

Monthly Indicators



August 2022

Percent changes calculated using year-over-year comparisons.

New Listings were down 7.6 percent for single family homes and 17.5 percent for townhouse-condo properties. Under Contracts decreased 16.1 percent for single family homes and 21.5 percent for townhouse-condo properties.

The Median Sales Price was up 9.7 percent to \$620,000 for single family homes and 8.0 percent to \$405,000 for townhouse-condo properties. Days on Market increased 75.0 percent for single family homes and 14.3 percent for townhouse-condo properties.

Inflation, higher interest rates, and fears of a potential recession have taken a toll on buyers and sellers this summer, leading many people to stay on the sidelines to see what will happen with the market. But some experts, including NAR Chief Economist Lawrence Yun, believe the worst of inflation may be over. Although sales prices remain up from this time last year, price growth is expected to moderate in the months ahead as the market continues to shift in a more buyer-friendly direction.

Activity Snapshot

+ 42.1% **- 25.0%** **+ 8.6%**

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	8-2021	8-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
Active Listings		5,130	7,932	+ 54.6%	--	--	--
Under Contract		5,406	4,534	- 16.1%	38,668	33,823	- 12.5%
New Listings		5,470	5,057	- 7.6%	42,526	43,538	+ 2.4%
Sold Listings		5,369	3,990	- 25.7%	36,355	31,994	- 12.0%
Days on Market		12	21	+ 75.0%	15	15	0.0%
Median Sales Price		\$565,000	\$620,000	+ 9.7%	\$555,000	\$635,000	+ 14.4%
Average Sales Price		\$672,650	\$723,235	+ 7.5%	\$667,609	\$750,121	+ 12.4%
Pct. of List Price Received		102.6%	99.1%	- 3.4%	103.8%	103.3%	- 0.5%
Affordability Index		73	54	- 26.0%	75	52	- 30.7%

Townhouse-Condo Market Overview



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

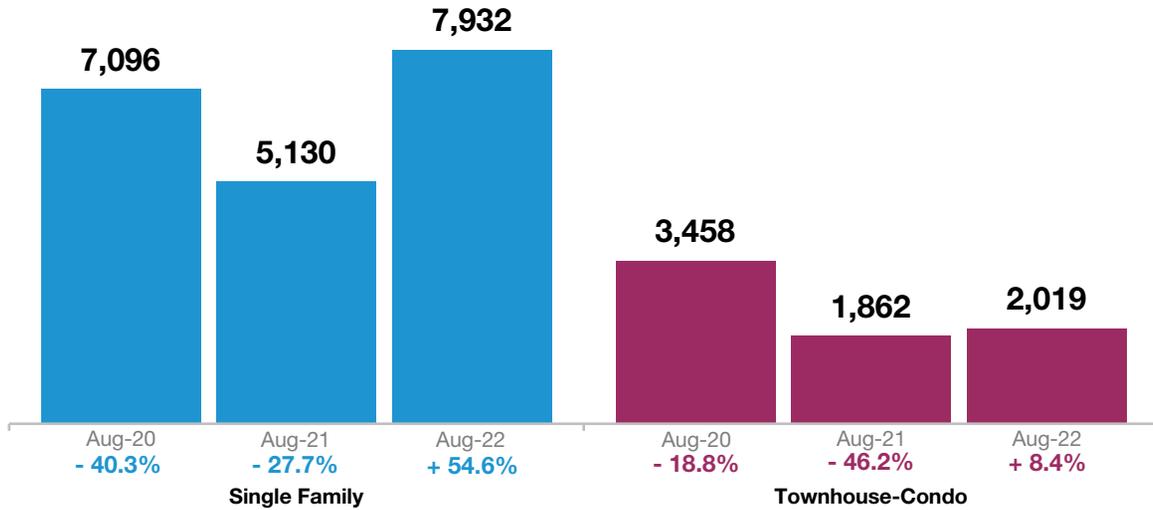
Key Metrics	Historical Sparkbars	8-2021	8-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
Active Listings		1,862	2,019	+ 8.4%	--	--	--
Under Contract		2,019	1,584	- 21.5%	15,213	12,546	- 17.5%
New Listings		2,075	1,712	- 17.5%	16,099	14,767	- 8.3%
Sold Listings		1,960	1,507	- 23.1%	14,640	12,256	- 16.3%
Days on Market		14	16	+ 14.3%	21	13	- 38.1%
Median Sales Price		\$375,000	\$405,000	+ 8.0%	\$370,000	\$425,000	+ 14.9%
Average Sales Price		\$452,313	\$473,440	+ 4.7%	\$440,405	\$501,334	+ 13.8%
Pct. of List Price Received		102.0%	99.9%	- 2.1%	102.3%	103.5%	+ 1.2%
Affordability Index		111	82	- 26.1%	112	78	- 30.4%

Inventory of Active Listings

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

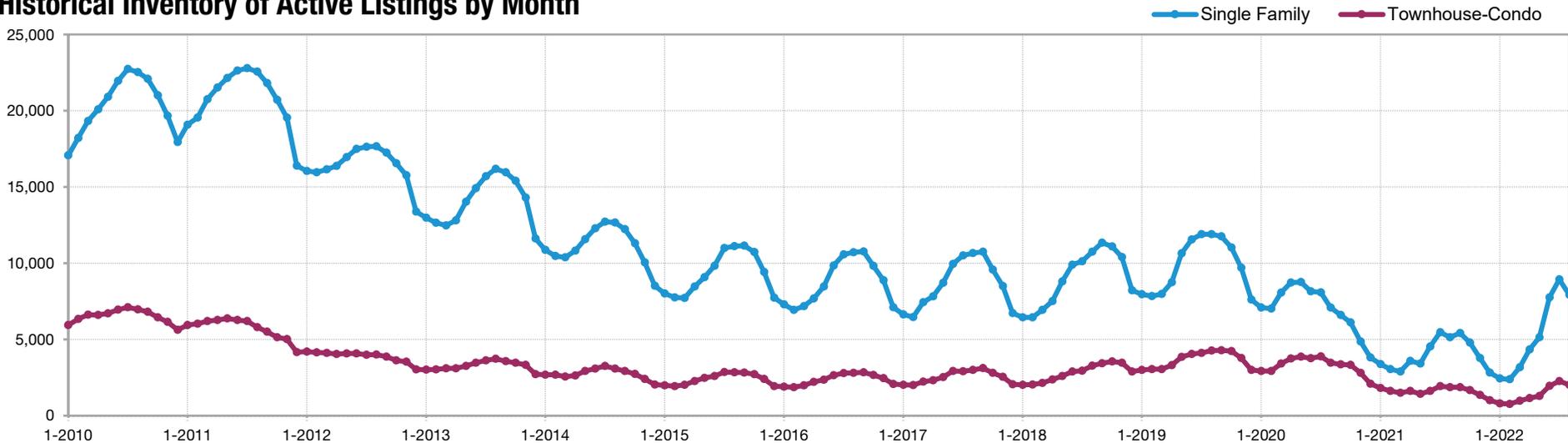


August



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2021	5,409	-18.1%	1,856	-44.9%
Oct-2021	4,789	-21.7%	1,664	-49.9%
Nov-2021	3,783	-22.1%	1,357	-51.5%
Dec-2021	2,817	-26.2%	1,014	-51.6%
Jan-2022	2,431	-27.9%	791	-56.4%
Feb-2022	2,377	-21.9%	772	-52.3%
Mar-2022	3,166	+9.9%	969	-34.8%
Apr-2022	4,330	+20.5%	1,146	-28.8%
May-2022	5,142	+50.7%	1,294	-8.8%
Jun-2022	7,754	+71.5%	1,941	+19.5%
Jul-2022	8,937	+63.2%	2,259	+16.8%
Aug-2022	7,932	+54.6%	2,019	+8.4%

Historical Inventory of Active Listings by Month

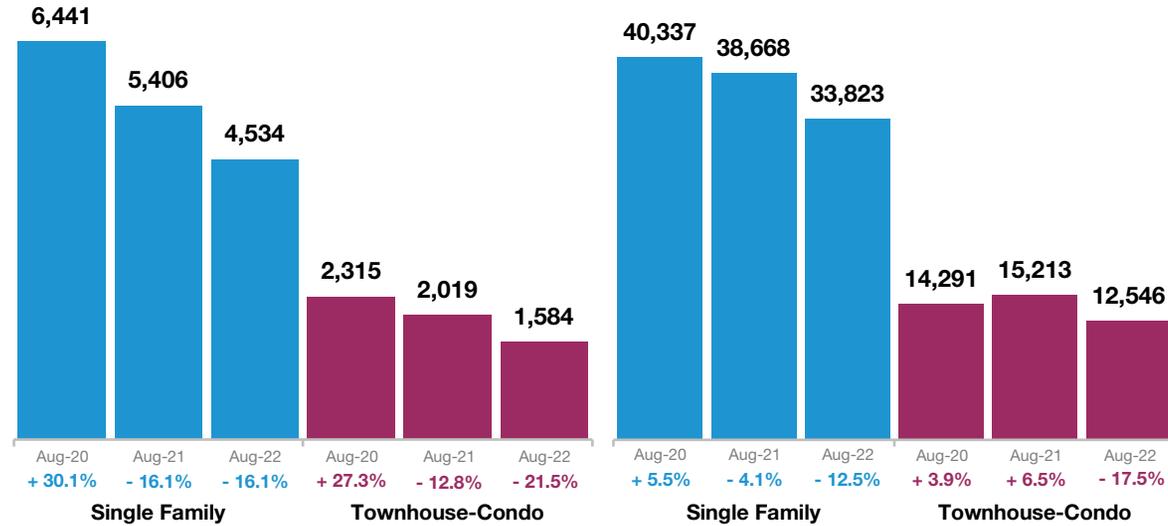


Under Contract

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

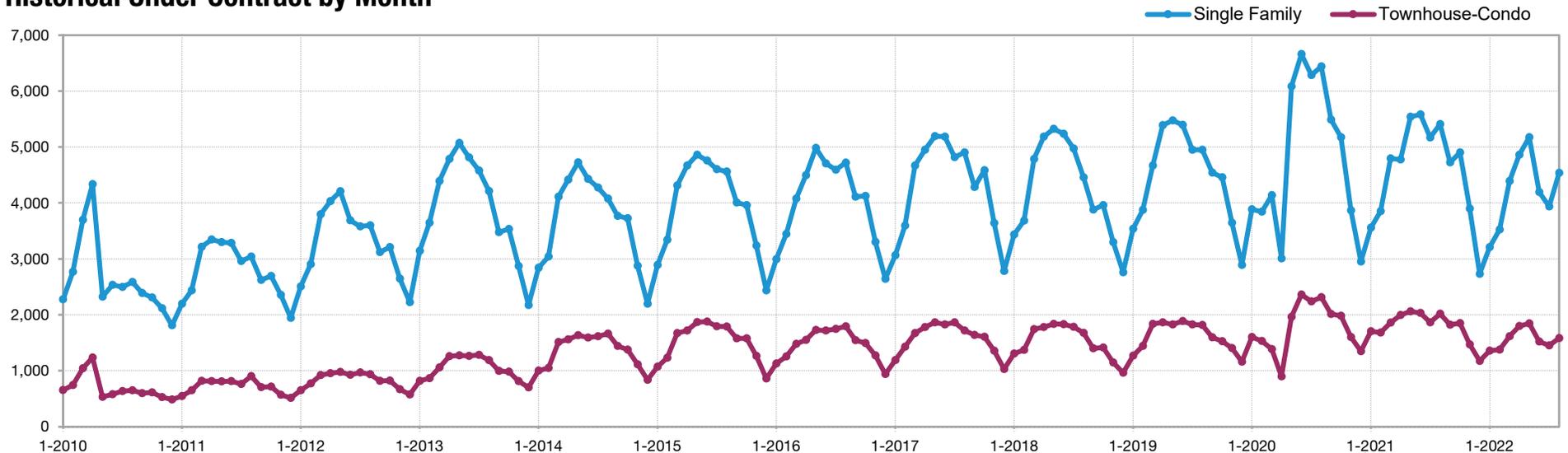


August



Month	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2021	4,724	-13.9%	1,819	-9.6%
Oct-2021	4,899	-5.3%	1,851	-6.5%
Nov-2021	3,896	+0.8%	1,471	-8.1%
Dec-2021	2,729	-7.6%	1,173	-12.9%
Jan-2022	3,211	-9.8%	1,359	-20.2%
Feb-2022	3,524	-8.4%	1,375	-18.1%
Mar-2022	4,391	-8.4%	1,616	-13.0%
Apr-2022	4,861	+1.8%	1,796	-10.0%
May-2022	5,174	-6.6%	1,843	-10.6%
Jun-2022	4,194	-24.8%	1,521	-25.2%
Jul-2022	3,934	-23.9%	1,452	-22.1%
Aug-2022	4,534	-16.1%	1,584	-21.5%

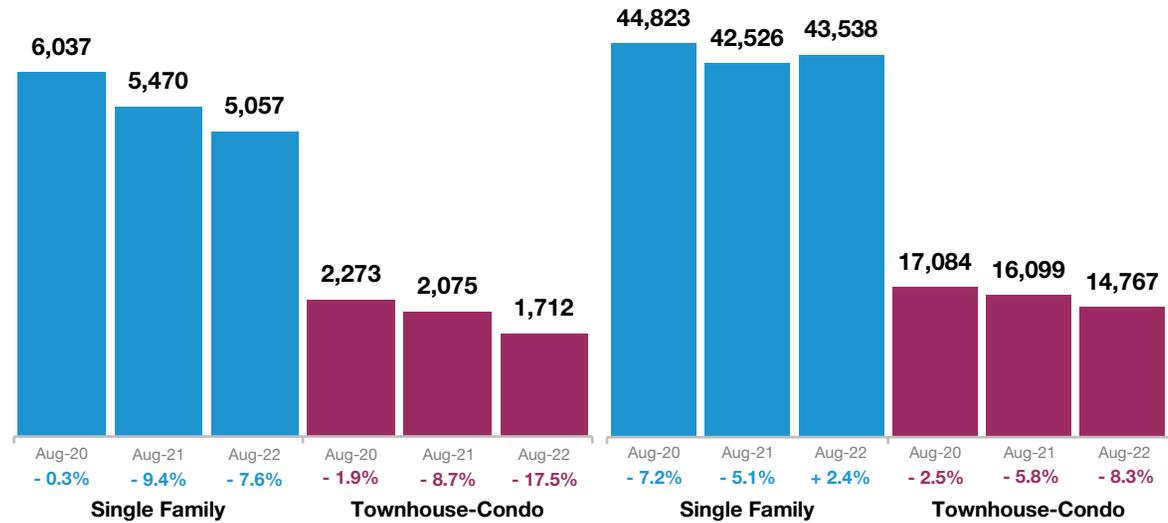
Historical Under Contract by Month



New Listings

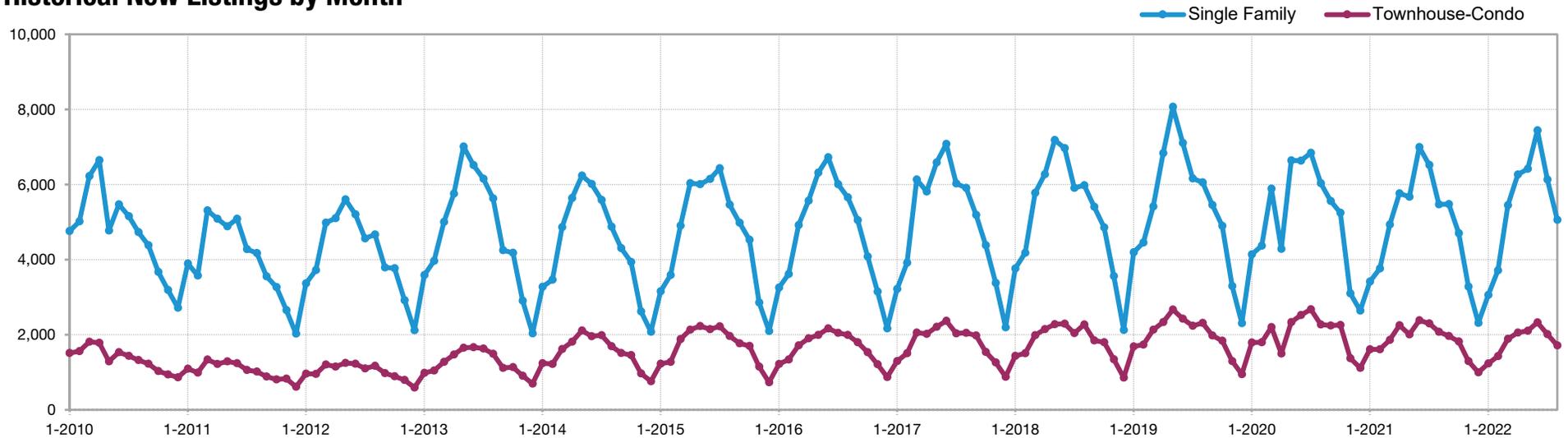
A count of the properties that have been newly listed on the market in a given month.

August



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2021	5,477	-1.5%	1,965	-12.3%
Oct-2021	4,700	-10.4%	1,817	-19.4%
Nov-2021	3,283	+6.0%	1,297	-5.4%
Dec-2021	2,314	-12.2%	998	-10.3%
Jan-2022	3,058	-10.5%	1,229	-23.6%
Feb-2022	3,715	-1.2%	1,430	-11.3%
Mar-2022	5,447	+10.4%	1,888	+1.3%
Apr-2022	6,267	+8.8%	2,058	-8.6%
May-2022	6,415	+13.1%	2,107	+5.1%
Jun-2022	7,445	+6.4%	2,330	-2.2%
Jul-2022	6,134	-5.9%	2,013	-12.5%
Aug-2022	5,057	-7.6%	1,712	-17.5%

Historical New Listings by Month

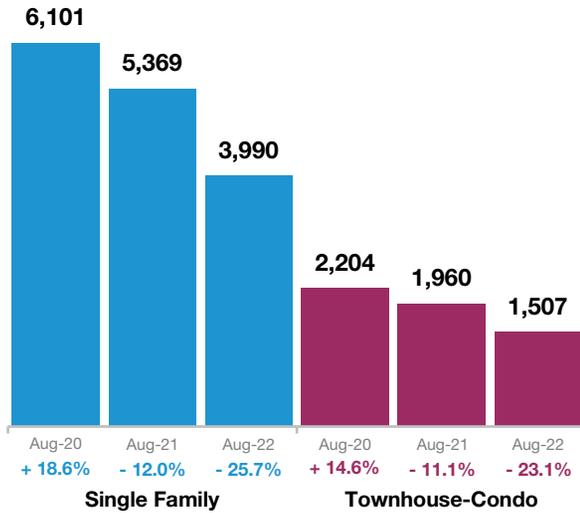


Sold Listings

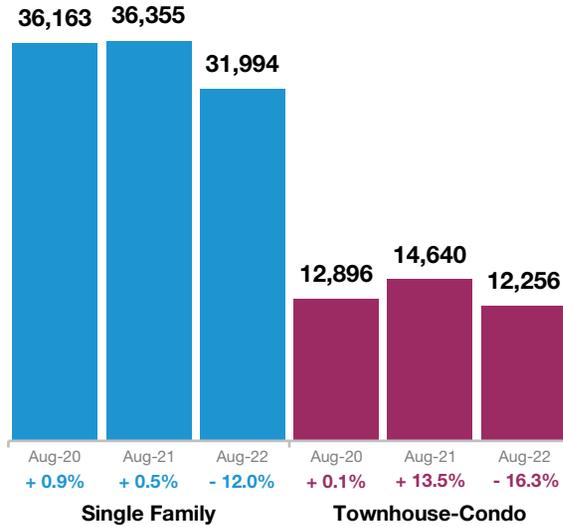
A count of the actual sales that closed in a given month.



August

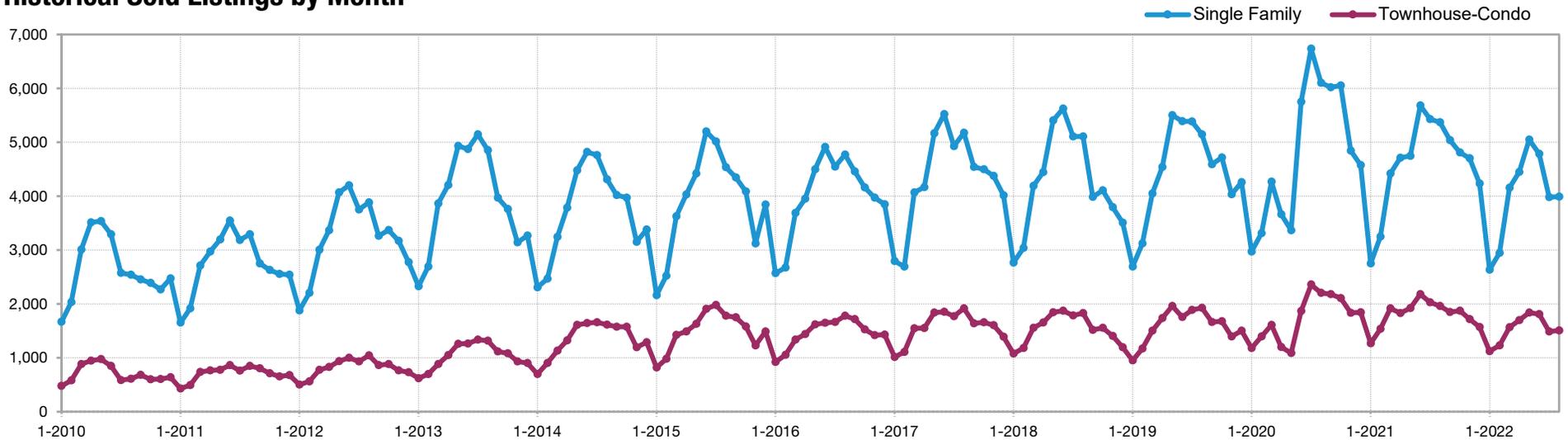


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2021	5,038	-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%	1,569	-14.8%
Jan-2022	2,635	-4.3%	1,122	-11.6%
Feb-2022	2,948	-9.2%	1,230	-19.9%
Mar-2022	4,158	-5.9%	1,564	-18.3%
Apr-2022	4,450	-5.5%	1,696	-7.4%
May-2022	5,049	+6.4%	1,839	-4.2%
Jun-2022	4,783	-15.8%	1,810	-17.0%
Jul-2022	3,981	-26.7%	1,488	-26.7%
Aug-2022	3,990	-25.7%	1,507	-23.1%

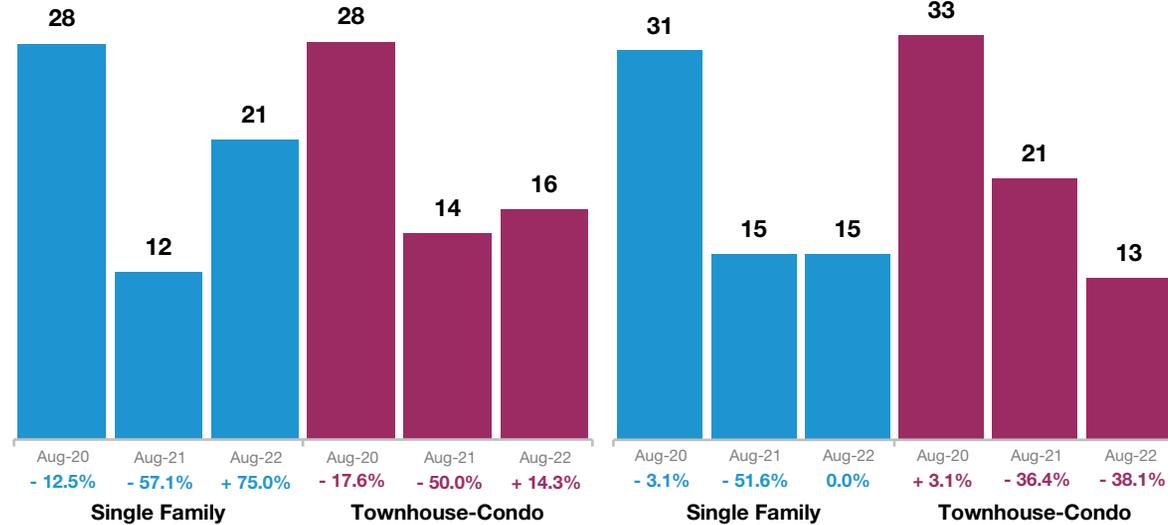
Historical Sold Listings by Month



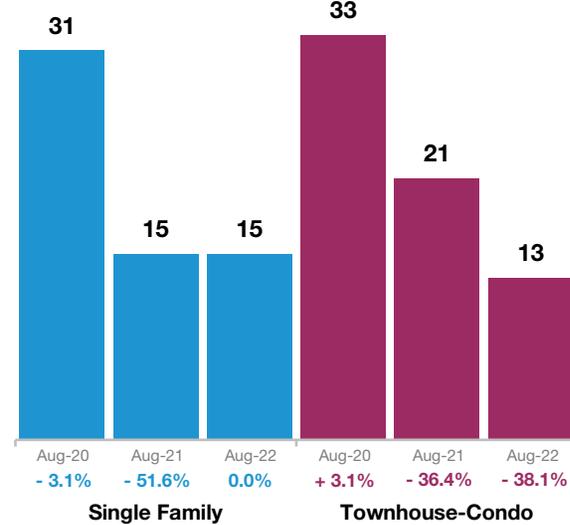
Days on Market Until Sale

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

August

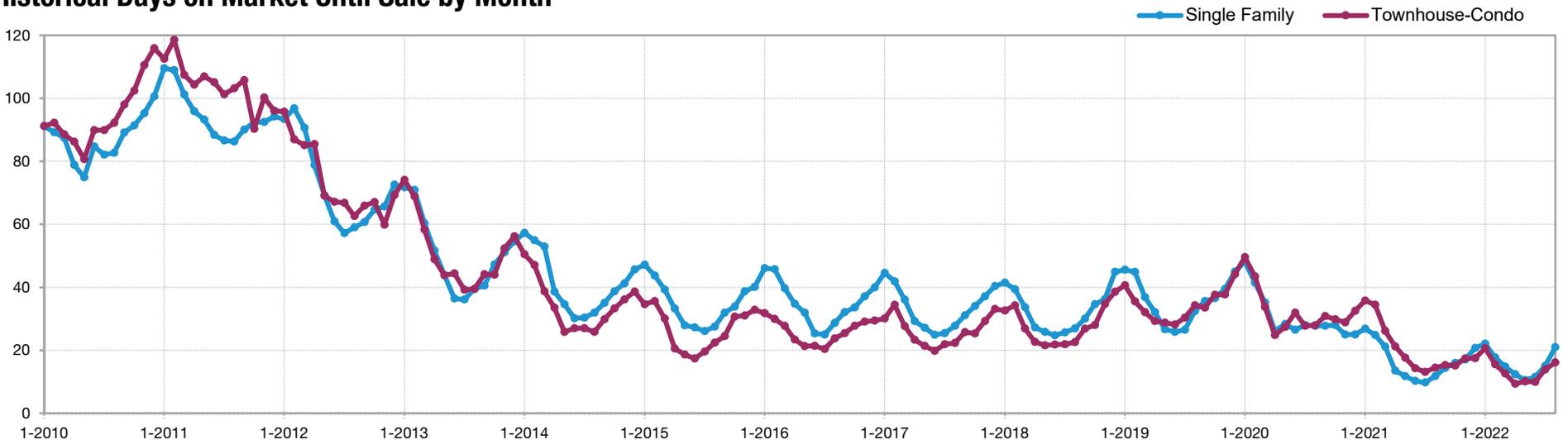


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	12	+20.0%	10	-28.6%
Jul-2022	15	+50.0%	14	+7.7%
Aug-2022	21	+75.0%	16	+14.3%

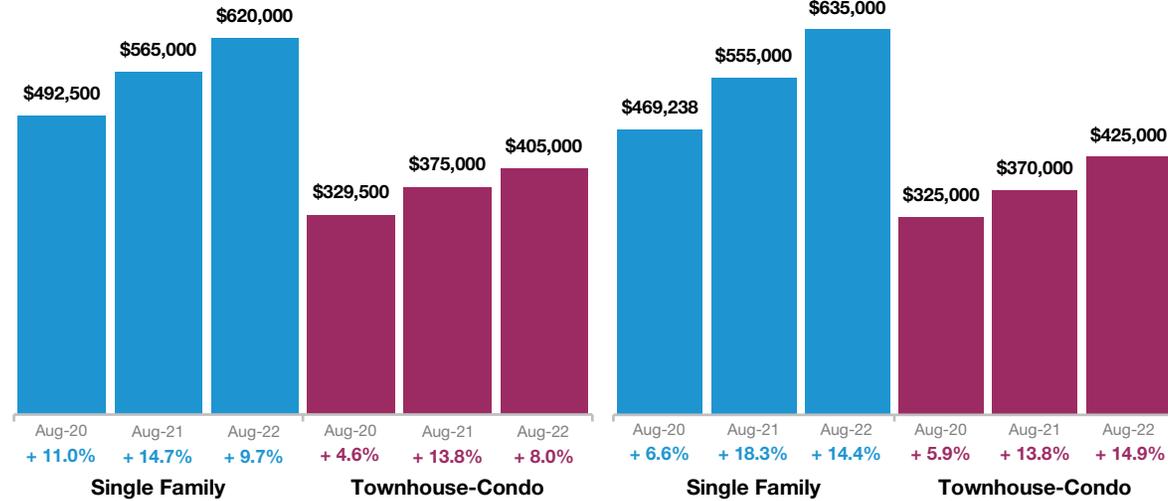
Historical Days on Market Until Sale by Month



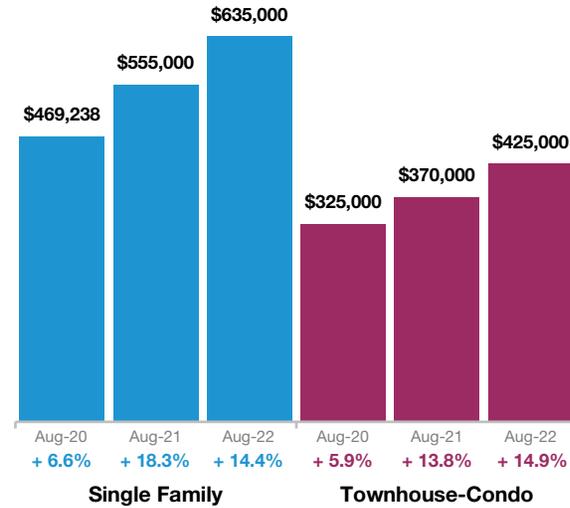
Median Sales Price

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

August

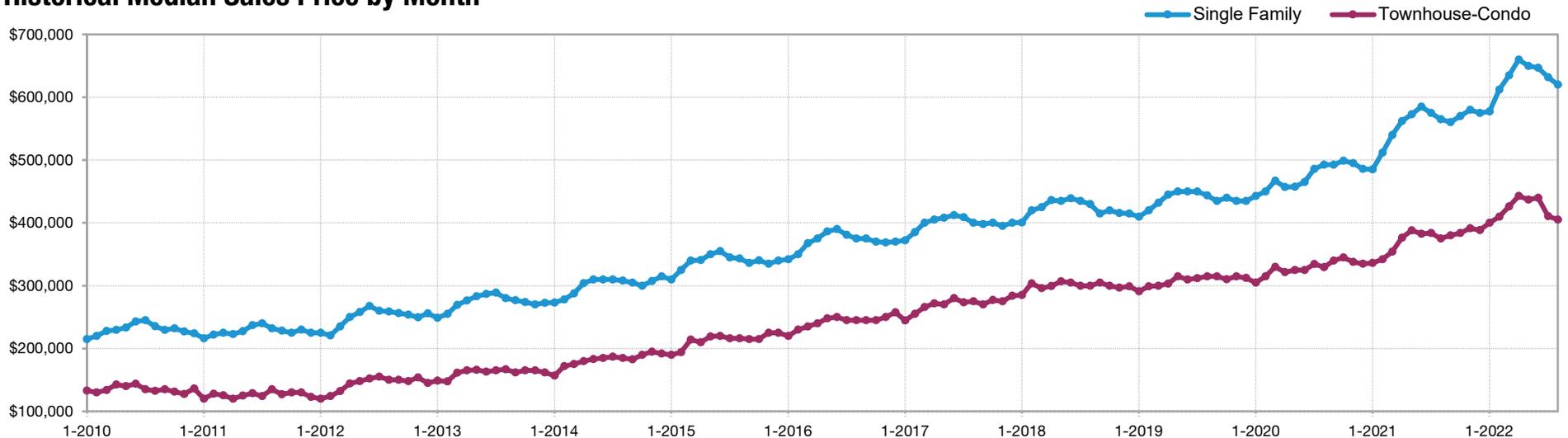


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2021	\$560,354	+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%	\$388,500	+16.0%
Jan-2022	\$577,500	+19.1%	\$400,250	+19.1%
Feb-2022	\$612,000	+19.5%	\$410,000	+19.8%
Mar-2022	\$634,900	+17.6%	\$426,000	+20.3%
Apr-2022	\$660,000	+17.4%	\$443,000	+17.7%
May-2022	\$650,000	+13.5%	\$437,000	+12.6%
Jun-2022	\$646,918	+10.6%	\$440,000	+15.0%
Jul-2022	\$632,050	+9.9%	\$410,750	+7.0%
Aug-2022	\$620,000	+9.7%	\$405,000	+8.0%

Historical Median Sales Price by Month

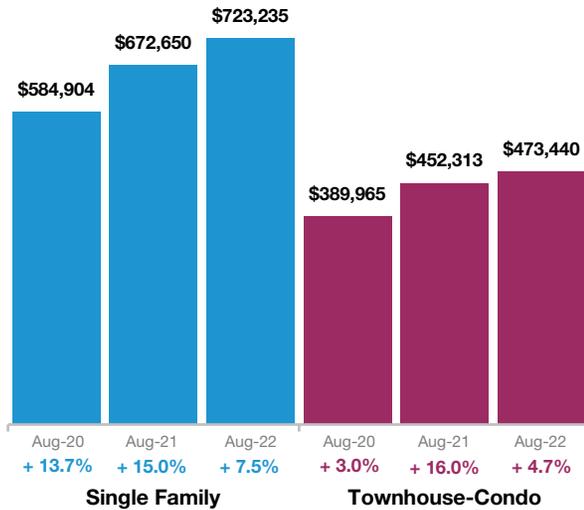


Average Sales Price

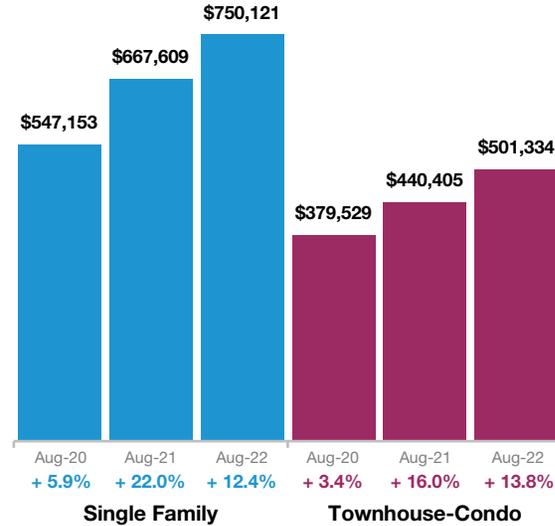
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



August

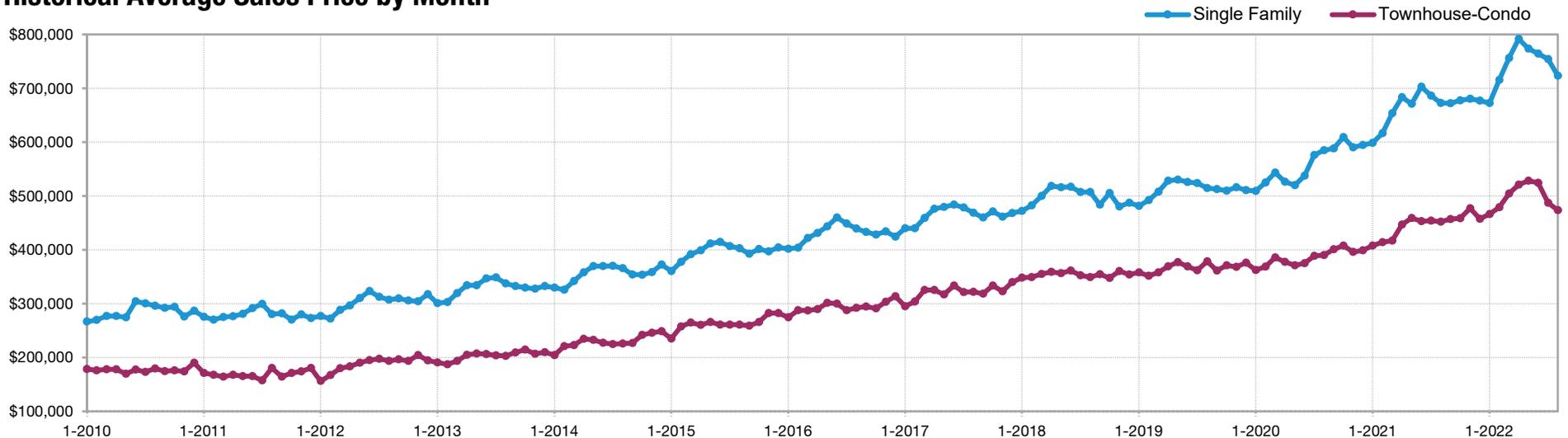


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2021	\$672,161	+14.2%	\$456,923	+14.0%
Oct-2021	\$677,691	+11.2%	\$458,698	+12.5%
Nov-2021	\$680,473	+15.3%	\$477,021	+20.4%
Dec-2021	\$677,251	+13.9%	\$457,730	+14.7%
Jan-2022	\$672,904	+12.4%	\$466,433	+14.4%
Feb-2022	\$715,662	+16.1%	\$479,097	+15.8%
Mar-2022	\$756,170	+15.7%	\$504,475	+21.0%
Apr-2022	\$791,770	+15.9%	\$520,965	+16.6%
May-2022	\$773,482	+15.3%	\$528,357	+15.1%
Jun-2022	\$764,294	+8.8%	\$524,285	+15.7%
Jul-2022	\$754,148	+9.9%	\$487,288	+7.3%
Aug-2022	\$723,235	+7.5%	\$473,440	+4.7%

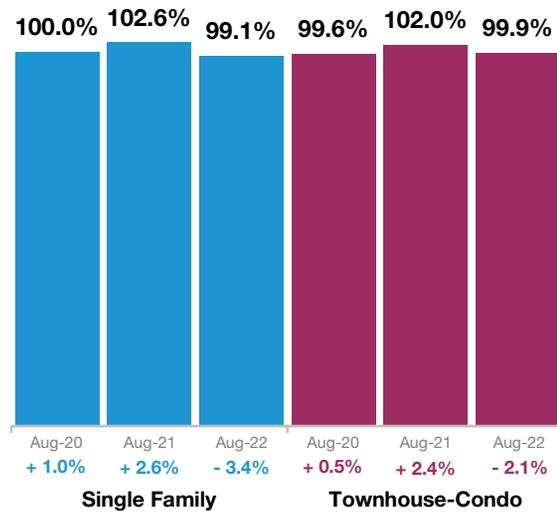
Historical Average Sales Price by Month



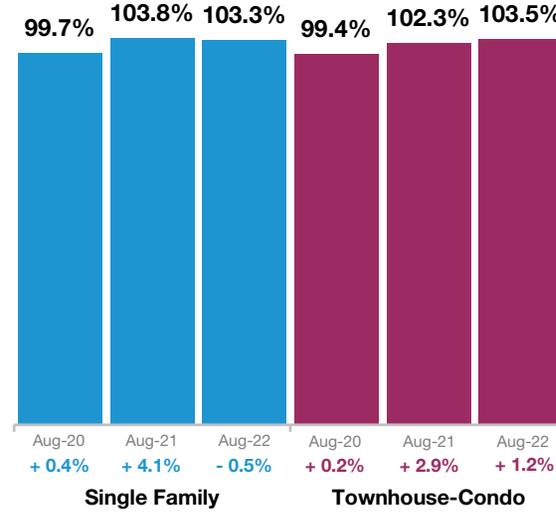
Percent of List Price Received

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.

August

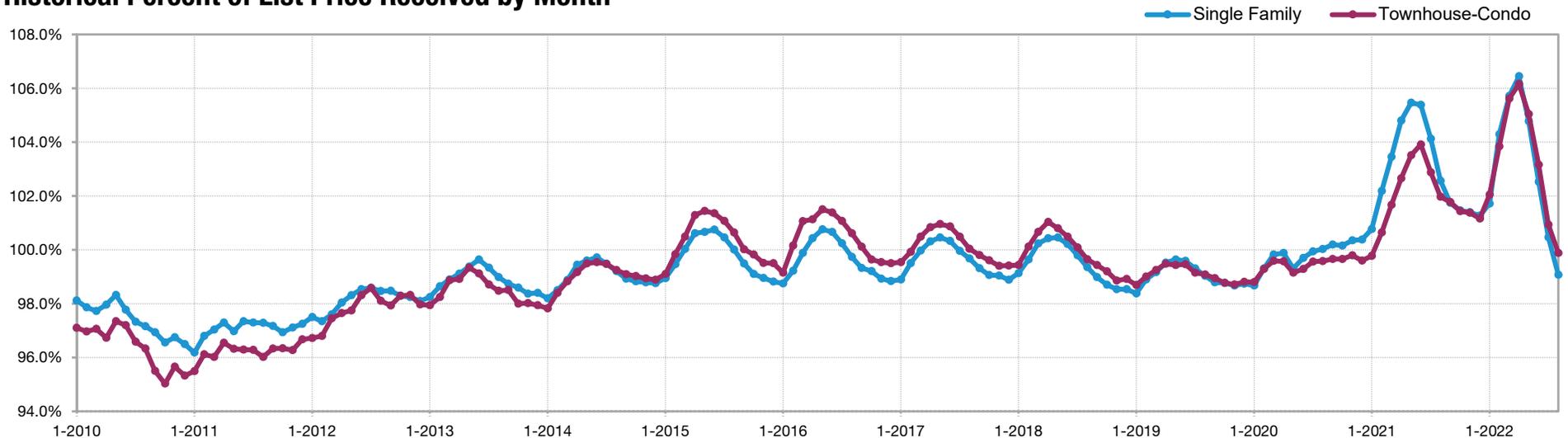


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	103.2%	-0.7%
Jul-2022	100.5%	-3.5%	100.9%	-1.9%
Aug-2022	99.1%	-3.4%	99.9%	-2.1%

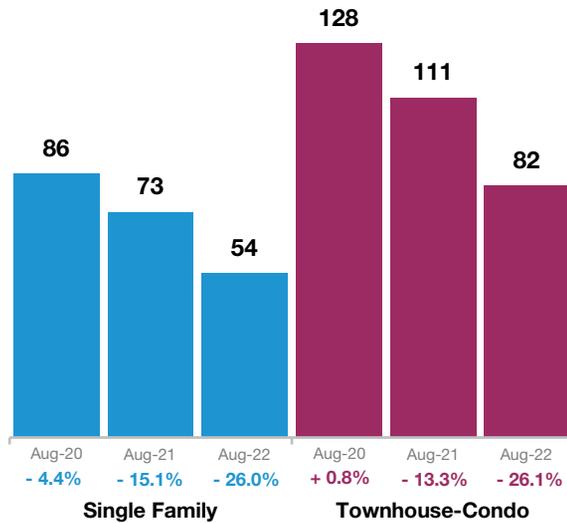
Historical Percent of List Price Received by Month



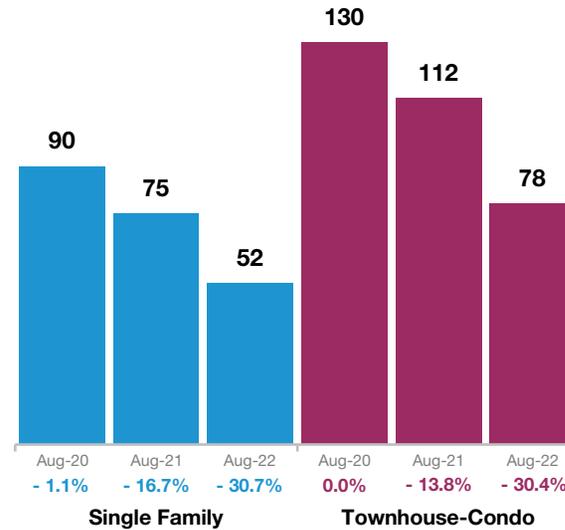
Housing Affordability Index

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.

August

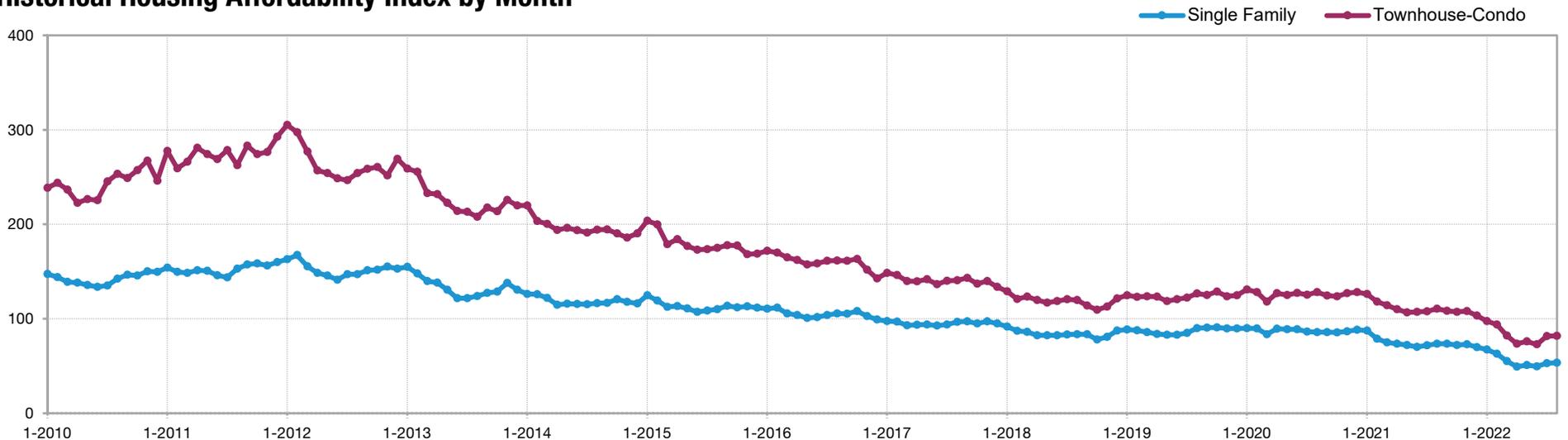


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Aug-2022	54	-26.0%	82	-26.1%

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	8-2021	8-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
Active Listings		7,024	9,981	+ 42.1%	--	--	--
Under Contract		7,438	6,125	- 17.7%	53,958	46,432	- 13.9%
New Listings		7,554	6,782	- 10.2%	58,710	58,397	- 0.5%
Sold Listings		7,339	5,507	- 25.0%	51,067	44,309	- 13.2%
Days on Market		13	20	+ 53.8%	17	14	- 17.6%
Median Sales Price		\$525,000	\$569,945	+ 8.6%	\$510,000	\$583,200	+ 14.4%
Average Sales Price		\$613,028	\$653,892	+ 6.7%	\$601,795	\$680,642	+ 13.1%
Pct. of List Price Received		102.4%	99.3%	- 3.0%	103.4%	103.3%	- 0.1%
Affordability Index		79	58	- 26.6%	81	57	- 29.6%

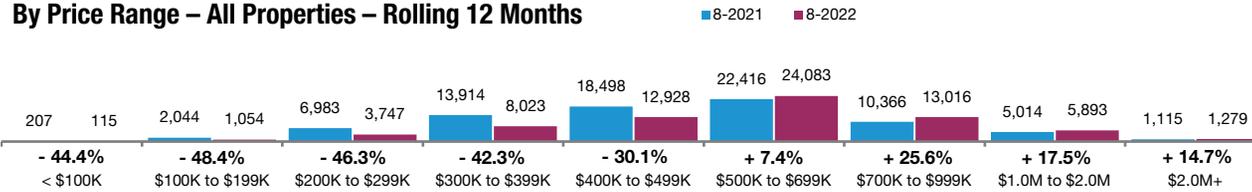
Sold Listings

Actual sales that have closed in a given month.

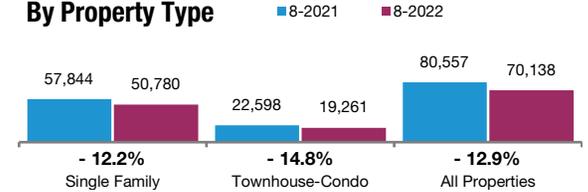


DENVER METRO
ASSOCIATION OF REALTORS®

By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	8-2021	8-2022	Change	8-2021	8-2022	Change
\$99,999 and Below	136	73	-46.3%	15	16	+6.7%
\$100,000 to \$199,999	489	329	-32.7%	1,523	705	-53.7%
\$200,000 to \$299,999	1,569	752	-52.1%	5,406	2,978	-44.9%
\$300,000 to \$399,999	7,448	2,775	-62.7%	6,451	5,219	-19.1%
\$400,000 to \$499,999	14,540	8,636	-40.6%	3,958	4,290	+8.4%
\$500,000 to \$699,999	19,277	20,464	+6.2%	3,138	3,616	+15.2%
\$700,000 to \$999,999	8,972	11,507	+28.3%	1,392	1,509	+8.4%
\$1,000,000 to \$1,999,999	4,406	5,102	+15.8%	607	791	+30.3%
\$2,000,000 and Above	1,007	1,142	+13.4%	108	137	+26.9%
All Price Ranges	57,844	50,780	-12.2%	22,598	19,261	-14.8%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	7-2022	8-2022	Change	7-2022	8-2022	Change
\$99,999 and Below	8	10	+25.0%	4	3	-25.0%
\$100,000 to \$199,999	18	34	+88.9%	51	38	-25.5%
\$200,000 to \$299,999	47	77	+63.8%	188	242	+28.7%
\$300,000 to \$399,999	167	211	+26.3%	439	441	+0.5%
\$400,000 to \$499,999	565	605	+7.1%	335	321	-4.2%
\$500,000 to \$699,999	1,633	1,613	-1.2%	286	296	+3.5%
\$700,000 to \$999,999	999	925	-7.4%	115	103	-10.4%
\$1,000,000 to \$1,999,999	440	437	-0.7%	58	55	-5.2%
\$2,000,000 and Above	104	78	-25.0%	12	8	-33.3%
All Price Ranges	3,981	3,990	+0.2%	1,488	1,507	+1.3%

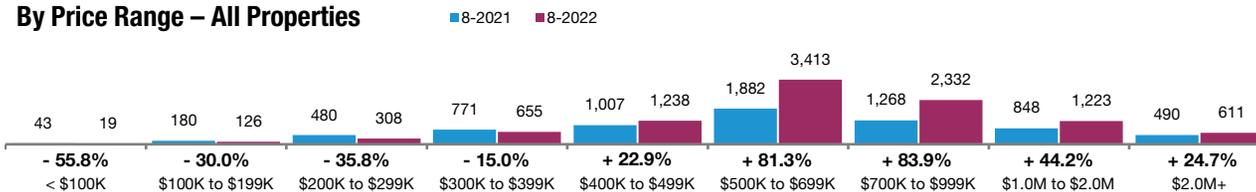
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	8-2021	8-2022	Change	8-2021	8-2022	Change
\$99,999 and Below	71	49	-31.0%	8	13	+62.5%
\$100,000 to \$199,999	272	218	-19.9%	909	370	-59.3%
\$200,000 to \$299,999	763	413	-45.9%	3,159	1,631	-48.4%
\$300,000 to \$399,999	3,486	1,358	-61.0%	4,215	3,170	-24.8%
\$400,000 to \$499,999	8,580	4,500	-47.6%	2,719	2,914	+7.2%
\$500,000 to \$699,999	13,098	13,105	+0.1%	2,155	2,527	+17.3%
\$700,000 to \$999,999	6,359	7,932	+24.7%	939	1,026	+9.3%
\$1,000,000 to \$1,999,999	3,048	3,639	+19.4%	453	507	+11.9%
\$2,000,000 and Above	678	780	+15.0%	83	98	+18.1%
All Price Ranges	36,355	31,994	-12.0%	14,640	12,256	-16.3%

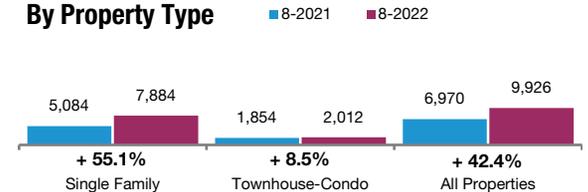
Inventory of Active Listings

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		
	8-2021	8-2022	Change	8-2021	8-2022	Change
\$99,999 and Below	28	16	-42.9%	4	2	-50.0%
\$100,000 to \$199,999	80	83	+3.8%	92	37	-59.8%
\$200,000 to \$299,999	153	139	-9.2%	324	159	-50.9%
\$300,000 to \$399,999	411	268	-34.8%	356	382	+7.3%
\$400,000 to \$499,999	723	807	+11.6%	281	427	+52.0%
\$500,000 to \$699,999	1,528	2,868	+87.7%	351	543	+54.7%
\$700,000 to \$999,999	1,073	2,089	+94.7%	195	242	+24.1%
\$1,000,000 to \$1,999,999	668	1,058	+58.4%	180	164	-8.9%
\$2,000,000 and Above	419	555	+32.5%	71	56	-21.1%
All Price Ranges	5,084	7,884	+55.1%	1,854	2,012	+8.5%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	7-2022	8-2022	Change	7-2022	8-2022	Change
\$99,999 and Below	22	16	-27.3%	4	2	-50.0%
\$100,000 to \$199,999	96	83	-13.5%	49	37	-24.5%
\$200,000 to \$299,999	126	139	+10.3%	190	159	-16.3%
\$300,000 to \$399,999	299	268	-10.4%	425	382	-10.1%
\$400,000 to \$499,999	888	807	-9.1%	482	427	-11.4%
\$500,000 to \$699,999	3,112	2,868	-7.8%	555	543	-2.2%
\$700,000 to \$999,999	2,479	2,089	-15.7%	283	242	-14.5%
\$1,000,000 to \$1,999,999	1,242	1,058	-14.8%	201	164	-18.4%
\$2,000,000 and Above	574	555	-3.3%	62	56	-9.7%
All Price Ranges	8,839	7,884	-10.8%	2,251	2,012	-10.6%

Year to Date

By Price Range	Single Family			Townhouse-Condo		
	8-2021	8-2022	Change	8-2021	8-2022	Change
\$99,999 and Below	71	49	-31.0%	8	13	+62.5%
\$100,000 to \$199,999	272	218	-19.9%	909	370	-59.3%
\$200,000 to \$299,999	763	413	-45.9%	3,159	1,631	-48.4%
\$300,000 to \$399,999	3,486	1,358	-61.0%	4,215	3,170	-24.8%
\$400,000 to \$499,999	8,580	4,500	-47.6%	2,719	2,914	+7.2%
\$500,000 to \$699,999	13,098	13,105	+0.1%	2,155	2,527	+17.3%
\$700,000 to \$999,999	6,359	7,932	+24.7%	939	1,026	+9.3%
\$1,000,000 to \$1,999,999	3,048	3,639	+19.4%	453	507	+11.9%
\$2,000,000 and Above	678	780	+15.0%	83	98	+18.1%
All Price Ranges	36,355	31,994	-12.0%	14,640	12,256	-16.3%

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.