

Monthly Indicators



July 2022

Percent changes calculated using year-over-year comparisons.

New Listings were down 5.4 percent for single family homes and 12.3 percent for townhouse-condo properties. Under Contracts decreased 17.9 percent for single family homes and 18.2 percent for townhouse-condo properties.

The Median Sales Price was up 10.4 percent to \$635,000 for single family homes and 6.8 percent to \$410,000 for townhouse-condo properties. Days on Market increased 50.0 percent for single family homes and 7.7 percent for townhouse-condo properties.

At a time of year when homebuying activity is typically very strong, soaring homeownership costs have caused home sales to decline nationwide for the fifth consecutive month, with existing-home sales falling 5.4% month-to-month and 14.2% year-over-year as of last measure, according to NAR. But there is a bright spot. Inventory of existing homes has continued to climb this summer, with 1.26 million homes available at the beginning of July, equivalent to a 3 months' supply. And despite the summer slowdown, homes are still selling quickly, with the typical home staying on market an average of 14 days.

Activity Snapshot

+ 37.9% **- 27.8%** **+ 10.4%**

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	7-2021	7-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
Active Listings		5,465	8,165	+ 49.4%	--	--	--
Under Contract		5,167	4,240	- 17.9%	33,262	29,690	- 10.7%
New Listings		6,519	6,164	- 5.4%	37,056	38,533	+ 4.0%
Sold Listings		5,430	3,923	- 27.8%	30,985	27,949	- 9.8%
Days on Market		10	15	+ 50.0%	15	14	- 6.7%
Median Sales Price		\$575,000	\$635,000	+ 10.4%	\$555,000	\$635,000	+ 14.4%
Average Sales Price		\$686,210	\$756,778	+ 10.3%	\$666,749	\$754,306	+ 13.1%
Pct. of List Price Received		104.1%	100.5%	- 3.5%	104.1%	103.9%	- 0.2%
Affordability Index		72	53	- 26.4%	75	53	- 29.3%

Townhouse-Condo Market Overview



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

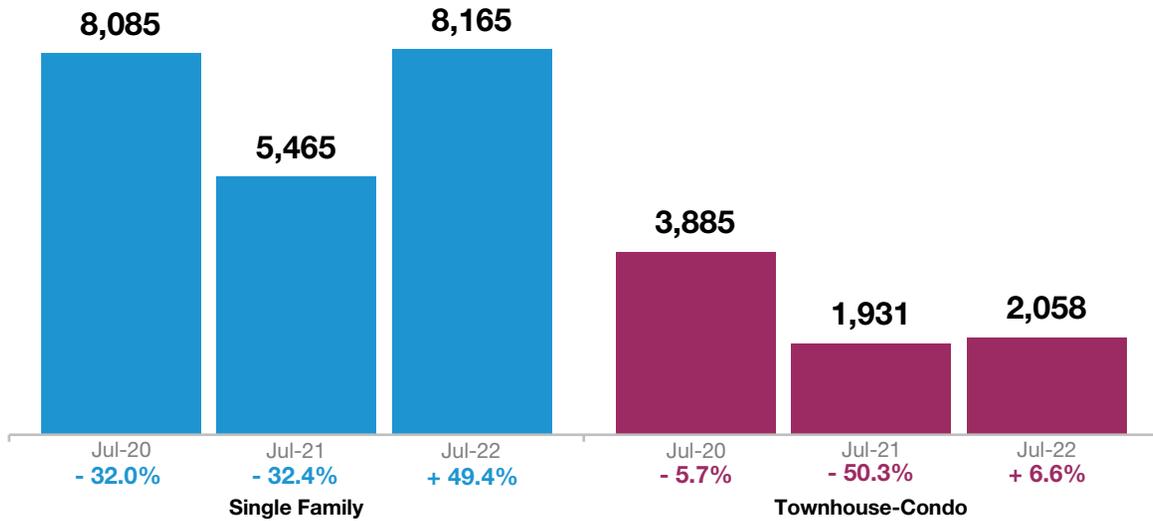
Key Metrics	Historical Sparkbars	7-2021	7-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
Active Listings		1,931	2,058	+ 6.6%	--	--	--
Under Contract		1,864	1,525	- 18.2%	13,194	11,036	- 16.4%
New Listings		2,300	2,018	- 12.3%	14,023	13,042	- 7.0%
Sold Listings		2,029	1,464	- 27.8%	12,679	10,706	- 15.6%
Days on Market		13	14	+ 7.7%	22	13	- 40.9%
Median Sales Price		\$384,000	\$410,000	+ 6.8%	\$370,000	\$425,000	+ 14.9%
Average Sales Price		\$454,309	\$485,938	+ 7.0%	\$438,576	\$504,990	+ 15.1%
Pct. of List Price Received		102.9%	100.9%	- 1.9%	102.4%	104.0%	+ 1.6%
Affordability Index		108	82	- 24.1%	112	79	- 29.5%

Inventory of Active Listings

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

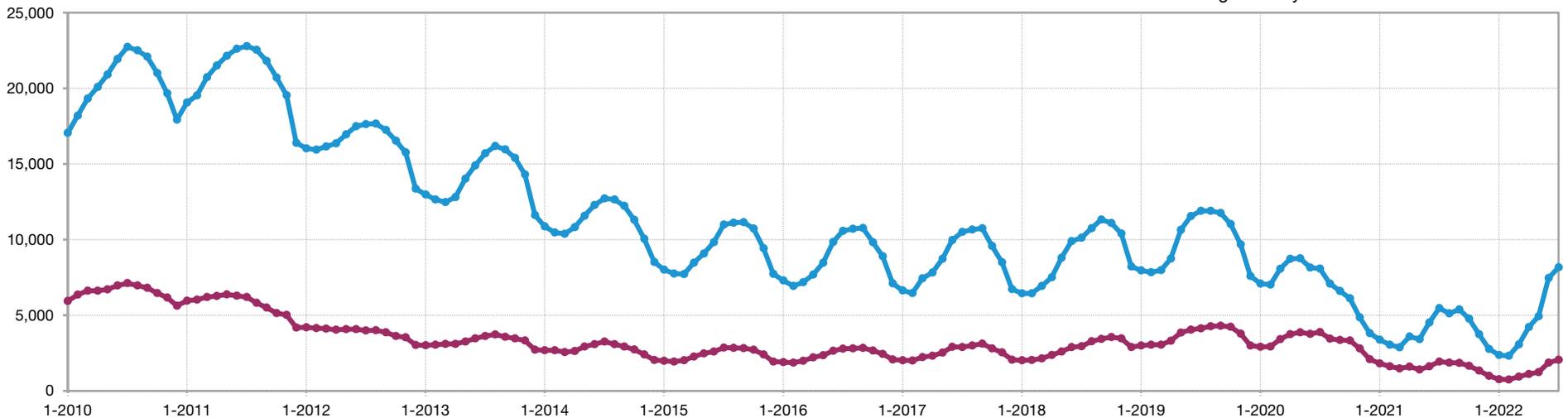


July



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2021	5,117	-27.9%	1,856	-46.3%
Sep-2021	5,388	-18.4%	1,846	-45.1%
Oct-2021	4,763	-22.1%	1,649	-50.3%
Nov-2021	3,748	-22.8%	1,344	-51.9%
Dec-2021	2,773	-27.3%	997	-52.4%
Jan-2022	2,374	-29.6%	772	-57.4%
Feb-2022	2,312	-23.9%	751	-53.5%
Mar-2022	3,072	+6.8%	941	-36.6%
Apr-2022	4,207	+17.3%	1,107	-31.2%
May-2022	4,936	+44.8%	1,235	-12.8%
Jun-2022	7,448	+65.0%	1,853	+14.3%
Jul-2022	8,165	+49.4%	2,058	+6.6%

Historical Inventory of Active Listings by Month

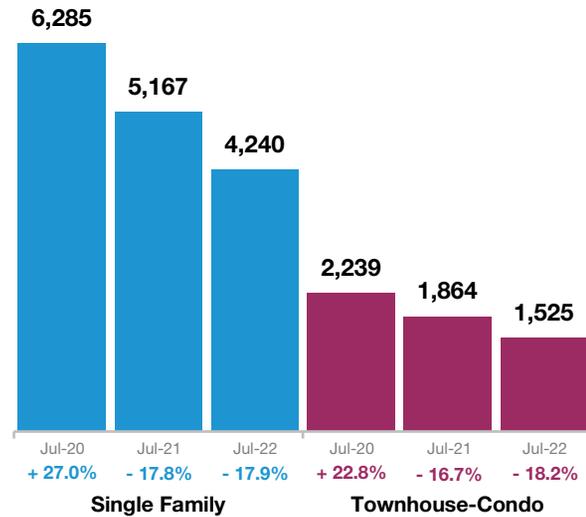


Under Contract

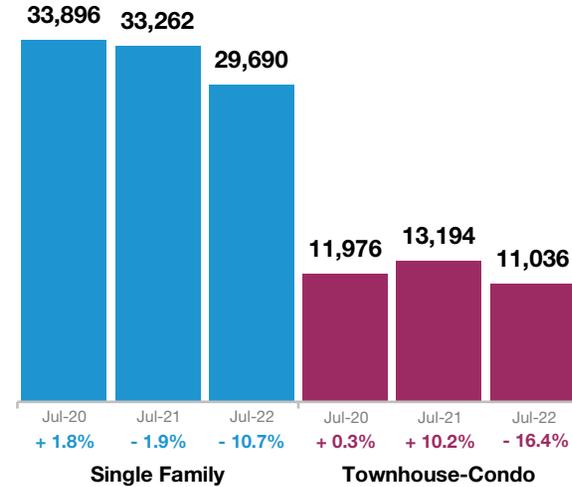
A count of the properties that have offers accepted on them in a given month.



July

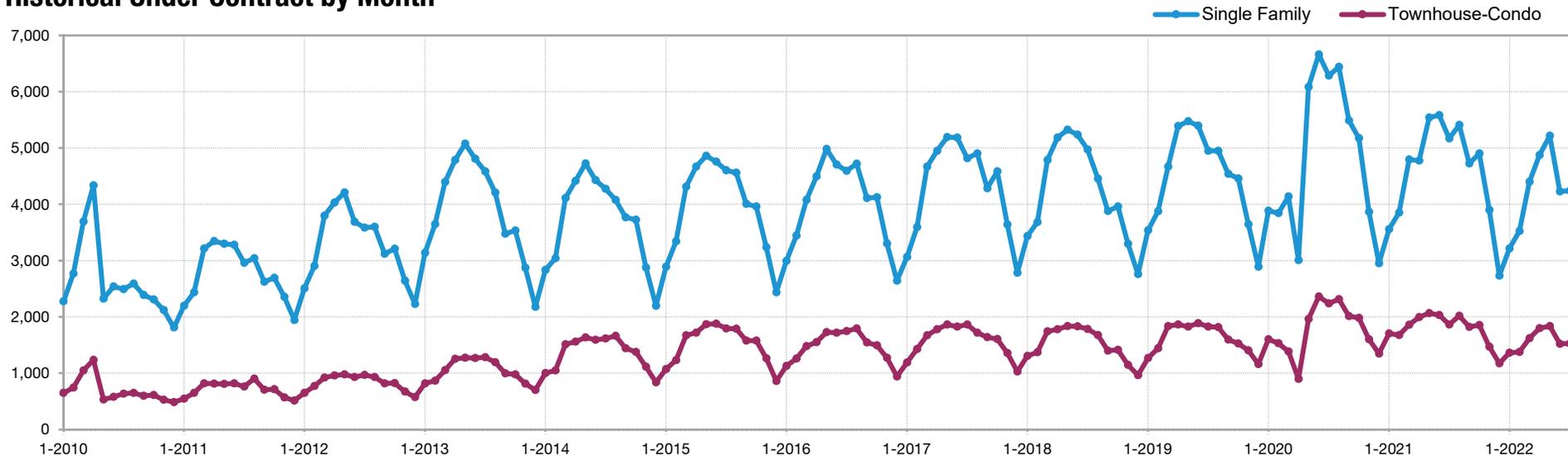


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2021	5,407	-16.1%	2,018	-12.8%
Sep-2021	4,725	-13.9%	1,819	-9.6%
Oct-2021	4,899	-5.3%	1,853	-6.4%
Nov-2021	3,898	+0.9%	1,470	-8.1%
Dec-2021	2,731	-7.5%	1,174	-12.8%
Jan-2022	3,215	-9.6%	1,360	-20.1%
Feb-2022	3,524	-8.5%	1,376	-18.0%
Mar-2022	4,401	-8.2%	1,618	-12.9%
Apr-2022	4,871	+2.0%	1,797	-9.9%
May-2022	5,214	-5.9%	1,837	-11.0%
Jun-2022	4,225	-24.3%	1,523	-25.1%
Jul-2022	4,240	-17.9%	1,525	-18.2%

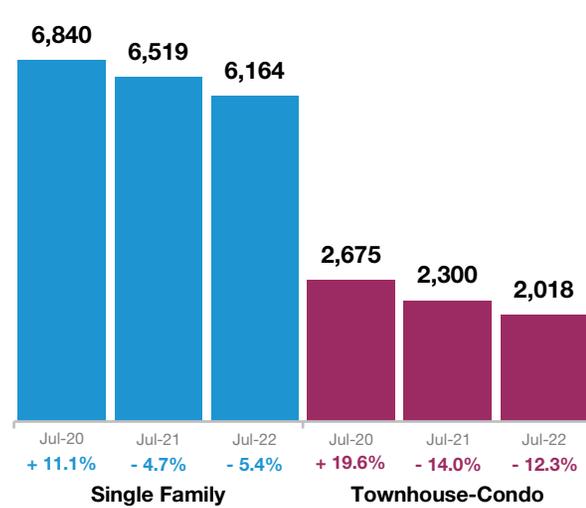
Historical Under Contract by Month



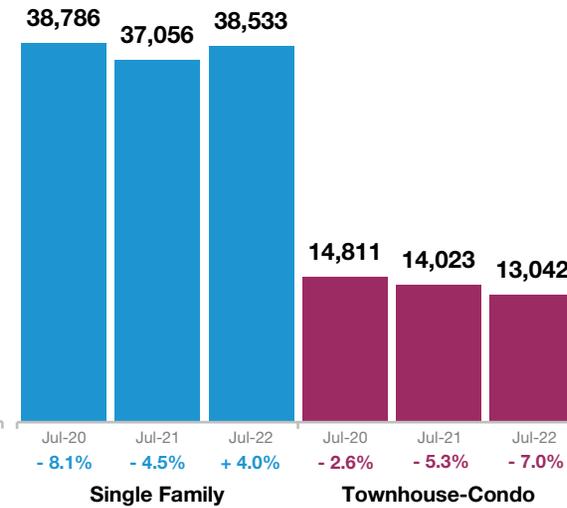
New Listings

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

July

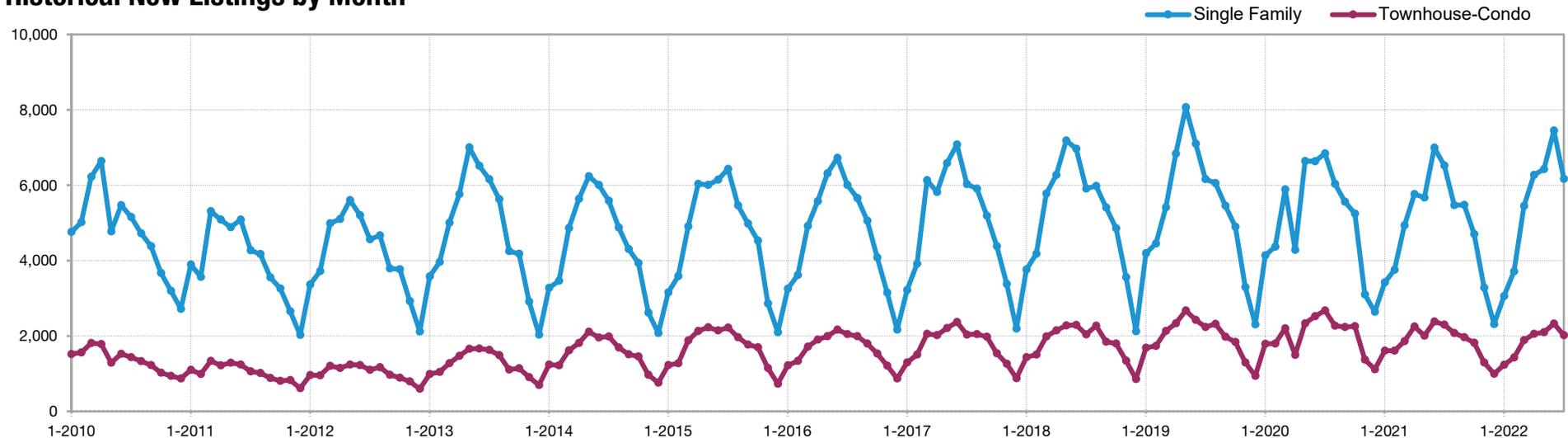


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2021	5,471	-9.4%	2,075	-8.7%
Sep-2021	5,476	-1.5%	1,965	-12.2%
Oct-2021	4,701	-10.4%	1,816	-19.5%
Nov-2021	3,283	+6.0%	1,298	-5.3%
Dec-2021	2,315	-12.2%	996	-10.4%
Jan-2022	3,059	-10.5%	1,229	-23.6%
Feb-2022	3,714	-1.2%	1,430	-11.2%
Mar-2022	5,449	+10.5%	1,887	+1.3%
Apr-2022	6,272	+8.9%	2,056	-8.7%
May-2022	6,424	+13.3%	2,097	+4.6%
Jun-2022	7,451	+6.5%	2,325	-2.4%
Jul-2022	6,164	-5.4%	2,018	-12.3%

Historical New Listings by Month

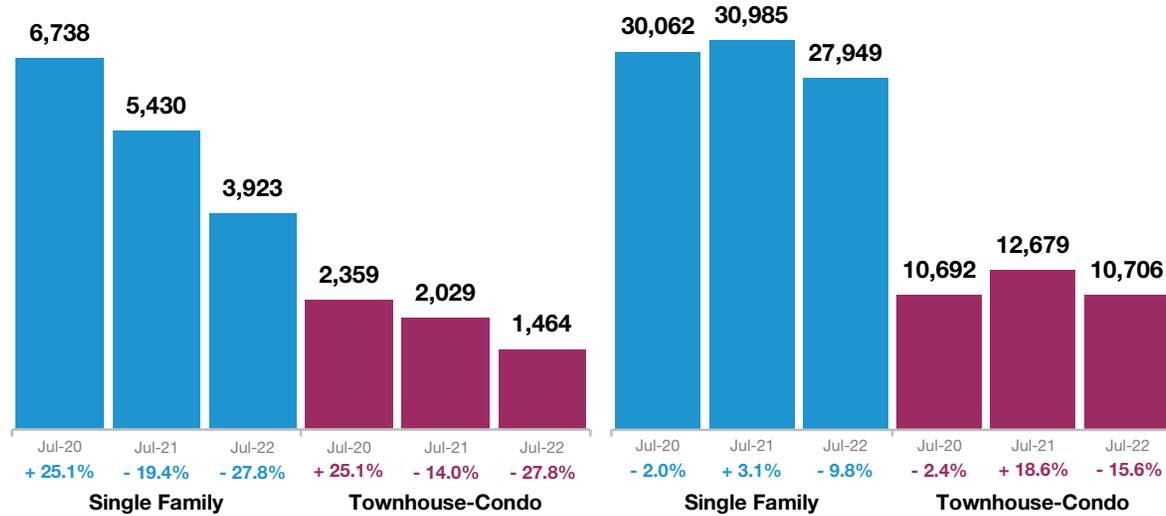


Sold Listings

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

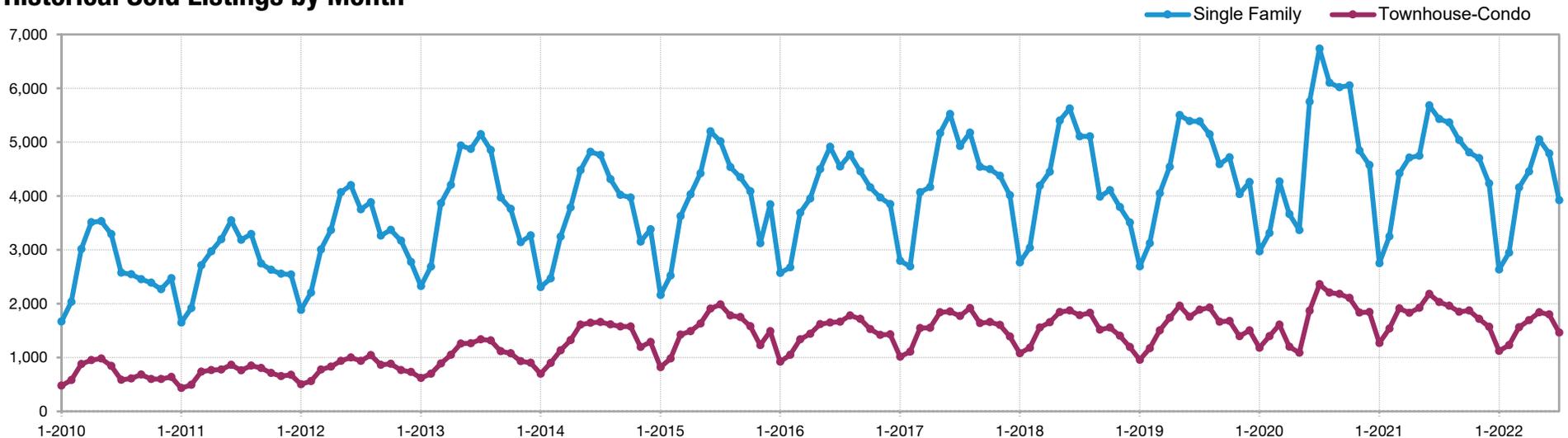


July



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2021	5,368	-12.0%	1,960	-11.1%
Sep-2021	5,039	-16.3%	1,849	-15.1%
Oct-2021	4,810	-20.5%	1,872	-11.1%
Nov-2021	4,703	-2.9%	1,715	-6.5%
Dec-2021	4,235	-7.4%	1,568	-14.8%
Jan-2022	2,635	-4.3%	1,122	-11.6%
Feb-2022	2,947	-9.2%	1,230	-19.9%
Mar-2022	4,155	-6.0%	1,562	-18.4%
Apr-2022	4,453	-5.5%	1,693	-7.5%
May-2022	5,048	+6.4%	1,837	-4.3%
Jun-2022	4,788	-15.7%	1,798	-17.6%
Jul-2022	3,923	-27.8%	1,464	-27.8%

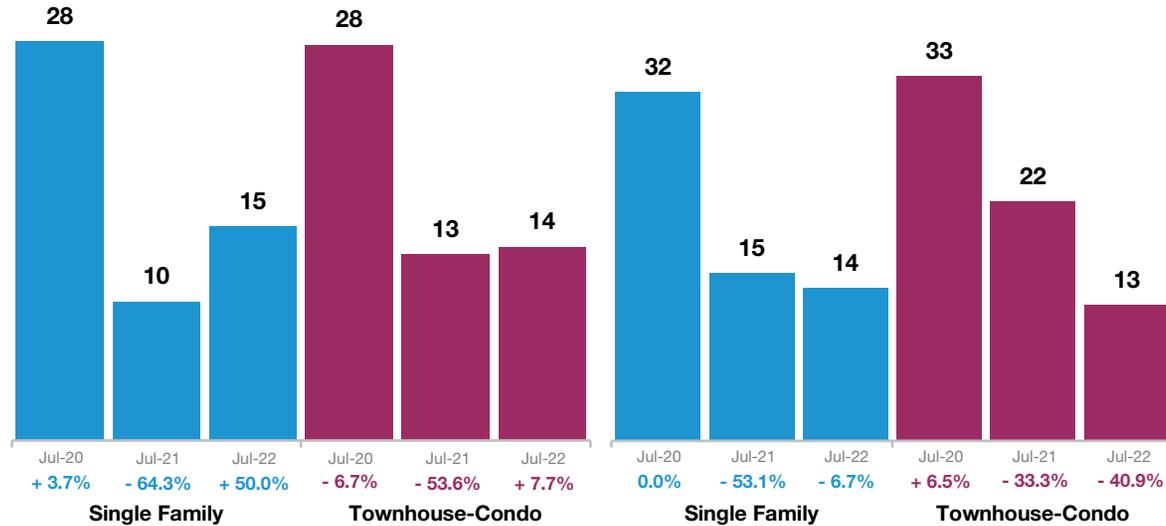
Historical Sold Listings by Month



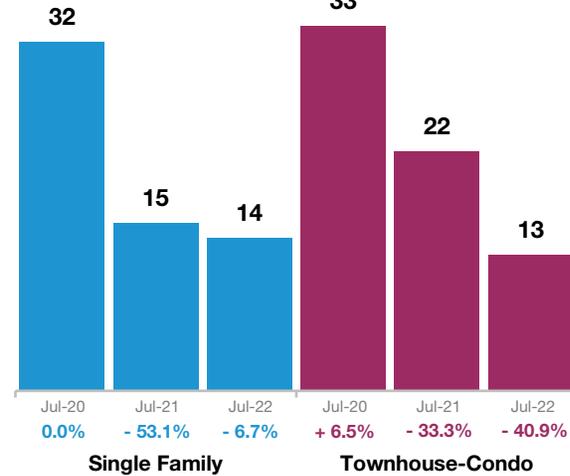
Days on Market Until Sale

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

July

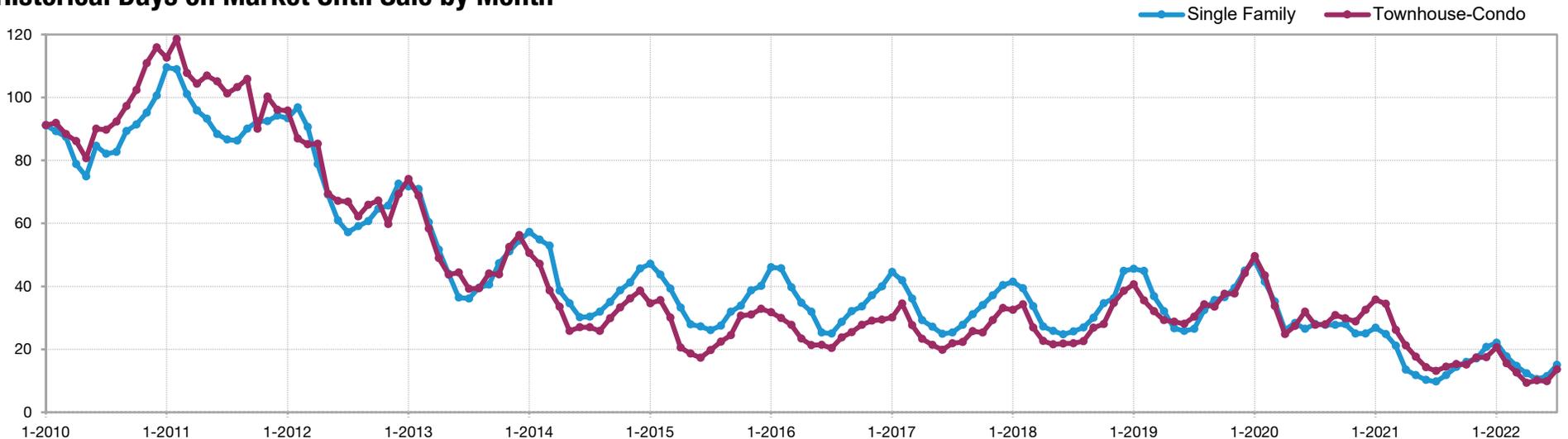


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	21	-41.7%
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	11	-8.3%	10	-44.4%
Jun-2022	11	+10.0%	10	-28.6%
Jul-2022	15	+50.0%	14	+7.7%

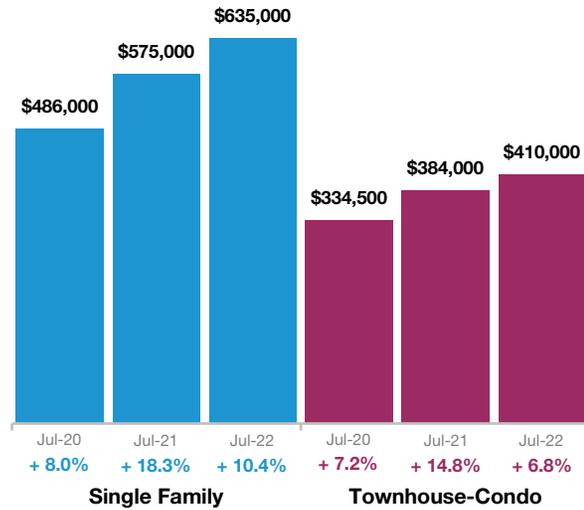
Historical Days on Market Until Sale by Month



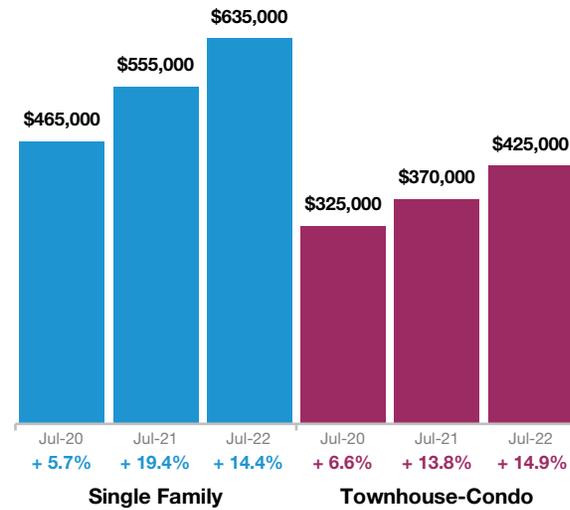
Median Sales Price

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

July

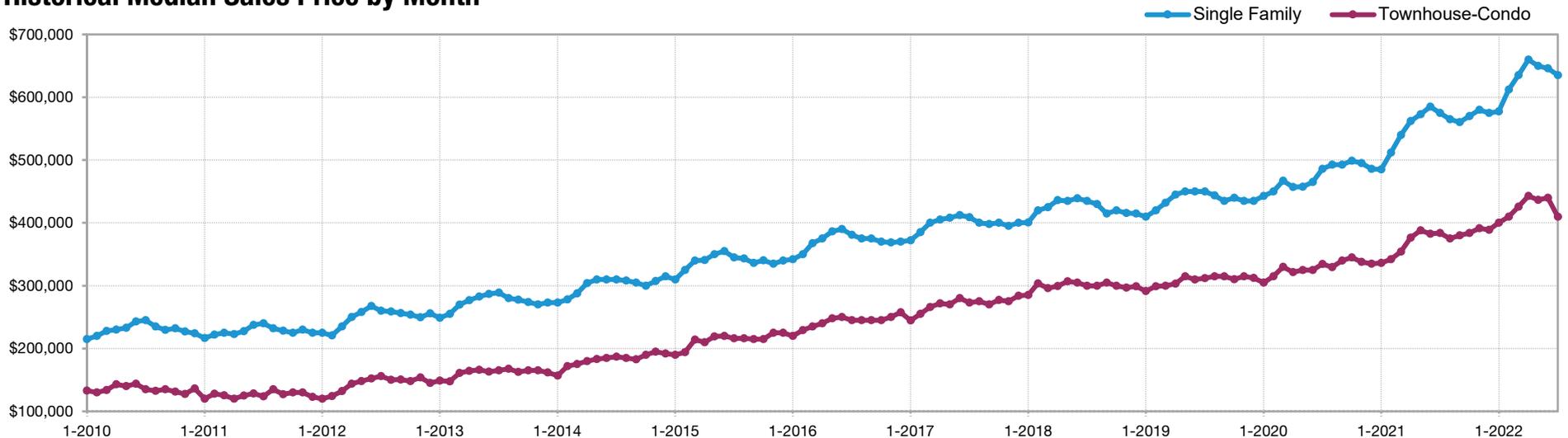


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2021	\$565,000	+14.7%	\$375,000	+13.8%
Sep-2021	\$560,500	+13.8%	\$380,000	+11.8%
Oct-2021	\$570,000	+14.2%	\$383,700	+11.2%
Nov-2021	\$580,000	+17.2%	\$391,213	+15.8%
Dec-2021	\$575,000	+18.3%	\$388,750	+16.0%
Jan-2022	\$577,500	+19.1%	\$400,250	+19.1%
Feb-2022	\$612,000	+19.5%	\$410,000	+19.8%
Mar-2022	\$635,000	+17.6%	\$425,750	+20.3%
Apr-2022	\$660,000	+17.4%	\$443,000	+17.7%
May-2022	\$650,000	+13.5%	\$436,500	+12.5%
Jun-2022	\$646,000	+10.4%	\$440,000	+15.0%
Jul-2022	\$635,000	+10.4%	\$410,000	+6.8%

Historical Median Sales Price by Month

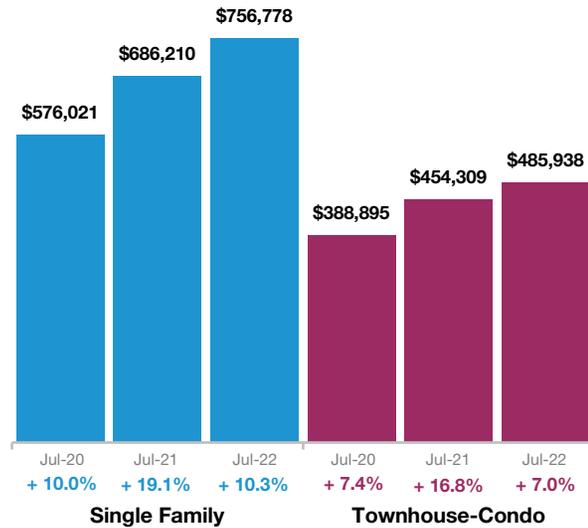


Average Sales Price

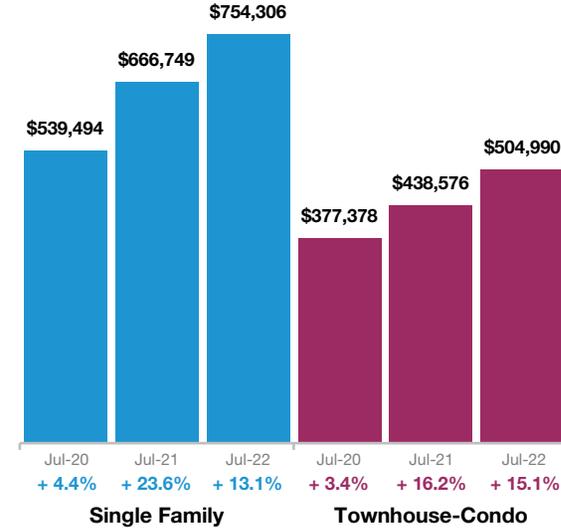
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



July

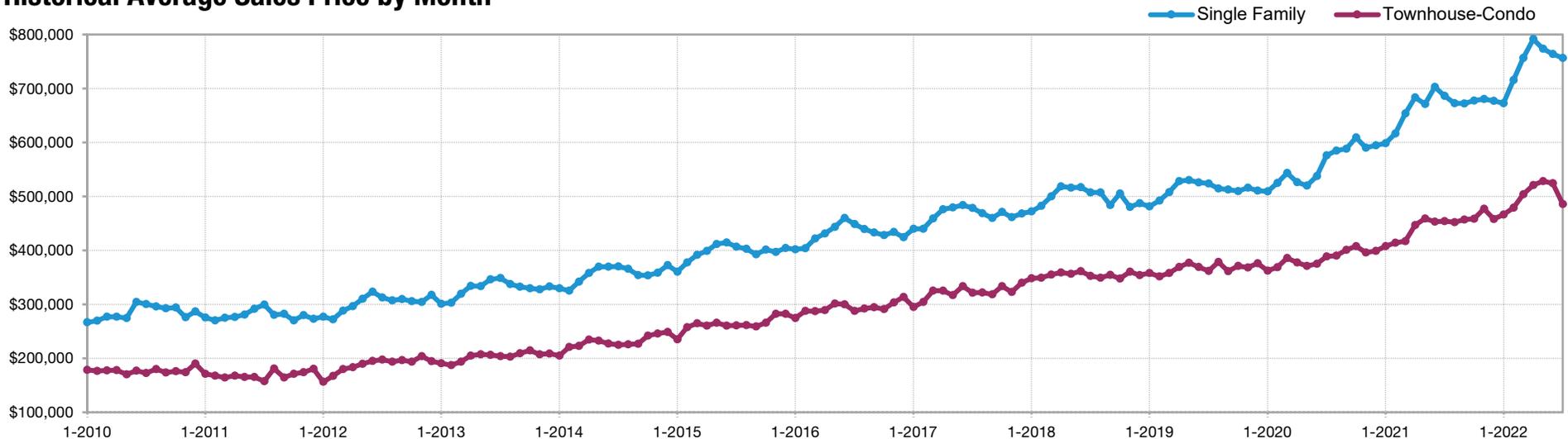


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2021	\$672,624	+15.0%	\$452,313	+16.0%
Sep-2021	\$672,191	+14.2%	\$456,923	+14.0%
Oct-2021	\$677,691	+11.2%	\$458,698	+12.5%
Nov-2021	\$680,470	+15.3%	\$477,021	+20.4%
Dec-2021	\$677,276	+13.9%	\$457,846	+14.7%
Jan-2022	\$672,904	+12.4%	\$466,433	+14.4%
Feb-2022	\$715,732	+16.1%	\$479,097	+15.8%
Mar-2022	\$756,452	+15.7%	\$503,853	+20.9%
Apr-2022	\$791,603	+15.9%	\$521,097	+16.6%
May-2022	\$773,450	+15.3%	\$528,348	+15.1%
Jun-2022	\$764,083	+8.7%	\$524,231	+15.7%
Jul-2022	\$756,778	+10.3%	\$485,938	+7.0%

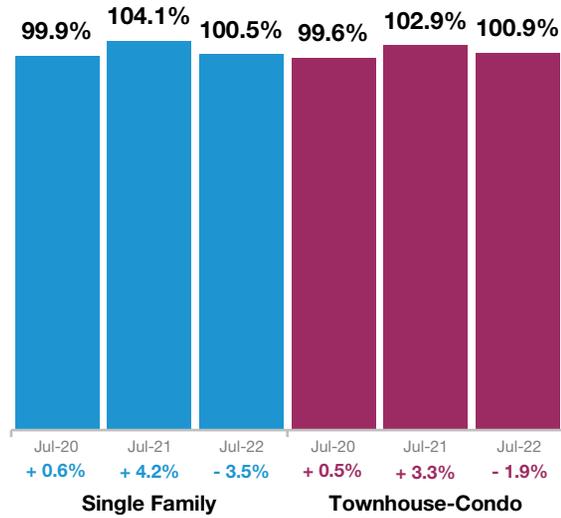
Historical Average Sales Price by Month



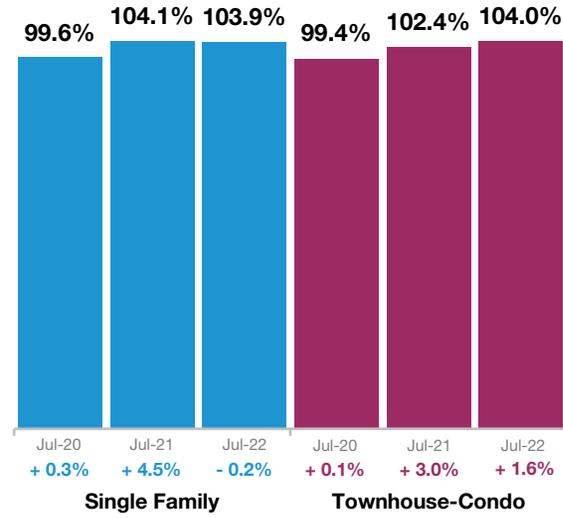
Percent of List Price Received

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.

July

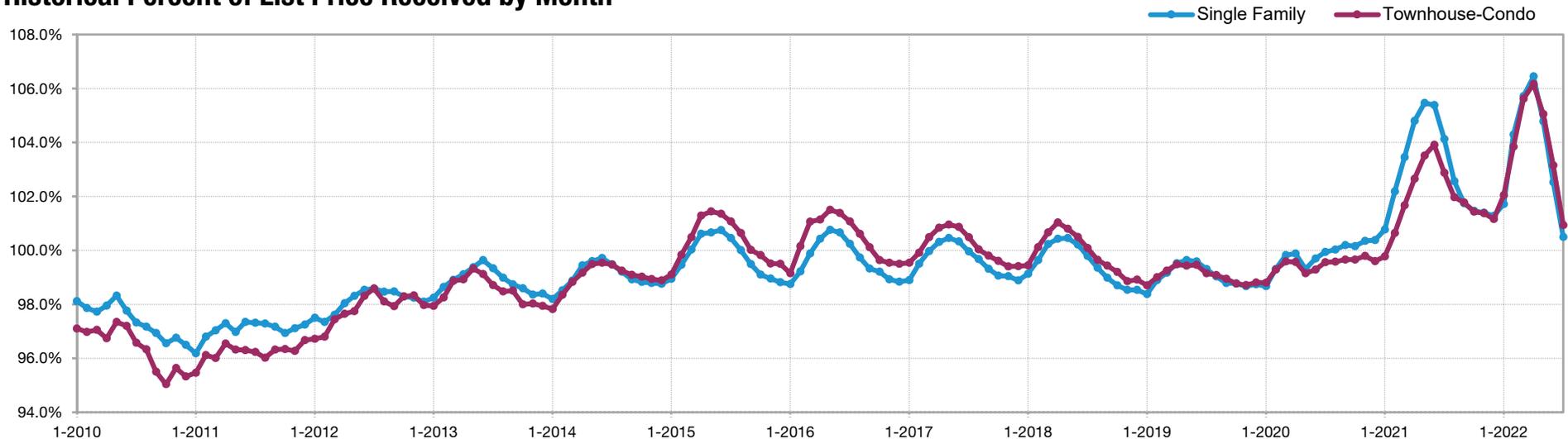


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	106.4%	+1.5%	106.2%	+3.4%
May-2022	104.8%	-0.7%	105.0%	+1.4%
Jun-2022	102.5%	-2.8%	103.1%	-0.8%
Jul-2022	100.5%	-3.5%	100.9%	-1.9%

Historical Percent of List Price Received by Month

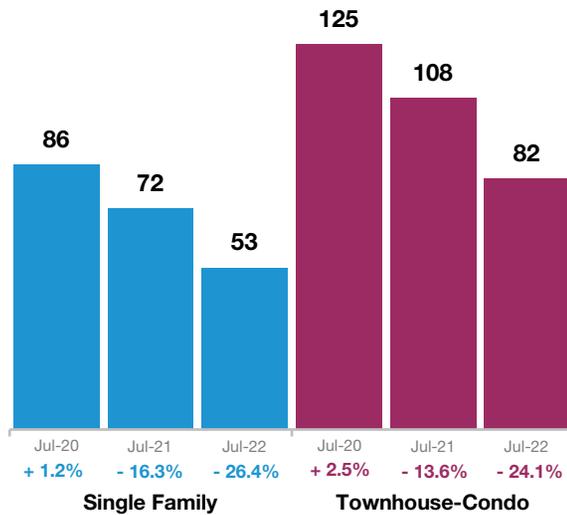


Housing Affordability Index

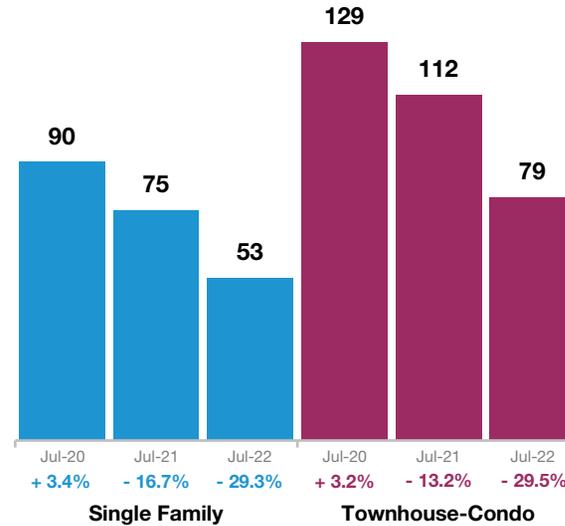


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

July

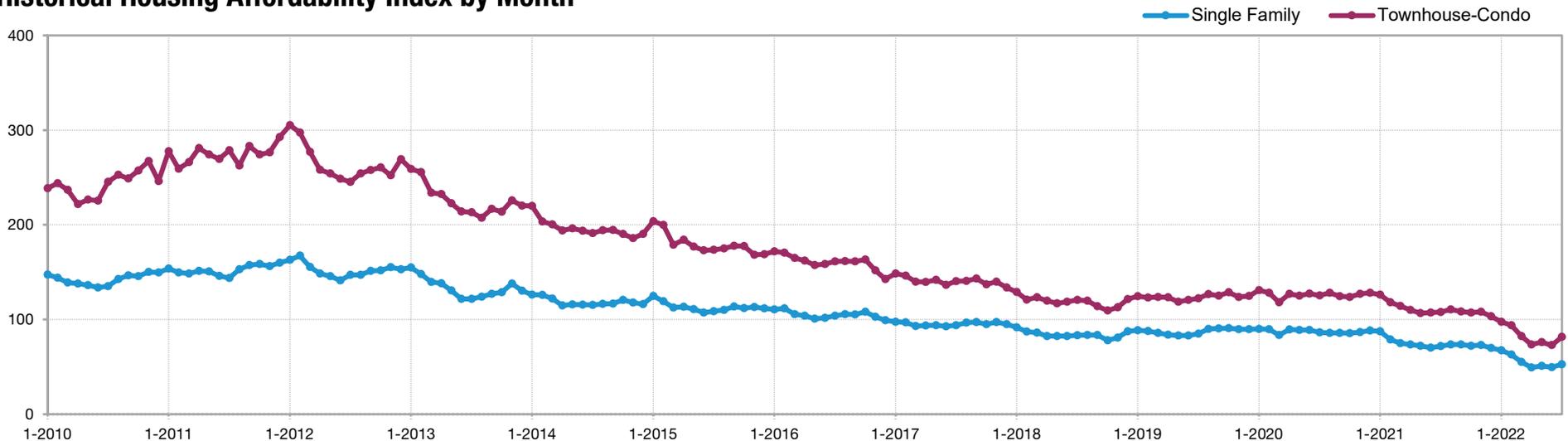


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	68	-21.8%	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%
Jul-2022	53	-26.4%	82	-24.1%

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	7-2021	7-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
Active Listings		7,432	10,249	+ 37.9%	--	--	--
Under Contract		7,041	5,778	- 17.9%	46,520	40,783	- 12.3%
New Listings		8,830	8,200	- 7.1%	51,155	51,653	+ 1.0%
Sold Listings		7,468	5,390	- 27.8%	43,726	38,704	- 11.5%
Days on Market		11	15	+ 36.4%	17	14	- 17.6%
Median Sales Price		\$530,000	\$585,000	+ 10.4%	\$507,000	\$585,000	+ 15.4%
Average Sales Price		\$622,479	\$682,948	+ 9.7%	\$599,924	\$684,725	+ 14.1%
Pct. of List Price Received		103.8%	100.6%	- 3.1%	103.6%	103.9%	+ 0.3%
Affordability Index		78	57	- 26.9%	82	57	- 30.5%

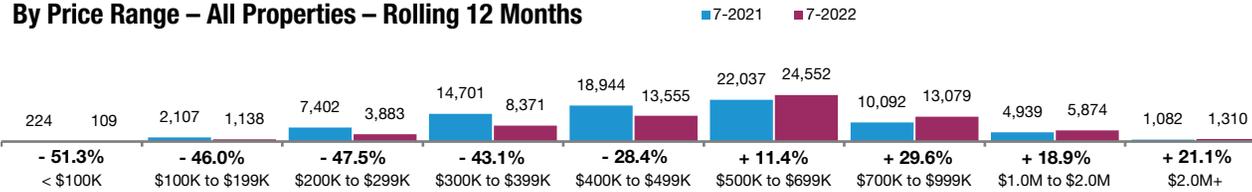
Sold Listings

Actual sales that have closed in a given month.

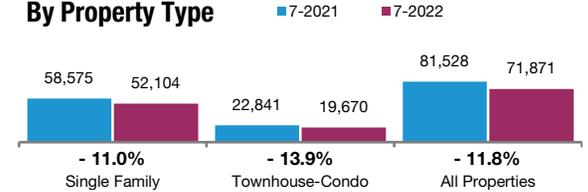


DENVER METRO
ASSOCIATION OF REALTORS®

By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	7-2021	7-2022	Change	7-2021	7-2022	Change
\$99,999 and Below	156	69	-55.8%	17	13	-23.5%
\$100,000 to \$199,999	503	332	-34.0%	1,573	783	-50.2%
\$200,000 to \$299,999	1,689	765	-54.7%	5,705	3,103	-45.6%
\$300,000 to \$399,999	8,177	2,975	-63.6%	6,506	5,368	-17.5%
\$400,000 to \$499,999	15,024	9,232	-38.6%	3,920	4,322	+10.3%
\$500,000 to \$699,999	18,957	20,941	+10.5%	3,079	3,608	+17.2%
\$700,000 to \$999,999	8,741	11,541	+32.0%	1,349	1,538	+14.0%
\$1,000,000 to \$1,999,999	4,342	5,086	+17.1%	596	788	+32.2%
\$2,000,000 and Above	986	1,163	+18.0%	96	147	+53.1%
All Price Ranges	58,575	52,104	-11.0%	22,841	19,670	-13.9%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	6-2022	7-2022	Change	6-2022	7-2022	Change
\$99,999 and Below	4	7	+75.0%	0	4	--
\$100,000 to \$199,999	23	17	-26.1%	37	49	+32.4%
\$200,000 to \$299,999	60	46	-23.3%	209	188	-10.0%
\$300,000 to \$399,999	182	162	-11.0%	451	432	-4.2%
\$400,000 to \$499,999	593	553	-6.7%	441	330	-25.2%
\$500,000 to \$699,999	1,987	1,609	-19.0%	391	279	-28.6%
\$700,000 to \$999,999	1,235	987	-20.1%	157	115	-26.8%
\$1,000,000 to \$1,999,999	595	438	-26.4%	97	55	-43.3%
\$2,000,000 and Above	109	104	-4.6%	15	12	-20.0%
All Price Ranges	4,788	3,923	-18.1%	1,798	1,464	-18.6%

Year to Date

By Price Range	Single Family			Townhouse-Condo		
	7-2021	7-2022	Change	7-2021	7-2022	Change
\$99,999 and Below	64	38	-40.6%	8	10	+25.0%
\$100,000 to \$199,999	232	181	-22.0%	790	329	-58.4%
\$200,000 to \$299,999	671	335	-50.1%	2,791	1,390	-50.2%
\$300,000 to \$399,999	3,069	1,141	-62.8%	3,616	2,720	-24.8%
\$400,000 to \$499,999	7,372	3,889	-47.2%	2,352	2,579	+9.7%
\$500,000 to \$699,999	10,986	11,469	+4.4%	1,855	2,219	+19.6%
\$700,000 to \$999,999	5,387	6,994	+29.8%	806	922	+14.4%
\$1,000,000 to \$1,999,999	2,625	3,200	+21.9%	396	447	+12.9%
\$2,000,000 and Above	579	702	+21.2%	65	90	+38.5%
All Price Ranges	30,985	27,949	-9.8%	12,679	10,706	-15.6%

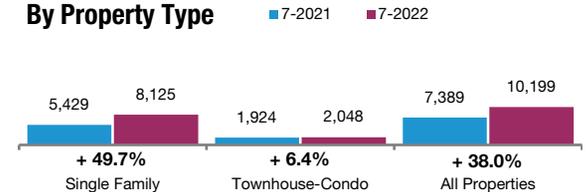
Inventory of Active Listings

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		
	7-2021	7-2022	Change	7-2021	7-2022	Change
\$99,999 and Below	22	21	-4.5%	2	5	+150.0%
\$100,000 to \$199,999	75	86	+14.7%	100	38	-62.0%
\$200,000 to \$299,999	156	108	-30.8%	319	161	-49.5%
\$300,000 to \$399,999	444	260	-41.4%	376	388	+3.2%
\$400,000 to \$499,999	822	819	-0.4%	309	420	+35.9%
\$500,000 to \$699,999	1,631	2,862	+75.5%	366	519	+41.8%
\$700,000 to \$999,999	1,125	2,267	+101.5%	220	263	+19.5%
\$1,000,000 to \$1,999,999	710	1,158	+63.1%	157	192	+22.3%
\$2,000,000 and Above	443	543	+22.6%	75	62	-17.3%
All Price Ranges	5,429	8,125	+49.7%	1,924	2,048	+6.4%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	6-2022	7-2022	Change	6-2022	7-2022	Change
\$99,999 and Below	20	21	+5.0%	5	5	0.0%
\$100,000 to \$199,999	81	86	+6.2%	51	38	-25.5%
\$200,000 to \$299,999	123	108	-12.2%	140	161	+15.0%
\$300,000 to \$399,999	235	260	+10.6%	294	388	+32.0%
\$400,000 to \$499,999	642	819	+27.6%	388	420	+8.2%
\$500,000 to \$699,999	2,512	2,862	+13.9%	465	519	+11.6%
\$700,000 to \$999,999	2,213	2,267	+2.4%	258	263	+1.9%
\$1,000,000 to \$1,999,999	1,076	1,158	+7.6%	183	192	+4.9%
\$2,000,000 and Above	501	543	+8.4%	60	62	+3.3%
All Price Ranges	7,404	8,125	+9.7%	1,844	2,048	+11.1%

Year to Date

By Price Range	Single Family			Townhouse-Condo		
	7-2021	7-2022	Change	7-2021	7-2022	Change
\$99,999 and Below	22	21	-4.5%	2	5	+150.0%
\$100,000 to \$199,999	75	86	+14.7%	100	38	-62.0%
\$200,000 to \$299,999	156	108	-30.8%	319	161	-49.5%
\$300,000 to \$399,999	444	260	-41.4%	376	388	+3.2%
\$400,000 to \$499,999	822	819	-0.4%	309	420	+35.9%
\$500,000 to \$699,999	1,631	2,862	+75.5%	366	519	+41.8%
\$700,000 to \$999,999	1,125	2,267	+101.5%	220	263	+19.5%
\$1,000,000 to \$1,999,999	710	1,158	+63.1%	157	192	+22.3%
\$2,000,000 and Above	443	543	+22.6%	75	62	-17.3%
All Price Ranges	5,429	8,125	+49.7%	1,924	2,048	+6.4%

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.