

A stylized graphic of a mountain range on the left side of the page. It consists of four overlapping geometric shapes: a large orange semi-circle at the top, a red triangle to the left, a purple semi-circle in the center, and a blue triangle at the bottom right. The shapes are arranged to create a sense of depth and height.

# **Denver Metro Real Estate Market Trends Report**

**October 2022**

# MARKET OVERVIEW

The October report, according to recent data provided by the Denver Metro Association of Realtors® Market Trends Committee, showcases the September market transactions encompassing the 11 counties of the Denver Metro Area (Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson and Park).

Here are the highlights:



## Residential (Detached plus Attached)

		Prior Month	Year-Over-Year
Active Listings at Month End	7,683	10.72%	93.48%
Closed Homes	4,113	-8.40%	-27.60%
Close Price - Average	\$671,024	2.20%	8.41%
Close Price - Median	\$580,000	0.87%	9.43%
Days in MLS - Average	26	36.84%	100.00%



## Detached

Active Listings at Month End	5,798	9.44%	106.85%
Closed Homes	2,924	-6.64%	-27.50%
Close Price - Average	\$745,947	0.28%	8.02%
Close Price - Median	\$632,000	-2.02%	9.72%
Days in MLS - Average	28	40.00%	115.38%



## Attached

Active Listings at Month End	1,885	14.87%	61.39%
Closed Homes	1,189	-12.44%	-27.85%
Close Price - Average	\$486,773	6.93%	9.67%
Close Price - Median	\$410,000	2.68%	7.89%
Days in MLS - Average	23	43.75%	64.29%

# MARKET INSIGHTS

## ✓ Realtor® Tidbits:

- Sellers seem to think it's 2021, while buyers think it's still 2008. Realtors® need to set proper expectations for their clients when starting buy/sell conversations.
- We're seeing price reductions in highly desirable areas and areas where we have not observed price reductions over the past two-ish years.
- Previously, sellers could get offers without staging or doing little to nothing in order to prep their homes for market. This is no longer the case. Listing agents must help their clients strategize for our newly shifted market (i.e. pricing competitively, staging, professional photography, reverse prospecting, etc.).

## ✓ Local News:

- Colorado ranked fourth nationwide as the state with the most number of homes at risk to wildfires—behind California, Florida and Texas—with El Paso County leading the way. Jefferson County ranked third with Douglas County coming in fifth.
- A record number of homebuyers are relocating from more expensive parts of the country to more affordable ones. On a list of metros ranked by the outflow of residents, Denver came in number 10.
- Denver was voted the seventh "Greenest City in the U.S." due to our Bring Your Own Bag tax and other systems that will make recycling and composting free in 2023 with a required fee for trash service bins, along with rebates for eBikes and electric vehicles.
- Denver is second only to Boise, ID in price reductions among 97 cities with 58 percent of homes experiencing a price drop.
- Investors poured money into existing properties in Denver. Southwest Denver neighborhoods Barnum, Westwood, Mar Lee and Harvey Park, were some of the hottest neighborhoods for property flips in 2021 and the first part of 2022.

## ✓ National News:

- Lumber prices are back down to pre-COVID levels.
- The U.S. housing market slowed considerably from the height of the pandemic's homebuying frenzy with sales down 20 percent from a year ago.
- Inconsistency rules the market as there are still sellers and listing agents using comps from when the market was at its hottest in an

attempt to squeeze more value out of homes, contributing to the steep incline for the number of days in MLS.

- The National Association of Realtors® 2022 Remodel Impact report found that refinishing hardwood floors, installing new wood flooring, replacing roofing and installing new garage doors topped the list of projects with 100 percent or greater cost recovery.
- Opendoor lost money on 42 percent of its August resales after it failed to anticipate a slide in housing demand.
- The soaring cost of housing has been a key driver of inflation. For most people, housing is their biggest expense. About one-third of the Consumer Price Index, a basket of goods and services the Bureau of Labor Statistics uses to track inflation, is the "shelter" component.
- Rents dropped nationwide for the first time in two years.

## ✓ Mortgage News:

- From July to September, mortgage rates fluctuated by roughly half a percentage point every four weeks, which is the most volatile three-month period since 1987.
- Mortgage rates hit seven percent in September after bonds sold off in the EU. Global impacts are being felt as European economies bear the brunt of Russia's war on Ukraine, Japan is struggling with lower global demand for manufactured goods and China's economic troubles thanks to its zero COVID policy.
- The Federal Reserve raised their fed rate another 0.75 percent to three to 3.25 percent. Its target, per the Fed Dot Plot, is for the fed rate to reach 4.6 percent in 2023. This will most directly impact consumer debt, HELOCs and business reinvestments.

## ✓ Quick Stats:

- Average active listings for September are 15,663 (1985-2021).
- Record-high September was 2006 with 31,450 listings and the record-low was set last year with 3,971 listings.
- The historical average decrease in active listings from August to September is 0.36 percent. An increase of 10.72 percent this year represents a large increase, but last year's increase was a similar 10.86 percent.

# EXPERT OPINION



**LIBBY LEVINSON-KATZ**

Chair of the DMAR Market  
Trends Committee and  
Denver Realtor®



As the Denver real estate market continues to evolve and change with the weather, the question on everyone's mind is: Are we in a buyer's market?

Traditionally, a market with less than three months of inventory is considered a seller's market. In direct relation to that, a market with more than six months of inventory is considered a buyer's market—meaning that the sweet spot of three to six months of inventory is defined as a balanced market. This is a helpful benchmark to define our current market, which is undoubtedly changing. Currently, the \$100,000 to \$199,999 and \$1 million and over segments for detached homes are pushing the three percent threshold, with 2.75 percent and 2.62 percent, respectively. The \$1 million and over segment for attached homes is at 2.83 months of inventory. Using months of inventory as a metric indicates that we are moving toward a balanced market.

Buyers are joyful as they are finally gaining power regarding their real estate purchases. They can now take time to find the right house and negotiate the purchase price, inspection-related repairs and appraisal values. This additional time is great news for buyers who have been stripped of their negotiation power over the last few years as sellers were firmly in charge of the very robust, COVID-19-fueled seller's market. While interest rates are higher than they were at the beginning of the year, some buyers are getting accustomed to the increased rates and are utilizing available marketplace tools. Conventional conforming loan limits are now \$715,000, up from \$647,000, which has helped some buyers considering the average close price of a home is now \$745,947. With bidding wars subsiding and appraisal gap coverage becoming a thing of the past, other buyers are looking at VA loans. Conversely, jumbo loans are an attractive option as they offer a lower interest rate than most conventional products.

For many sellers, it feels as though the rug has been pulled out from underneath them. Price reductions are on the rise, while active listings at month end rose 10.72 percent to 7,683. Pending sales declined 15.41 percent for both detached and attached homes month-over-month, which is a direct relation to a 6.38 percent decline in sales volume month-over-month. While the market is shifting for sellers, it's never been more important to price conservatively for a quick sale. Overpriced homes are positioned for price reductions, whereas homes that are priced conservatively still sell quickly, often in the first week on the market.

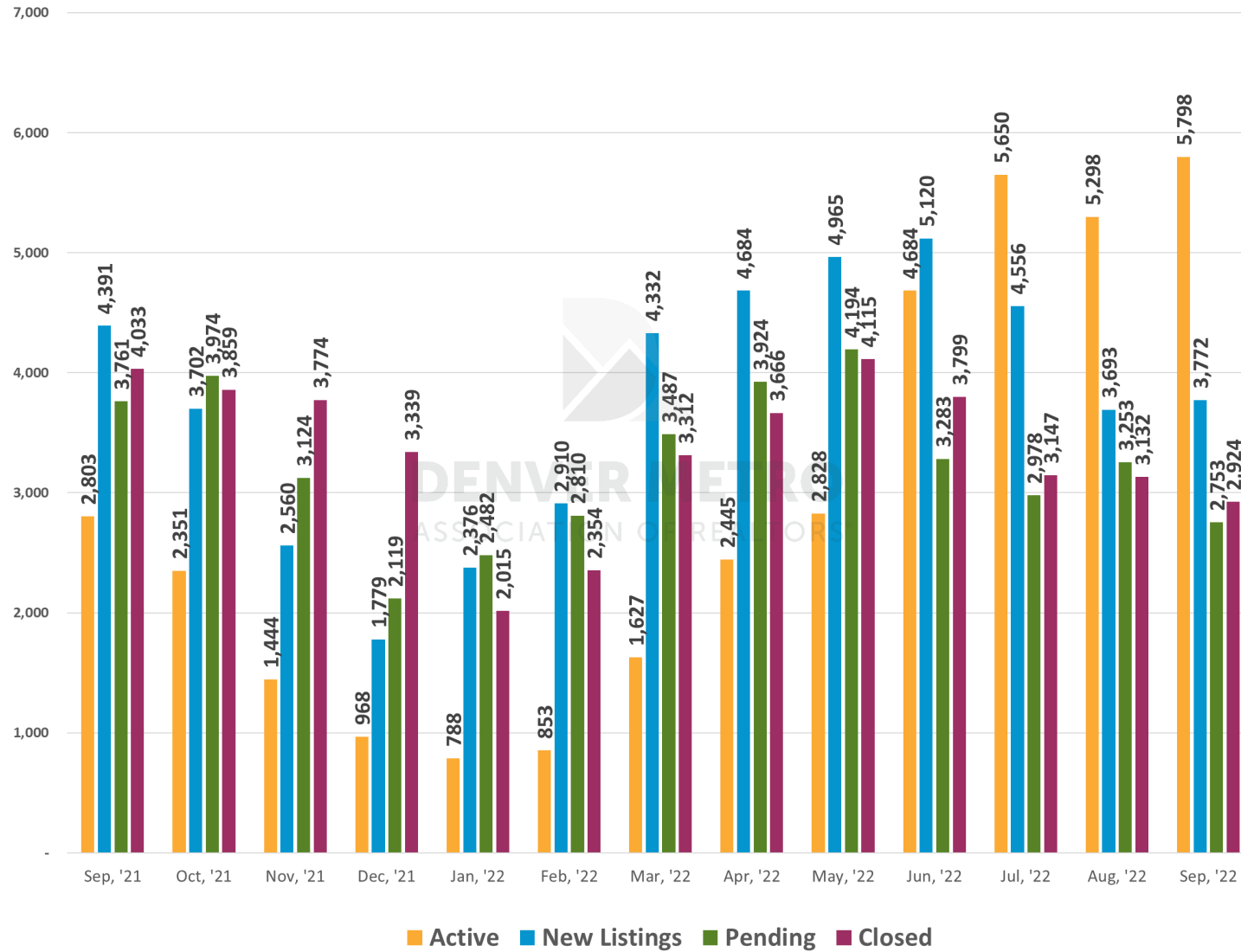
To answer the original question, I believe we are moving toward a balanced market, which we haven't seen in over 16 years. A traditional cycle for the Denver real estate market is seven years. Due to an economic crash and a global pandemic, the cycles were extended, but a correction is needed. The market is entering a period of neutrality where the bullish ways of extreme markets make way for a stage of compromise, with buyers and sellers working together for a win-win experience.

# Detached Single-Family

**DMAR Market Trends | September 2022 Data**

Denver Metro Association of Realtors®

Source of MLS Data: REcolorado.com



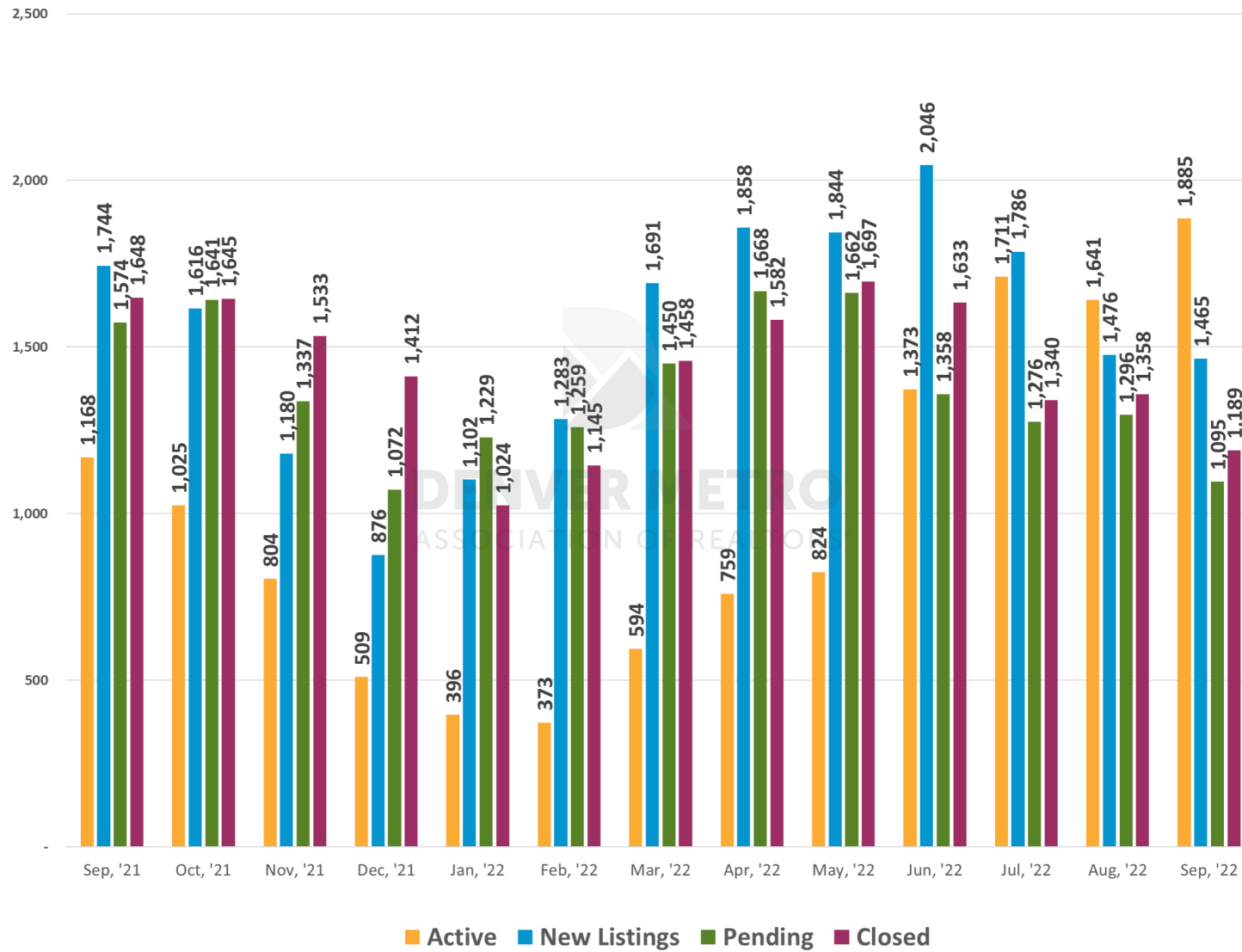
## DMAR MARKET TRENDS | OCTOBER 2022

# Attached Single-Family

**DMAR Market Trends | September 2022 Data**

Denver Metro Association of Realtors®

Source of MLS Data: REcolorado.com



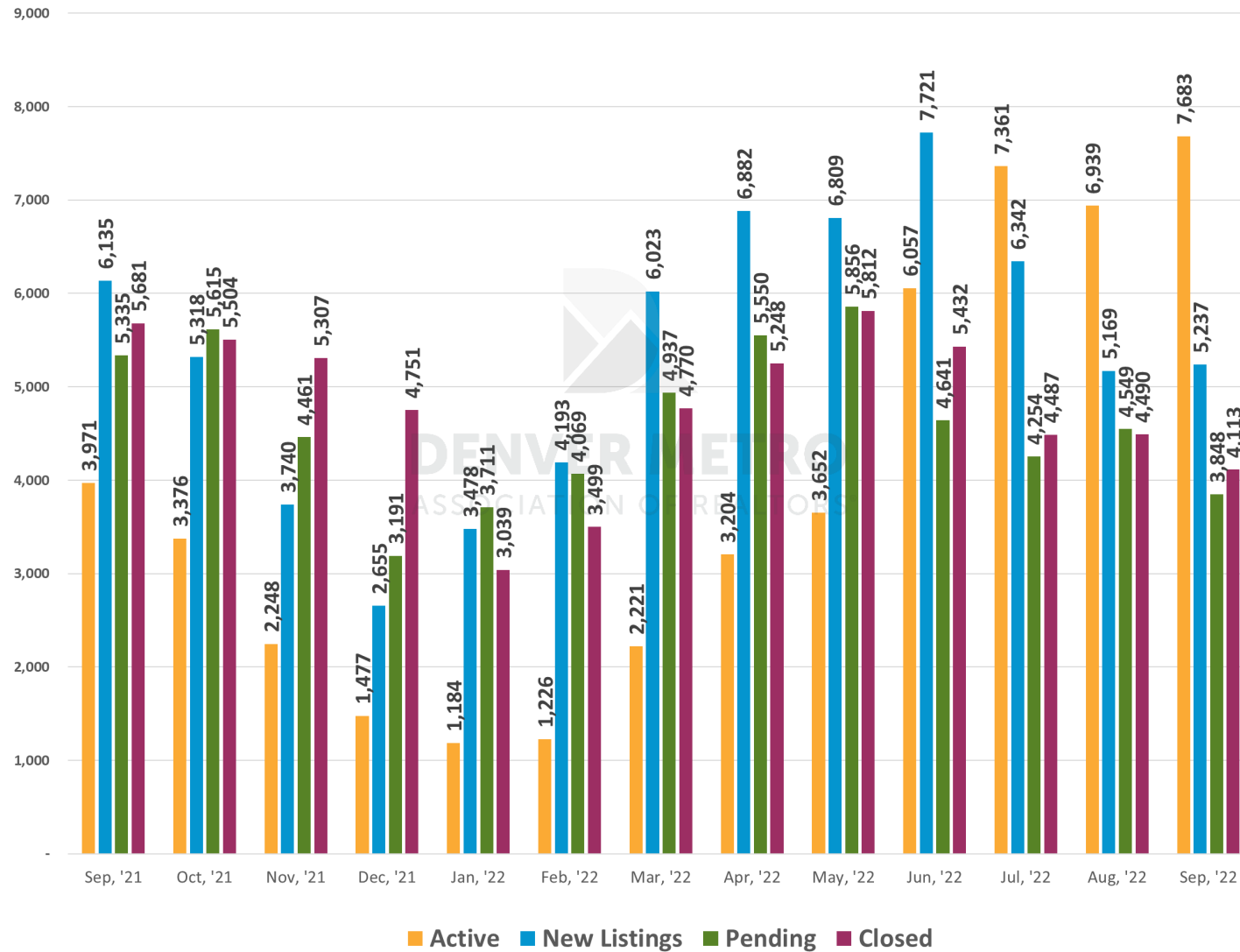
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## Residential (Detached + Attached)

**DMAR Market Trends | September 2022 Data**

Denver Metro Association of Realtors®

Source of MLS Data: REcolorado.com



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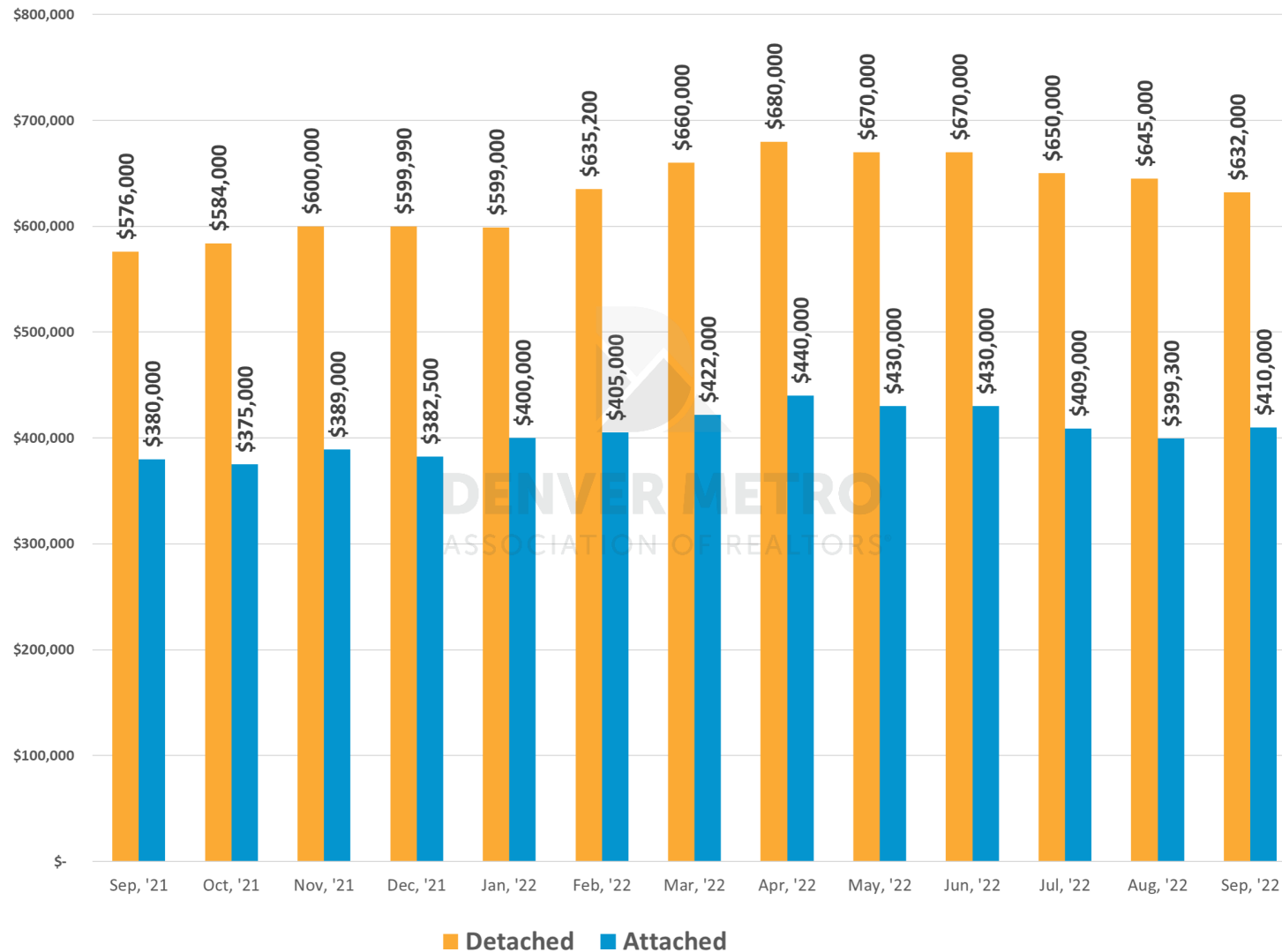
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## Median Close Price

**DMAR Market Trends | September 2022 Data**

Denver Metro Association of Realtors®

Source of MLS Data: REcolorado.com



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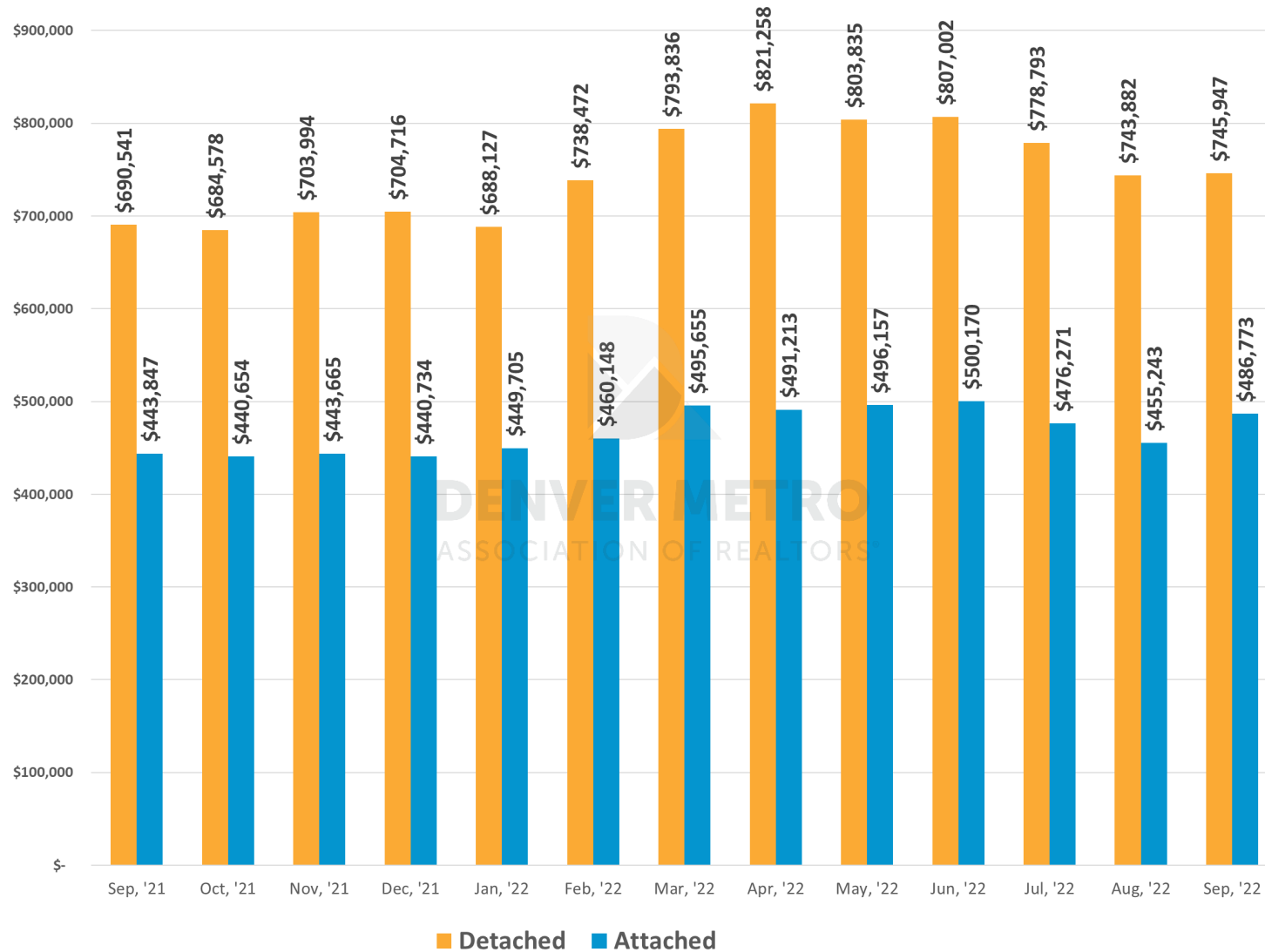


## Average Close Price

**DMAR Market Trends | September 2022 Data**

Denver Metro Association of Realtors®

Source of MLS Data: REcolorado.com



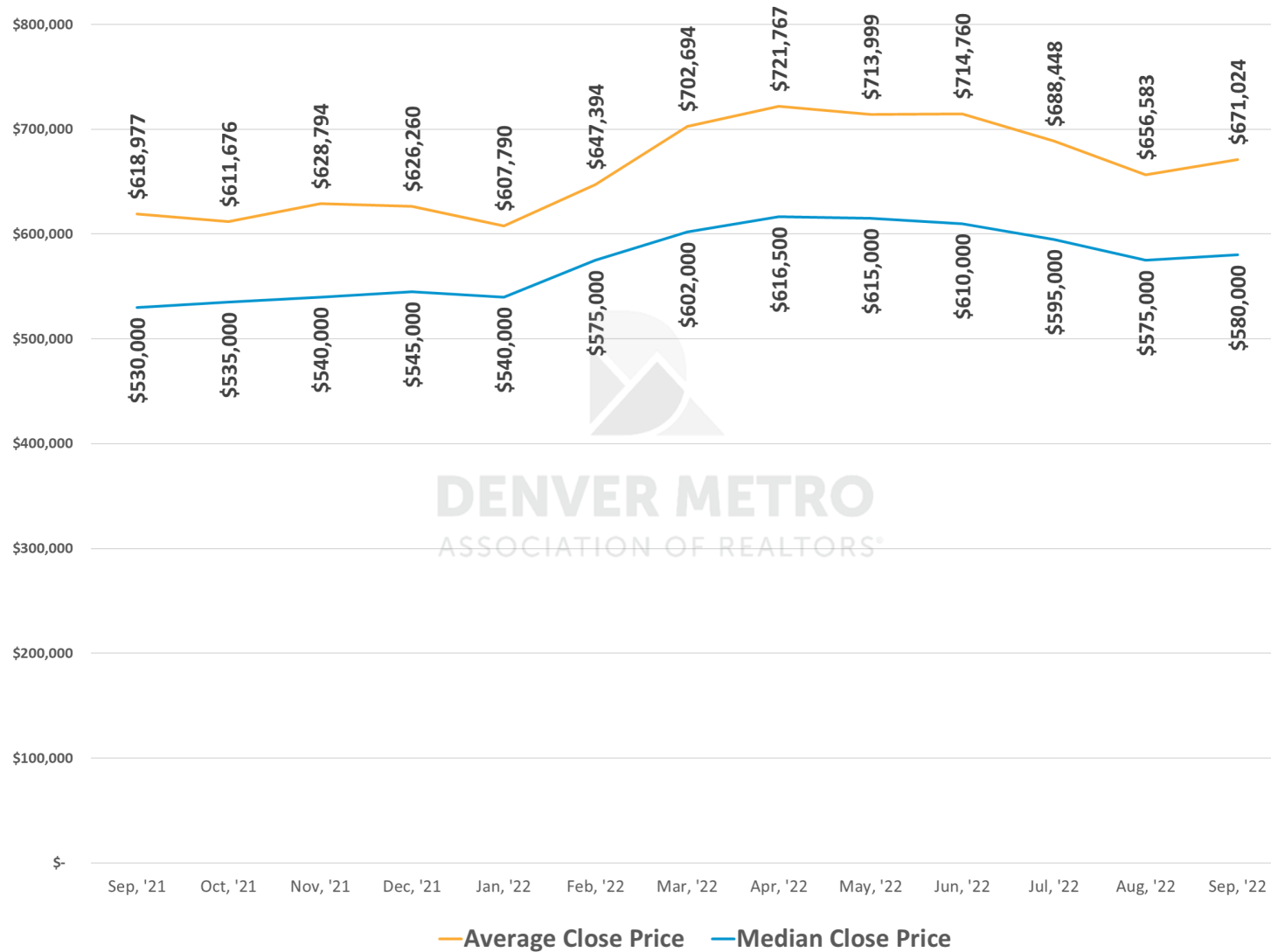
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# Residential Close Price

**DMAR Market Trends | September 2022 Data**

Denver Metro Association of Realtors®

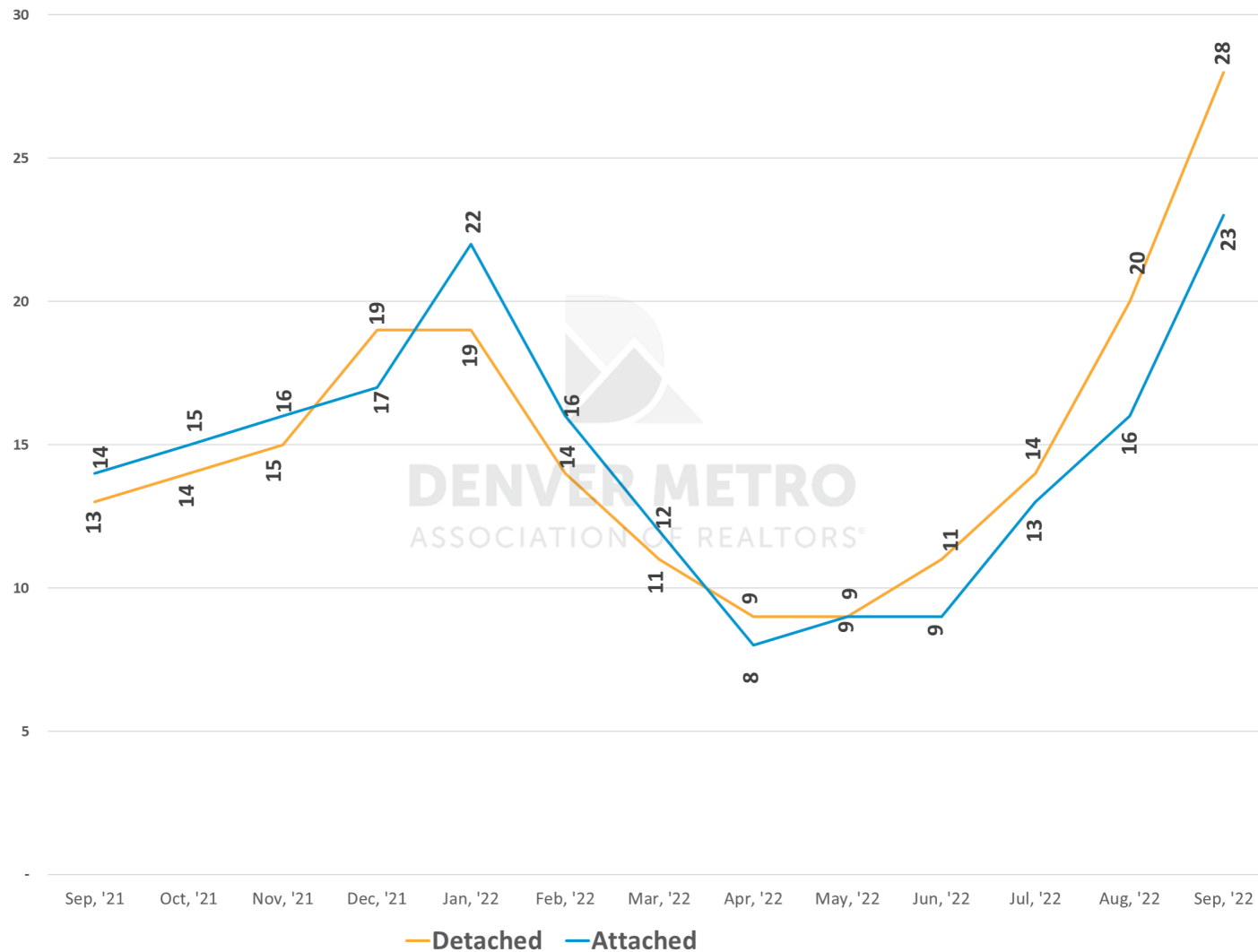
Source of MLS Data: REcolorado.com



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## Average Days in MLS

**DMAR Market Trends | September 2022 Data**  
 Denver Metro Association of Realtors®  
Source of MLS Data: REcolorado.com



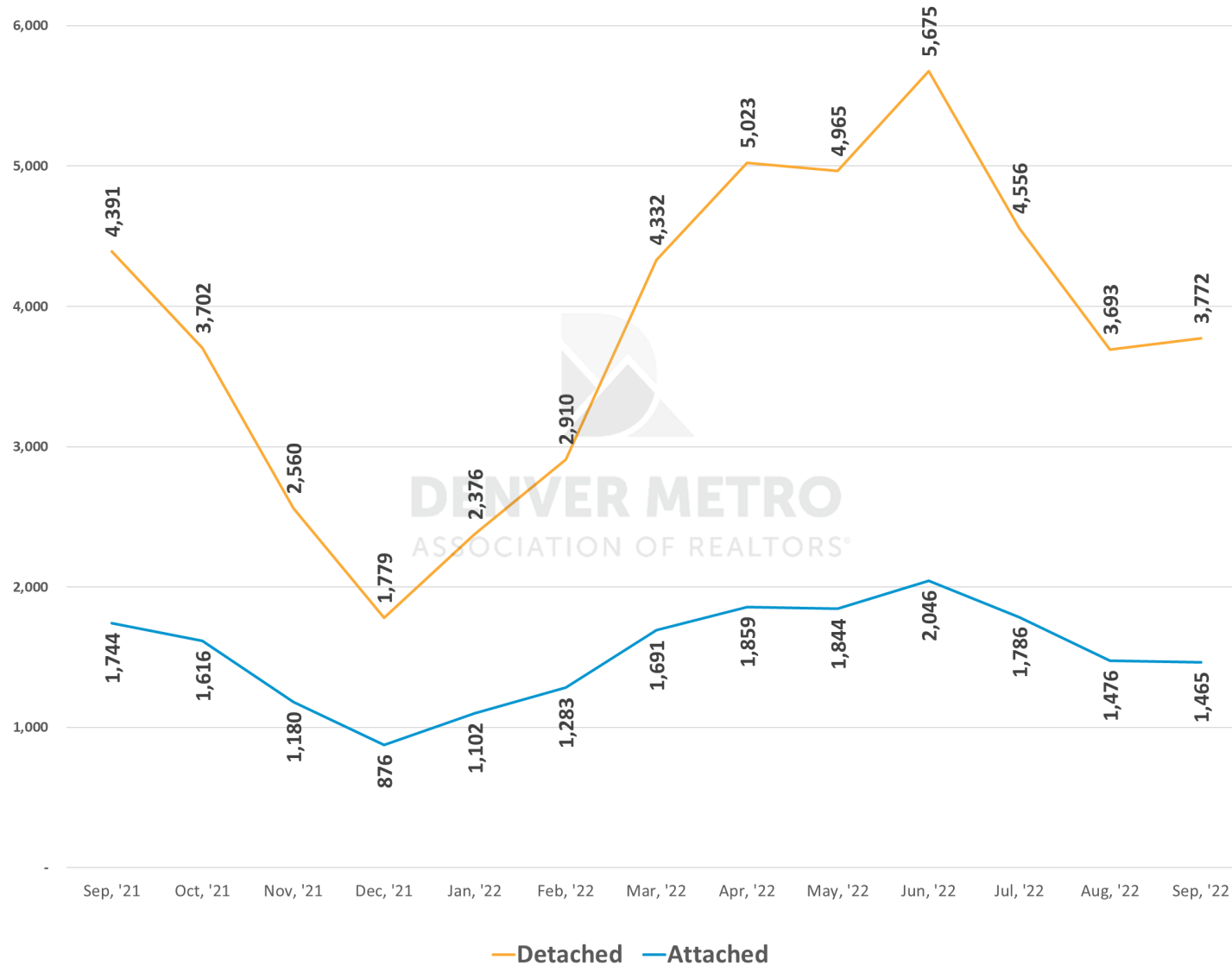
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# New Listings

## DMAR Market Trends | September 2022 Data

Denver Metro Association of Realtors®

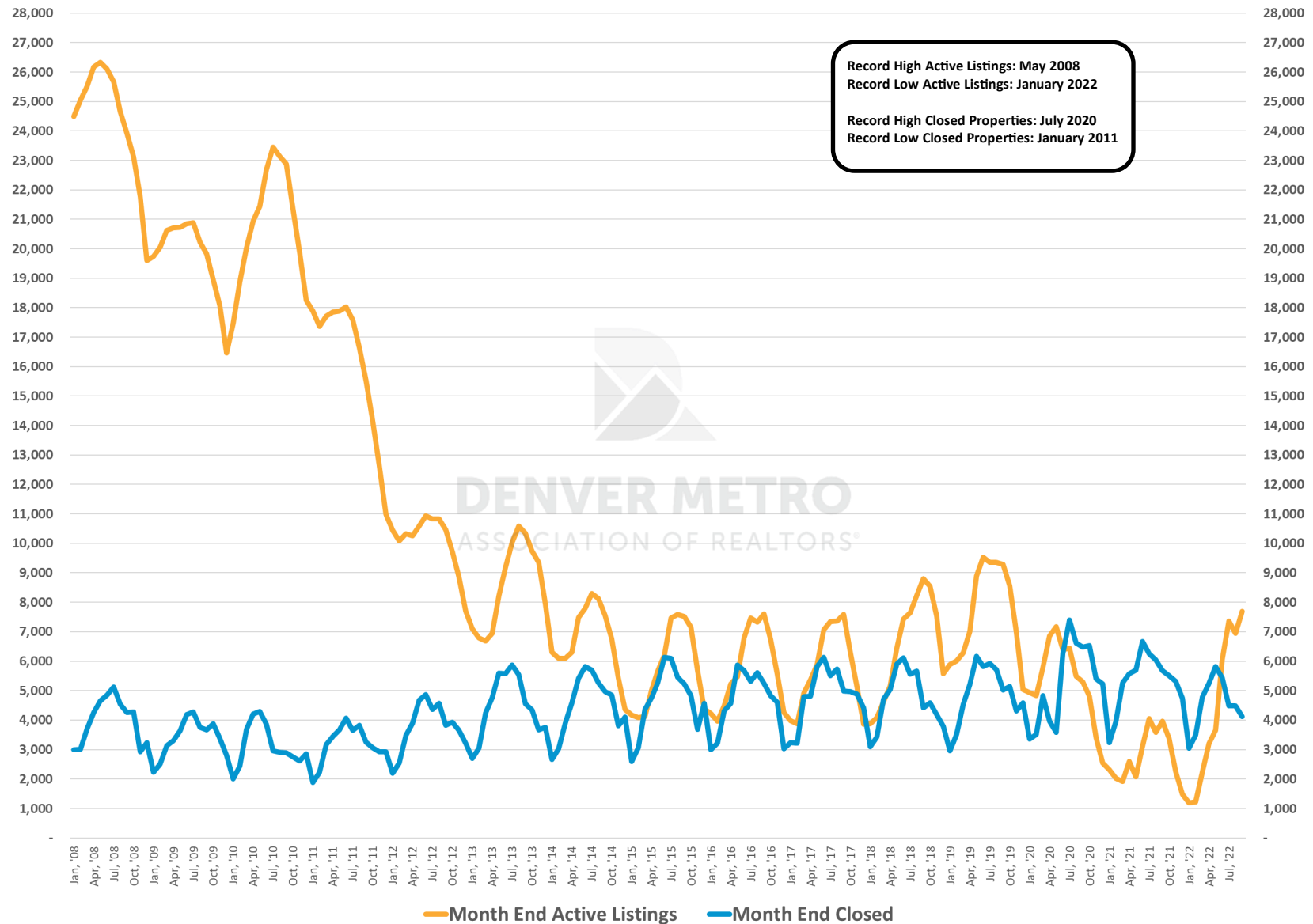
Source of MLS Data: REcolorado.com



## DMAR MARKET TRENDS | OCTOBER 2022

## Month End Active Listings and Month End Closed Homes

DMAR Market Trends | September 2022 Data  
 Denver Metro Association of Realtors®  
 Source of MLS Data: REcolorado.com



# DATA SNAPSHOT

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	Sep, '22	Prior Month	Year Ago	Prior Month	Year Ago
<b>Residential</b> (Detached + Attached)					
Active Listings at Month End	7,683	6,939	3,971	10.72%	93.48%
New Listings	5,237	5,169	6,135	1.32%	-14.64%
Pending	3,848	4,549	5,335	-15.41%	-27.87%
Closed	4,113	4,490	5,681	-8.40%	-27.60%
Close Price - Average	\$ 671,024	\$ 656,583	\$ 618,977	2.20%	8.41%
Close Price - Median	\$ 580,000	\$ 575,000	\$ 530,000	0.87%	9.43%
Sales Volume	\$ 2,759,922,550	\$ 2,948,059,311	\$ 3,516,410,464	-6.38%	-21.51%
Days in MLS - Average	26	19	13	36.84%	100.00%
Days in MLS - Median	16	11	5	45.45%	220.00%
Close Price/List Price	98.91%	99.39%	101.88%	-0.48%	-2.92%
<b>Detached</b>					
Active Listings at Month End	5,798	5,298	2,803	9.44%	106.85%
New Listings	3,772	3,693	4,391	2.14%	-14.10%
Pending	2,753	3,253	3,761	-15.37%	-26.80%
Closed	2,924	3,132	4,033	-6.64%	-27.50%
Close Price - Average	\$ 745,947	\$ 743,882	\$ 690,541	0.28%	8.02%
Close Price - Median	\$ 632,000	\$ 645,000	\$ 576,000	-2.02%	9.72%
Sales Volume	\$ 2,181,149,697	\$ 2,329,839,314	\$ 2,784,950,543	-6.38%	-21.68%
Days in MLS - Average	28	20	13	40.00%	115.38%
Days in MLS - Median	18	12	5	50.00%	260.00%
Close Price/List Price	98.70%	99.12%	101.94%	-0.42%	-3.18%
<b>Attached</b>					
Active Listings at Month End	1,885	1,641	1,168	14.87%	61.39%
New Listings	1,465	1,476	1,744	-0.75%	-16.00%
Pending	1,095	1,296	1,574	-15.51%	-30.43%
Closed	1,189	1,358	1,648	-12.44%	-27.85%
Close Price - Average	\$ 486,773	\$ 455,243	\$ 443,847	6.93%	9.67%
Close Price - Median	\$ 410,000	\$ 399,300	\$ 380,000	2.68%	7.89%
Sales Volume	\$ 578,772,853	\$ 618,219,997	\$ 731,459,921	-6.38%	-20.87%
Days in MLS - Average	23	16	14	43.75%	64.29%
Days in MLS - Median	12	8	5	50.00%	140.00%
Close Price/List Price	99.40%	99.99%	101.71%	-0.59%	-2.27%

# SEPTEMBER DATA YTD 2022 to 2018

	YTD 2022	YTD 2021	YTD 2020	YTD 2019	YTD 2018	'22 vs '21	'21 vs '20	'20 vs '19	'19 vs '18
<b>Residential</b> (Detached + Attached)									
Active Listings at Month End	7,683	3,971	5,301	9,286	8,807	93.48%	-25.09%	-42.91%	5.44%
New Listings	51,914	54,602	56,984	59,497	56,812	-4.92%	-4.18%	-4.22%	4.73%
Closed	41,038	48,415	46,350	44,865	43,940	-15.24%	4.46%	3.31%	2.11%
Close Price - Average	\$ 687,063	\$ 609,247	\$ 515,643	\$ 487,326	\$ 475,888	12.77%	18.15%	5.81%	2.40%
Close Price - Median	\$ 595,000	\$ 523,950	\$ 449,000	\$ 420,000	\$ 411,000	13.56%	16.69%	6.90%	2.19%
Sales Volume	\$ 28,195,685,378	\$ 29,496,693,713	\$ 23,900,030,151	\$ 21,863,882,940	\$ 20,910,508,281	-4.41%	23.42%	9.31%	4.56%
Days in MLS - Average	14	14	27	30	24	0.00%	-48.15%	-10.00%	25.00%
Days in MLS - Median	5	4	8	11	7	25.00%	-50.00%	-27.27%	57.14%
Close Price/List Price	103.24%	103.49%	99.82%	99.31%	100.16%	-0.24%	3.68%	0.51%	-0.85%
<b>Detached</b>									
Active Listings at Month End	5,798	2,803	3,041	6,523	6,514	106.85%	-7.83%	-53.38%	0.14%
New Listings	37,302	38,490	39,591	42,171	40,842	-3.09%	-2.78%	-6.12%	3.25%
Closed	28,542	33,534	33,037	31,908	31,249	-14.89%	1.50%	3.54%	2.11%
Close Price - Average	\$ 777,011	\$ 688,330	\$ 571,938	\$ 537,257	\$ 525,971	12.88%	20.35%	6.46%	2.15%
Close Price - Median	\$ 650,000	\$ 575,000	\$ 489,900	\$ 455,000	\$ 445,000	13.04%	17.37%	7.67%	2.25%
Sales Volume	\$ 22,177,440,632	\$ 23,082,455,605	\$ 18,895,099,469	\$ 17,142,798,291	\$ 16,436,059,586	-3.92%	22.16%	10.22%	4.30%
Days in MLS - Average	14	12	26	30	25	16.67%	-53.85%	-13.33%	20.00%
Days in MLS - Median	5	4	7	11	7	25.00%	-42.86%	-36.36%	57.14%
Close Price/List Price	103.26%	104.02%	99.94%	99.32%	100.07%	-0.73%	4.08%	0.62%	-0.75%
<b>Attached</b>									
Active Listings at Month End	1,885	1,168	2,260	2,763	2,293	61.39%	-48.32%	-18.20%	20.50%
New Listings	14,612	16,112	17,393	17,326	15,970	-9.31%	-7.37%	0.39%	8.49%
Closed	12,496	14,881	13,313	12,957	12,691	-16.03%	11.78%	2.75%	2.10%
Close Price - Average	\$ 481,614	\$ 431,035	\$ 375,943	\$ 364,366	\$ 352,569	11.73%	14.65%	3.18%	3.35%
Close Price - Median	\$ 419,900	\$ 369,743	\$ 325,000	\$ 308,000	\$ 300,000	13.57%	13.77%	5.52%	2.67%
Sales Volume	\$ 6,018,244,746	\$ 6,414,238,108	\$ 5,004,930,682	\$ 4,721,084,649	\$ 4,474,448,695	-6.17%	28.16%	6.01%	5.51%
Days in MLS - Average	13	19	29	30	21	-31.58%	-34.48%	-3.33%	42.86%
Days in MLS - Median	4	5	10	12	6	-20.00%	-50.00%	-16.67%	100.00%
Close Price/List Price	103.20%	102.29%	99.53%	99.27%	100.40%	0.89%	2.77%	0.26%	-1.13%



# MARKET TRENDS

	Price Range	Detached			Attached		
		Closed	Active	MOI	Closed	Active	MOI
Months of Inventory	\$0 to \$99,999	-	2		-	-	
	\$100,000 to \$199,999	4	11	2.75	35	46	1.31
	\$200,000 to \$299,999	19	22	1.16	164	197	1.20
	\$300,000 to \$399,999	119	105	0.88	368	409	1.11
	\$400,000 to \$499,999	452	707	1.56	252	403	1.60
	\$500,000 to \$749,999	1,412	2,752	1.95	244	544	2.23
	\$750,000 to \$999,999	527	1,174	2.23	67	119	1.78
	\$1,000,000 and over	391	1,025	2.62	59	167	2.83
	TOTALS	2,924	5,798	1.98	1,189	1,885	1.59
	Price Range	Detached		% change	Attached		% change
		Closed Sep, '22	Closed Aug, '22		Closed Sep, '22	Closed Aug, '22	
Month-Over-Month	\$0 to \$99,999	-	2	-100.00%	-	1	-100.00%
	\$100,000 to \$199,999	4	7	-42.86%	35	38	-7.89%
	\$200,000 to \$299,999	19	32	-40.63%	164	230	-28.70%
	\$300,000 to \$399,999	119	104	14.42%	368	412	-10.68%
	\$400,000 to \$499,999	452	426	6.10%	252	282	-10.64%
	\$500,000 to \$749,999	1,412	1,544	-8.55%	244	293	-16.72%
	\$750,000 to \$999,999	527	587	-10.22%	67	61	9.84%
	\$1,000,000 and over	391	430	-9.07%	59	41	43.90%
	TOTALS	2,924	3,132	-6.64%	1,189	1,358	-12.44%
	Price Range	Detached		% change	Attached		% change
		YTD Sep, '22	YTD Sep, '21		YTD Sep, '22	YTD Sep, '21	
Year-Over-Year	\$0 to \$99,999	5	13	-61.54%	5	-	
	\$100,000 to \$199,999	34	41	-17.07%	399	932	-57.19%
	\$200,000 to \$299,999	120	313	-61.66%	1,750	3,223	-45.70%
	\$300,000 to \$399,999	756	2,346	-67.77%	3,341	4,348	-23.16%
	\$400,000 to \$499,999	3,421	7,594	-54.95%	2,933	2,813	4.27%
	\$500,000 to \$749,999	14,330	15,100	-5.10%	2,889	2,456	17.63%
	\$750,000 to \$999,999	5,638	4,507	25.09%	682	648	5.25%
	\$1,000,000 and over	4,238	3,620	17.07%	497	461	7.81%
	TOTALS	28,542	33,534	-14.89%	12,496	14,881	-16.03%

## DMAR MARKET TRENDS | OCTOBER 2022



# EXPERT OPINIONS



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**Luxury Market (properties sold for \$1 million or more):** With kids back in school and summer vacations behind them, luxury sellers focused on getting their homes on the market—and it showed! New luxury listings were up 18.86 percent from August, with a total of 649 homes priced over \$1 million hitting the market in September. The attached Luxury Market saw a massive increase in new listings, up a whopping 66.67 percent from the prior month. With 5,962 new listings hitting so far this year, the Luxu-

ry Market is enjoying the highest amount of inventory in years. Luxury buyers finally have more choices!

They also have more time to decide which luxury home to buy. Both detached and attached markets saw a significant increase in the average days in the MLS from August, up 31.82 percent or 29 days for detached, and 40 percent or 35 days for attached. This slowing market is echoed in the drop in the number of pending sales in September, which decreased 16.35 percent for detached homes and 8.33 percent for attached. The spring frenzied bidding wars also seem to have subsided; the close-price-to-list-price ratio dropped below 100 percent again this month, to 98.21 percent for detached and 99.30 for attached.

Although the detached Luxury Market enjoyed an annual appreciation from a price per square foot perspective of 9.41 percent and a flat month-over-month appreciation, the attached market suffered a decline in annual appreciation of 0.18 percent and an even bigger decline month-over-month, by 5.26 percent.

The most expensive home sold in September was a 35-acre property in Eldorado Springs for \$6.6 million. The most expensive active listing in September was a \$17.9 million home in the Polo Club.

The luxury segment now has the highest months of inventory for any part of our market, with 2.73 months of homes for sale. Traditionally, experts say that less than three months of inventory still constitutes a seller's market, but anecdotally, it doesn't feel like a seller's market anymore. We are experiencing full inspection objections, price reductions, no competing offers, no appraisal gaps and even – gasp – contingent offers! So the question on everyone's mind is: Are we finally in a luxury buyer's market? The technical statistics may say “not yet,” but it sure feels close. — **Colleen Covell, DMAR Market Trends Committee member and Denver Realtor®**



**Signature Market (properties sold between \$750,000 and \$999,999):** As we settle into the fall season of the market, inventory is slowly increasing in the Signature Market. New listings for detached and attached homes were up month-over-month, 2.98 percent and 7.69 percent, respectively. The Signature Market is comprised primarily of detached homes, making up 88.72 percent of the new listings in this segment.

This price segment saw a decrease in overall sales volume at \$502,316,127, down 8.61 percent from an August sales volume of \$549,633,257; however, year-to-date, the sales volume was up 22.45 percent due to the activity in the market early in the year. The year-to-date sales volume for this price segment increased from \$2,652,276,031 in 2020 to \$5,352,144,397 in 2022.

The number of closed detached homes decreased month-over-month by 10.22 percent; however, attached units increased 9.84 percent. The median days in the MLS for detached homes in September was 21 days and 14 days for attached homes. Although homes spent more time on the market, the close-to-list-price ratio was 99.12 percent for the combined detached and attached properties. The luxury of time isn't something buyers have had over the past two years; as properties age on the market, buyers are able to take some time with their decisions and negotiate on price, inspection items and possibly interest rate buydowns.

The months of inventory for the Signature Market was close to two months for both detached and attached homes, putting us near the balanced market threshold of three months, giving buyers and sellers an even playing field.

Consumer demand for homeownership remains high but price appreciation and interest rates have added affordability pressure on buyers. Interest rates control the pendulum as it swings back and forth between favoring sellers and buyers. Sellers in this market need to understand the true costs that buyers are facing when purchasing a home and adjust their sale price to accommodate a larger buyer pool—and be patient. The rapidly changing interest rates are causing buyers to reevaluate their purchasing power daily. Buyers can negotiate more with sellers and, in many cases, do not have to waive contingencies within the contract. — **Amanda Snitker, DMAR Market Trends Committee member and Denver Realtor®**

# EXPERT OPINIONS



**Premier Market (properties sold between \$500,000 and \$749,999):** As the turning of the aspens signal the start of autumn, so does a cooling housing market. Kids are settled into school, the Broncos have kicked off and the rest of us are gearing up for the holidays. There are plenty of distractions this time of year, and those who are moving now are likely the ones who need to move for work or other immediate reasons. On the surface, all looks normal; however, this year, something feels a little different—there is a definitive change in the air.

A closer look at the Premier Market, the greatest cross-section of our market with 40.26 percent of homes sold for the month, shows a market that is balancing, something not seen in these parts for more than 16 years.

While there are factors that support a seller's market in the traditional sense, with continued lower inventory levels, other factors show a rise in momentum for buyers. In the Premier Market, sales volume and closings were down about 10 percent (9.95 percent and 9.85 percent, respectively). Days in the MLS continued their climb and were up to 28 days on average, seven days greater than last month and 15 days greater than July. Average close price remained under list price for the second month after being well over that mark for over two years.

There is a story behind those numbers that shows a recalibration in the market. Sellers are slowly adjusting to a new pricing model where they must be more conservative. Failure to do so has led to more and more price reductions. Buyers, impacted by higher interest rates and lower available inventory, are being more patient and utilizing more straightforward offer strategies. In the Premier Market especially, the rise in conventional loan limits to \$715,000 (from \$647,000) has already proven to be a helpful tool for them.

Anyone looking to sell or buy in this market must first reset expectations (that goes for their Realtors®, too!). While comps from the spring and summer do not match the current market, sellers will still reap the benefits of an extended period of historically high appreciation and can cash-in on their equity. Buyers no longer have to waive inspection, offer large appraisal gaps or throw \$50,000+ extra at homes to get under contract.

That change in the air is a breath of fresh air for the market. We now find a welcomed middle ground and one where everyone can benefit. — **Nick DiPasquale**  
**DMAR Market Trends Committee member and Denver Realtor®**



**Classic Market (properties sold between \$300,000 and \$499,999):** Just like the crazy Colorado weather this time of year—start the day in a sweater to protect you from the cool, crisp autumn air and end the day in a t-shirt, sweating from the intense sunshine—the real estate market is hot and cold at the same time. September brought a cool down to the Classic Market, with fewer pending and closed sales than we saw in August, and much fewer new listings than last year. Yet, the price per square foot kept heating up—rising 10.10 percent over September 2021, and days in MLS in this category were fewer than in other price categories.

Attached homes are still hot in this price category. Attached homebuyers in the Classic Market paid, on average, \$325 per square foot—which is 11.30 percent more than in September last year. But, for the first time in a long time, many buyers bought an attached home for at—or just below—list price, with the closed-price-to-list-price ratio falling to 99.72 percent. As median days in MLS increased 71.43 percent over last month, price per square foot continued to rise. Inventory of new listings was down 15.12 percent over last year and closed sales volume was also down 24.54 percent compared to last year. Hot homes, cooling market.

The number of detached homes priced in the Classic Market category continued to shrink. Dropping another 1.59 percent from last month, and 46.32 percent from last year, new listings in this category fell to 679. Although the close-price-to-list-price ratio indicated sellers have more opportunity to negotiate on price, the lack of new listings still created a tight market for buyers. Of the 3,772 total detached new listings in September 2022, only 18 percent were priced between \$300,000 and \$499,999.

Moving into the fourth quarter, I anticipate that the declining trend in sales volume, new listings and pending transactions will continue, while the price per square foot will hold strong or decline just slightly in the Classic Market. Finding a home priced under \$500,000 will remain a challenge as rising interest rates affect affordability and the traditionally slower winter months draw near. — **Susan Thayer**, **DMAR Market Trends Committee member and Denver Realtor®**



# LUXURY MARKET | Properties Sold for \$1 Million or More

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	Sep, '22	Prior Month	Last Year	Prior Month	Last Year
<b>Residential</b> (Detached + Attached)					
New Listings	649	546	490	18.86%	32.45%
Pending	397	470	398	-15.53%	-0.25%
Closed	450	471	479	-4.46%	-6.05%
Sales Volume	\$ 704,560,539	\$ 703,689,963	\$ 768,082,711	0.12%	-8.27%
Days in MLS - Average	30	22	23	36.36%	30.43%
Days in MLS - Median	17	13	6	30.77%	183.33%
Close Price/List Price	98.36%	98.81%	101.10%	-0.46%	-2.71%
PSF Total	\$ 370	\$ 366	\$ 364	1.09%	1.65%
<b>Detached</b>					
New Listings	554	489	434	13.29%	27.65%
Pending	353	422	343	-16.35%	2.92%
Closed	391	430	421	-9.07%	-7.13%
Sales Volume	\$ 619,460,677	\$ 644,892,938	\$ 683,097,699	-3.94%	-9.32%
Days in MLS - Average	29	22	23	31.82%	26.09%
Days in MLS - Median	17	13	6	30.77%	183.33%
Close Price/List Price	98.21%	98.94%	101.31%	-0.74%	-3.06%
PSF Total	\$ 350	\$ 350	\$ 343	0.00%	2.04%
<b>Attached</b>					
New Listings	95	57	56	66.67%	69.64%
Pending	44	48	55	-8.33%	-20.00%
Closed	59	41	58	43.90%	1.72%
Sales Volume	\$ 85,099,862	\$ 58,797,025	\$ 84,985,012	44.73%	0.14%
Days in MLS - Average	35	25	25	40.00%	40.00%
Days in MLS - Median	12	11	7	9.09%	71.43%
Close Price/List Price	99.30%	97.35%	99.58%	2.00%	-0.28%
PSF Total	\$ 504	\$ 532	\$ 519	-5.26%	-2.89%

# LUXURY MARKET | Properties Sold for \$1 Million or More

Snapshot Year-to-Date and Year-Over-Year Comparisons

	YTD 2022	YTD 2021	YTD 2020	YTD 2019	YTD 2018	'22 vs '21	'21 vs '20	'20 vs '19	'19 vs '18
<b>Residential</b> (Detached + Attached)									
New Listings	5,962	4,445	3,694	3,307	2,871	34.13%	20.33%	11.70%	15.19%
Pending	4,247	3,760	2,590	2,045	1,813	12.95%	45.17%	26.65%	12.80%
Closed	4,735	4,081	2,210	1,868	1,725	16.03%	84.66%	18.31%	8.29%
Sales Volume	\$ 7,478,476,589	\$ 6,499,218,091	\$ 3,380,677,051	\$ 2,894,244,105	\$ 2,603,429,309	15.07%	92.25%	16.81%	11.17%
Days in MLS - Average	19	31	54	59	66	-38.71%	-42.59%	-8.47%	-10.61%
Days in MLS - Median	5	5	19	24	25	0.00%	-73.68%	-20.83%	-4.00%
Close Price/List Price	104.03%	102.06%	97.61%	97.46%	97.40%	1.93%	4.56%	0.15%	0.06%
PSF Total	\$ 392	\$ 365	\$ 337	\$ 336	\$ 303	7.40%	8.31%	0.30%	10.89%
<b>Detached</b>									
New Listings	5,278	3,858	3,281	2,939	2,590	36.81%	17.59%	11.64%	13.47%
Pending	3,794	3,315	2,372	1,825	1,648	14.45%	39.76%	29.97%	10.74%
Closed	4,238	3,620	2,024	1,659	1,588	17.07%	78.85%	22.00%	4.47%
Sales Volume	\$ 6,737,793,485	\$ 5,815,035,103	\$ 3,104,194,796	\$ 2,564,736,880	\$ 2,397,866,915	15.87%	87.33%	21.03%	6.96%
Days in MLS - Average	18	28	54	60	66	-35.71%	-48.15%	-10.00%	-9.09%
Days in MLS - Median	5	5	19	24	25	0.00%	-73.68%	-20.83%	-4.00%
Close Price/List Price	104.19%	102.33%	97.67%	97.41%	97.45%	1.82%	4.77%	0.27%	-0.04%
PSF Total	\$ 372	\$ 340	\$ 317	\$ 304	\$ 287	9.41%	7.26%	4.28%	5.92%
<b>Attached</b>									
New Listings	684	587	413	368	281	16.52%	42.13%	12.23%	30.96%
Pending	453	445	218	220	165	1.80%	104.13%	-0.91%	33.33%
Closed	497	461	186	209	137	7.81%	147.85%	-11.00%	52.55%
Sales Volume	\$ 740,683,104	\$ 684,182,988	\$ 276,482,255	\$ 329,507,225	\$ 205,562,394	8.26%	147.46%	-16.09%	60.30%
Days in MLS - Average	29	52	54	51	67	-44.23%	-3.70%	5.88%	-23.88%
Days in MLS - Median	5	7	27	23	27	-28.57%	-74.07%	17.39%	-14.81%
Close Price/List Price	102.63%	99.94%	96.92%	97.81%	96.81%	2.69%	3.12%	-0.91%	1.03%
PSF Total	\$ 559	\$ 560	\$ 558	\$ 589	\$ 490	-0.18%	0.36%	-5.26%	20.20%

# SIGNATURE MARKET | Properties Sold Between \$750,000 and \$999,999

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	Sep, '22	Prior Month	Last Year	Prior Month	Last Year
<b>Residential</b> (Detached + Attached)					
New Listings	809	782	801	3.45%	1.00%
Pending	561	676	642	-17.01%	-12.62%
Closed	594	648	625	-8.33%	-4.96%
Sales Volume	\$ 502,316,127	\$ 549,633,257	\$ 529,033,510	-8.61%	-5.05%
Days in MLS - Average	29	21	17	38.10%	70.59%
Days in MLS - Median	20	11	6	81.82%	233.33%
Close Price/List Price	99.12%	99.48%	101.78%	-0.36%	-2.61%
PSF Total	\$ 289	\$ 294	\$ 275	-1.70%	5.09%
<b>Detached</b>					
New Listings	725	704	721	2.98%	0.55%
Pending	503	609	565	-17.41%	-10.97%
Closed	527	587	547	-10.22%	-3.66%
Sales Volume	\$ 445,104,724	\$ 497,539,598	\$ 462,890,960	-10.54%	-3.84%
Days in MLS - Average	29	20	15	45.00%	93.33%
Days in MLS - Median	21	11	6	90.91%	250.00%
Close Price/List Price	99.12%	99.48%	101.95%	-0.36%	-2.78%
PSF Total	\$ 270	\$ 280	\$ 255	-3.57%	5.88%
<b>Attached</b>					
New Listings	84	78	80	7.69%	5.00%
Pending	58	67	77	-13.43%	-24.68%
Closed	67	61	78	9.84%	-14.10%
Sales Volume	\$ 57,211,403	\$ 52,093,659	\$ 66,142,550	9.82%	-13.50%
Days in MLS - Average	30	27	36	11.11%	-16.67%
Days in MLS - Median	14	13	8	7.69%	75.00%
Close Price/List Price	99.16%	99.46%	100.65%	-0.30%	-1.48%
PSF Total	\$ 435	\$ 436	\$ 413	-0.23%	5.33%



# SIGNATURE MARKET | Properties Sold Between \$750,000 and \$999,999

Snapshot Year-to-Date and Year-Over-Year Comparisons

	YTD 2022	YTD 2021	YTD 2020	YTD 2019	YTD 2018	'22 vs '21	'21 vs '20	'20 vs '19	'19 vs '18
<b>Residential</b> (Detached + Attached)									
New Listings	8,144	5,973	4,455	3,961	3,554	36.35%	34.07%	12.47%	11.45%
Pending	6,148	5,192	3,611	2,818	2,512	18.41%	43.78%	28.14%	12.18%
Closed	6,320	5,155	3,132	2,523	2,411	22.60%	64.59%	24.14%	4.65%
Sales Volume	\$ 5,352,144,397	\$ 4,370,944,819	\$ 2,652,276,031	\$ 2,138,376,007	\$ 2,050,781,842	22.45%	64.80%	24.03%	4.27%
Days in MLS - Average	15	16	41	42	42	-6.25%	-60.98%	-2.38%	0.00%
Days in MLS - Median	5	5	13	17	13	0.00%	-61.54%	-23.53%	30.77%
Close Price/List Price	103.53%	103.46%	99.16%	98.92%	99.27%	0.07%	4.34%	0.24%	-0.35%
PSF Total	\$ 300	\$ 277	\$ 251	\$ 248	\$ 244	8.30%	10.36%	1.21%	1.64%
<b>Detached</b>									
New Listings	7,353	5,204	3,664	3,351	2,971	41.30%	42.03%	9.34%	12.79%
Pending	5,547	4,519	3,099	2,412	2,137	22.75%	45.82%	28.48%	12.87%
Closed	5,638	4,507	2,701	2,130	2,041	25.09%	66.86%	26.81%	4.36%
Sales Volume	\$ 4,774,769,783	\$ 3,817,199,614	\$ 2,285,955,128	\$ 1,803,718,026	\$ 1,738,513,742	25.09%	66.98%	26.74%	3.75%
Days in MLS - Average	14	13	40	39	42	7.69%	-67.50%	2.56%	-7.14%
Days in MLS - Median	5	4	13	16	13	25.00%	-69.23%	-18.75%	23.08%
Close Price/List Price	103.65%	103.84%	99.23%	98.94%	99.25%	-0.18%	4.65%	0.29%	-0.31%
PSF Total	\$ 282	\$ 260	\$ 234	\$ 227	\$ 226	8.46%	11.11%	3.08%	0.44%
<b>Attached</b>									
New Listings	791	769	791	610	583	2.86%	-2.78%	29.67%	4.63%
Pending	601	673	512	406	375	-10.70%	31.45%	26.11%	8.27%
Closed	682	648	431	393	370	5.25%	50.35%	9.67%	6.22%
Sales Volume	\$ 577,374,614	\$ 553,745,205	\$ 366,320,903	\$ 334,657,981	\$ 312,268,100	4.27%	51.16%	9.46%	7.17%
Days in MLS - Average	22	38	43	59	43	-42.11%	-11.63%	-27.12%	37.21%
Days in MLS - Median	5	7	15	25	12	-28.57%	-53.33%	-40.00%	108.33%
Close Price/List Price	102.56%	100.84%	98.71%	98.83%	99.35%	1.71%	2.16%	-0.12%	-0.52%
PSF Total	\$ 443	\$ 395	\$ 357	\$ 358	\$ 342	12.15%	10.64%	-0.28%	4.68%



# PREMIER MARKET | Properties Sold Between \$500,000 and \$749,999

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	Sep, '22	Prior Month	Last Year	Prior Month	Last Year
<b>Residential</b> (Detached + Attached)					
New Listings	2,138	2,128	2,233	0.47%	-4.25%
Pending	1,527	1,841	1,936	-17.06%	-21.13%
Closed	1,656	1,837	2,204	-9.85%	-24.86%
Sales Volume	\$ 1,007,841,522	\$ 1,119,169,589	\$ 1,315,290,084	-9.95%	-23.37%
Days in MLS - Average	28	21	12	33.33%	133.33%
Days in MLS - Median	18	13	5	38.46%	260.00%
Close Price/List Price	99.14%	99.55%	102.00%	-0.41%	-2.80%
PSF Total	\$ 275	\$ 281	\$ 258	-2.14%	6.59%
<b>Detached</b>					
New Listings	1,790	1,785	1,927	0.28%	-7.11%
Pending	1,289	1,578	1,672	-18.31%	-22.91%
Closed	1,412	1,544	1,927	-8.55%	-26.73%
Sales Volume	\$ 862,682,713	\$ 945,689,959	\$ 1,153,232,504	-8.78%	-25.19%
Days in MLS - Average	28	21	12	33.33%	133.33%
Days in MLS - Median	18	13	5	38.46%	260.00%
Close Price/List Price	99.16%	99.45%	102.09%	-0.29%	-2.87%
PSF Total	\$ 265	\$ 267	\$ 245	-0.75%	8.16%
<b>Attached</b>					
New Listings	348	343	306	1.46%	13.73%
Pending	238	263	264	-9.51%	-9.85%
Closed	244	293	277	-16.72%	-11.91%
Sales Volume	\$ 145,158,809	\$ 173,479,630	\$ 162,057,580	-16.33%	-10.43%
Days in MLS - Average	25	19	13	31.58%	92.31%
Days in MLS - Median	16	9	6	77.78%	166.67%
Close Price/List Price	99.00%	100.05%	101.39%	-1.05%	-2.36%
PSF Total	\$ 336	\$ 353	\$ 345	-4.82%	-2.61%

# PREMIER MARKET |

## Properties Sold Between \$500,000 and \$749,999

Snapshot Year-to-Date and Year-Over-Year Comparisons

	YTD 2022	YTD 2021	YTD 2020	YTD 2019	YTD 2018	'22 vs '21	'21 vs '20	'20 vs '19	'19 vs '18
<b>Residential</b> (Detached + Attached)									
New Listings	21,354	18,440	15,150	14,352	12,504	15.80%	21.72%	5.56%	14.78%
Pending	16,674	16,542	13,338	11,031	9,721	0.80%	24.02%	20.91%	13.48%
Closed	17,219	17,556	12,606	10,234	9,573	-1.92%	39.27%	23.18%	6.90%
Sales Volume	\$ 10,506,991,162	\$ 10,538,866,774	\$ 7,491,656,888	\$ 6,081,352,071	\$ 5,693,206,511	-0.30%	40.67%	23.19%	6.82%
Days in MLS - Average	14	11	31	36	33	27.27%	-64.52%	-13.89%	9.09%
Days in MLS - Median	5	4	10	16	11	25.00%	-60.00%	-37.50%	45.45%
Close Price/List Price	103.28%	104.20%	99.80%	99.20%	99.75%	-0.88%	4.41%	0.60%	-0.55%
PSF Total	\$ 294	\$ 260	\$ 220	\$ 214	\$ 210	13.08%	18.18%	2.80%	1.90%
<b>Detached</b>									
New Listings	18,014	15,854	12,801	12,249	10,736	13.62%	23.85%	4.51%	14.09%
Pending	14,040	14,179	11,579	9,584	8,398	-0.98%	22.45%	20.82%	14.12%
Closed	14,330	15,100	11,008	8,875	8,223	-5.10%	37.17%	24.03%	7.93%
Sales Volume	\$ 8,792,995,541	\$ 9,083,458,541	\$ 6,547,899,760	\$ 5,278,055,108	\$ 4,890,961,468	-3.20%	38.72%	24.06%	7.91%
Days in MLS - Average	13	9	30	35	31	44.44%	-70.00%	-14.29%	12.90%
Days in MLS - Median	5	4	10	15	11	25.00%	-60.00%	-33.33%	36.36%
Close Price/List Price	103.30%	104.55%	99.87%	99.21%	99.78%	-1.20%	4.69%	0.67%	-0.57%
PSF Total	\$ 280	\$ 243	\$ 202	\$ 196	\$ 191	15.23%	20.30%	3.06%	2.62%
<b>Attached</b>									
New Listings	3,340	2,586	2,349	2,103	1,768	29.16%	10.09%	11.70%	118.95%
Pending	2,634	2,363	1,759	1,447	1,323	11.47%	34.34%	21.56%	9.37%
Closed	2,889	2,456	1,598	1,359	1,350	17.63%	53.69%	17.59%	0.67%
Sales Volume	\$ 1,713,995,621	\$ 1,455,408,233	\$ 943,757,128	\$ 803,296,963	\$ 802,245,043	17.77%	54.21%	17.49%	0.13%
Days in MLS - Average	15	24	44	44	43	-37.50%	-45.45%	0.00%	2.33%
Days in MLS - Median	4	5	17	18	15	-20.00%	-70.59%	-5.56%	20.00%
Close Price/List Price	103.18%	102.01%	99.31%	99.19%	99.58%	1.15%	2.72%	0.12%	-0.39%
PSF Total	\$ 362	\$ 362	\$ 340	\$ 331	\$ 329	0.00%	6.47%	2.72%	0.61%



# CLASSIC MARKET | Properties Sold Between \$300,000 and \$499,999

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	Sep, '22	Prior Month	Last Year	Prior Month	Last Year
<b>Residential</b> (Detached + Attached)					
New Listings	1,375	1,425	2,085	-3.51%	-34.05%
Pending	1,134	1,294	1,867	-12.36%	-39.26%
Closed	1,191	1,224	1,936	-2.70%	-38.48%
Sales Volume	\$ 491,765,836	\$ 500,528,087	\$ 798,817,974	-1.75%	-38.44%
Days in MLS - Average	22	15	11	46.67%	100.00%
Days in MLS - Median	14	9	5	55.56%	180.00%
Close Price/List Price	98.89%	99.41%	102.23%	-0.52%	-3.27%
PSF Total	\$ 316	\$ 312	\$ 287	1.28%	10.10%
<b>Detached</b>					
New Listings	679	690	1,265	-1.59%	-46.32%
Pending	580	619	1,142	-6.30%	-49.21%
Closed	571	530	1,098	7.74%	-48.00%
Sales Volume	\$ 248,448,383	\$ 231,747,919	\$ 476,358,181	7.21%	-47.84%
Days in MLS - Average	23	17	9	35.29%	155.56%
Days in MLS - Median	15	11	5	36.36%	200.00%
Close Price/List Price	97.99%	98.49%	102.10%	-0.51%	-4.03%
PSF Total	\$ 305	\$ 309	\$ 284	-1.29%	7.39%
<b>Attached</b>					
New Listings	696	735	820	-5.31%	-15.12%
Pending	554	675	725	-17.93%	-23.59%
Closed	620	694	838	-10.66%	-26.01%
Sales Volume	\$ 243,317,453	\$ 268,780,168	\$ 322,459,793	-9.47%	-24.54%
Days in MLS - Average	21	14	12	50.00%	75.00%
Days in MLS - Median	12	7	5	71.43%	140.00%
Close Price/List Price	99.72%	100.11%	102.40%	-0.39%	-2.62%
PSF Total	\$ 325	\$ 315	\$ 292	3.17%	11.30%

# CLASSIC MARKET |

## Properties Sold Between \$300,000 and \$499,999

Snapshot Year-to-Date and Year-Over-Year Comparisons

	YTD 2022	YTD 2021	YTD 2020	YTD 2019	YTD 2018	'22 vs '21	'21 vs '20	'20 vs '19	'19 vs '18
<b>Residential (Detached + Attached)</b>									
New Listings	13,566	20,444	25,946	28,341	27,511	-33.64%	-21.21%	-8.45%	3.02%
Pending	11,372	19,253	23,771	24,103	22,639	-40.93%	-19.01%	-1.38%	6.47%
Closed	10,451	17,101	22,086	22,679	21,970	-38.89%	-22.57%	-2.61%	3.23%
Sales Volume	\$ 4,306,601,174	\$ 7,022,645,856	\$ 8,874,124,450	\$ 8,954,050,345	\$ 8,611,455,672	-38.68%	-20.86%	-0.89%	3.98%
Days in MLS - Average	11	11	21	25	18	0.00%	-47.62%	-16.00%	38.89%
Days in MLS - Median	4	4	6	10	6	0.00%	-33.33%	-40.00%	66.67%
Close Price/List Price	102.99%	103.72%	100.33%	99.66%	100.52%	-0.70%	3.38%	0.67%	-0.86%
PSF Total	\$ 327	\$ 279	\$ 225	\$ 211	\$ 205	17.20%	24.00%	6.64%	2.93%
<b>Detached</b>									
New Listings	6,456	13,117	18,649	21,740	21,810	-50.78%	-29.66%	-14.22%	-0.32%
Pending	5,309	12,287	17,606	18,813	18,025	-56.79%	-30.21%	-6.42%	4.37%
Closed	4,177	9,940	16,290	17,750	17,431	-57.98%	-38.98%	-8.23%	1.83%
Sales Volume	\$ 1,834,517,981	\$ 4,276,682,788	\$ 6,701,207,440	\$ 7,111,163,660	\$ 6,902,704,198	-57.10%	-36.18%	-5.76%	3.02%
Days in MLS - Average	12	8	18	23	17	50.00%	-55.56%	-21.74%	35.29%
Days in MLS - Median	5	4	5	9	6	25.00%	-20.00%	-44.44%	50.00%
Close Price/List Price	102.04%	104.11%	100.50%	99.71%	100.56%	-1.99%	3.59%	0.79%	-0.85%
PSF Total	\$ 323	\$ 268	\$ 213	\$ 198	\$ 192	20.52%	25.82%	7.58%	3.13%
<b>Attached</b>									
New Listings	7,110	7,327	7,297	6,601	5,701	-2.96%	0.41%	10.54%	15.79%
Pending	6,063	6,966	6,165	5,290	4,614	-12.96%	12.99%	16.54%	14.65%
Closed	6,274	7,161	5,796	4,929	4,539	-12.39%	23.55%	17.59%	8.59%
Sales Volume	\$ 2,472,083,193	\$ 2,745,963,068	\$ 2,172,917,010	\$ 1,842,886,685	\$ 1,708,751,474	-9.97%	26.37%	17.91%	7.85%
Days in MLS - Average	11	14	27	30	23	-21.43%	-48.15%	-10.00%	30.43%
Days in MLS - Median	4	4	10	12	7	0.00%	-60.00%	-16.67%	71.43%
Close Price/List Price	103.62%	103.19%	99.84%	99.46%	100.35%	0.42%	3.36%	0.38%	-0.89%
PSF Total	\$ 330	\$ 293	\$ 261	\$ 256	\$ 256	12.63%	12.26%	1.95%	0.00%

# GLOSSARY

**Active Listings:** The number of properties available for sale at the end of the reported period. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.

**New Listings:** The number of properties which became available during the reported period.

**Pending:** The number of listings that were changed status from Active to Pending at the end of the reported period. Pending listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes to Pending, out of Pending, then back to Pending all in one reported period, the listing would only be counted once. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a “leading indicator” of buyer demand.

**Days in MLS:** A measure of how long it takes a given property to sell.

**Closed Listings:** A measure of home sales that sold and closed during the reported period.

**Average Close Price:** A sum of all home sales prices divided by the total number of sales. Not considered the most accurate gauge since data from the high-end can easily skew the results.

**Median Close Price:** A measure of home values in a market area where 50 percent of activity was higher and 50 percent was lower than this price point. This method is preferred because it's more insulated from outlying activity occurring at either tail end of the market.

**Months Supply of Inventory (MOI):** A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale currently, given current levels of home sales. A balanced market ranges from four to six months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A seller's market has a lower number, reflecting more buyers relative to homes for sale.

**Residential (RES):** Represents the overall housing market which includes activity of detached single-family homes as well as attached homes.

**Detached Homes:** Activity of Detached Single-Family Homes.

**Attached Homes:** Activity of Attached Condos & Townhomes.

**Classic Market:** Properties priced between \$300,000 and \$499,999.

**Premier Market:** Properties priced between \$500,000 and \$749,999.

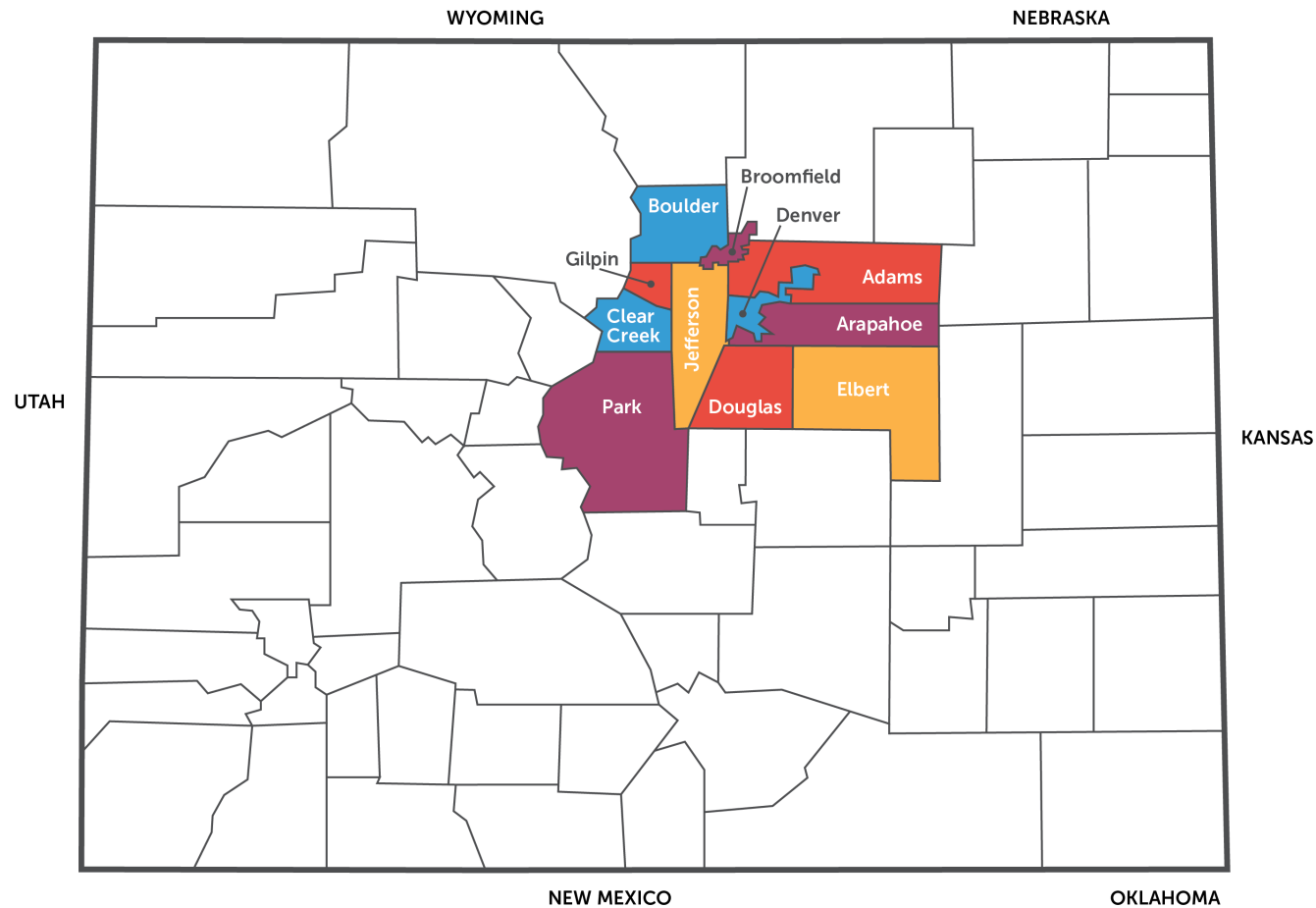
**Signature Market:** Properties priced between \$750,000 and \$999,999.

**Luxury Market:** Properties priced at \$1,000,000+ (\$1M+).

**REcolorado:** The source of our MLS listings data.

**[CLICK HERE TO VISIT DMAR'S GLOSSARY - THE A TO Z OF REAL ESTATE](#)**

# 11 COUNTY MAP



# ABOUT

## MARKET TRENDS COMMITTEE

The DMAR Market Trends Committee, part of the Denver Metro Association of Realtors®, *The Voice of Real Estate® in the Denver Metro Area*, provides timely, consistent and relevant monthly summaries of valuable local real estate market statistical data for both its members and the general public. Statistics from the “Denver Metro Real Estate Market Trends Report” provide data for the following counties: Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson and Park.

DMAR’s Market Trends Committee Members:

- Andrew Abrams, Guide Real Estate
- Colleen Covell, milehimodern
- Steve Danyliw, Danyliw & Associates
- Nick DiPasquale, West + Main Homes
- Libby Levinson-Katz, Kentwood Real Estate
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**Data Source:** REcolorado, the state’s largest network of real estate professionals, serves as the primary source of MLS data for the Market Trends Committee. REcolorado.com provides the most accurate and up-to-date property information for Realtors®, real estate professionals and consumers.

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## DISCLAIMER

All data presented in this report was provided by REcolorado. The data was pulled at 8:00 AM (mountain time) on the first day of the month for the preceding month(s).