

# 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 <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
--	--	---

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.

Single Family Market Overview	2
Townhouse-Condo Market Overview	3
Inventory of Active Listings	4
Under Contract	5
New Listings	6
Sold Listings	7
Days on Market Until Sale	8
Median Sales Price	9
Average Sales Price	10
Percent of List Price Received	11
Housing Affordability Index	12
Total Market Overview	13
Sold Listings and Inventory by Price Range	14
Glossary of Terms	15

# 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%

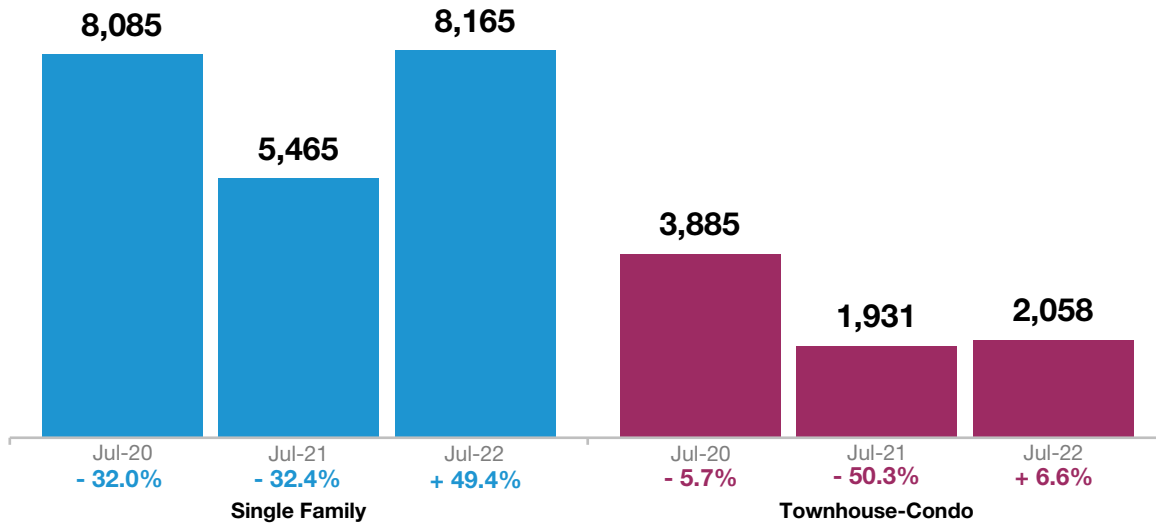
# Inventory of Active Listings

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



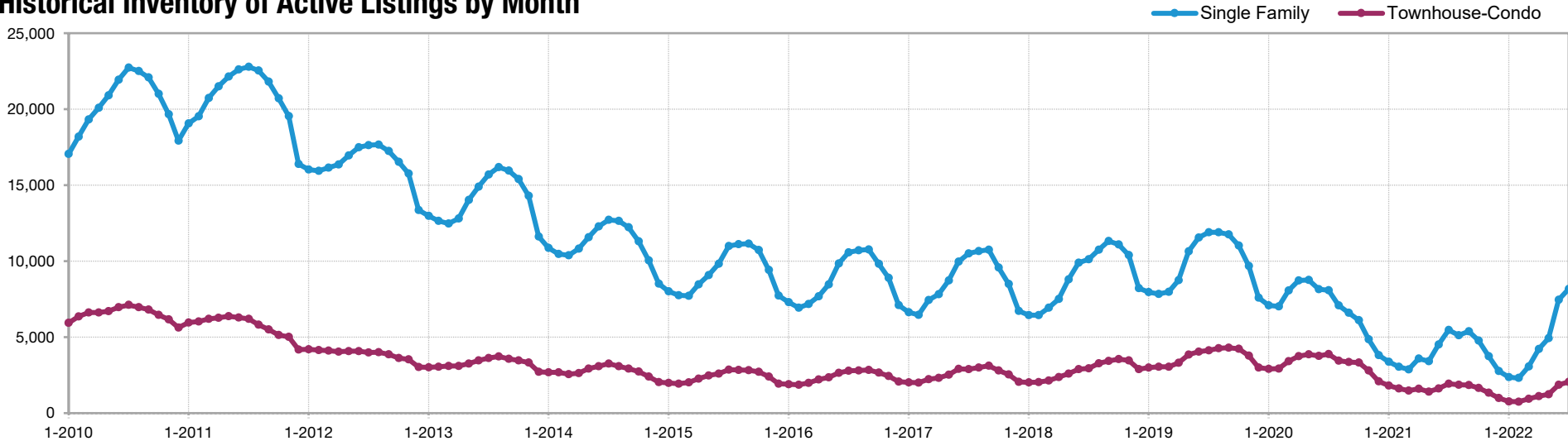
**DENVER METRO**  
ASSOCIATION OF REALTORS®

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%
<b>Jul-2022</b>	<b>8,165</b>	<b>+49.4%</b>	<b>2,058</b>	<b>+6.6%</b>

## Historical Inventory of Active Listings by Month



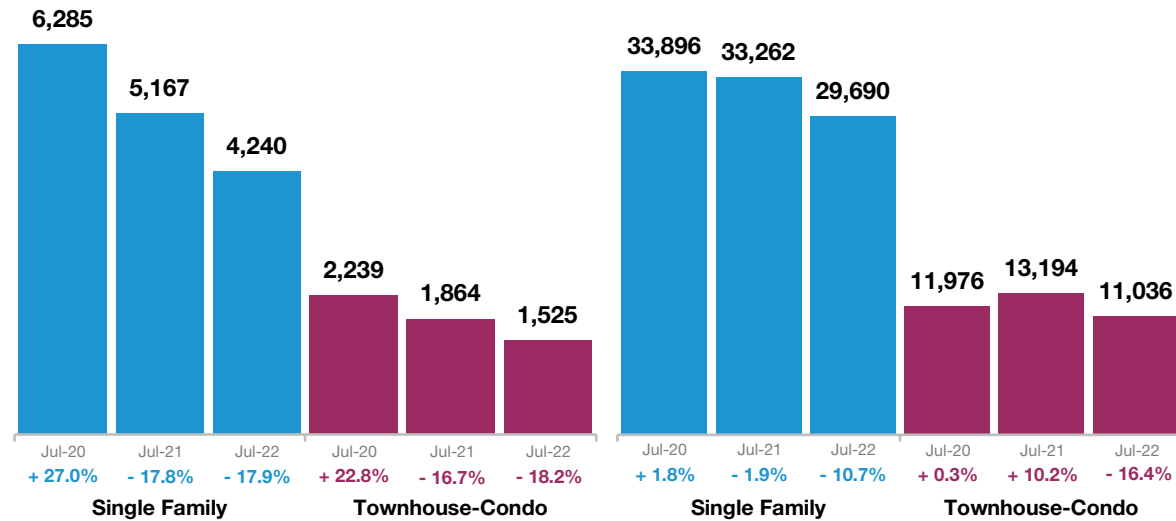
# Under Contract

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

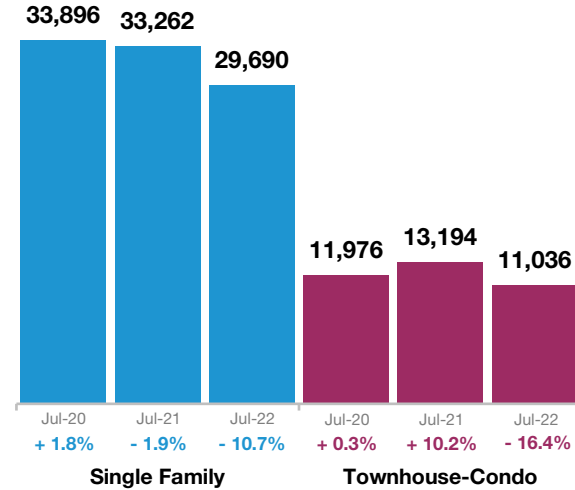


**DENVER METRO**  
ASSOCIATION OF REALTORS®

## July

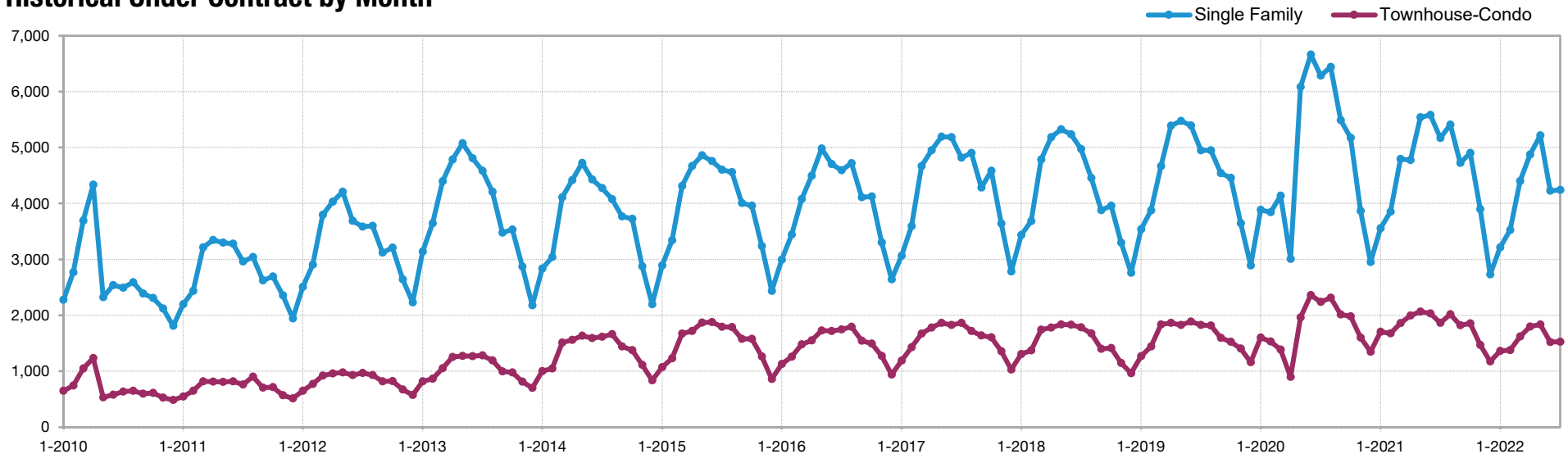


## Year to Date



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%
<b>Jul-2022</b>	<b>4,240</b>	<b>-17.9%</b>	<b>1,525</b>	<b>-18.2%</b>

## Historical Under Contract by Month



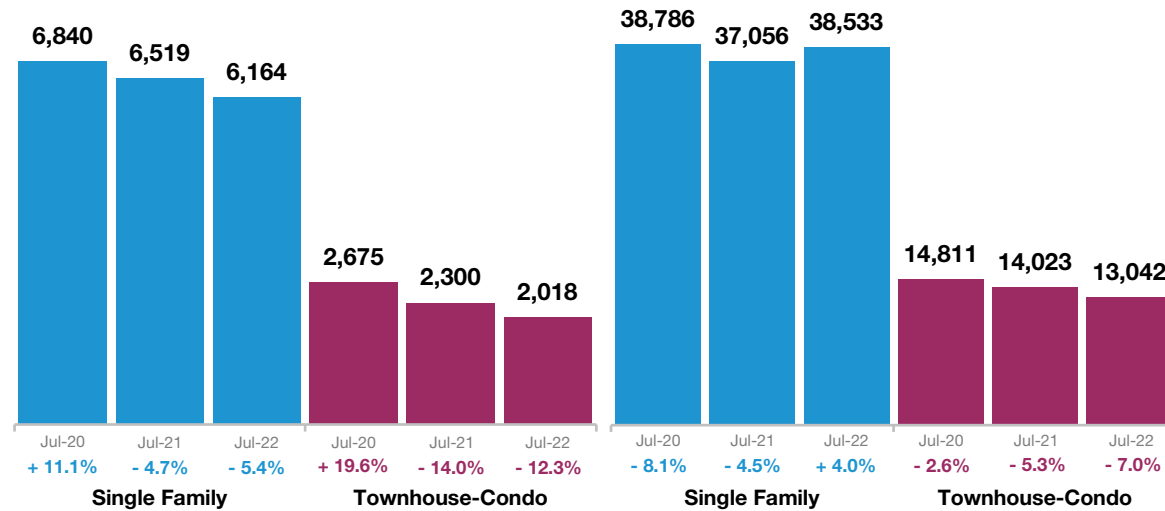
# New Listings

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

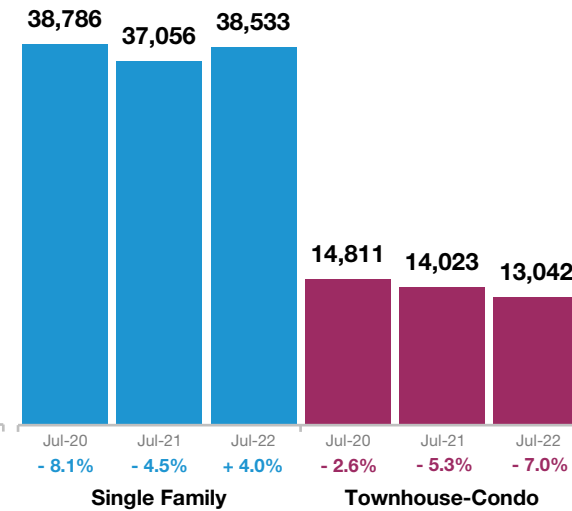


**DENVER METRO**  
ASSOCIATION OF REALTORS®

## July

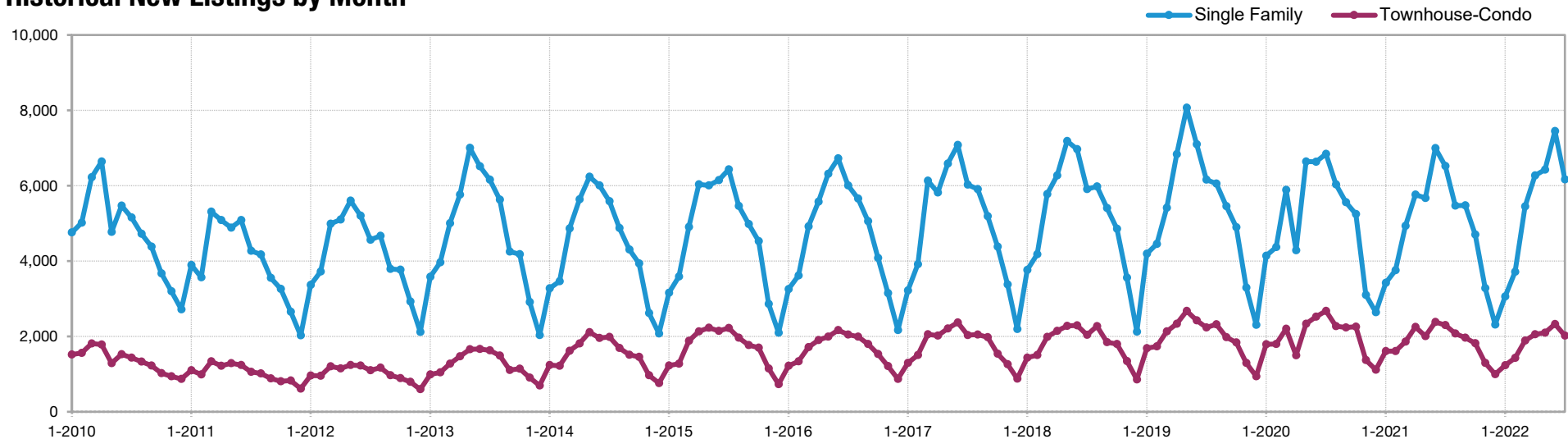


## Year to Date



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%
<b>Jul-2022</b>	<b>6,164</b>	<b>-5.4%</b>	<b>2,018</b>	<b>-12.3%</b>

## Historical New Listings by Month



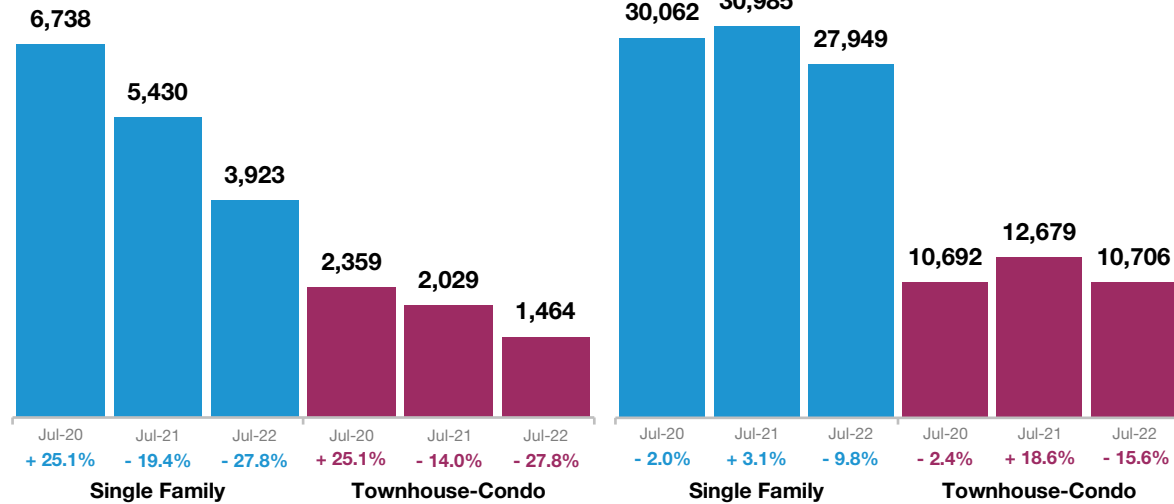
# Sold Listings

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



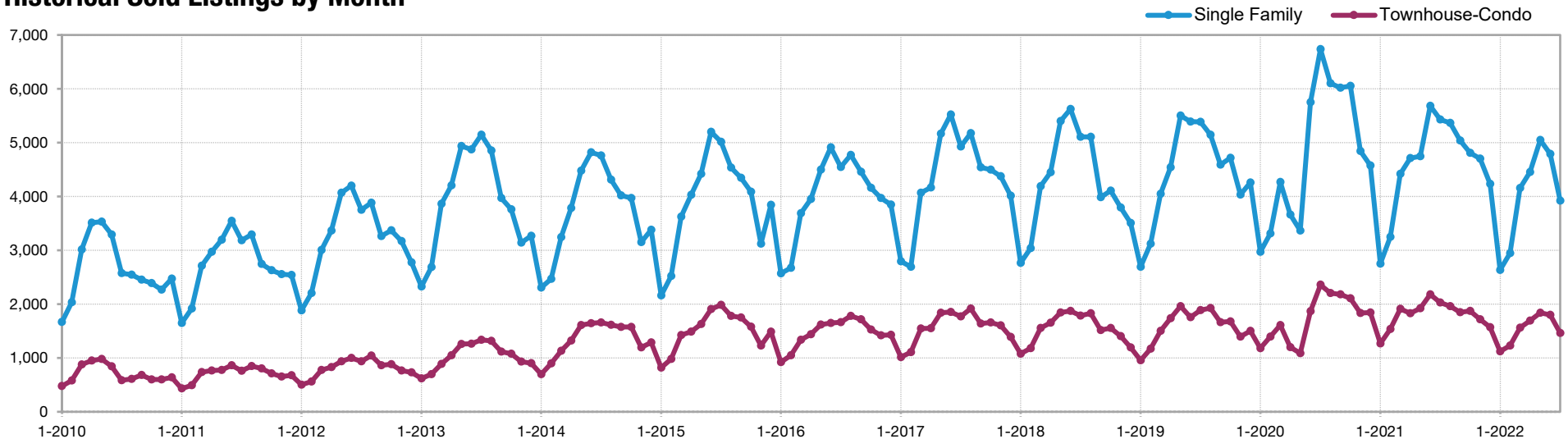
**DENVER METRO**  
ASSOCIATION OF REALTORS®

## 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%
<b>Jul-2022</b>	<b>3,923</b>	<b>-27.8%</b>	<b>1,464</b>	<b>-27.8%</b>

## Historical Sold Listings by Month



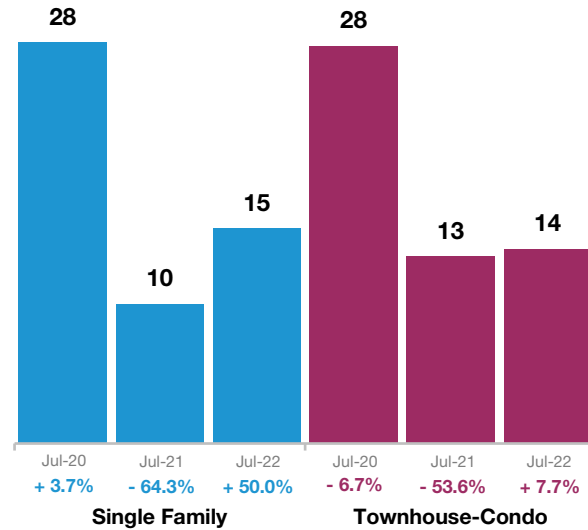
# Days on Market Until Sale

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

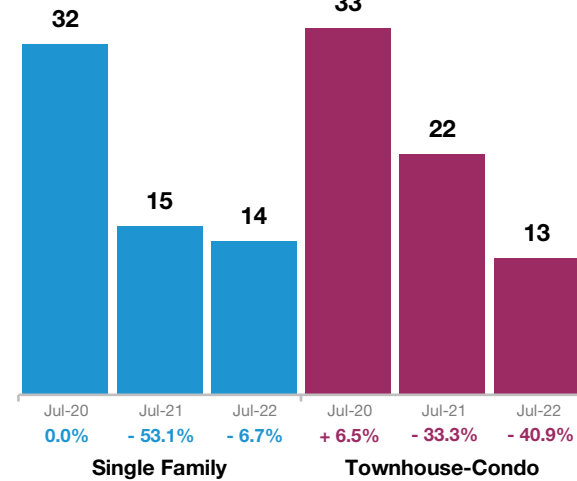


**DENVER METRO**  
ASSOCIATION OF REALTORS®

## July

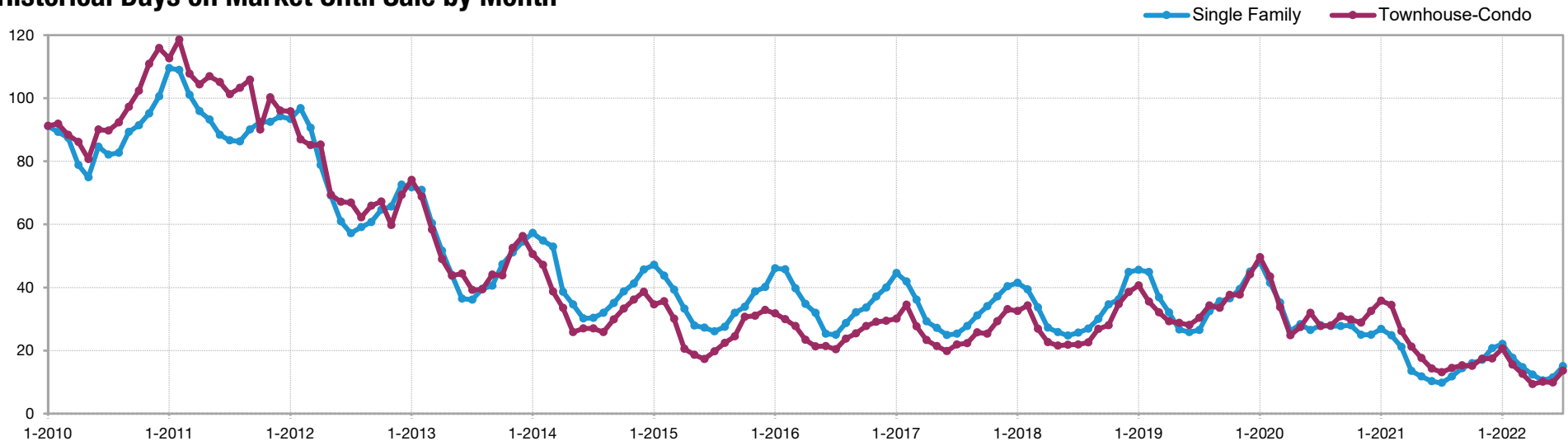


## Year to Date



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%
<b>Jul-2022</b>	<b>15</b>	<b>+50.0%</b>	<b>14</b>	<b>+7.7%</b>

## Historical Days on Market Until Sale by Month





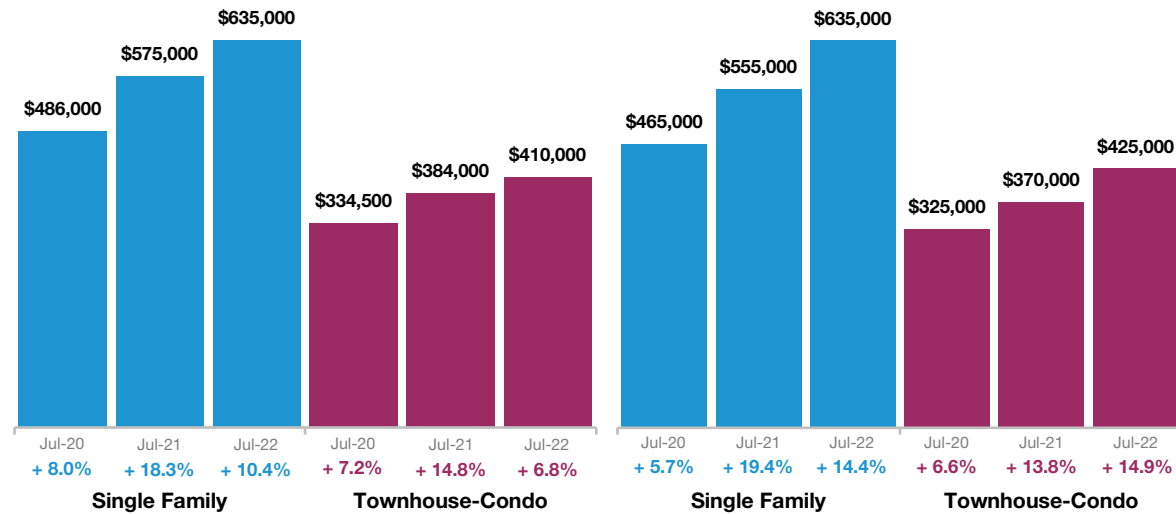
# Median Sales Price

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

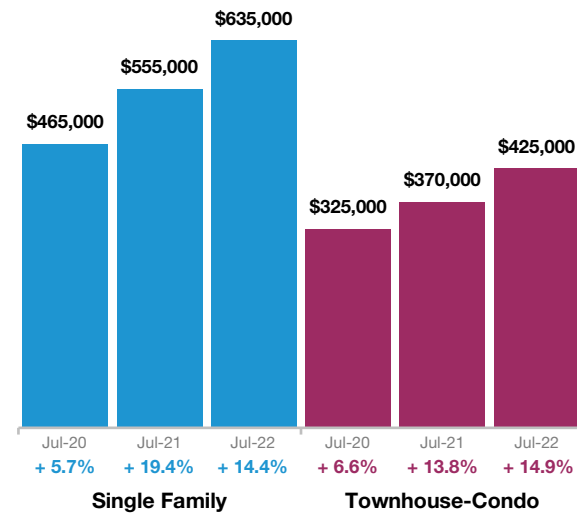


**DENVER METRO**  
ASSOCIATION OF REALTORS®

## July

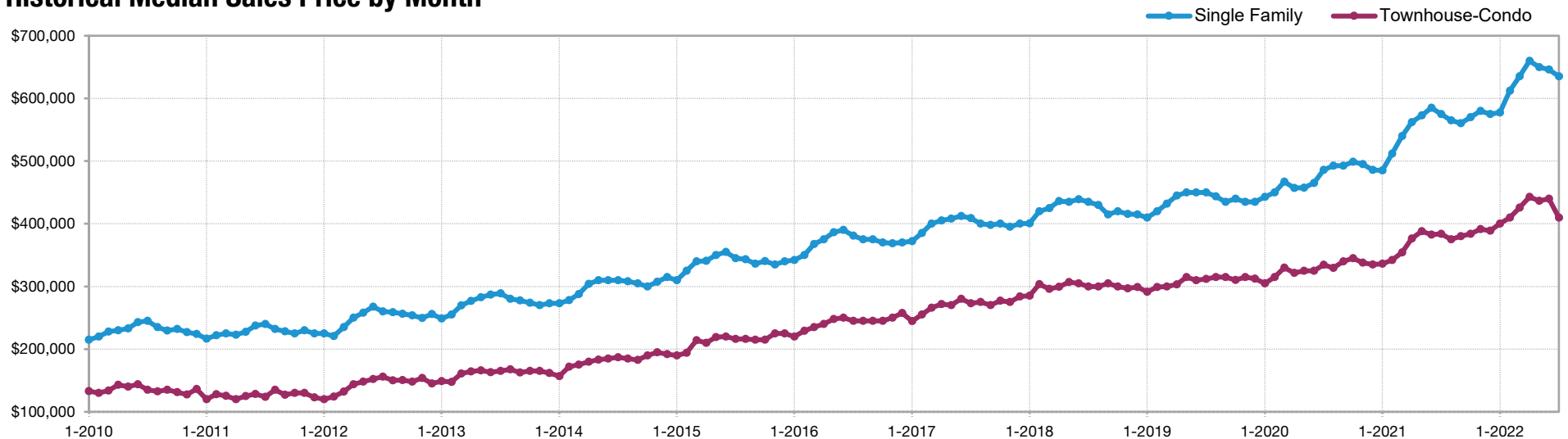


## Year to Date



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%
<b>Jul-2022</b>	<b>\$635,000</b>	<b>+10.4%</b>	<b>\$410,000</b>	<b>+6.8%</b>

## Historical Median Sales Price by Month



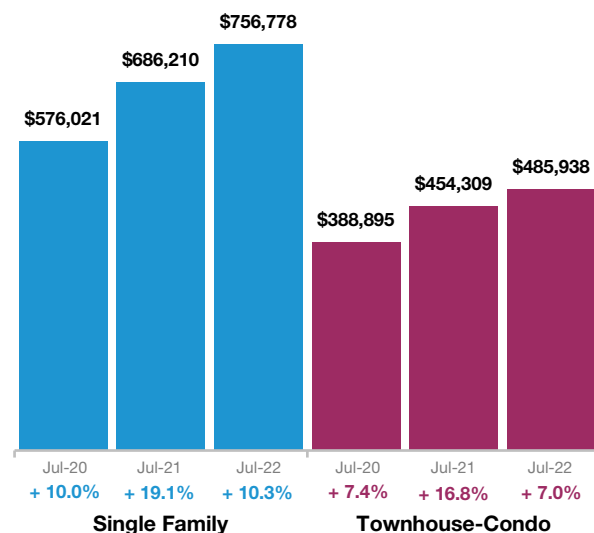
# Average Sales Price

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

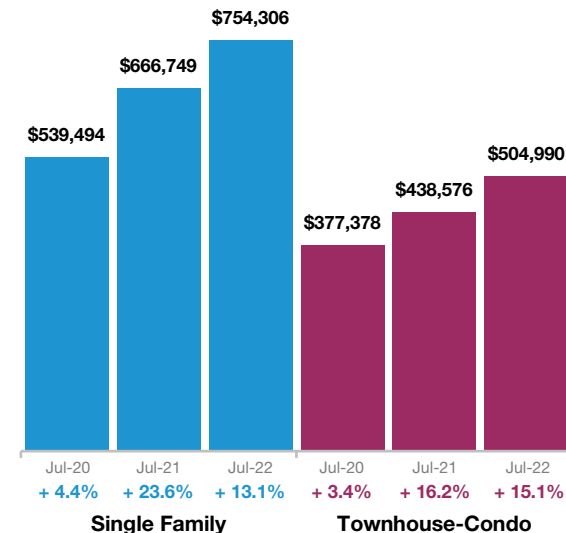


**DENVER METRO**  
ASSOCIATION OF REALTORS®

## July

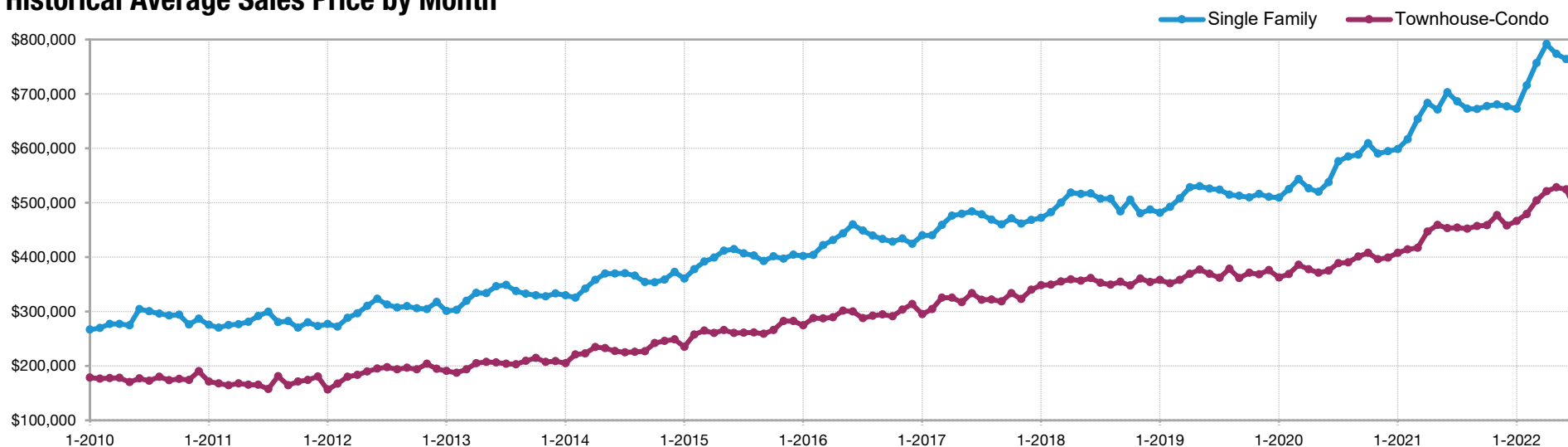


## Year to Date



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%
<b>Jul-2022</b>	<b>\$756,778</b>	<b>+10.3%</b>	<b>\$485,938</b>	<b>+7.0%</b>

## Historical Average Sales Price by Month



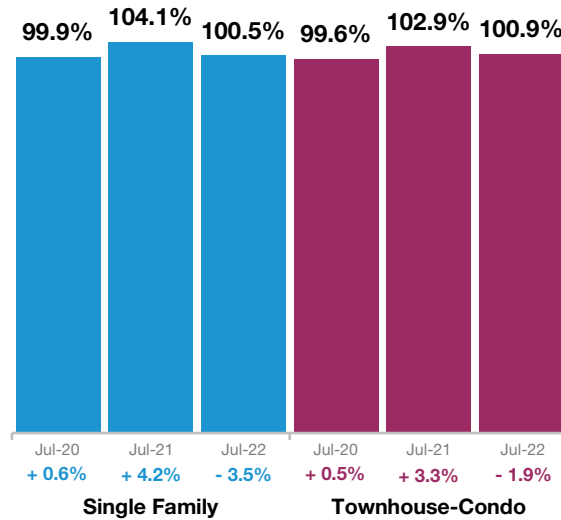
# Percent of List Price Received

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.

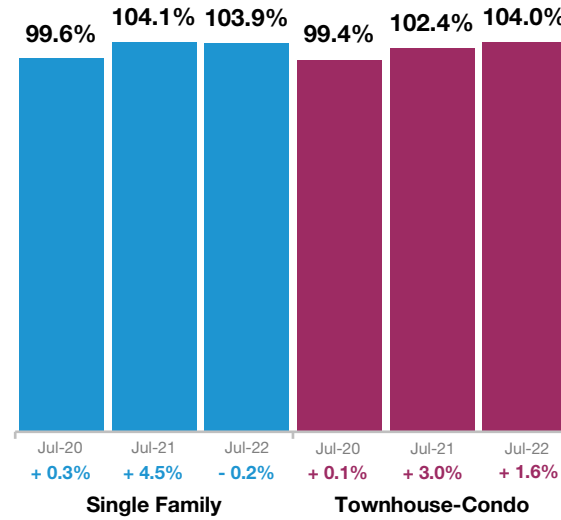


**DENVER METRO**  
ASSOCIATION OF REALTORS®

## July

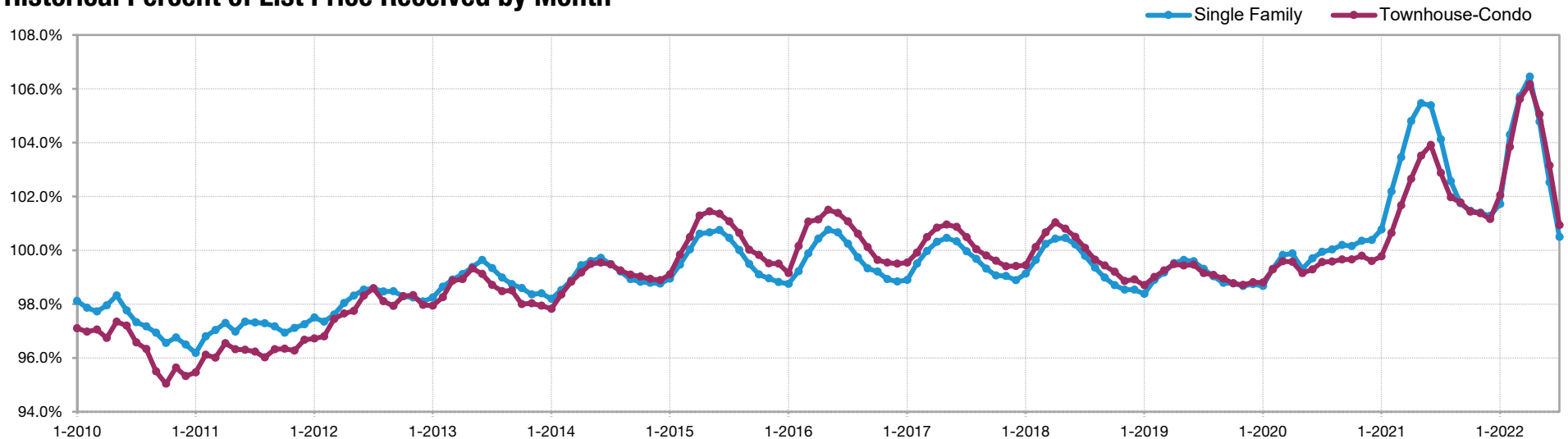


## Year to Date



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%
<b>Jul-2022</b>	<b>100.5%</b>	<b>-3.5%</b>	<b>100.9%</b>	<b>-1.9%</b>

## Historical Percent of List Price Received by Month



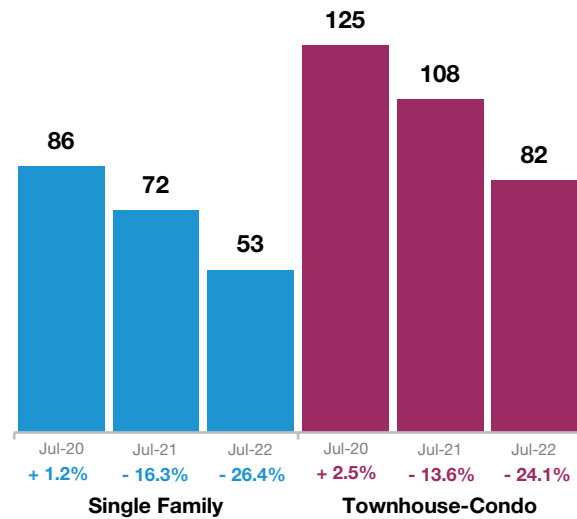
# Housing Affordability Index

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.

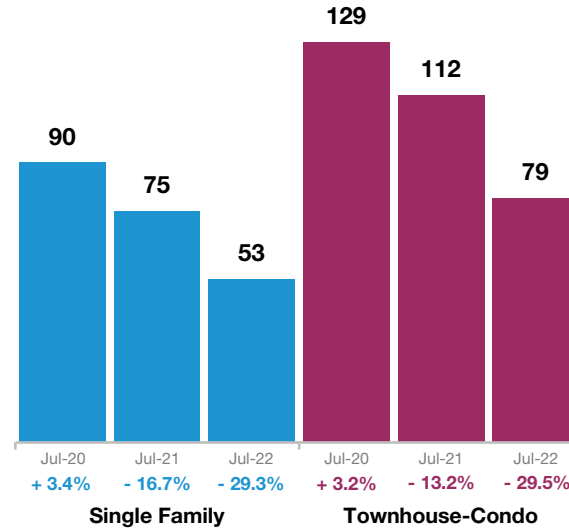


**DENVER METRO**  
ASSOCIATION OF REALTORS®

## July

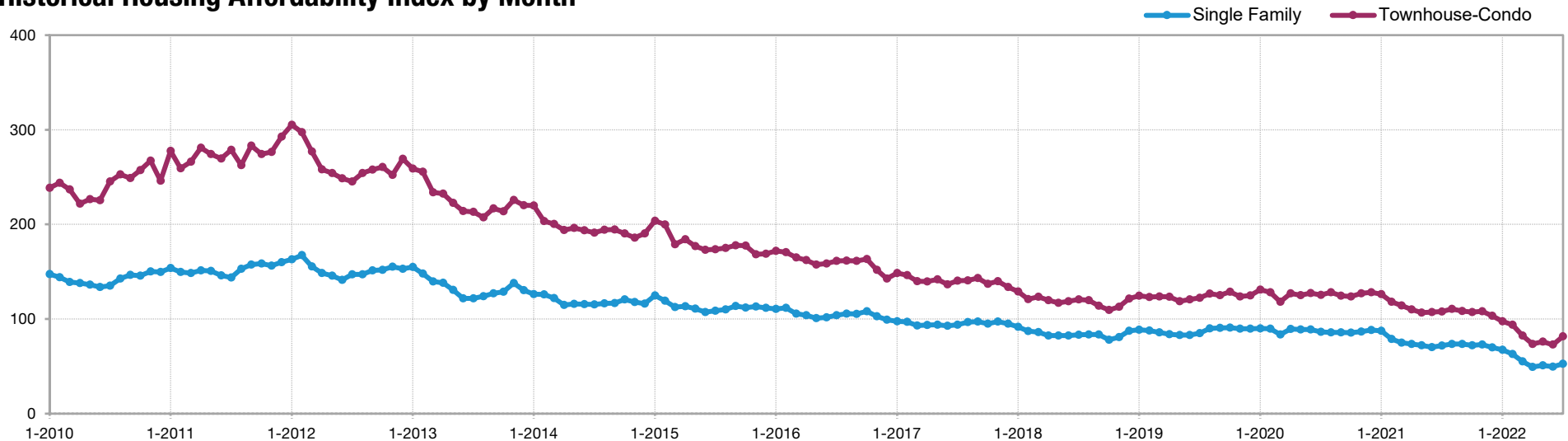


## Year to Date



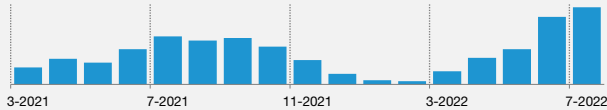
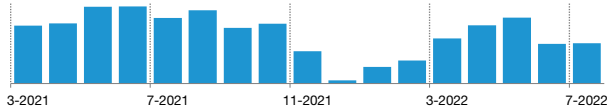
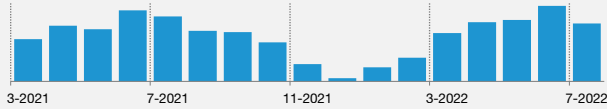
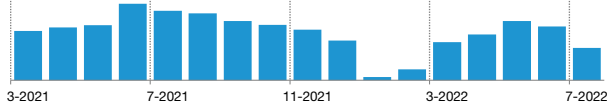
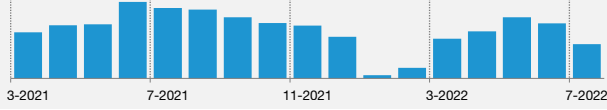
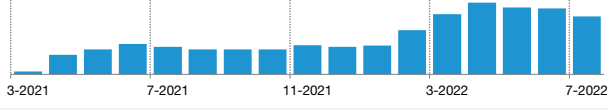
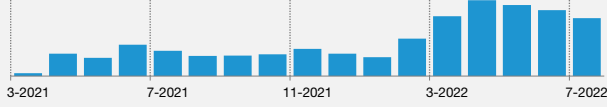
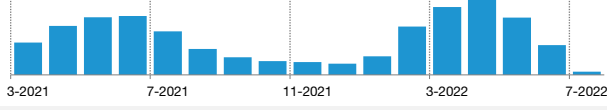
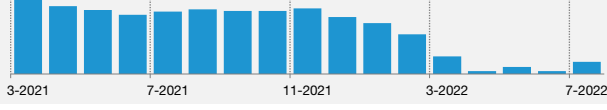
Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2021	73	-15.1%	111	-13.3%
Sep-2021	73	-15.1%	108	-12.9%
Oct-2021	72	-16.3%	107	-13.7%
Nov-2021	73	-16.1%	108	-15.0%
Dec-2021	70	-20.5%	103	-19.5%
Jan-2022	68	-21.8%	97	-23.0%
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%
<b>Jul-2022</b>	<b>53</b>	<b>-26.4%</b>	<b>82</b>	<b>-24.1%</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	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

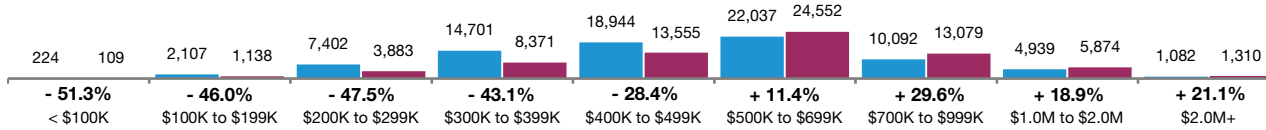
Actual sales that have closed in a given month.



**DENVER METRO**  
ASSOCIATION OF REALTORS®

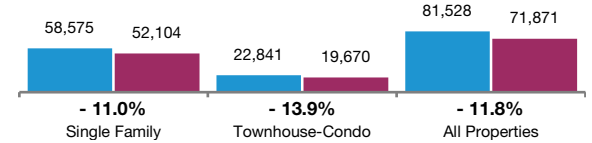
## By Price Range – All Properties – Rolling 12 Months

■ 7-2021 ■ 7-2022



## By Property Type

■ 7-2021 ■ 7-2022



### 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%
<b>All Price Ranges</b>	<b>58,575</b>	<b>52,104</b>	<b>-11.0%</b>	<b>22,841</b>	<b>19,670</b>	<b>-13.9%</b>

### Compared to Prior Month

	Single Family			Townhouse-Condo		
	6-2022	7-2022	Change	6-2022	7-2022	Change
	4	7	+75.0%	0	4	--
	23	17	-26.1%	37	49	+32.4%
	60	46	-23.3%	209	188	-10.0%
	182	162	-11.0%	451	432	-4.2%
	593	553	-6.7%	441	330	-25.2%
	1,987	1,609	-19.0%	391	279	-28.6%
	1,235	987	-20.1%	157	115	-26.8%
	595	438	-26.4%	97	55	-43.3%
	109	104	-4.6%	15	12	-20.0%
<b>All Price Ranges</b>	<b>4,788</b>	<b>3,923</b>	<b>-18.1%</b>	<b>1,798</b>	<b>1,464</b>	<b>-18.6%</b>

### Year to Date

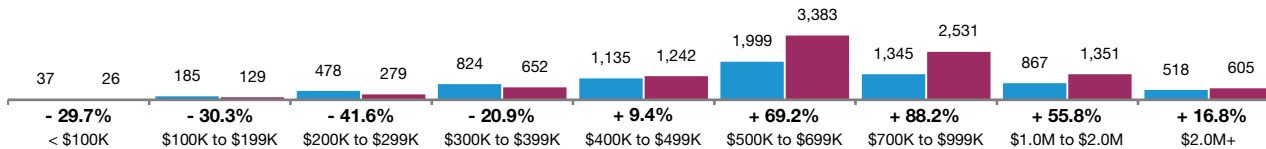
	Single Family			Townhouse-Condo		
	7-2021	7-2022	Change	7-2021	7-2022	Change
	64	38	-40.6%	8	10	+25.0%
	232	181	-22.0%	790	329	-58.4%
	671	335	-50.1%	2,791	1,390	-50.2%
	3,069	1,141	-62.8%	3,616	2,720	-24.8%
	7,372	3,889	-47.2%	2,352	2,579	+9.7%
	10,986	11,469	+4.4%	1,855	2,219	+19.6%
	5,387	6,994	+29.8%	806	922	+14.4%
	2,625	3,200	+21.9%	396	447	+12.9%
	579	702	+21.2%	65	90	+38.5%
<b>All Price Ranges</b>	<b>30,985</b>	<b>27,949</b>	<b>-9.8%</b>	<b>12,679</b>	<b>10,706</b>	<b>-15.6%</b>

# Inventory of Active Listings

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

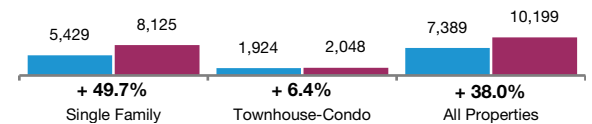
## By Price Range – All Properties

■ 7-2021 ■ 7-2022



## By Property Type

■ 7-2021 ■ 7-2022



### 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%
<b>All Price Ranges</b>	<b>5,429</b>	<b>8,125</b>	<b>+49.7%</b>	<b>1,924</b>	<b>2,048</b>	<b>+6.4%</b>

### Compared to Prior Month

	Single Family			Townhouse-Condo		
	6-2022	7-2022	Change	6-2022	7-2022	Change
	20	21	+5.0%	5	5	0.0%
	81	86	+6.2%	51	38	-25.5%
	123	108	-12.2%	140	161	+15.0%
	235	260	+10.6%	294	388	+32.0%
	642	819	+27.6%	388	420	+8.2%
	2,512	2,862	+13.9%	465	519	+11.6%
	2,213	2,267	+2.4%	258	263	+1.9%
	1,076	1,158	+7.6%	183	192	+4.9%
	501	543	+8.4%	60	62	+3.3%
<b>All Price Ranges</b>	<b>7,404</b>	<b>8,125</b>	<b>+9.7%</b>	<b>1,844</b>	<b>2,048</b>	<b>+11.1%</b>

### 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®

<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.