

Monthly Indicators



September 2022

Percent changes calculated using year-over-year comparisons.

New Listings were down 9.7 percent for single family homes and 16.4 percent for townhouse-condo properties. Under Contracts decreased 22.3 percent for single family homes and 30.6 percent for townhouse-condo properties.

The Median Sales Price was up 8.0 percent to \$605,000 for single family homes and 9.2 percent to \$415,000 for townhouse-condo properties. Days on Market increased 107.1 percent for single family homes and 60.0 percent for townhouse-condo properties.

Affordability challenges have priced many buyers out of the market this year, and buyers who do succeed in purchasing a home are finding that the costs of homeownership have increased significantly, with monthly mortgage payments more than 55% higher than a year ago, according to the National Association of REALTORS®. Inventory remains lower than normal, and as the market continues to shift, experts project homes will begin to spend more days on market and price growth will slow in the months ahead.

Activity Snapshot

+ 48.1%	- 20.8%	+ 8.1%
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

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	9-2021	9-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
Active Listings		5,409	8,466	+ 56.5%	--	--	--
Under Contract		4,724	3,669	- 22.3%	43,392	37,153	- 14.4%
New Listings		5,477	4,944	- 9.7%	48,003	48,475	+ 1.0%
Sold Listings		5,038	4,022	- 20.2%	41,393	36,082	- 12.8%
Days on Market		14	29	+ 107.1%	15	16	+ 6.7%
Median Sales Price		\$560,354	\$605,000	+ 8.0%	\$557,000	\$630,000	+ 13.1%
Average Sales Price		\$672,161	\$715,925	+ 6.5%	\$668,163	\$746,085	+ 11.7%
Pct. of List Price Received		101.7%	98.6%	- 3.0%	103.6%	102.7%	- 0.9%
Affordability Index		73	49	- 32.9%	74	47	- 36.5%

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	9-2021	9-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
Active Listings		1,856	2,291	+ 23.4%	--	--	--
Under Contract		1,819	1,263	- 30.6%	17,032	13,695	- 19.6%
New Listings		1,965	1,643	- 16.4%	18,064	16,411	- 9.2%
Sold Listings		1,849	1,433	- 22.5%	16,489	13,709	- 16.9%
Days on Market		15	24	+ 60.0%	20	14	- 30.0%
Median Sales Price		\$380,000	\$415,000	+ 9.2%	\$371,000	\$423,200	+ 14.1%
Average Sales Price		\$456,923	\$519,916	+ 13.8%	\$442,257	\$503,179	+ 13.8%
Pct. of List Price Received		101.8%	99.3%	- 2.5%	102.2%	103.0%	+ 0.8%
Affordability Index		108	72	- 33.3%	111	71	- 36.0%

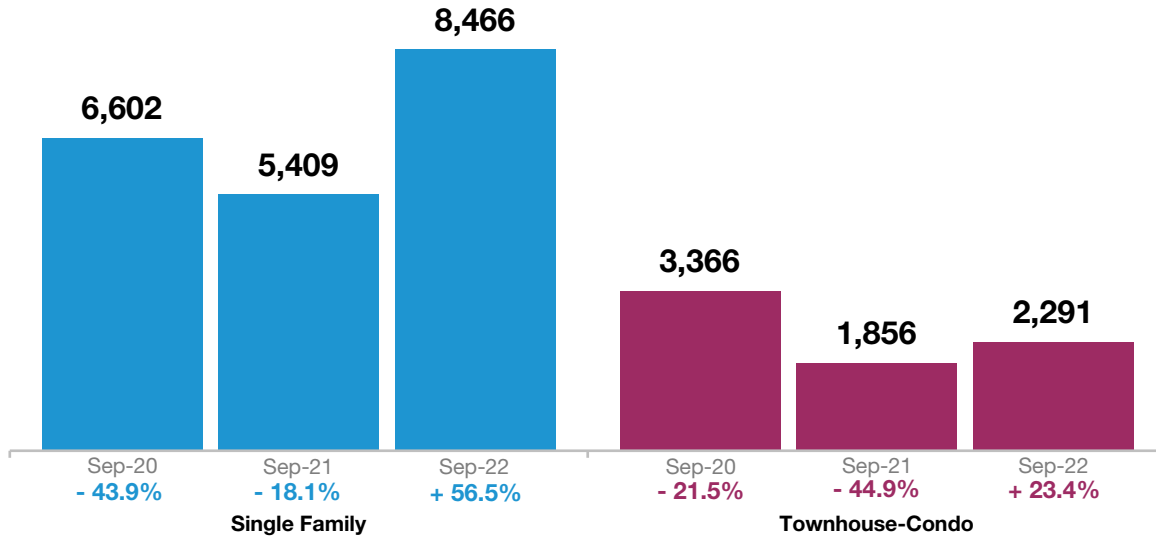
Inventory of Active Listings

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



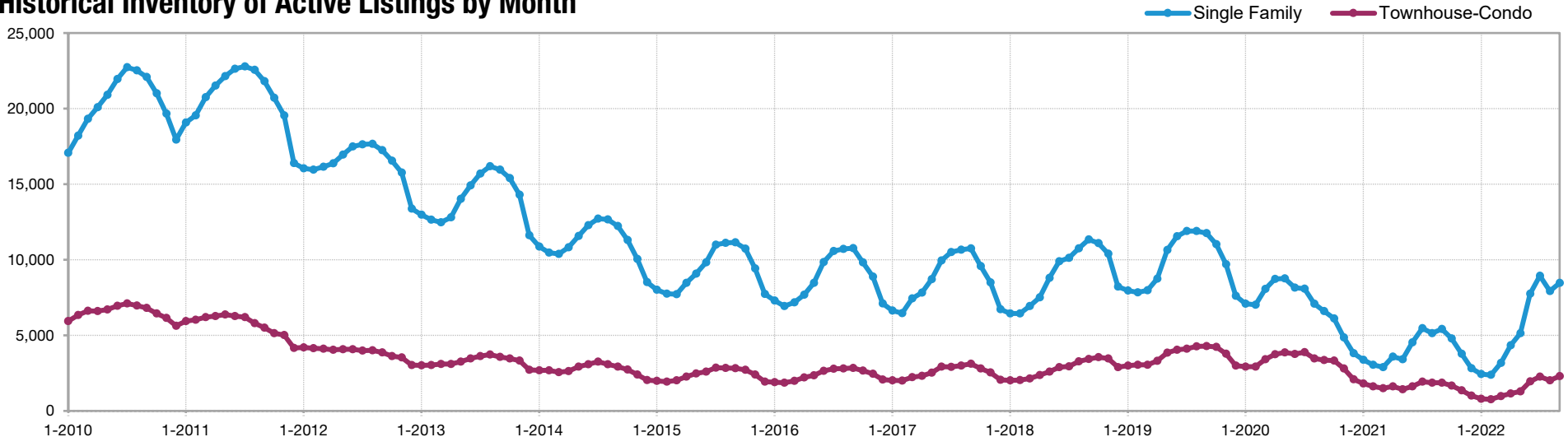
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ASSOCIATION OF REALTORS®

September



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Sep-2022	8,466	+56.5%	2,291	+23.4%

Historical Inventory of Active Listings by Month



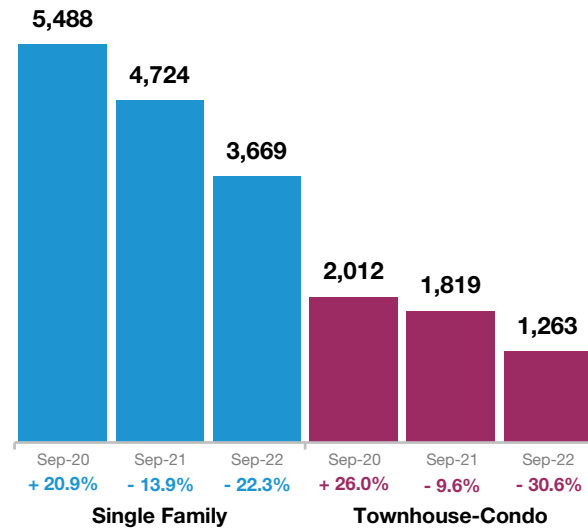
Under Contract

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

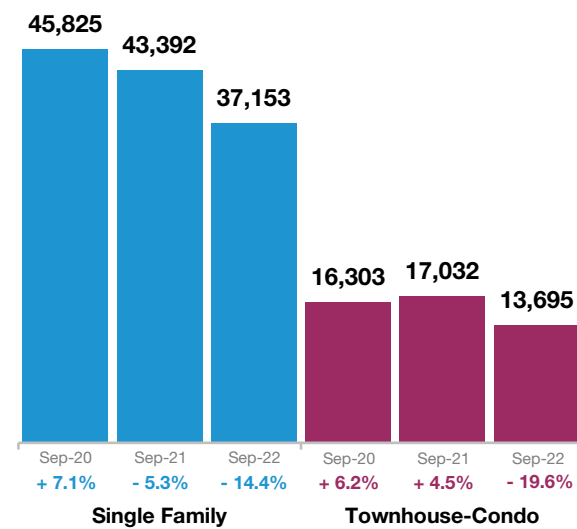


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September

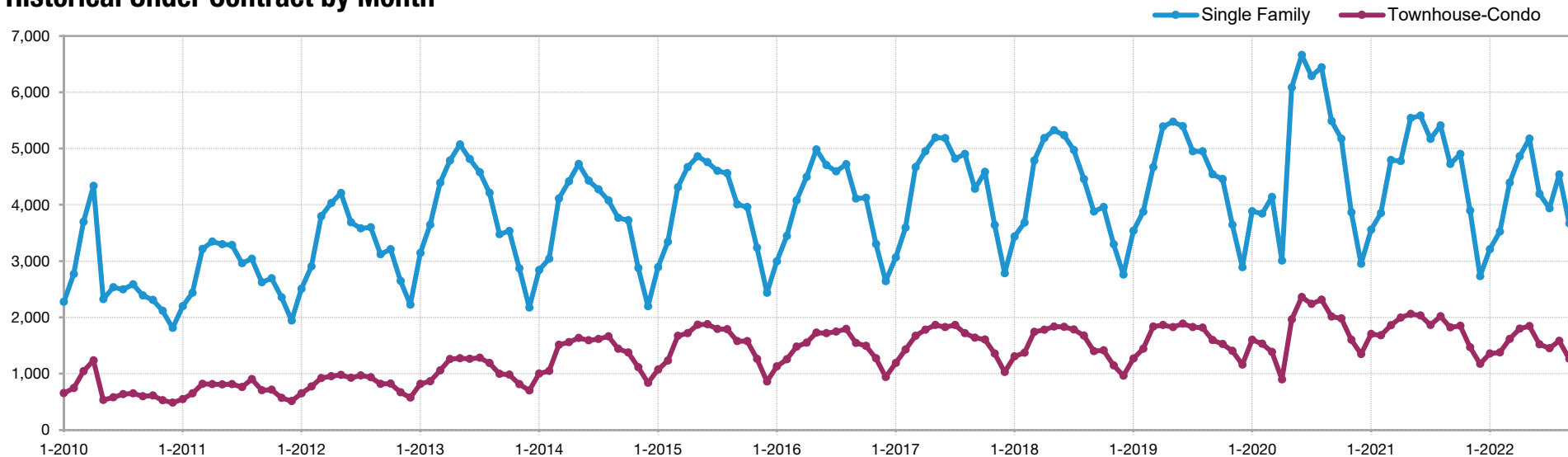


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Sep-2022	3,669	-22.3%	1,263	-30.6%

Historical Under Contract by Month



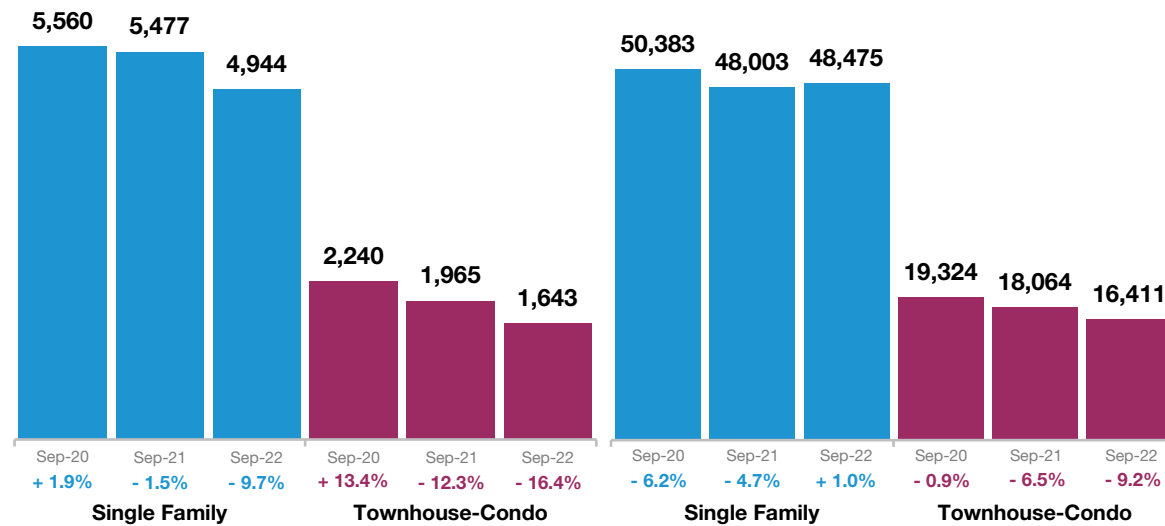
New Listings

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

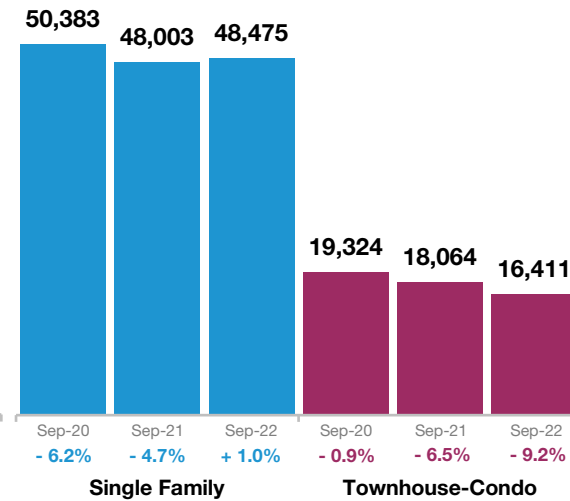


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September

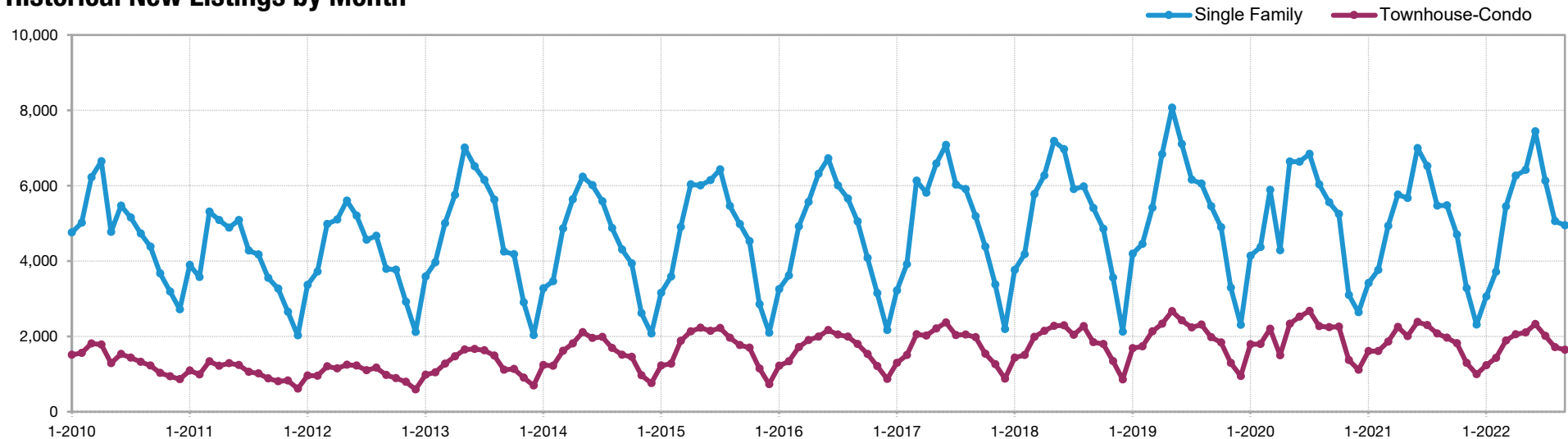


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Sep-2022	4,944	-9.7%	1,643	-16.4%

Historical New Listings by Month



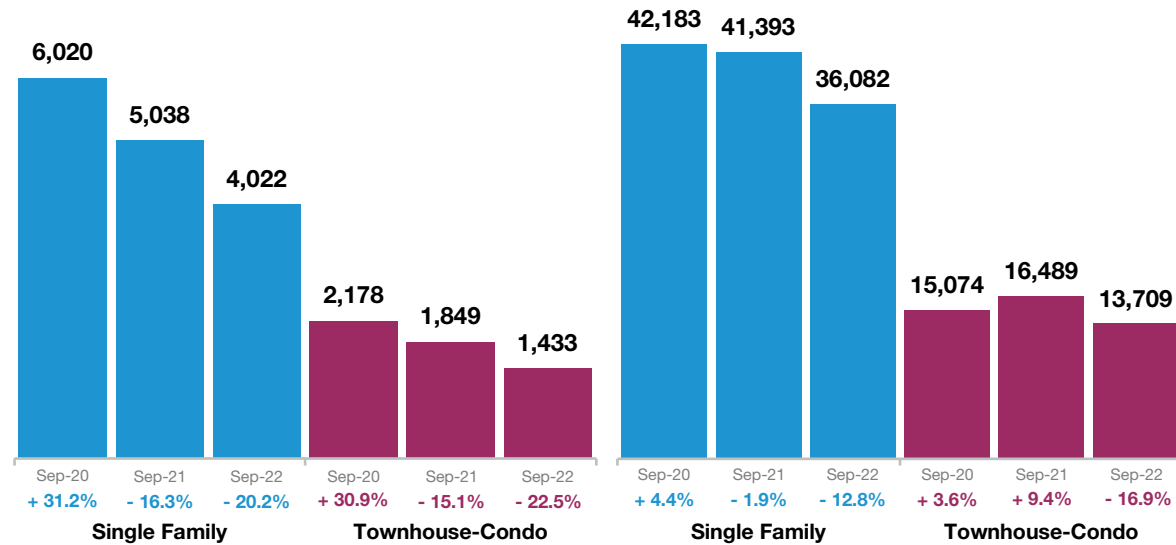
Sold Listings

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



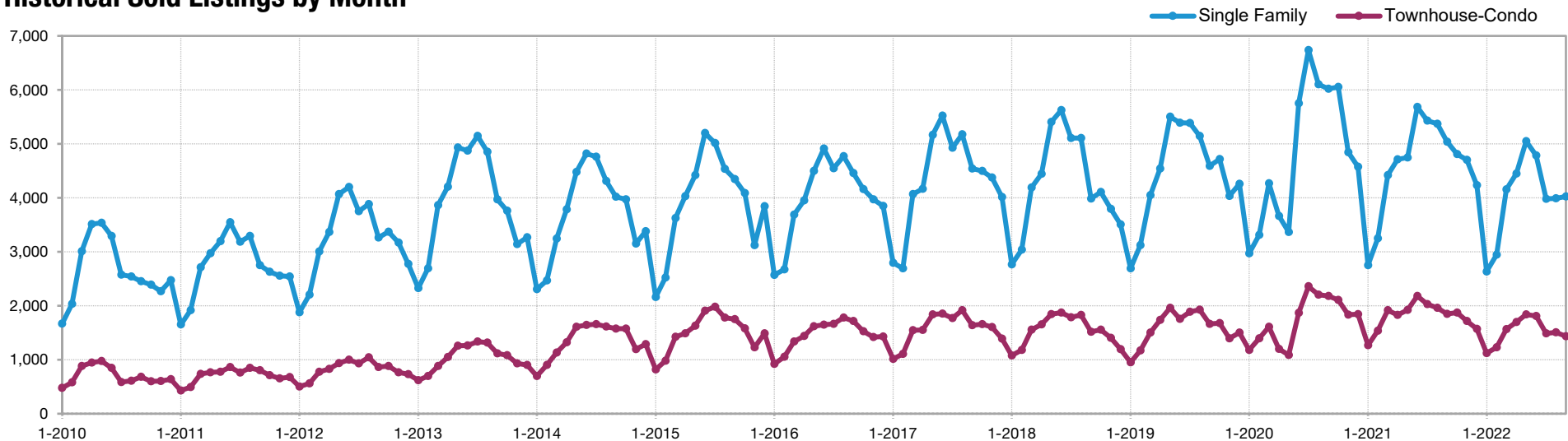
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September



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Sep-2022	4,022	-20.2%	1,433	-22.5%

Historical Sold Listings by Month



Days on Market Until Sale

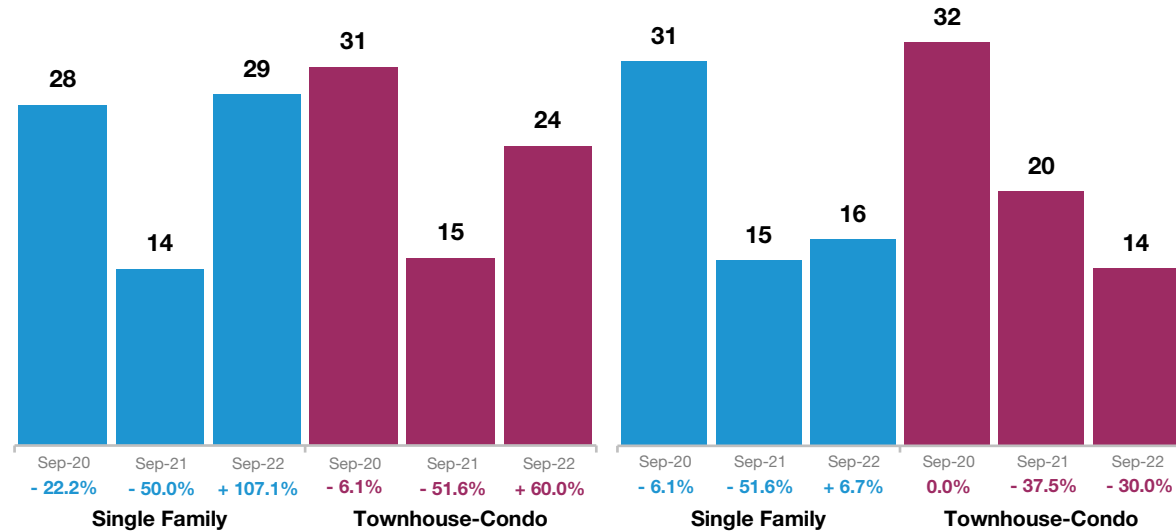
Average number of days between when a property is listed and when an offer is accepted in a given month.



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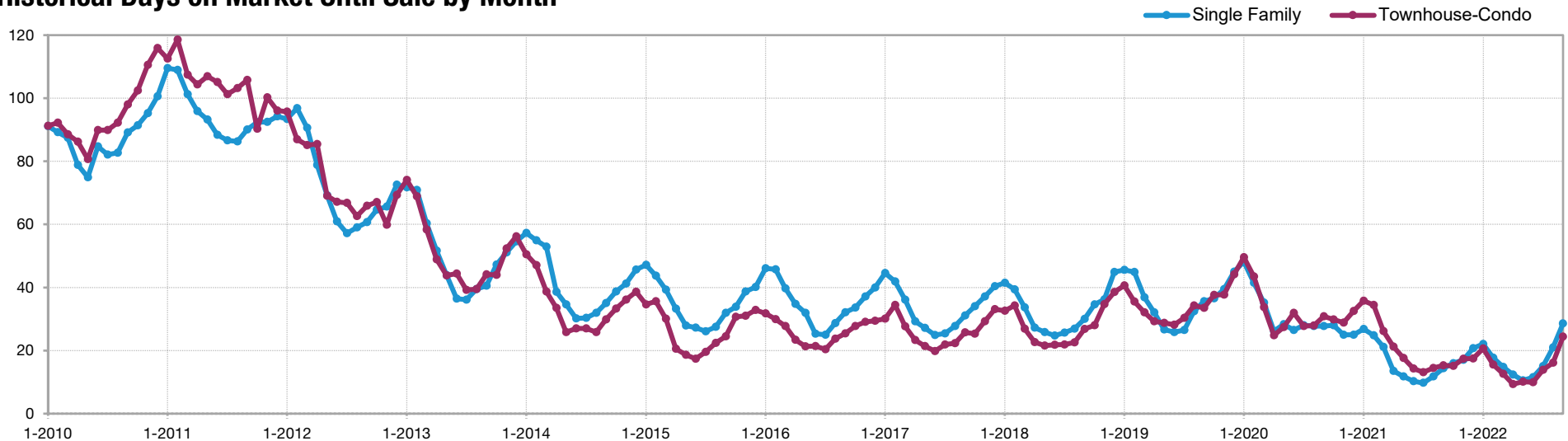
September

Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Sep-2022	29	+107.1%	24	+60.0%

Historical Days on Market Until Sale by Month



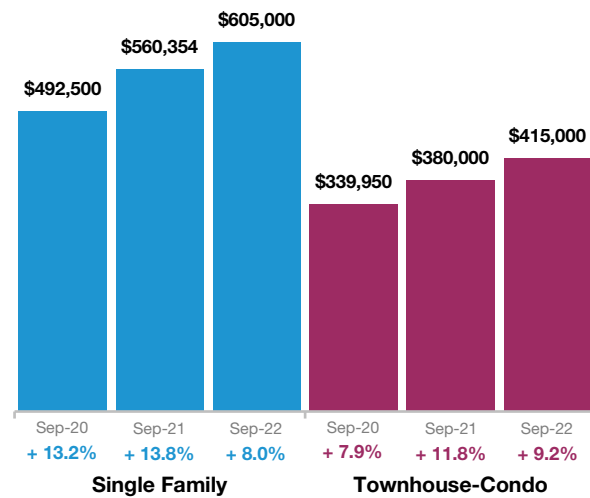
Median Sales Price

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

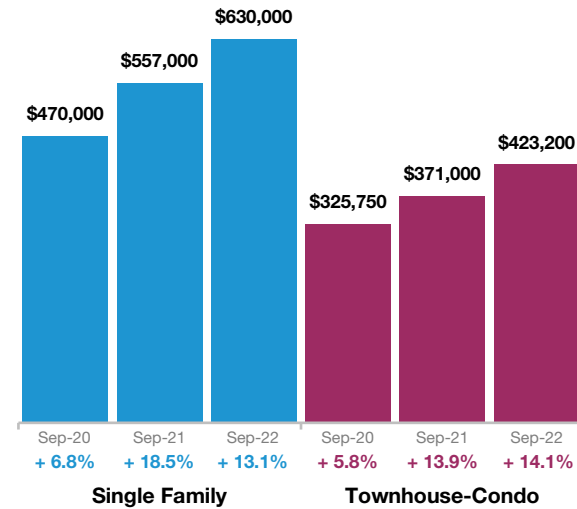


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September

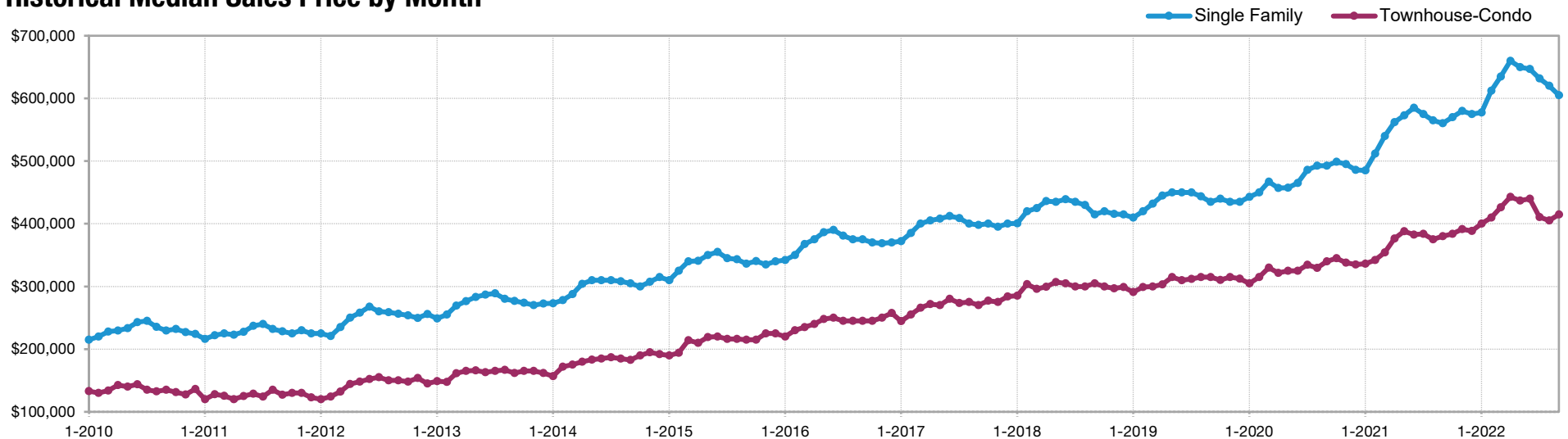


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Sep-2022	\$605,000	+8.0%	\$415,000	+9.2%

Historical Median Sales Price by Month



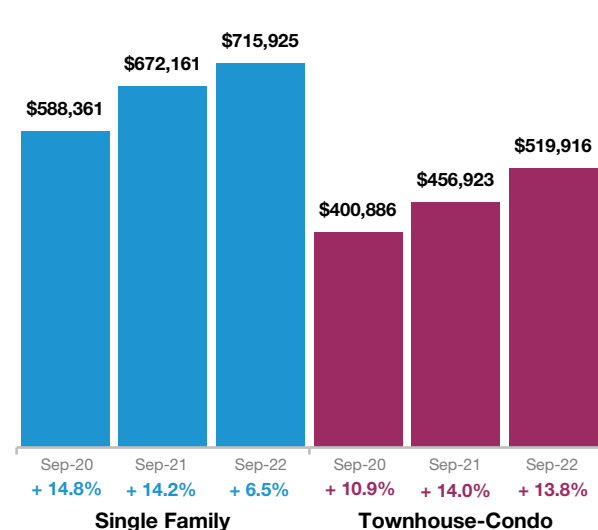
Average Sales Price

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

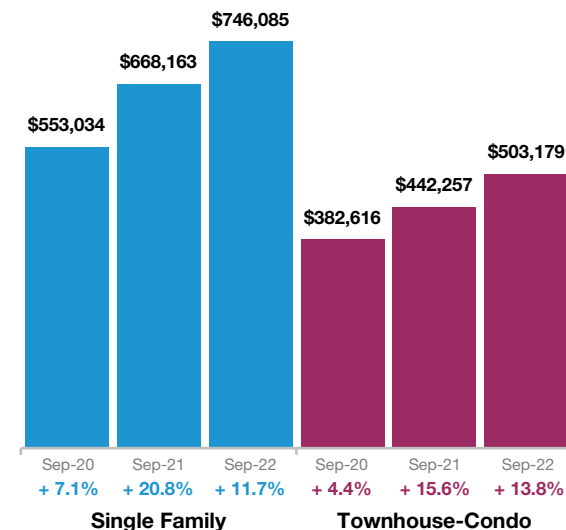


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September

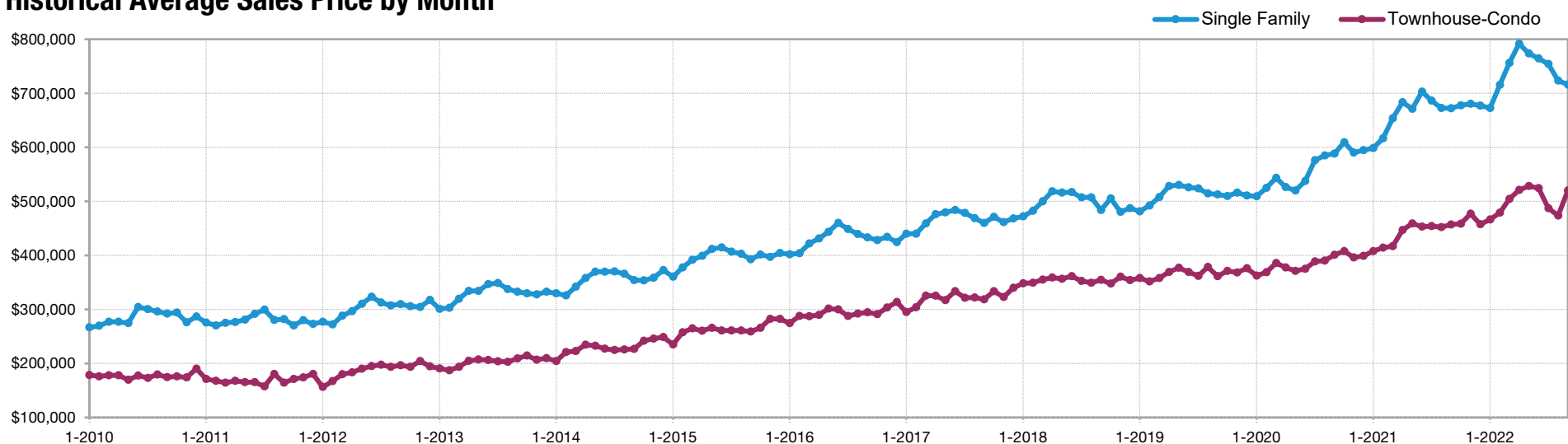


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Sep-2022	\$715,925	+6.5%	\$519,916	+13.8%

Historical Average Sales Price by Month



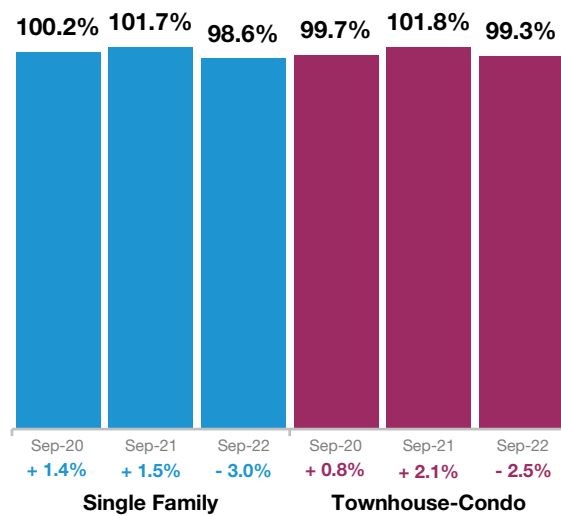
Percent of List Price Received

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.

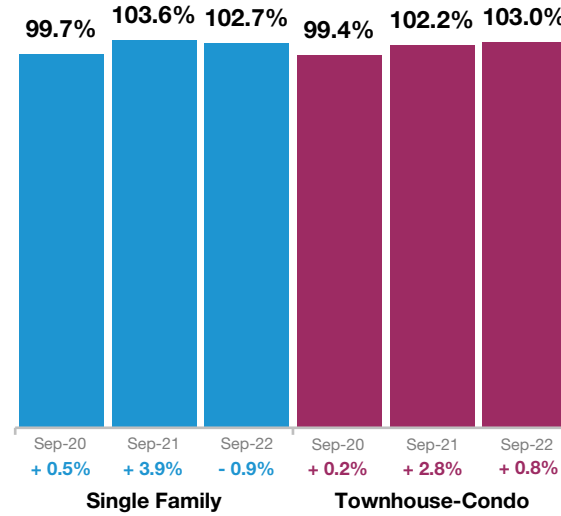


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September

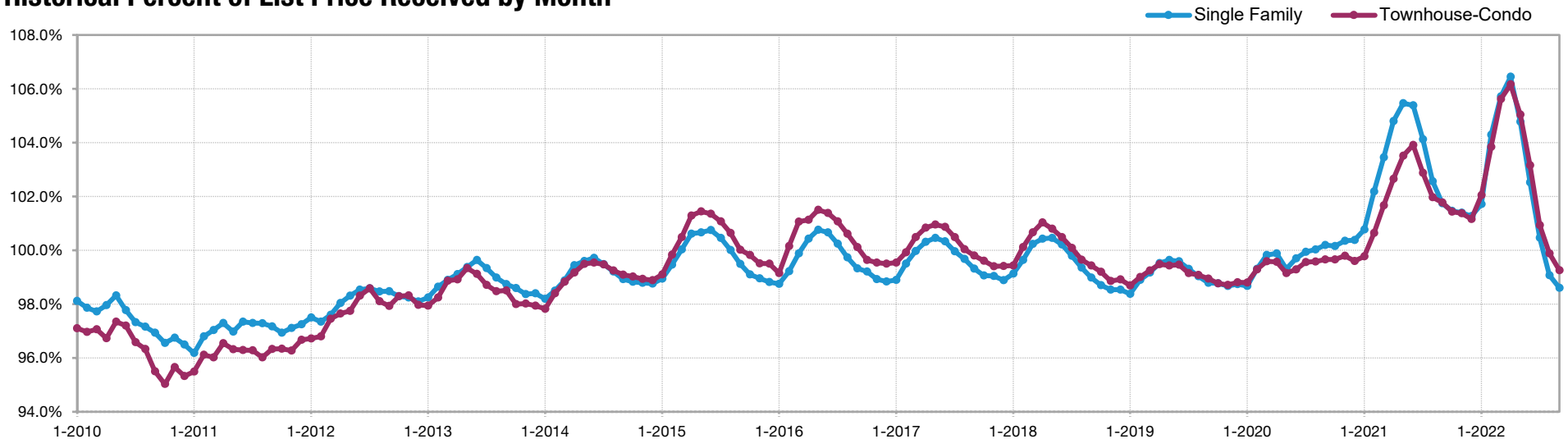


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Sep-2022	98.6%	-3.0%	99.3%	-2.5%

Historical Percent of List Price Received by Month



Housing Affordability Index

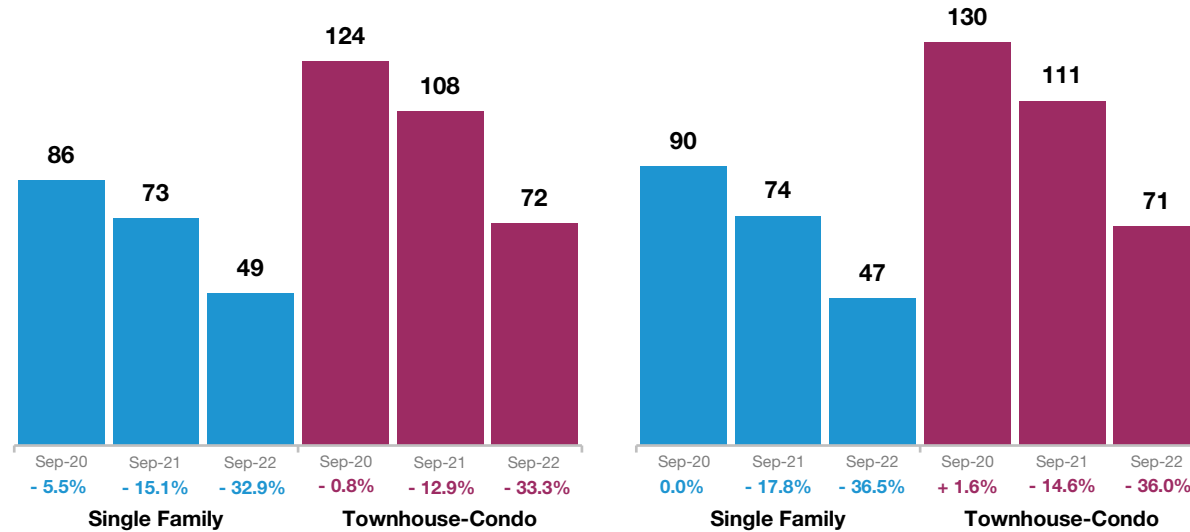
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



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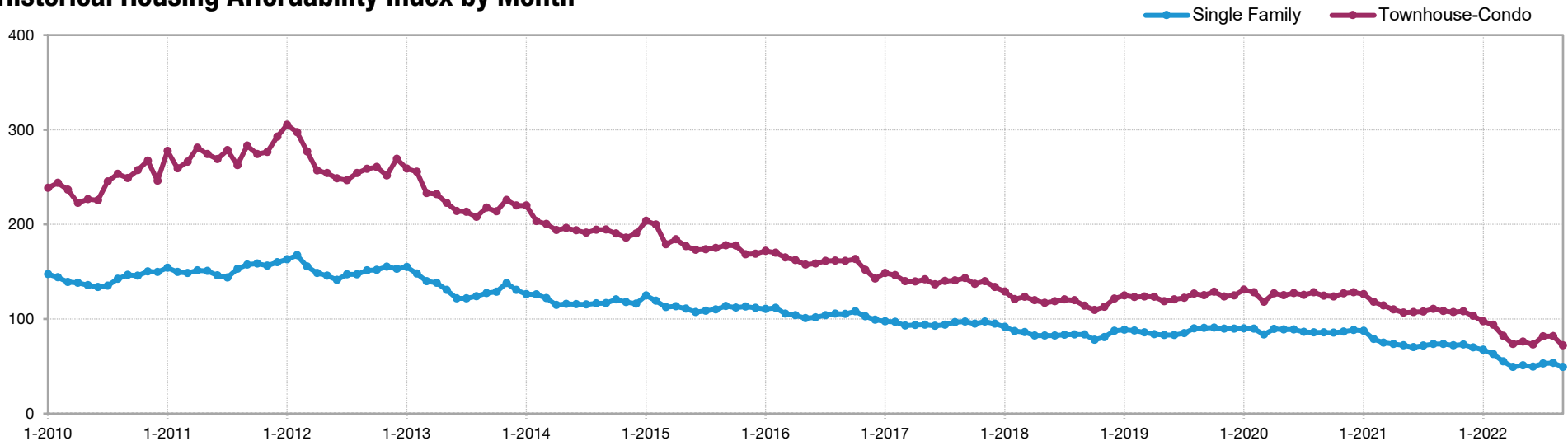
September

Year to Date



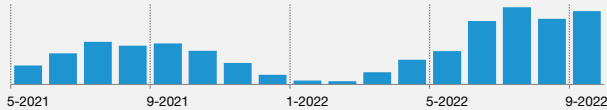
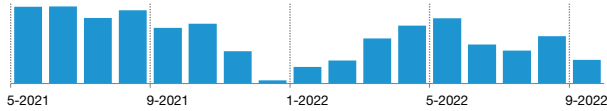
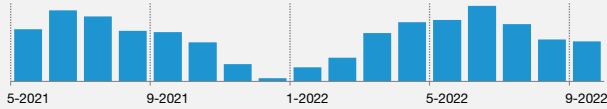
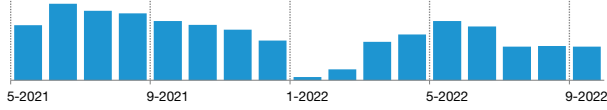
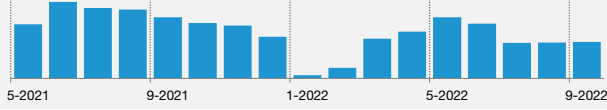
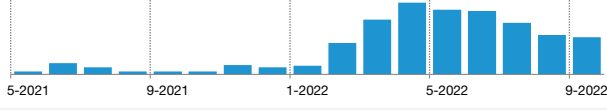
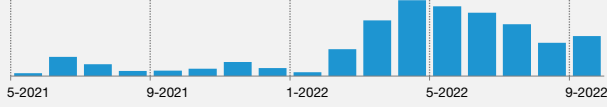
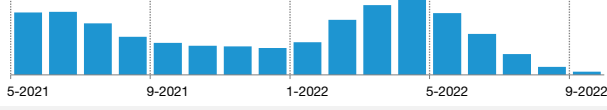
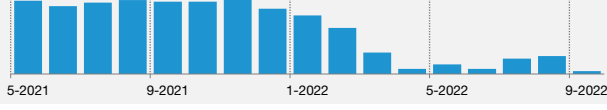
Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2021	72	-16.3%	107	-13.7%
Nov-2021	73	-16.1%	108	-15.0%
Dec-2021	70	-20.5%	103	-19.5%
Jan-2022	68	-21.8%	97	-23.0%
Feb-2022	63	-20.3%	94	-20.3%
Mar-2022	55	-26.7%	82	-28.1%
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%
Sep-2022	49	-32.9%	72	-33.3%

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	9-2021	9-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
Active Listings		7,290	10,796	+ 48.1%	--	--	--
Under Contract		6,552	4,945	- 24.5%	60,510	50,923	- 15.8%
New Listings		7,449	6,608	- 11.3%	66,159	64,998	- 1.8%
Sold Listings		6,902	5,463	- 20.8%	57,969	49,858	- 14.0%
Days on Market		15	27	+ 80.0%	17	16	- 5.9%
Median Sales Price		\$525,000	\$567,500	+ 8.1%	\$511,000	\$580,000	+ 13.5%
Average Sales Price		\$613,327	\$663,806	+ 8.2%	\$603,168	\$678,629	+ 12.5%
Pct. of List Price Received		101.7%	98.8%	- 2.9%	103.2%	102.8%	- 0.4%
Affordability Index		78	53	- 32.1%	81	52	- 35.8%

Sold Listings

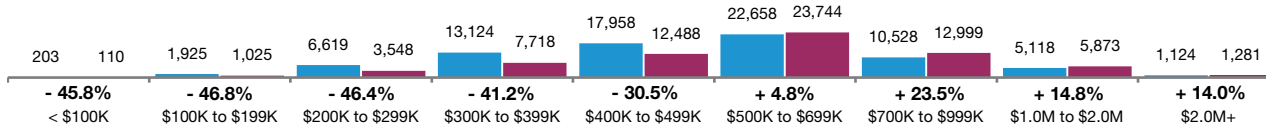
Actual sales that have closed in a given month.



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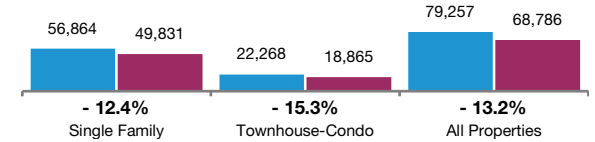
By Price Range – All Properties – Rolling 12 Months

■ 9-2021 ■ 9-2022



By Property Type

■ 9-2021 ■ 9-2022



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	9-2021	9-2022	Change	9-2021	9-2022	Change
\$99,999 and Below	123	76	- 38.2%	17	15	- 11.8%
\$100,000 to \$199,999	473	321	- 32.1%	1,417	686	- 51.6%
\$200,000 to \$299,999	1,441	731	- 49.3%	5,170	2,799	- 45.9%
\$300,000 to \$399,999	6,711	2,611	- 61.1%	6,398	5,078	- 20.6%
\$400,000 to \$499,999	14,005	8,238	- 41.2%	3,953	4,247	+ 7.4%
\$500,000 to \$699,999	19,505	20,127	+ 3.2%	3,152	3,614	+ 14.7%
\$700,000 to \$999,999	9,111	11,510	+ 26.3%	1,415	1,489	+ 5.2%
\$1,000,000 to \$1,999,999	4,478	5,079	+ 13.4%	639	794	+ 24.3%
\$2,000,000 and Above	1,017	1,138	+ 11.9%	107	143	+ 33.6%
All Price Ranges	56,864	49,831	- 12.4%	22,268	18,865	- 15.3%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	8-2022	9-2022	Change	8-2022	9-2022	Change
\$99,999 and Below	10	8	- 20.0%	3	1	- 66.7%
\$100,000 to \$199,999	34	28	- 17.6%	38	44	+ 15.8%
\$200,000 to \$299,999	77	59	- 23.4%	242	188	- 22.3%
\$300,000 to \$399,999	211	241	+ 14.2%	441	430	- 2.5%
\$400,000 to \$499,999	605	716	+ 18.3%	321	300	- 6.5%
\$500,000 to \$699,999	1,613	1,604	- 0.6%	296	259	- 12.5%
\$700,000 to \$999,999	925	879	- 5.0%	103	121	+ 17.5%
\$1,000,000 to \$1,999,999	437	393	- 10.1%	55	75	+ 36.4%
\$2,000,000 and Above	78	94	+ 20.5%	8	15	+ 87.5%
All Price Ranges	3,990	4,022	+ 0.8%	1,507	1,433	- 4.9%

Year to Date

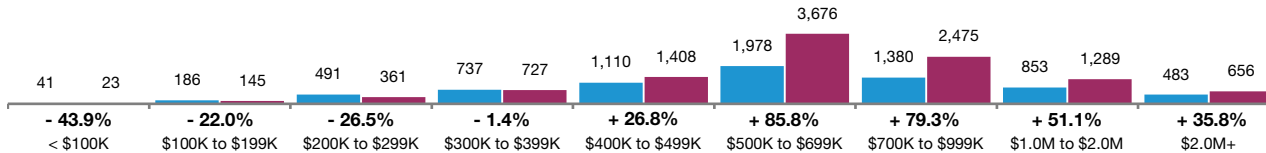
	Single Family			Townhouse-Condo		
	9-2021	9-2022	Change	9-2021	9-2022	Change
\$99,999 and Below	77	58	- 24.7%	10	14	+ 40.0%
\$100,000 to \$199,999	308	246	- 20.1%	973	415	- 57.3%
\$200,000 to \$299,999	844	473	- 44.0%	3,529	1,822	- 48.4%
\$300,000 to \$399,999	3,901	1,608	- 58.8%	4,796	3,610	- 24.7%
\$400,000 to \$499,999	9,710	5,232	- 46.1%	3,067	3,219	+ 5.0%
\$500,000 to \$699,999	15,060	14,729	- 2.2%	2,421	2,791	+ 15.3%
\$700,000 to \$999,999	7,250	8,826	+ 21.7%	1,075	1,142	+ 6.2%
\$1,000,000 to \$1,999,999	3,467	4,035	+ 16.4%	525	582	+ 10.9%
\$2,000,000 and Above	777	875	+ 12.6%	93	114	+ 22.6%
All Price Ranges	41,394	36,082	- 12.8%	16,489	13,709	- 16.9%

Inventory of Active Listings

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

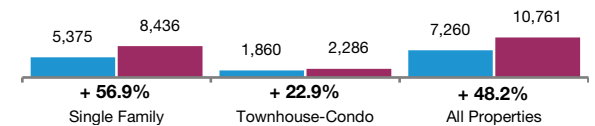
By Price Range – All Properties

■ 9-2021 ■ 9-2022



By Property Type

■ 9-2021 ■ 9-2022



Year over Year

By Price Range	Single Family			Townhouse-Condo		
	9-2021	9-2022	Change	9-2021	9-2022	Change
\$99,999 and Below	32	16	- 50.0%	1	2	+ 100.0%
\$100,000 to \$199,999	88	89	+ 1.1%	96	44	- 54.2%
\$200,000 to \$299,999	159	153	- 3.8%	329	198	- 39.8%
\$300,000 to \$399,999	358	279	- 22.1%	373	444	+ 19.0%
\$400,000 to \$499,999	821	942	+ 14.7%	286	463	+ 61.9%
\$500,000 to \$699,999	1,614	3,059	+ 89.5%	361	614	+ 70.1%
\$700,000 to \$999,999	1,193	2,213	+ 85.5%	187	261	+ 39.6%
\$1,000,000 to \$1,999,999	690	1,096	+ 58.8%	163	192	+ 17.8%
\$2,000,000 and Above	419	588	+ 40.3%	64	68	+ 6.3%
All Price Ranges	5,375	8,436	+ 56.9%	1,860	2,286	+ 22.9%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	8-2022	9-2022	Change	8-2022	9-2022	Change
\$99,999 and Below	16	16	0.0%	2	2	0.0%
\$100,000 to \$199,999	83	89	+ 7.2%	37	44	+ 18.9%
\$200,000 to \$299,999	139	153	+ 10.1%	159	198	+ 24.5%
\$300,000 to \$399,999	268	279	+ 4.1%	382	444	+ 16.2%
\$400,000 to \$499,999	807	942	+ 16.7%	427	463	+ 8.4%
\$500,000 to \$699,999	2,868	3,059	+ 6.7%	543	614	+ 13.1%
\$700,000 to \$999,999	2,089	2,213	+ 5.9%	242	261	+ 7.9%
\$1,000,000 to \$1,999,999	1,058	1,096	+ 3.6%	164	192	+ 17.1%
\$2,000,000 and Above	555	588	+ 5.9%	56	68	+ 21.4%
All Price Ranges	7,884	8,436	+ 7.0%	2,012	2,286	+ 13.6%

Year to Date

Single Family	Townhouse-Condo
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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.