

June

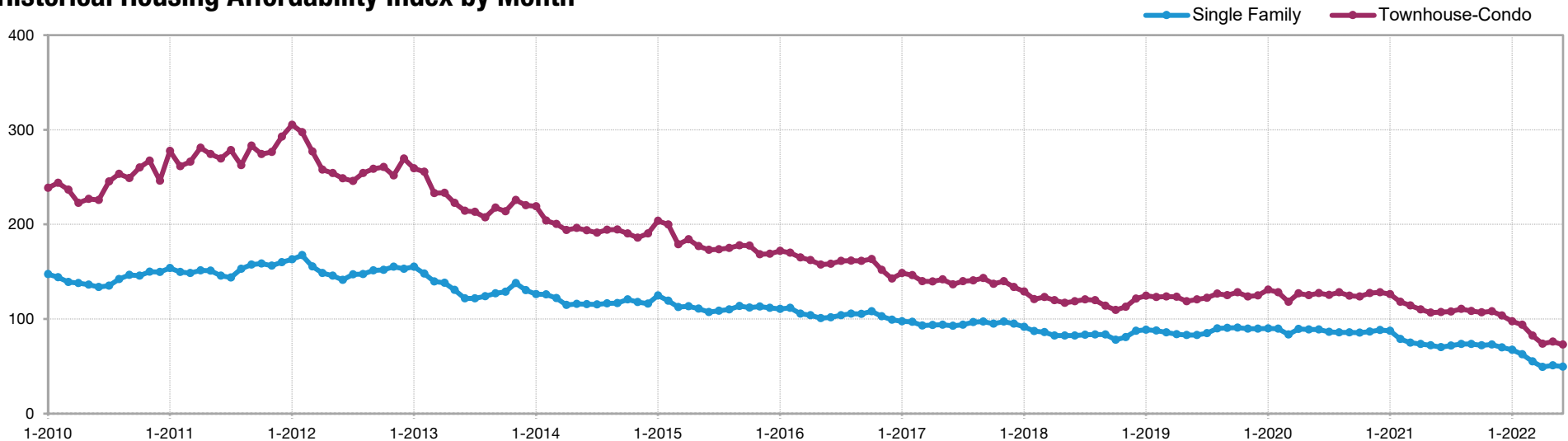


Year to Date



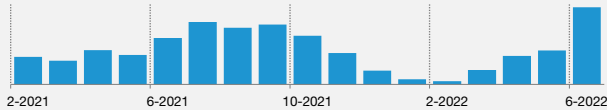
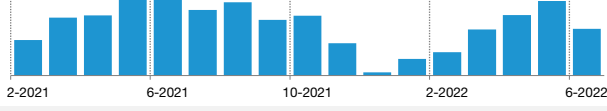
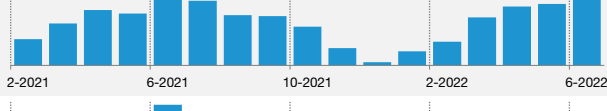
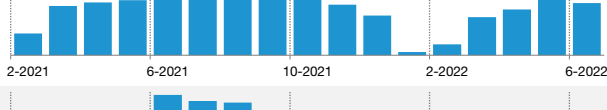
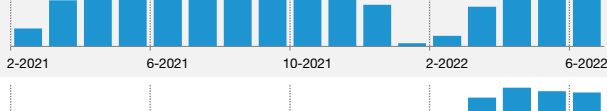
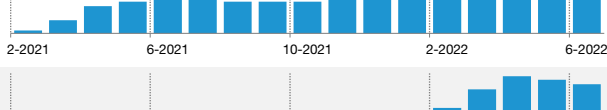
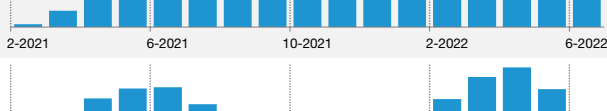
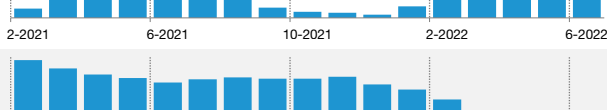

Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2021	72	-16.3%	108	-13.6%
Aug-2021	73	-15.1%	111	-13.3%
Sep-2021	73	-15.1%	108	-12.9%
Oct-2021	72	-16.3%	107	-13.7%
Nov-2021	73	-16.1%	108	-15.0%
Dec-2021	70	-20.5%	104	-18.8%
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%	74	-32.7%
May-2022	51	-29.2%	76	-29.0%
Jun-2022	50	-28.6%	73	-31.8%

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	6-2021	6-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
Active Listings		6,149	8,531	+ 38.7%	--	--	--
Under Contract		7,623	6,097	- 20.0%	39,480	35,457	- 10.2%
New Listings		9,389	9,815	+ 4.5%	42,323	43,489	+ 2.8%
Sold Listings		7,868	6,507	- 17.3%	36,258	33,220	- 8.4%
Days on Market		11	11	0.0%	19	14	- 26.3%
Median Sales Price		\$535,000	\$600,000	+ 12.1%	\$500,000	\$585,000	+ 17.0%
Average Sales Price		\$633,488	\$698,986	+ 10.3%	\$595,276	\$685,175	+ 15.1%
Pct. of List Price Received		105.0%	102.7%	- 2.2%	103.5%	104.4%	+ 0.9%
Affordability Index		77	53	- 31.2%	82	55	- 32.9%

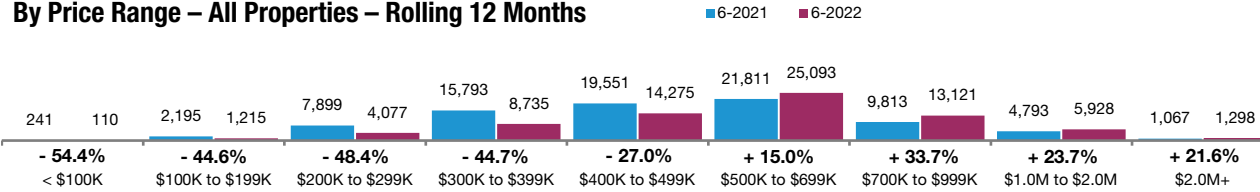
Sold Listings

Actual sales that have closed in a given month.

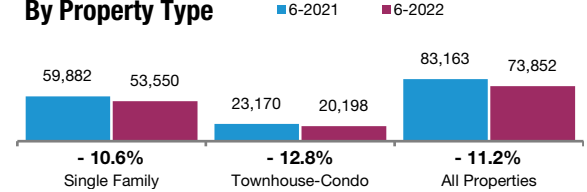


DENVER METRO
ASSOCIATION OF REALTORS®

By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	6-2021	6-2022	Change	6-2021	6-2022	Change
\$99,999 and Below	172	69	-59.9%	21	9	-57.1%
\$100,000 to \$199,999	543	341	-37.2%	1,624	847	-47.8%
\$200,000 to \$299,999	1,858	786	-57.7%	6,032	3,277	-45.7%
\$300,000 to \$399,999	9,124	3,185	-65.1%	6,647	5,524	-16.9%
\$400,000 to \$499,999	15,723	9,873	-37.2%	3,828	4,400	+14.9%
\$500,000 to \$699,999	18,789	21,436	+14.1%	3,021	3,654	+21.0%
\$700,000 to \$999,999	8,465	11,580	+36.8%	1,346	1,541	+14.5%
\$1,000,000 to \$1,999,999	4,234	5,126	+21.1%	558	802	+43.7%
\$2,000,000 and Above	974	1,154	+18.5%	93	144	+54.8%
All Price Ranges	59,882	53,550	-10.6%	23,170	20,198	-12.8%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	5-2022	6-2022	Change	5-2022	6-2022	Change
	11	4	-63.6%	2	0	-100.0%
	21	23	+9.5%	38	37	-2.6%
	48	60	+25.0%	205	205	0.0%
	177	179	+1.1%	423	445	+5.2%
	615	579	-5.9%	496	438	-11.7%
	2,028	1,967	-3.0%	393	383	-2.5%
	1,323	1,222	-7.6%	154	155	+0.6%
	634	587	-7.4%	85	96	+12.9%
	132	108	-18.2%	20	15	-25.0%
All Price Ranges	4,989	4,729	-5.2%	1,816	1,774	-2.3%

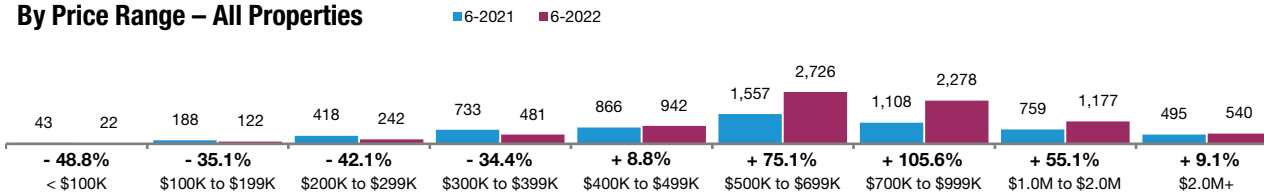
Year to Date

	Single Family			Townhouse-Condo		
	6-2021	6-2022	Change	6-2021	6-2022	Change
	56	30	-46.4%	8	6	-25.0%
	206	164	-20.4%	678	281	-58.6%
	602	288	-52.2%	2,424	1,197	-50.6%
	2,694	976	-63.8%	3,022	2,282	-24.5%
	6,163	3,322	-46.1%	1,936	2,243	+15.9%
	8,861	9,836	+11.0%	1,517	1,930	+27.2%
	4,351	5,996	+37.8%	683	802	+17.4%
	2,139	2,755	+28.8%	326	390	+19.6%
	483	597	+23.6%	56	78	+39.3%
All Price Ranges	25,555	23,964	-6.2%	10,650	9,209	-13.5%

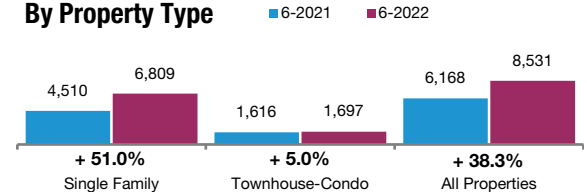
Inventory of Active Listings

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

By Price Range – All Properties



By Property Type



Year over Year

By Price Range	Single Family			Townhouse-Condo		
	6-2021	6-2022	Change	6-2021	6-2022	Change
\$99,999 and Below	23	16	-30.4%	2	4	+100.0%
\$100,000 to \$199,999	80	76	-5.0%	99	41	-58.6%
\$200,000 to \$299,999	144	109	-24.3%	271	125	-53.9%
\$300,000 to \$399,999	418	207	-50.5%	310	269	-13.2%
\$400,000 to \$499,999	617	584	-5.3%	245	356	+45.3%
\$500,000 to \$699,999	1,254	2,297	+83.2%	300	427	+42.3%
\$700,000 to \$999,999	924	2,041	+120.9%	184	236	+28.3%
\$1,000,000 to \$1,999,999	627	997	+59.0%	132	180	+36.4%
\$2,000,000 and Above	422	481	+14.0%	73	59	-19.2%
All Price Ranges	4,510	6,809	+51.0%	1,616	1,697	+5.0%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	5-2022	6-2022	Change	5-2022	6-2022	Change
	15	16	+6.7%	3	4	+33.3%
	69	76	+10.1%	19	41	+115.8%
	64	109	+70.3%	75	125	+66.7%
	134	207	+54.5%	159	269	+69.2%
	334	584	+74.9%	187	356	+90.4%
	1,251	2,297	+83.6%	245	427	+74.3%
	1,253	2,041	+62.9%	162	236	+45.7%
	671	997	+48.6%	117	180	+53.8%
	374	481	+28.6%	43	59	+37.2%
All Price Ranges	4,166	6,809	+63.4%	1,010	1,697	+68.0%

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.