

Monthly Indicators



October 2022

Percent changes calculated using year-over-year comparisons.

New Listings were down 21.6 percent for single family homes and 30.3 percent for townhouse-condo properties. Under Contracts decreased 32.9 percent for single family homes and 39.1 percent for townhouse-condo properties.

The Median Sales Price was up 4.5 percent to \$595,792 for single family homes and 8.2 percent to \$415,000 for townhouse-condo properties. Days on Market increased 100.0 percent for single family homes and 80.0 percent for townhouse-condo properties.

The US housing market is undergoing a major shift, and affordability continues to be an obstacle for buyers and sellers. Mortgage rates have doubled since March, and home prices remain elevated due to a limited supply of homes, although price gains are slowing at a quickening pace. As a result, many homeowners are waiting until market conditions improve to sell their home, while other sellers are increasingly cutting prices and offering concessions to attract a greater number of buyers.

Activity Snapshot

+ 56.9%	- 33.0%	+ 4.8%
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.

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

Single Family Market Overview



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

Key Metrics	Historical Sparkbars	10-2021	10-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
Active Listings		4,814	7,967	+ 65.5%	--	--	--
Under Contract		4,897	3,286	- 32.9%	48,287	40,052	- 17.1%
New Listings		4,700	3,683	- 21.6%	52,704	52,134	- 1.1%
Sold Listings		4,811	3,265	- 32.1%	46,206	39,390	- 14.8%
Days on Market		16	32	+ 100.0%	15	18	+ 20.0%
Median Sales Price		\$570,000	\$595,792	+ 4.5%	\$560,000	\$627,000	+ 12.0%
Average Sales Price		\$677,677	\$709,417	+ 4.7%	\$669,146	\$742,647	+ 11.0%
Pct. of List Price Received		101.5%	98.4%	- 3.1%	103.4%	102.4%	- 1.0%
Affordability Index		72	49	- 31.9%	74	46	- 37.8%

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	10-2021	10-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
Active Listings		1,689	2,223	+ 31.6%	--	--	--
Under Contract		1,850	1,127	- 39.1%	18,877	14,687	- 22.2%
New Listings		1,818	1,267	- 30.3%	19,882	17,674	- 11.1%
Sold Listings		1,872	1,200	- 35.9%	18,361	14,913	- 18.8%
Days on Market		15	27	+ 80.0%	20	15	- 25.0%
Median Sales Price		\$383,700	\$415,000	+ 8.2%	\$373,000	\$421,750	+ 13.1%
Average Sales Price		\$458,698	\$500,813	+ 9.2%	\$443,935	\$503,081	+ 13.3%
Pct. of List Price Received		101.4%	99.0%	- 2.4%	102.2%	102.7%	+ 0.5%
Affordability Index		107	70	- 34.6%	110	69	- 37.3%

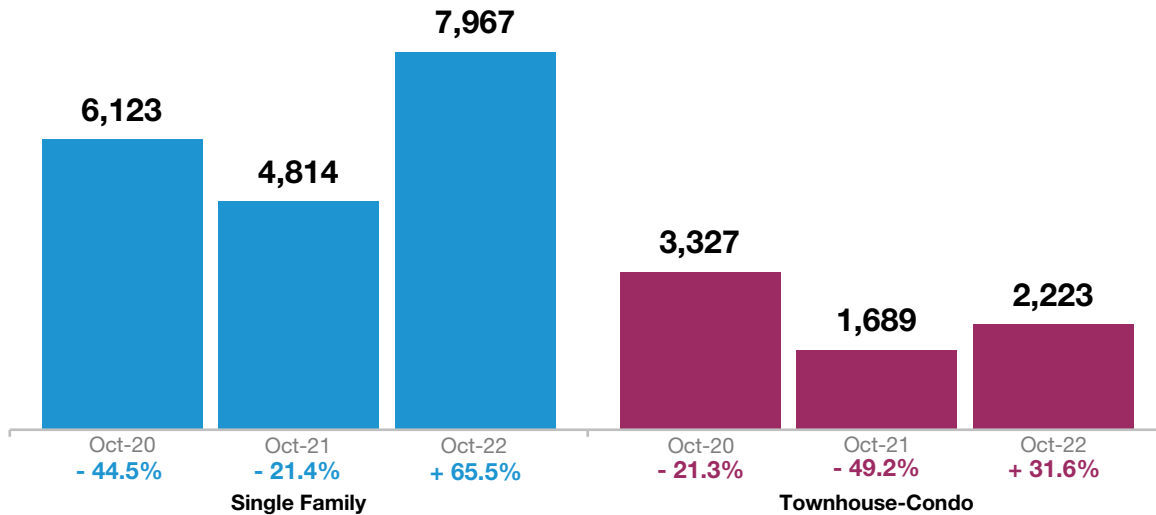
Inventory of Active Listings

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



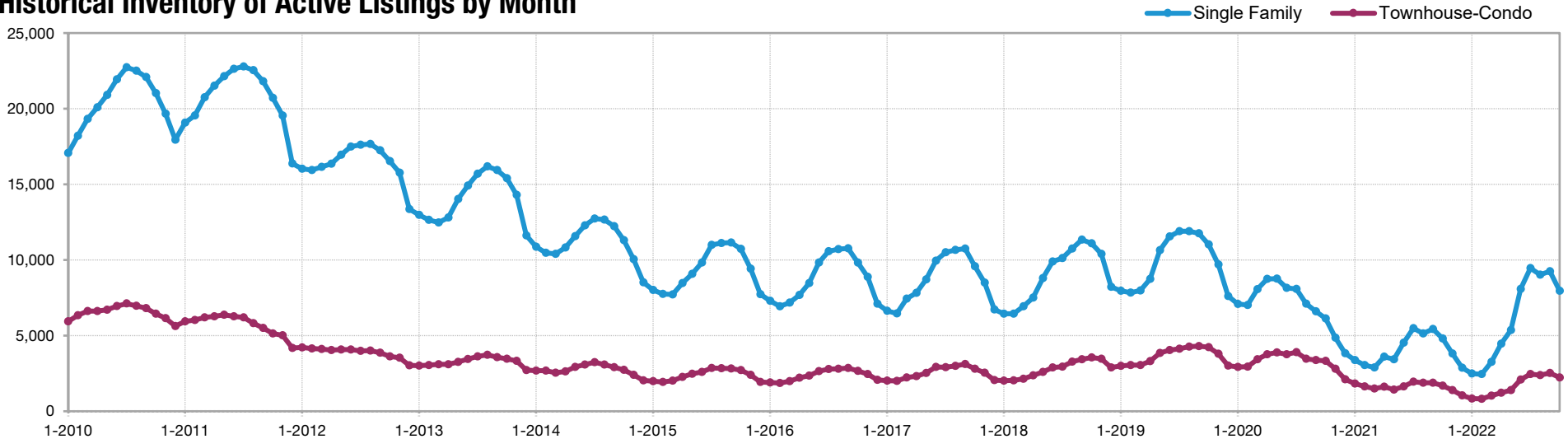
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ASSOCIATION OF REALTORS®

October



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2021	3,820	-21.4%	1,386	-50.6%
Dec-2021	2,868	-25.0%	1,047	-50.2%
Jan-2022	2,492	-26.3%	831	-54.4%
Feb-2022	2,450	-19.8%	817	-49.8%
Mar-2022	3,258	+12.7%	1,021	-31.8%
Apr-2022	4,458	+23.7%	1,222	-24.6%
May-2022	5,356	+56.4%	1,395	-2.4%
Jun-2022	8,075	+78.1%	2,079	+27.2%
Jul-2022	9,465	+72.4%	2,452	+26.0%
Aug-2022	9,030	+75.5%	2,389	+27.5%
Sep-2022	9,249	+70.5%	2,521	+34.3%
Oct-2022	7,967	+65.5%	2,223	+31.6%

Historical Inventory of Active Listings by Month



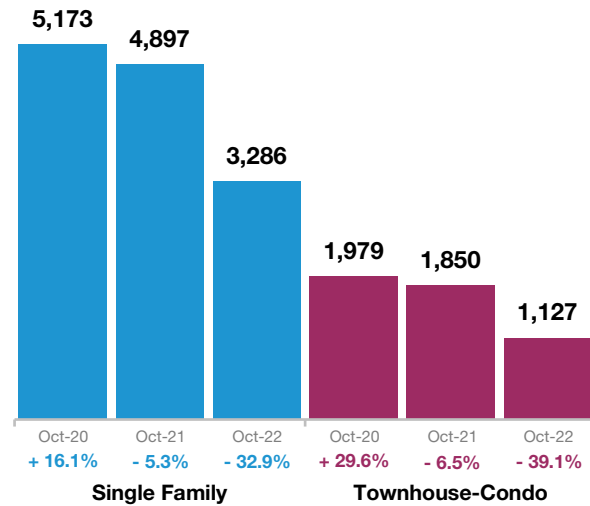
Under Contract

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

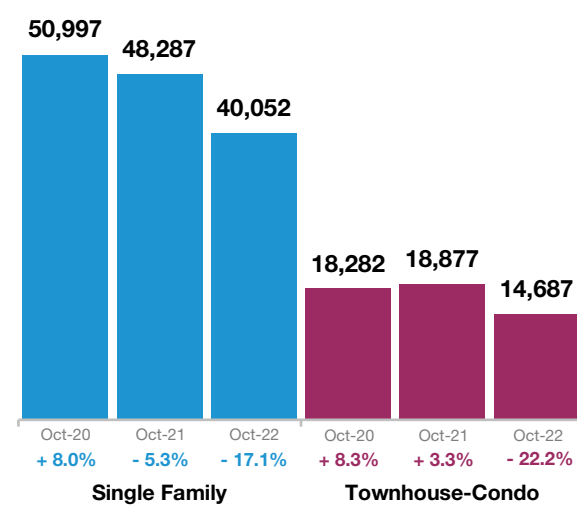


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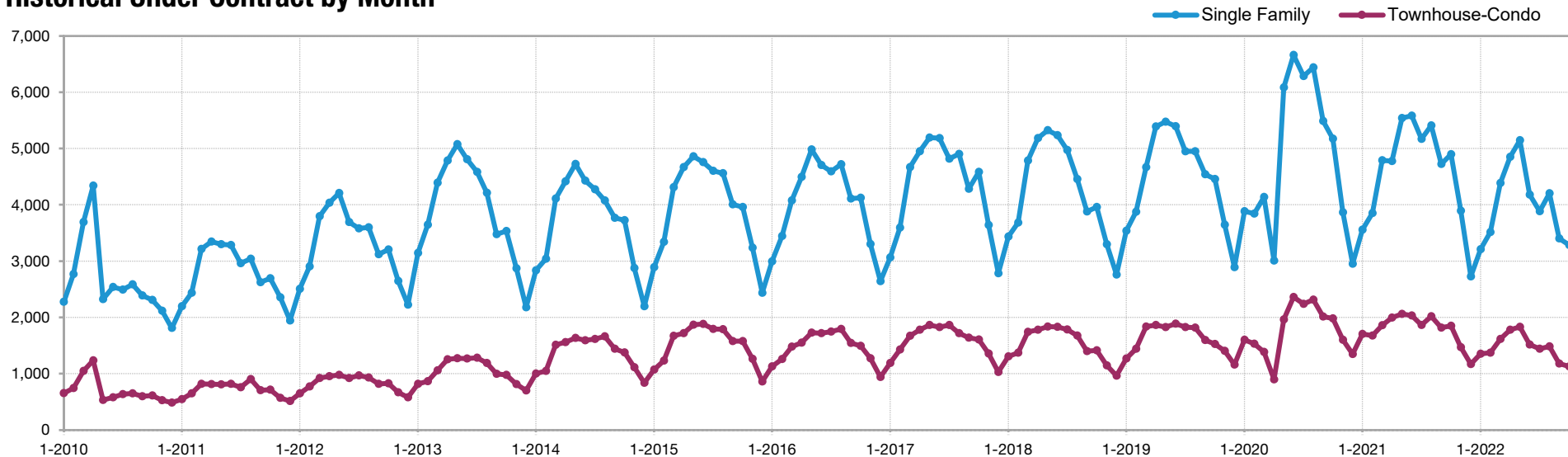


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2021	3,894	+0.8%	1,470	-8.2%
Dec-2021	2,725	-7.7%	1,171	-13.1%
Jan-2022	3,208	-9.8%	1,352	-20.6%
Feb-2022	3,515	-8.7%	1,372	-18.2%
Mar-2022	4,384	-8.5%	1,613	-13.2%
Apr-2022	4,848	+1.5%	1,778	-10.9%
May-2022	5,144	-7.1%	1,829	-11.3%
Jun-2022	4,179	-25.1%	1,514	-25.6%
Jul-2022	3,884	-24.8%	1,439	-22.8%
Aug-2022	4,204	-22.2%	1,484	-26.5%
Sep-2022	3,400	-28.0%	1,179	-35.0%
Oct-2022	3,286	-32.9%	1,127	-39.1%

Historical Under Contract by Month



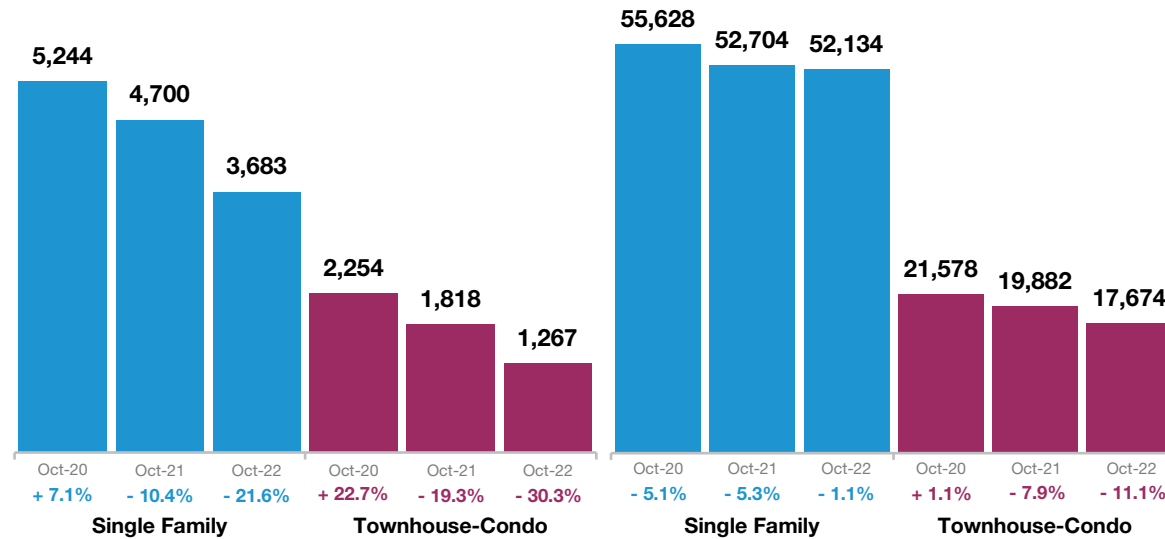
New Listings

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

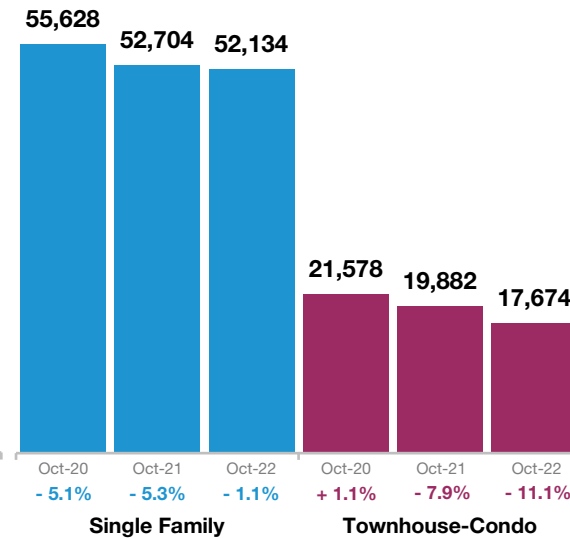


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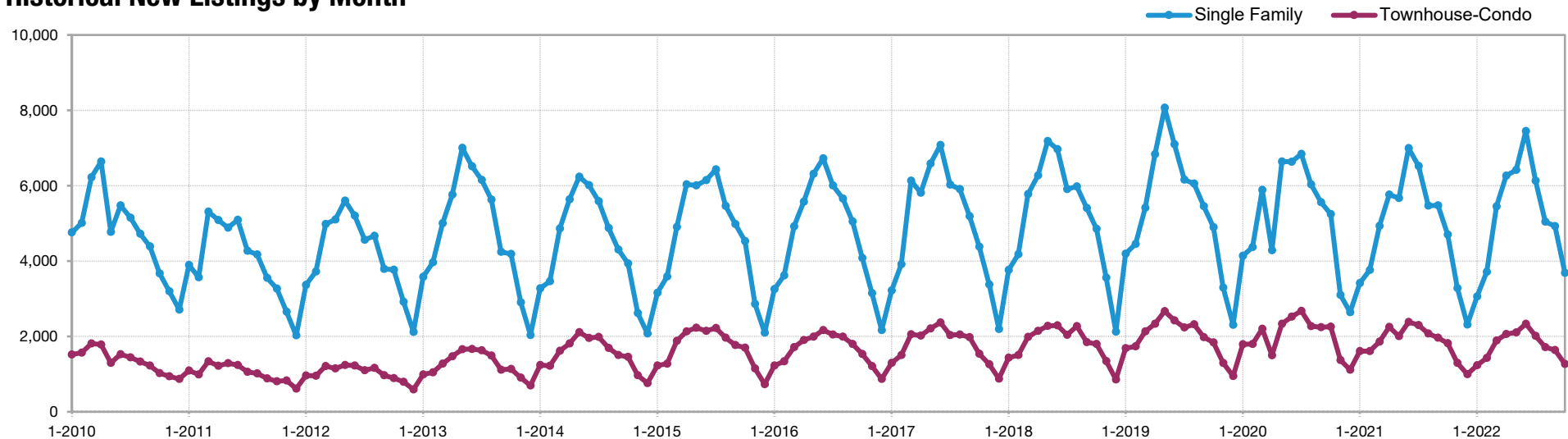


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2021	3,283	+6.0%	1,297	-5.5%
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	6,266	+8.7%	2,059	-8.6%
May-2022	6,415	+13.1%	2,107	+5.1%
Jun-2022	7,447	+6.4%	2,333	-2.1%
Jul-2022	6,131	-6.0%	2,015	-12.4%
Aug-2022	5,047	-7.7%	1,710	-17.6%
Sep-2022	4,925	-10.1%	1,636	-16.8%
Oct-2022	3,683	-21.6%	1,267	-30.3%

Historical New Listings by Month



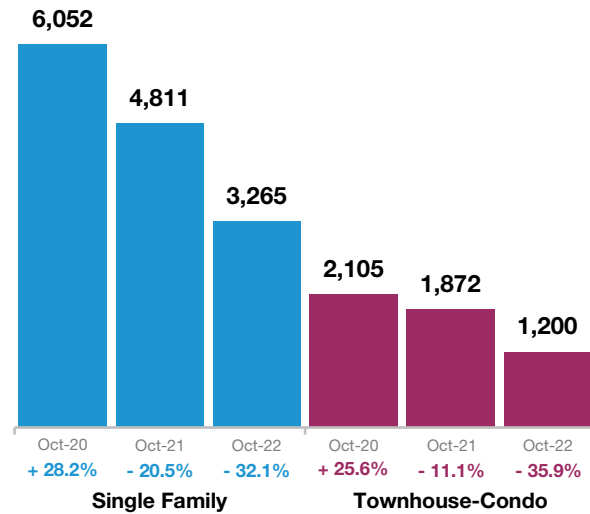
Sold Listings

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

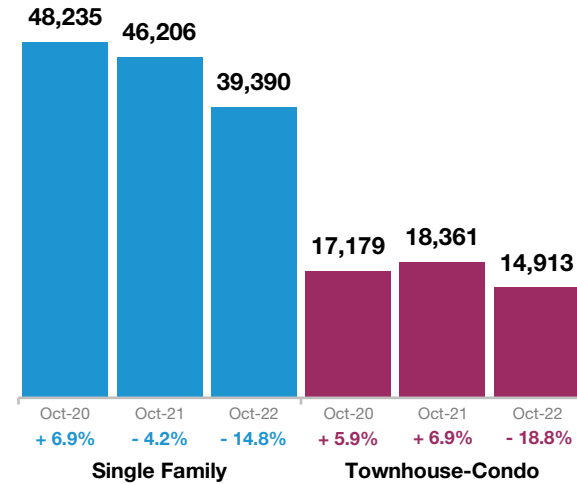


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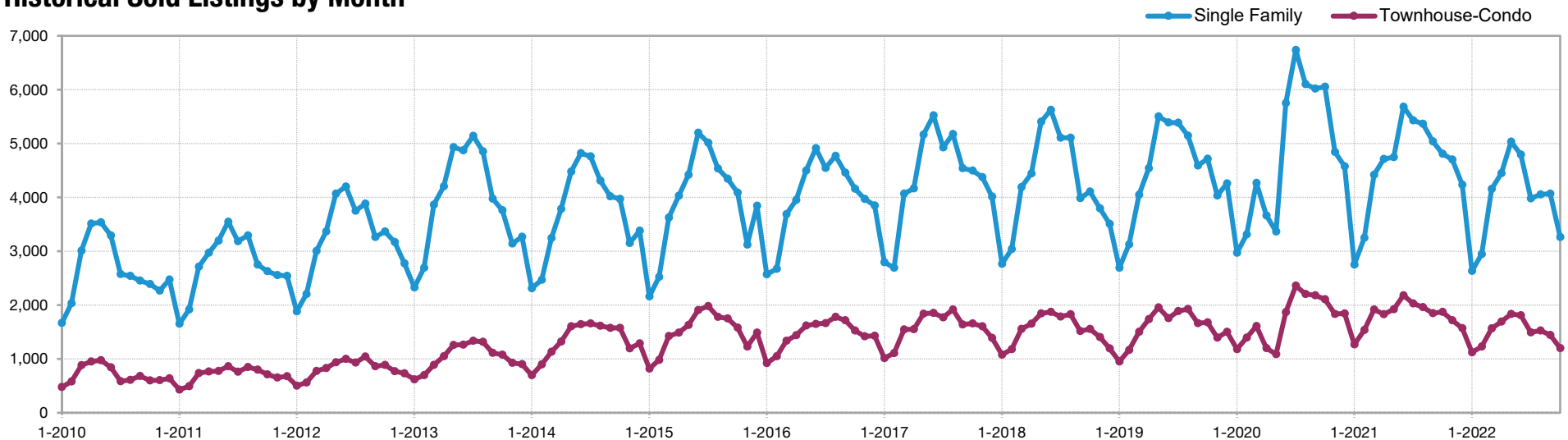


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2021	4,703	-2.9%	1,715	-6.5%
Dec-2021	4,235	-7.4%	1,569	-14.8%
Jan-2022	2,636	-4.2%	1,122	-11.6%
Feb-2022	2,948	-9.2%	1,230	-19.9%
Mar-2022	4,158	-5.9%	1,563	-18.4%
Apr-2022	4,448	-5.6%	1,693	-7.5%
May-2022	5,035	+6.1%	1,835	-4.4%
Jun-2022	4,795	-15.6%	1,810	-17.0%
Jul-2022	3,982	-26.7%	1,491	-26.5%
Aug-2022	4,053	-24.5%	1,524	-22.2%
Sep-2022	4,070	-19.2%	1,445	-21.8%
Oct-2022	3,265	-32.1%	1,200	-35.9%

Historical Sold Listings by Month



Days on Market Until Sale

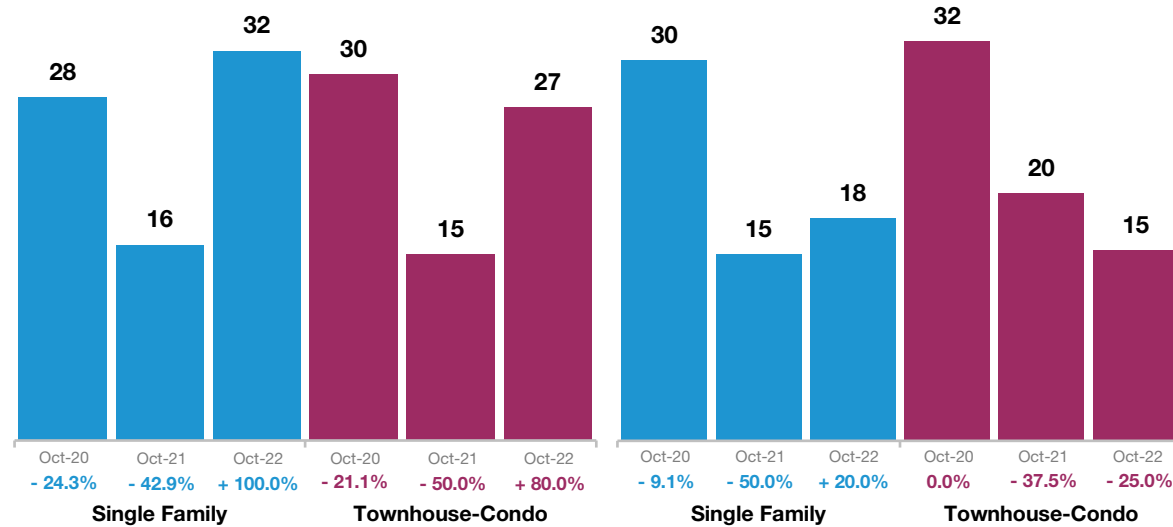
Average number of days between when a property is listed and when an offer is accepted in a given month.



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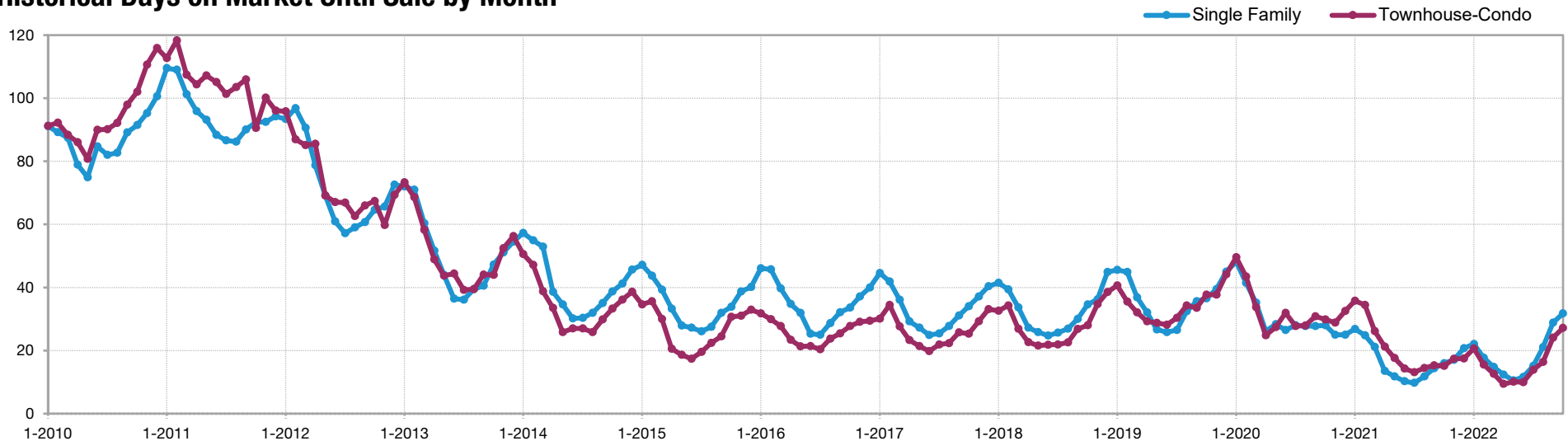
October

Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Oct-2022	32	+100.0%	27	+80.0%

Historical Days on Market Until Sale by Month



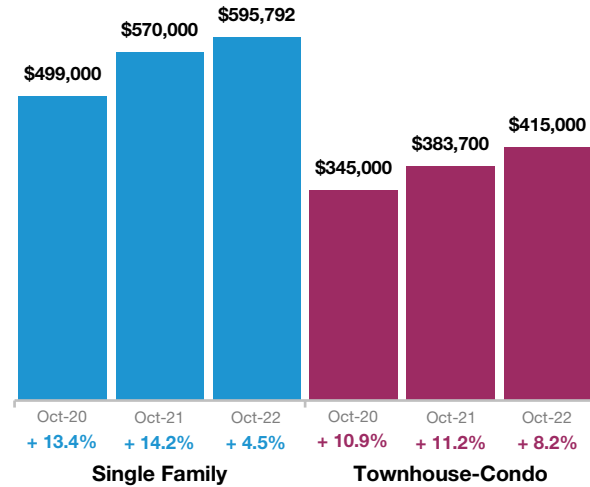
Median Sales Price

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

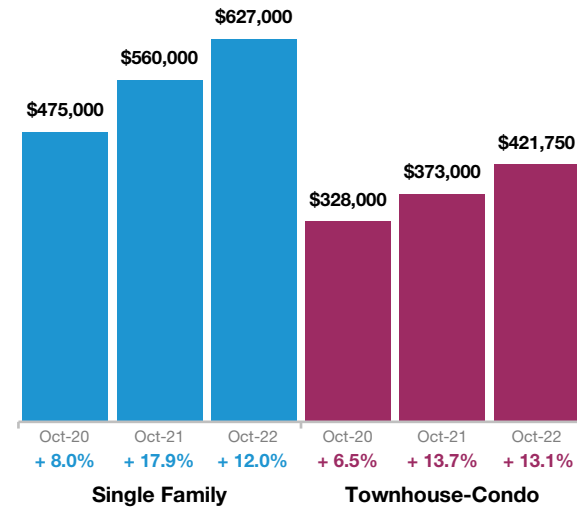


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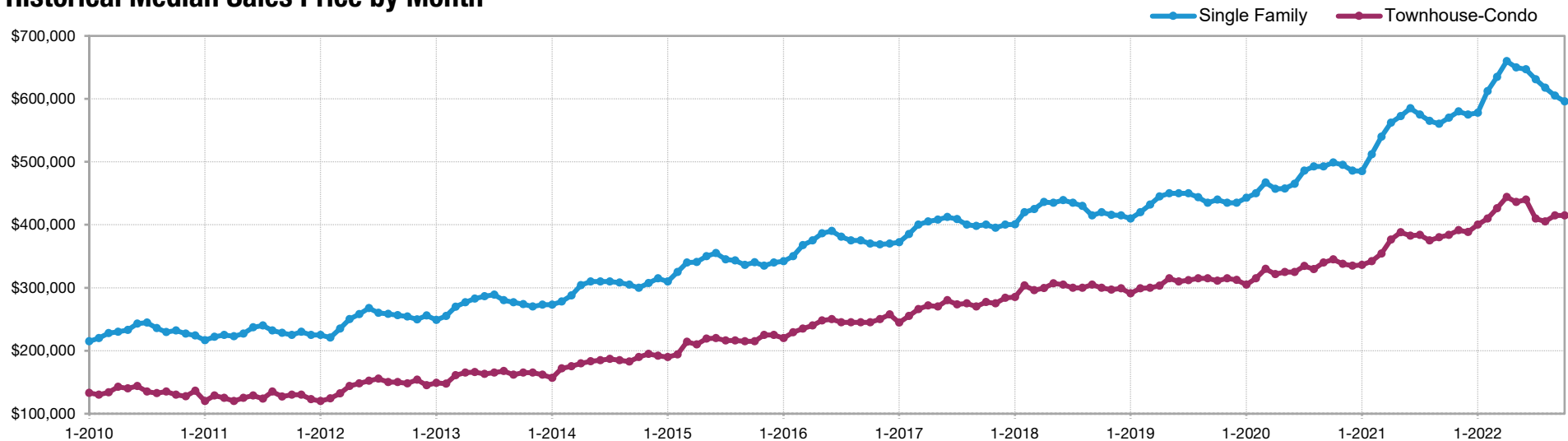


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2021	\$580,000	+17.2%	\$391,213	+15.8%
Dec-2021	\$575,000	+18.3%	\$388,500	+16.0%
Jan-2022	\$577,702	+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%	\$444,100	+18.0%
May-2022	\$650,000	+13.5%	\$436,000	+12.3%
Jun-2022	\$647,000	+10.6%	\$440,000	+15.0%
Jul-2022	\$631,000	+9.7%	\$410,000	+6.8%
Aug-2022	\$617,500	+9.3%	\$405,000	+8.0%
Sep-2022	\$605,000	+7.9%	\$415,000	+9.2%
Oct-2022	\$595,792	+4.5%	\$415,000	+8.2%

Historical Median Sales Price by Month



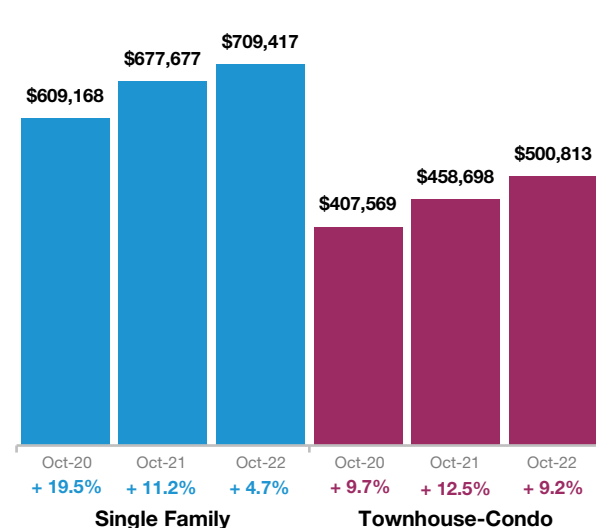
Average Sales Price

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

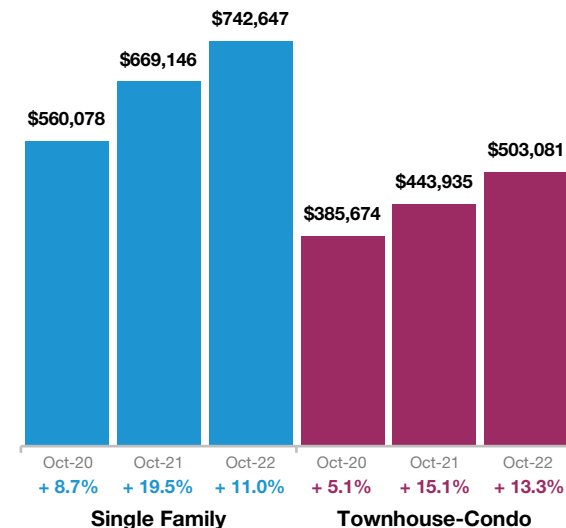


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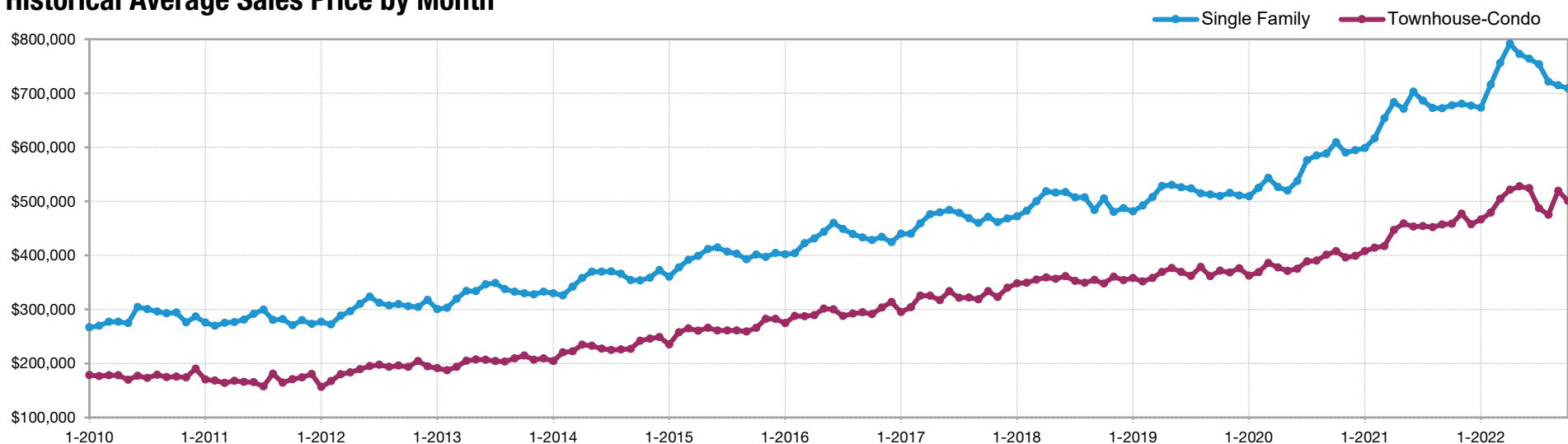


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2021	\$680,470	+15.3%	\$477,021	+20.4%
Dec-2021	\$677,251	+13.9%	\$457,730	+14.7%
Jan-2022	\$672,991	+12.4%	\$466,433	+14.4%
Feb-2022	\$715,662	+16.1%	\$479,097	+15.8%
Mar-2022	\$756,170	+15.7%	\$504,270	+21.0%
Apr-2022	\$791,738	+15.9%	\$521,303	+16.6%
May-2022	\$772,722	+15.2%	\$527,678	+14.9%
Jun-2022	\$763,940	+8.7%	\$524,267	+15.7%
Jul-2022	\$753,655	+9.8%	\$487,198	+7.2%
Aug-2022	\$721,309	+7.2%	\$474,864	+5.0%
Sep-2022	\$714,676	+6.3%	\$519,575	+13.7%
Oct-2022	\$709,417	+4.7%	\$500,813	+9.2%

Historical Average Sales Price by Month



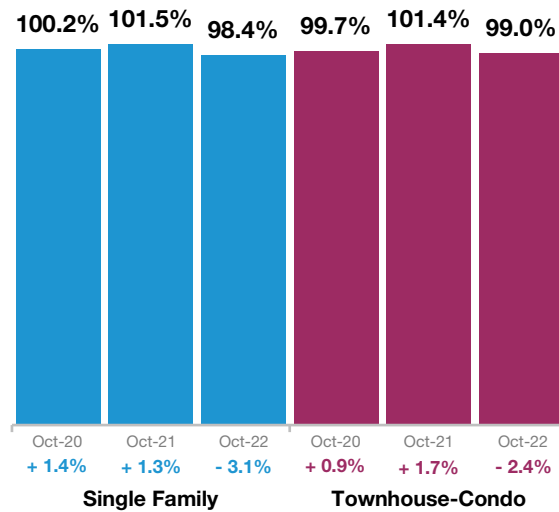
Percent of List Price Received

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.

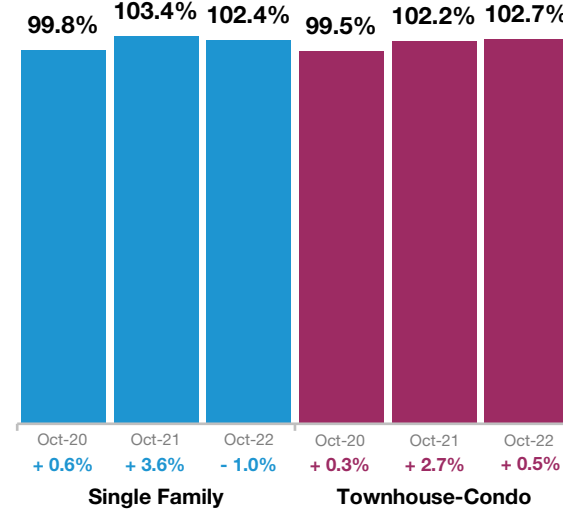


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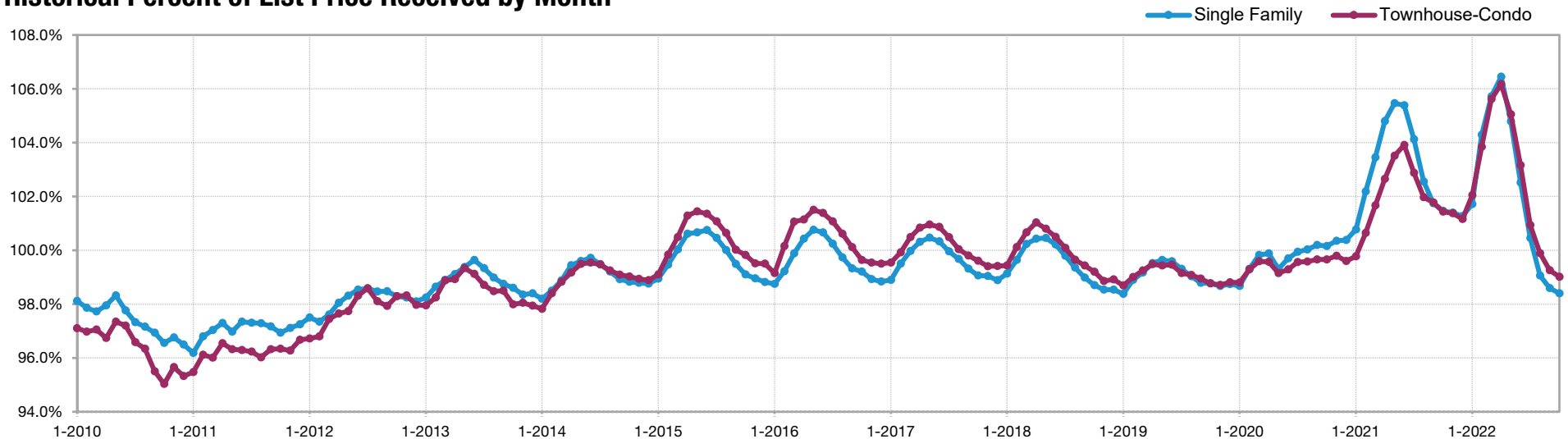


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	105.1%	+1.5%
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%
Oct-2022	98.4%	-3.1%	99.0%	-2.4%

Historical Percent of List Price Received by Month



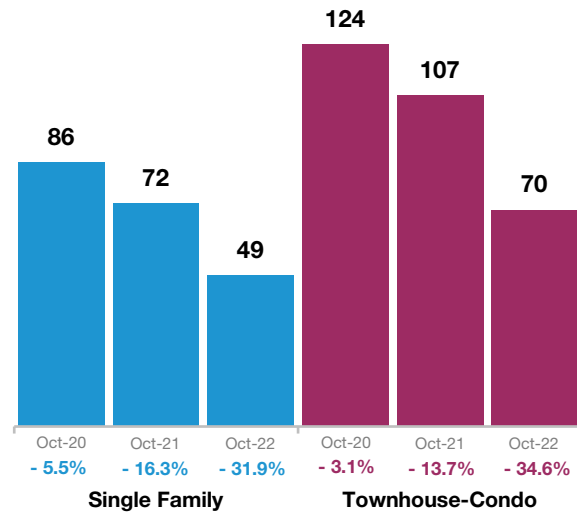
Housing Affordability Index

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.

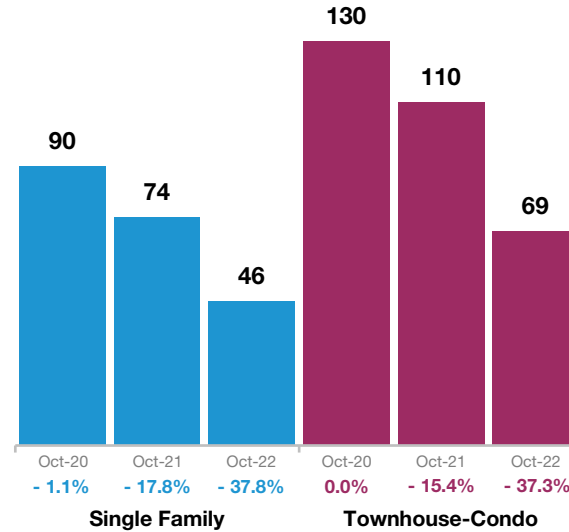


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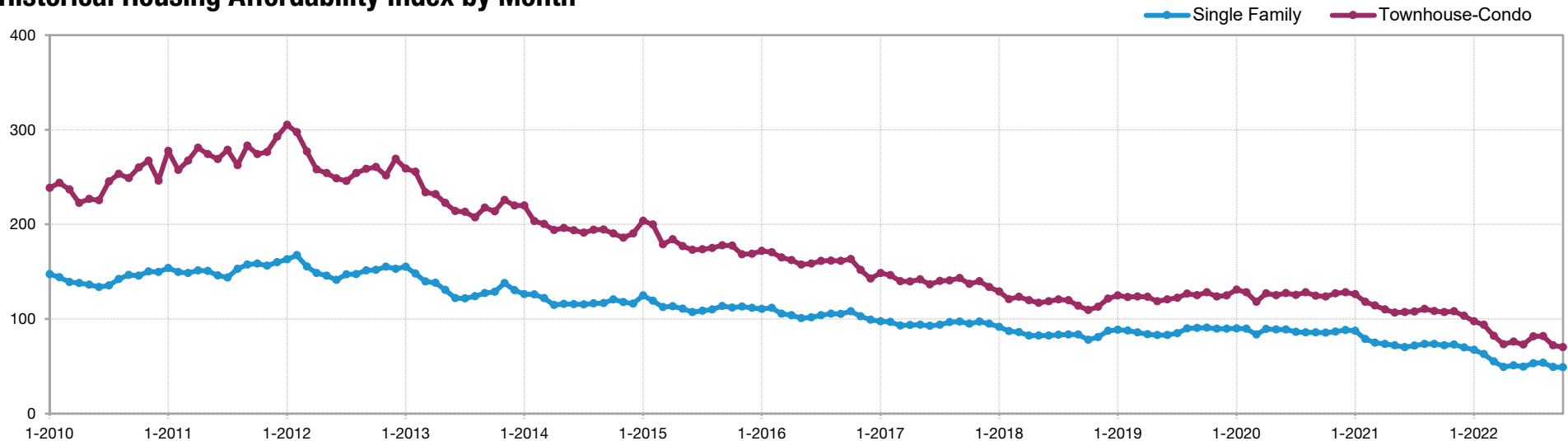


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2021	73	-16.1%	108	-15.0%
Dec-2021	70	-20.5%	103	-19.5%
Jan-2022	67	-23.0%	97	-23.0%
Feb-2022	63	-20.3%	94	-20.3%
Mar-2022	55	-26.7%	82	-28.1%
Apr-2022	49	-33.8%	73	-33.6%
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%
Oct-2022	49	-31.9%	70	-34.6%

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	10-2021	10-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
Active Listings		6,523	10,233	+ 56.9%	--	--	--
Under Contract		6,756	4,424	- 34.5%	67,259	54,823	- 18.5%
New Listings		6,523	4,964	- 23.9%	72,683	69,934	- 3.8%
Sold Listings		6,689	4,479	- 33.0%	64,660	54,384	- 15.9%
Days on Market		16	31	+ 93.8%	16	17	+ 6.3%
Median Sales Price		\$525,000	\$550,000	+ 4.8%	\$515,000	\$579,900	+ 12.6%
Average Sales Price		\$615,969	\$652,612	+ 5.9%	\$604,489	\$676,261	+ 11.9%
Pct. of List Price Received		101.5%	98.6%	- 2.9%	103.0%	102.4%	- 0.6%
Affordability Index		78	53	- 32.1%	80	50	- 37.5%

Sold Listings

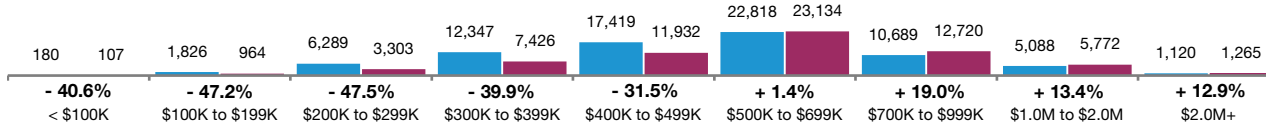
Actual sales that have closed in a given month.



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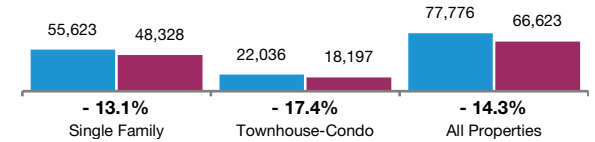
By Price Range – All Properties – Rolling 12 Months

■ 10-2021 ■ 10-2022



By Property Type

■ 10-2021 ■ 10-2022



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	10-2021	10-2022	Change	10-2021	10-2022	Change
\$99,999 and Below	107	75	-29.9%	17	14	-17.6%
\$100,000 to \$199,999	435	319	-26.7%	1,359	626	-53.9%
\$200,000 to \$299,999	1,288	708	-45.0%	4,993	2,575	-48.4%
\$300,000 to \$399,999	6,009	2,486	-58.6%	6,321	4,909	-22.3%
\$400,000 to \$499,999	13,438	7,783	-42.1%	3,981	4,145	+4.1%
\$500,000 to \$699,999	19,653	19,554	-0.5%	3,164	3,576	+13.0%
\$700,000 to \$999,999	9,270	11,292	+21.8%	1,417	1,428	+0.8%
\$1,000,000 to \$1,999,999	4,413	4,991	+13.1%	674	779	+15.6%
\$2,000,000 and Above	1,010	1,120	+10.9%	110	145	+31.8%
All Price Ranges	55,623	48,328	-13.1%	22,036	18,197	-17.4%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	9-2022	10-2022	Change	9-2022	10-2022	Change
	7	4	-42.9%	1	0	-100.0%
	29	25	-13.8%	44	45	+2.3%
	61	65	+6.6%	188	161	-14.4%
	247	224	-9.3%	435	336	-22.8%
	729	613	-15.9%	301	251	-16.6%
	1,621	1,289	-20.5%	264	251	-4.9%
	884	684	-22.6%	123	82	-33.3%
	397	284	-28.5%	74	66	-10.8%
	95	77	-18.9%	15	8	-46.7%
All Price Ranges	4,070	3,265	-19.8%	1,445	1,200	-17.0%

Year to Date

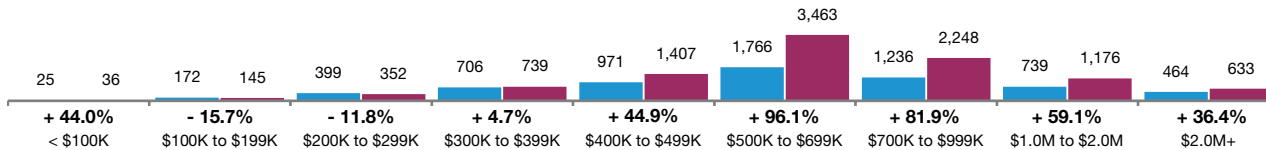
	Single Family			Townhouse-Condo		
	10-2021	10-2022	Change	10-2021	10-2022	Change
	81	61	-24.7%	10	13	+30.0%
	337	273	-19.0%	1,078	460	-57.3%
	933	539	-42.2%	3,914	1,983	-49.3%
	4,256	1,838	-56.8%	5,302	3,947	-25.6%
	10,793	5,859	-45.7%	3,421	3,471	+1.5%
	16,936	16,032	-5.3%	2,712	3,044	+12.2%
	8,160	9,518	+16.6%	1,219	1,225	+0.5%
	3,841	4,321	+12.5%	606	648	+6.9%
	869	949	+9.2%	99	122	+23.2%
All Price Ranges	46,206	39,390	-14.8%	18,361	14,913	-18.8%

Inventory of Active Listings

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

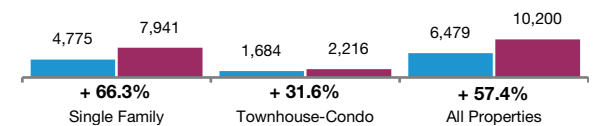
By Price Range – All Properties

■ 10-2021 ■ 10-2022



By Property Type

■ 10-2021 ■ 10-2022



Year over Year

By Price Range	Single Family			Townhouse-Condo		
	10-2021	10-2022	Change	10-2021	10-2022	Change
\$99,999 and Below	19	26	+36.8%	0	2	--
\$100,000 to \$199,999	89	87	-2.2%	80	46	-42.5%
\$200,000 to \$299,999	160	155	-3.1%	237	189	-20.3%
\$300,000 to \$399,999	334	300	-10.2%	368	435	+18.2%
\$400,000 to \$499,999	704	928	+31.8%	264	473	+79.2%
\$500,000 to \$699,999	1,417	2,882	+103.4%	347	579	+66.9%
\$700,000 to \$999,999	1,044	1,992	+90.8%	192	255	+32.8%
\$1,000,000 to \$1,999,999	597	1,008	+68.8%	142	167	+17.6%
\$2,000,000 and Above	410	562	+37.1%	54	70	+29.6%
All Price Ranges	4,775	7,941	+66.3%	1,684	2,216	+31.6%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	9-2022	10-2022	Change	9-2022	10-2022	Change
	18	26	+44.4%	2	2	0.0%
	90	87	-3.3%	54	46	-14.8%
	170	155	-8.8%	232	189	-18.5%
	317	300	-5.4%	483	435	-9.9%
	1,038	928	-10.6%	509	473	-7.1%
	3,327	2,882	-13.4%	674	579	-14.1%
	2,429	1,992	-18.0%	289	255	-11.8%
	1,192	1,008	-15.4%	202	167	-17.3%
	619	562	-9.2%	69	70	+1.4%
All Price Ranges	9,201	7,941	-13.7%	2,514	2,216	-11.9%

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.