

# Monthly Indicators



## November 2022

Percent changes calculated using year-over-year comparisons.

New Listings were down 21.4 percent for single family homes and 27.7 percent for townhouse-condo properties. Under Contracts decreased 30.9 percent for single family homes and 39.1 percent for townhouse-condo properties.

The Median Sales Price was up 1.3 percent to \$587,500 for single family homes and 4.8 percent to \$410,000 for townhouse-condo properties. Days on Market increased 123.5 percent for single family homes and 94.1 percent for townhouse-condo properties.

With home sales down, nationwide housing inventory was at 3.3 months' supply heading into November, up from 2.4 months from this time last year, according to the National Association of REALTORS®. Although buyers have more options to choose from, home prices remain high, and soaring borrowing costs have caused monthly payments to increase significantly, with the average homebuyer paying 77% more on their loan per month compared to the same period a year ago, according to Realtor.com.

## Activity Snapshot

**+ 72.3%**    **- 40.2%**    **+ 3.2%**

One-Year Change in <b>Active Listings</b> All Properties	One-Year Change in <b>Sold Listings</b> All Properties	One-Year Change in <b>Median Sales Price</b> All Properties
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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	11-2021	11-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
Active Listings		3,824	6,921	+ 81.0%	--	--	--
Under Contract		3,894	2,691	- 30.9%	52,175	42,420	- 18.7%
New Listings		3,283	2,581	- 21.4%	55,986	54,689	- 2.3%
Sold Listings		4,703	2,836	- 39.7%	50,904	42,282	- 16.9%
Days on Market		17	38	+ 123.5%	15	19	+ 26.7%
Median Sales Price		\$580,000	\$587,500	+ 1.3%	\$560,000	\$625,000	+ 11.6%
Average Sales Price		\$680,470	\$702,026	+ 3.2%	\$670,182	\$739,944	+ 10.4%
Pct. of List Price Received		101.4%	98.1%	- 3.3%	103.2%	102.1%	- 1.1%
Affordability Index		73	50	- 31.5%	76	47	- 38.2%

# 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	11-2021	11-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
Active Listings		1,394	2,057	+ 47.6%	--	--	--
Under Contract		1,469	895	- 39.1%	20,339	15,514	- 23.7%
New Listings		1,296	937	- 27.7%	21,178	18,625	- 12.1%
Sold Listings		1,715	999	- 41.7%	20,075	15,935	- 20.6%
Days on Market		17	33	+ 94.1%	20	16	- 20.0%
Median Sales Price		\$391,213	\$410,000	+ 4.8%	\$375,000	\$420,100	+ 12.0%
Average Sales Price		\$477,021	\$494,520	+ 3.7%	\$446,752	\$502,383	+ 12.5%
Pct. of List Price Received		101.4%	98.8%	- 2.6%	102.1%	102.4%	+ 0.3%
Affordability Index		108	72	- 33.3%	113	71	- 37.2%

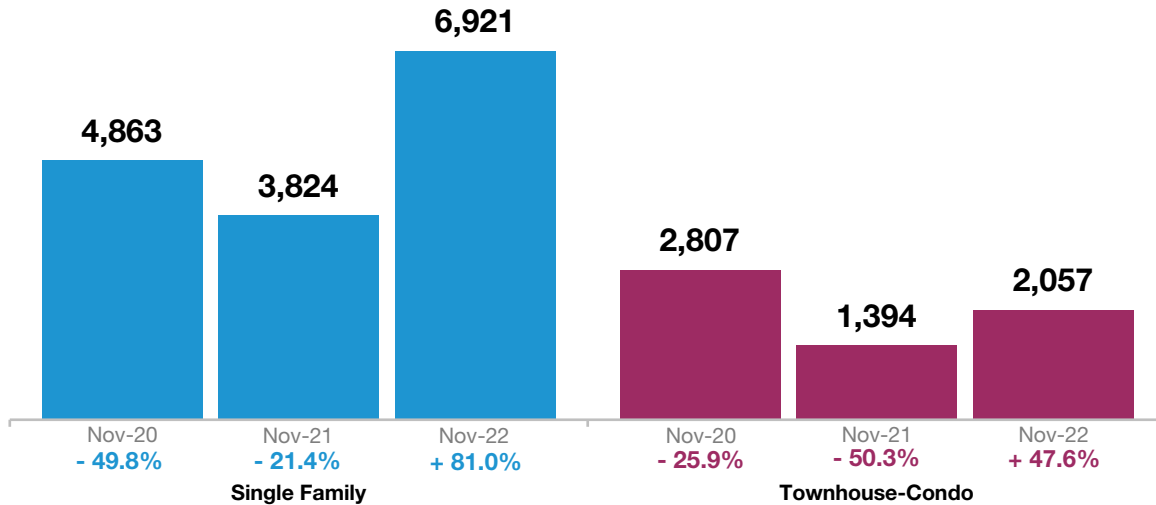
# Inventory of Active Listings

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



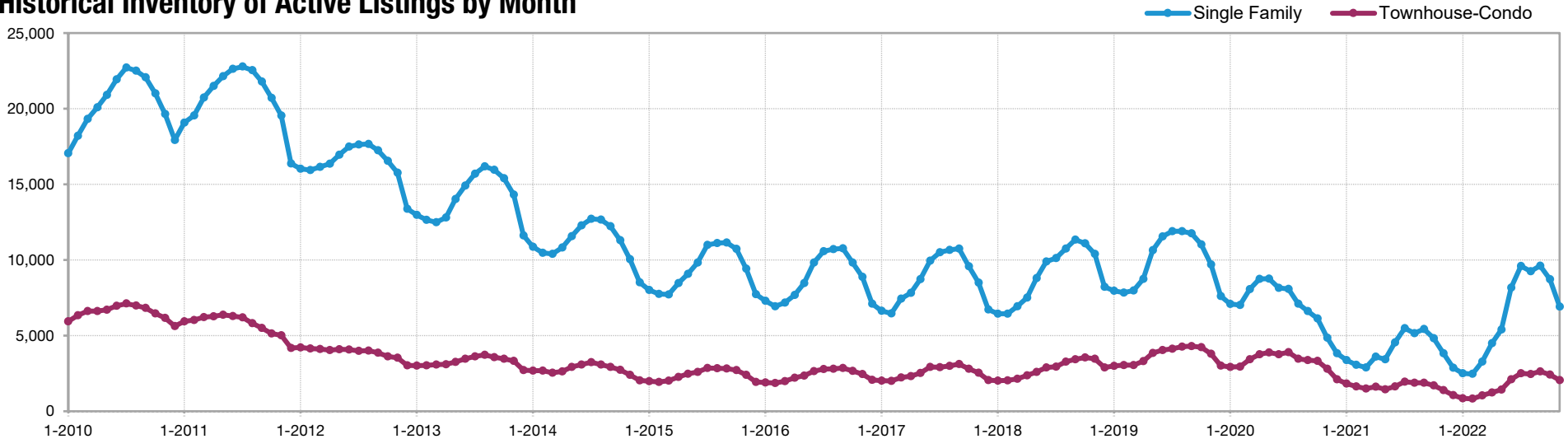
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## November



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2021	2,876	-24.8%	1,058	-49.7%
Jan-2022	2,503	-26.1%	843	-53.8%
Feb-2022	2,466	-19.3%	832	-48.9%
Mar-2022	3,278	+13.3%	1,040	-30.6%
Apr-2022	4,484	+24.3%	1,242	-23.6%
May-2022	5,402	+57.4%	1,420	-1.0%
Jun-2022	8,167	+79.9%	2,111	+29.0%
Jul-2022	9,606	+74.8%	2,504	+28.5%
Aug-2022	9,249	+79.6%	2,462	+31.0%
Sep-2022	9,608	+77.0%	2,634	+40.0%
Oct-2022	8,730	+81.2%	2,421	+42.7%
<b>Nov-2022</b>	<b>6,921</b>	<b>+81.0%</b>	<b>2,057</b>	<b>+47.6%</b>

## Historical Inventory of Active Listings by Month



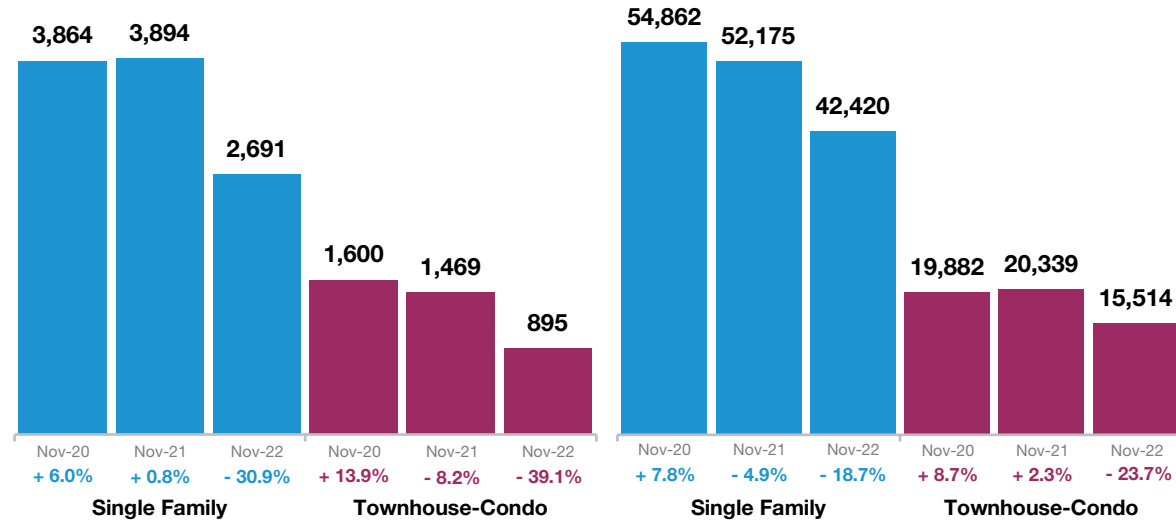
# Under Contract

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

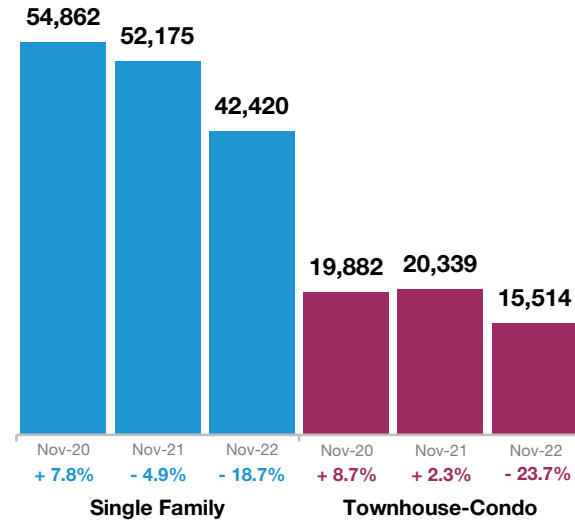


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## November

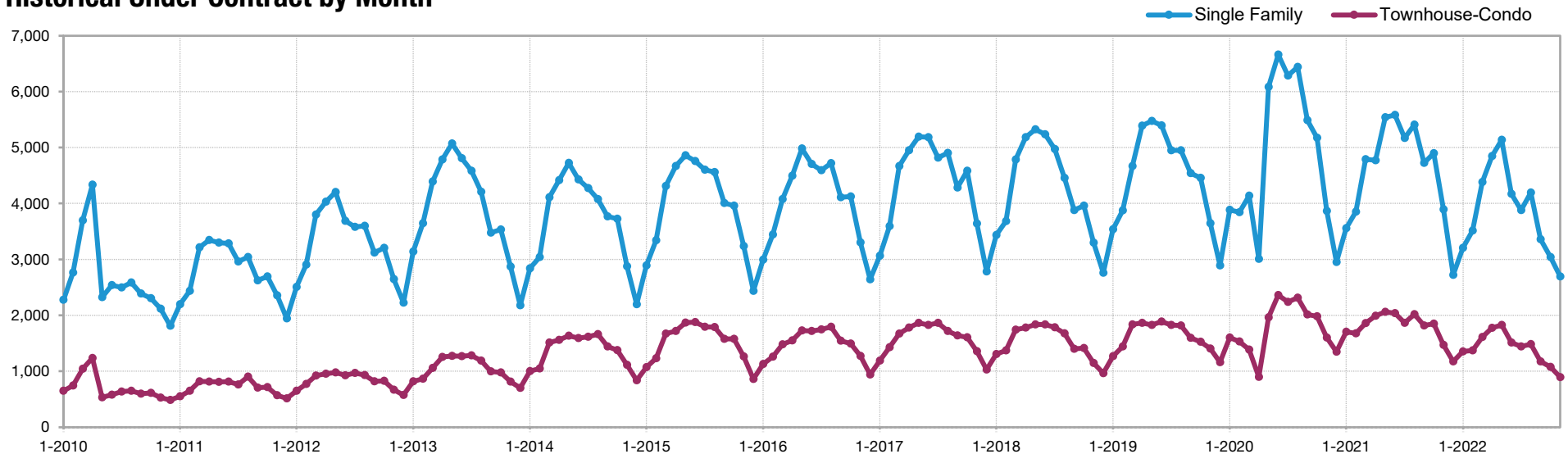


## Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2021	2,722	-7.8%	1,172	-13.0%
Jan-2022	3,206	-9.9%	1,351	-20.7%
Feb-2022	3,514	-8.7%	1,371	-18.2%
Mar-2022	4,382	-8.5%	1,610	-13.3%
Apr-2022	4,845	+1.6%	1,776	-10.8%
May-2022	5,138	-7.2%	1,826	-11.4%
Jun-2022	4,172	-25.2%	1,513	-25.7%
Jul-2022	3,877	-25.0%	1,439	-22.8%
Aug-2022	4,195	-22.4%	1,484	-26.4%
Sep-2022	3,359	-28.9%	1,175	-35.3%
Oct-2022	3,041	-37.9%	1,074	-41.9%
<b>Nov-2022</b>	<b>2,691</b>	<b>-30.9%</b>	<b>895</b>	<b>-39.1%</b>

## Historical Under Contract by Month



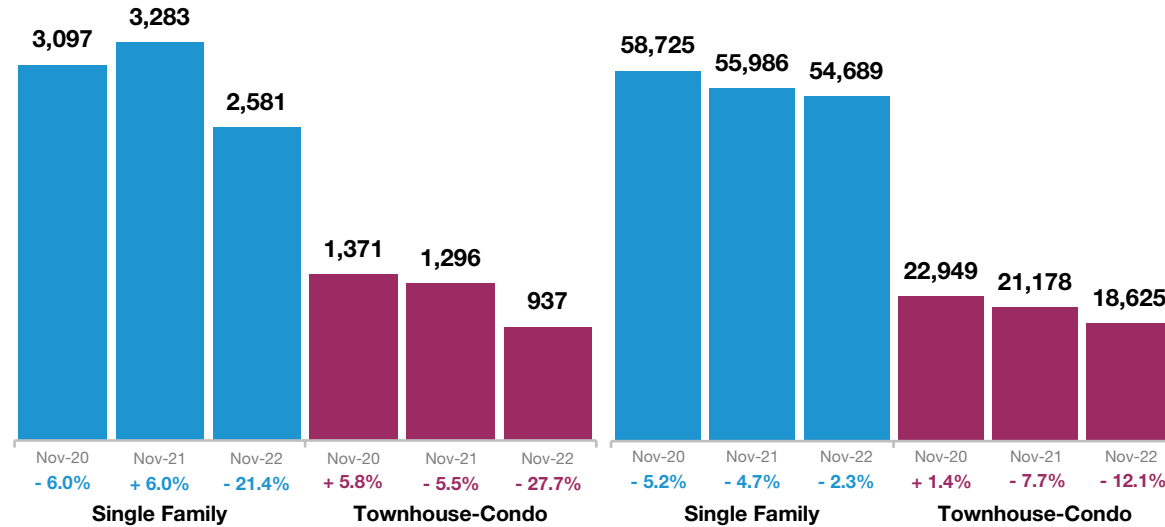
# New Listings

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

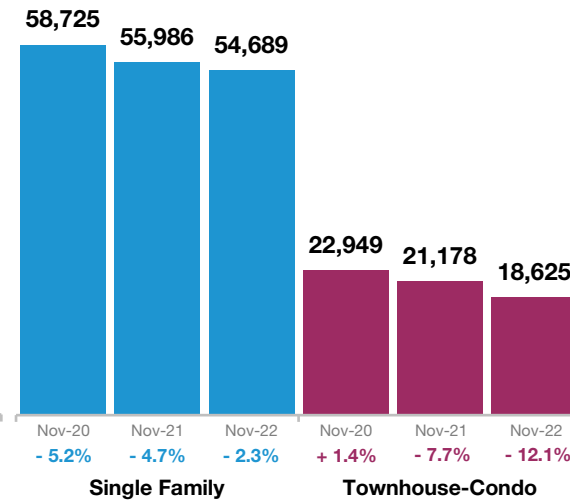


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## November

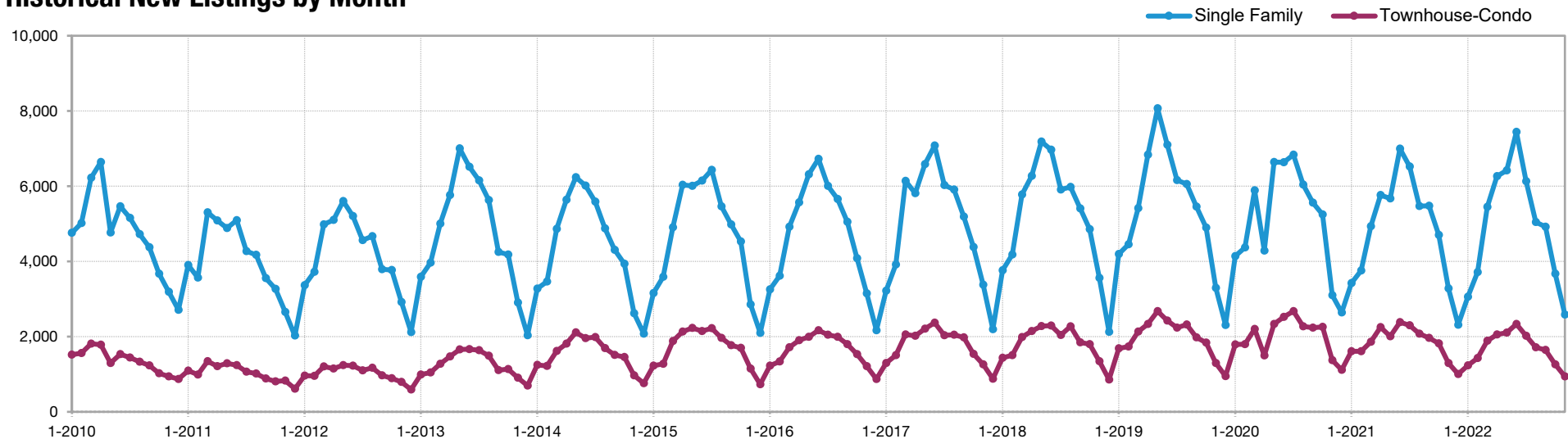


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2021	2,313	-12.3%	1,000	-10.1%
Jan-2022	3,058	-10.6%	1,229	-23.6%
Feb-2022	3,715	-1.1%	1,430	-11.3%
Mar-2022	5,447	+10.4%	1,888	+1.3%
Apr-2022	6,266	+8.7%	2,058	-8.6%
May-2022	6,415	+13.1%	2,107	+5.1%
Jun-2022	7,443	+6.4%	2,336	-1.9%
Jul-2022	6,129	-6.0%	2,017	-12.3%
Aug-2022	5,044	-7.8%	1,716	-17.3%
Sep-2022	4,917	-10.2%	1,645	-16.3%
Oct-2022	3,674	-21.8%	1,262	-30.6%
<b>Nov-2022</b>	<b>2,581</b>	<b>-21.4%</b>	<b>937</b>	<b>-27.7%</b>

## Historical New Listings by Month



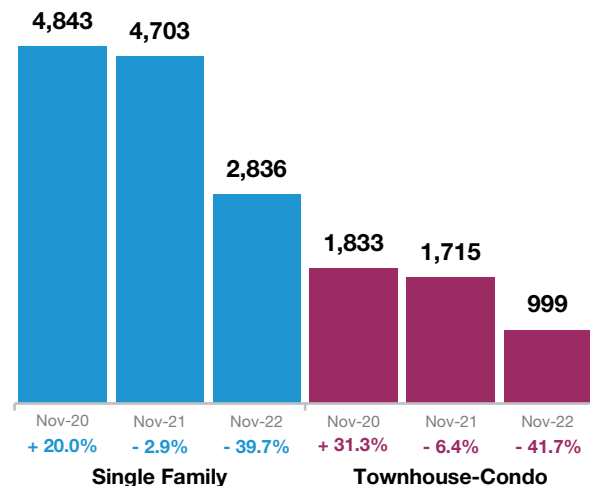
# Sold Listings

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

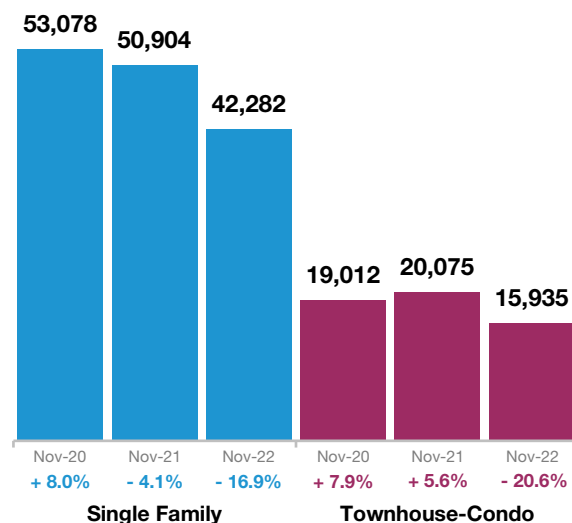


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## November

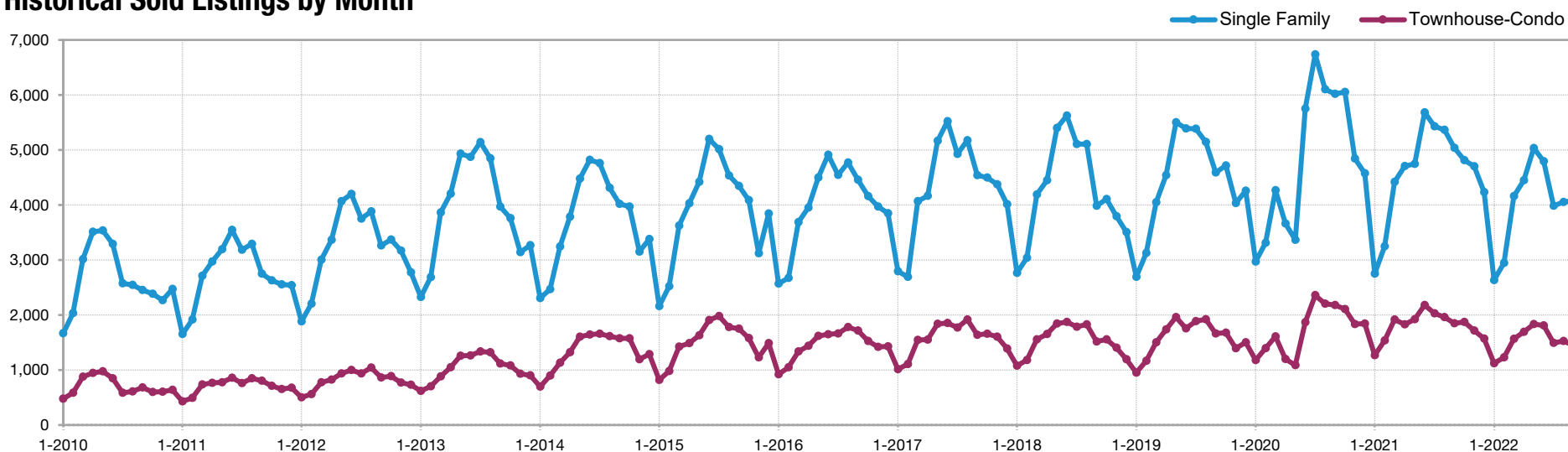


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2021	4,235	-7.4%	1,570	-14.7%
Jan-2022	2,636	-4.2%	1,122	-11.6%
Feb-2022	2,948	-9.2%	1,230	-19.9%
Mar-2022	4,159	-5.9%	1,563	-18.4%
Apr-2022	4,448	-5.5%	1,693	-7.4%
May-2022	5,035	+6.1%	1,835	-4.5%
Jun-2022	4,797	-15.6%	1,810	-17.0%
Jul-2022	3,983	-26.6%	1,493	-26.4%
Aug-2022	4,052	-24.5%	1,527	-22.1%
Sep-2022	4,077	-19.1%	1,449	-21.6%
Oct-2022	3,311	-31.2%	1,214	-35.1%
<b>Nov-2022</b>	<b>2,836</b>	<b>-39.7%</b>	<b>999</b>	<b>-41.7%</b>

## Historical Sold Listings by Month



# Days on Market Until Sale

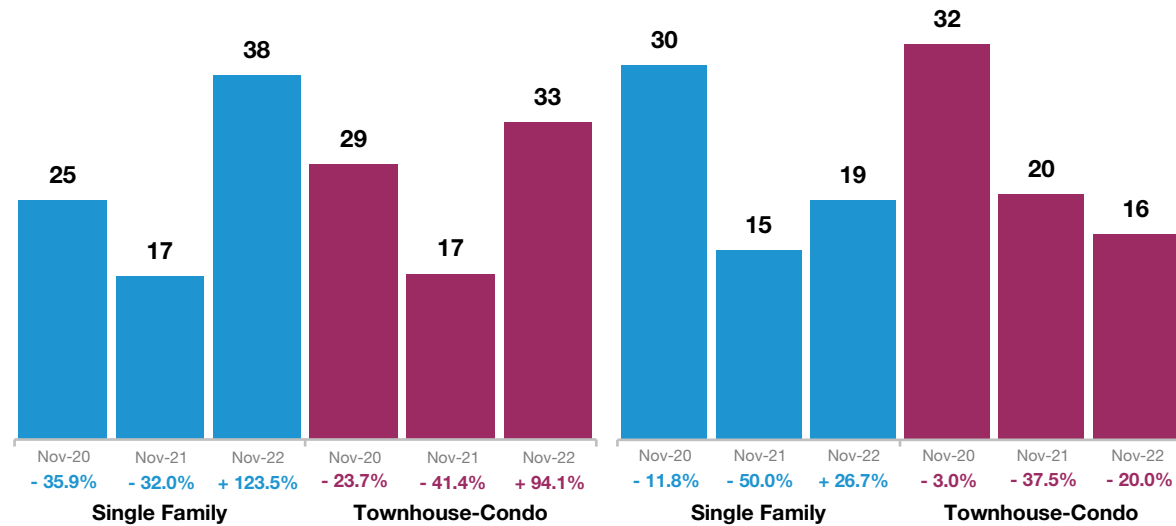
Average number of days between when a property is listed and when an offer is accepted in a given month.



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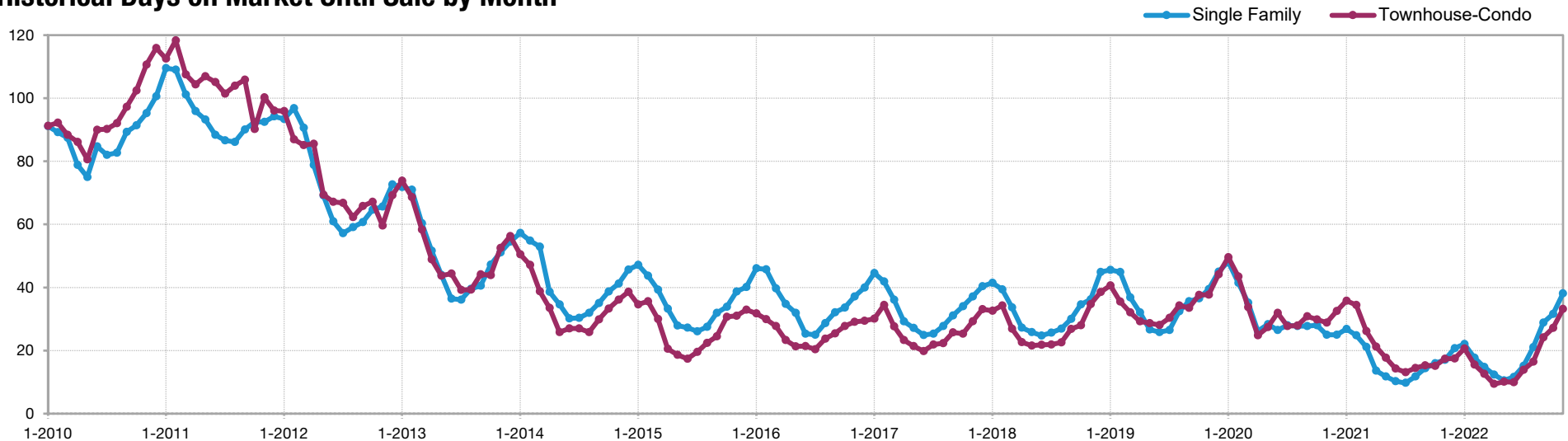
## November

## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Nov-2022	38	+123.5%	33	+94.1%

## Historical Days on Market Until Sale by Month





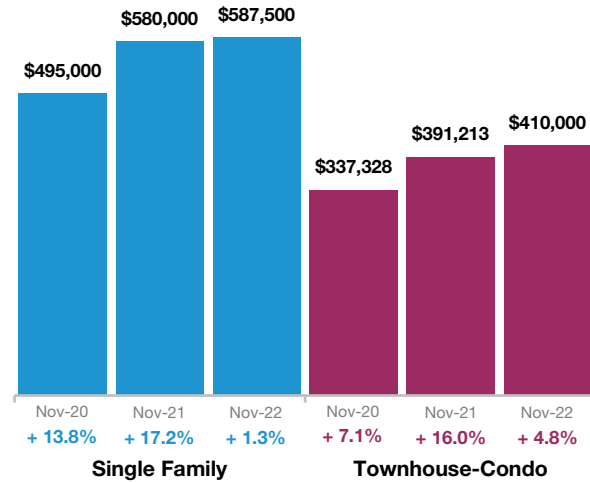
# Median Sales Price

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

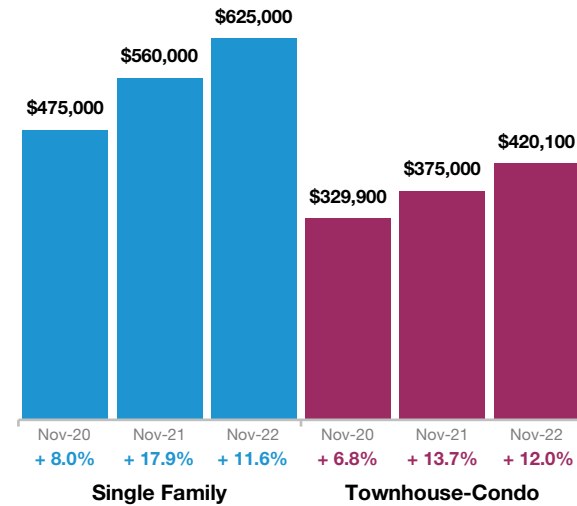


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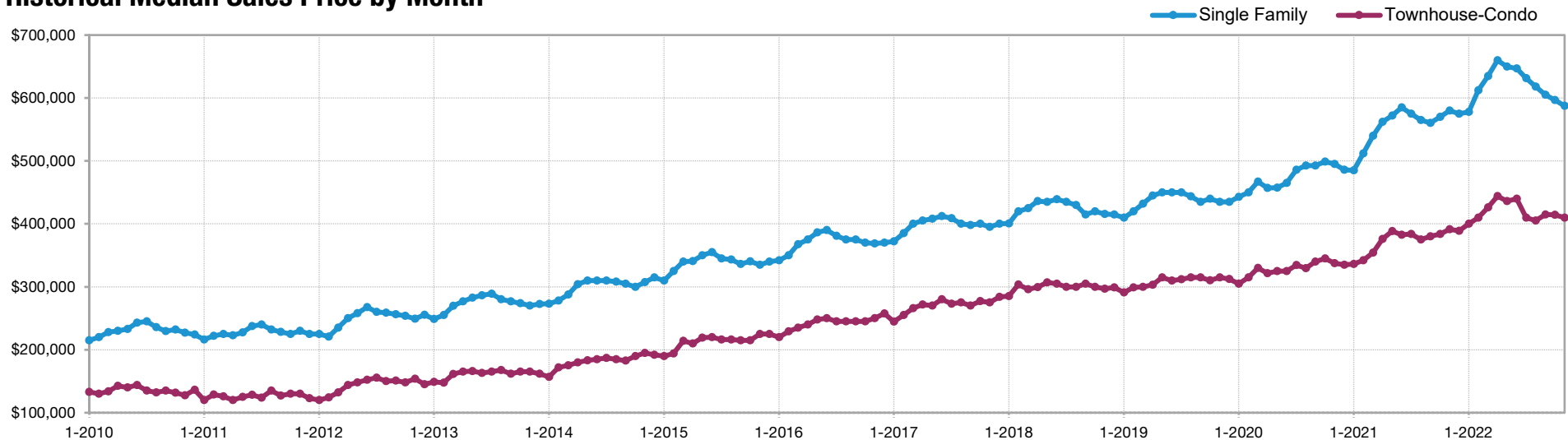


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2021	\$575,000	+18.3%	\$388,750	+16.0%
Jan-2022	\$577,702	+19.1%	\$400,250	+19.1%
Feb-2022	\$612,000	+19.5%	\$410,000	+19.8%
Mar-2022	\$634,950	+17.6%	\$426,000	+20.3%
Apr-2022	\$660,000	+17.4%	\$444,100	+18.1%
May-2022	\$650,000	+13.6%	\$436,000	+12.2%
Jun-2022	\$647,000	+10.6%	\$440,000	+15.0%
Jul-2022	\$631,500	+9.8%	\$410,000	+6.8%
Aug-2022	\$617,856	+9.4%	\$405,000	+8.0%
Sep-2022	\$605,000	+7.9%	\$415,000	+9.2%
Oct-2022	\$596,900	+4.7%	\$414,500	+8.0%
<b>Nov-2022</b>	<b>\$587,500</b>	<b>+1.3%</b>	<b>\$410,000</b>	<b>+4.8%</b>

## Historical Median Sales Price by Month



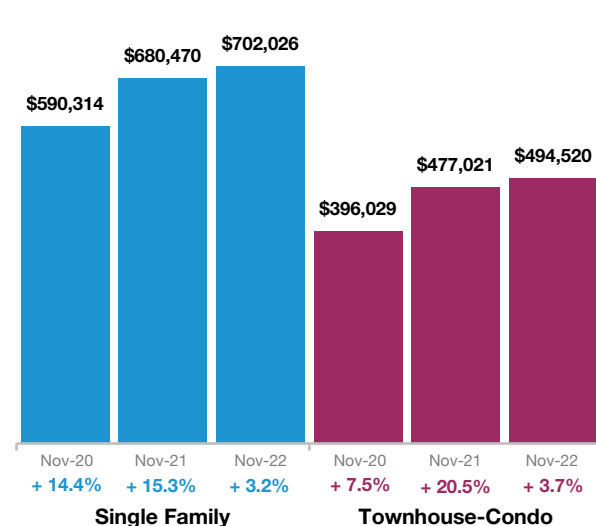
# Average Sales Price

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

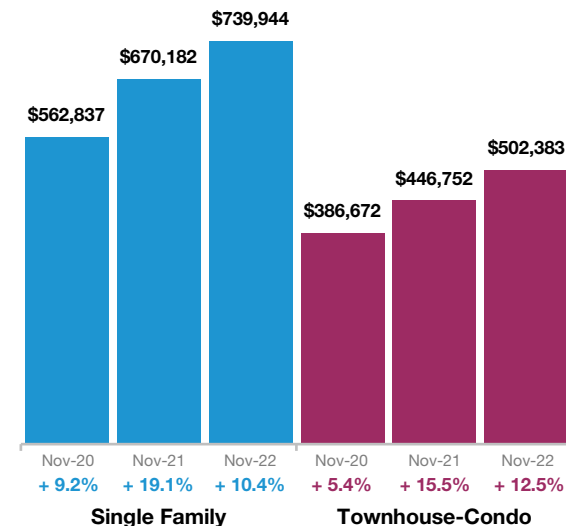


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## November

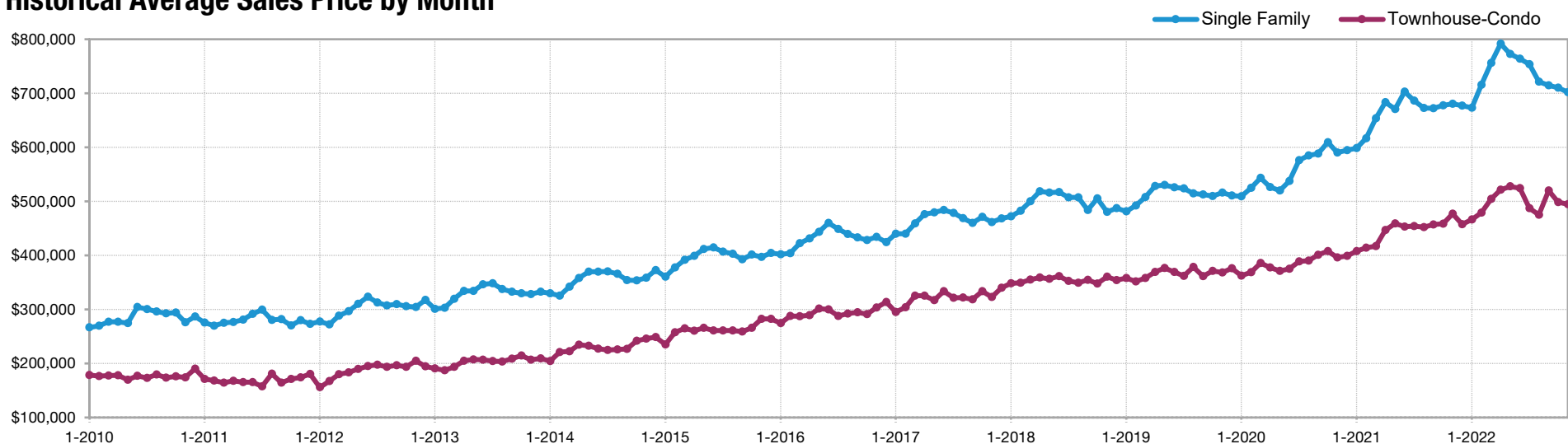


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2021	\$677,251	+13.9%	\$457,748	+14.7%
Jan-2022	\$672,991	+12.4%	\$466,433	+14.4%
Feb-2022	\$715,662	+16.1%	\$479,097	+15.8%
Mar-2022	\$756,186	+15.7%	\$504,270	+21.0%
Apr-2022	\$791,738	+15.9%	\$521,303	+16.7%
May-2022	\$772,801	+15.2%	\$527,678	+14.9%
Jun-2022	\$763,927	+8.7%	\$524,273	+15.7%
Jul-2022	\$753,661	+9.8%	\$487,077	+7.2%
Aug-2022	\$721,604	+7.3%	\$474,885	+5.0%
Sep-2022	\$714,388	+6.3%	\$519,908	+13.8%
Oct-2022	\$710,050	+4.8%	\$498,474	+8.7%
<b>Nov-2022</b>	<b>\$702,026</b>	<b>+3.2%</b>	<b>\$494,520</b>	<b>+3.7%</b>

## Historical Average Sales Price by Month



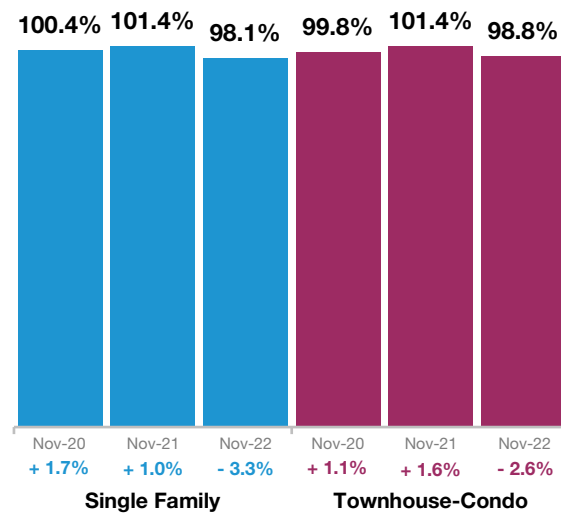
# Percent of List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

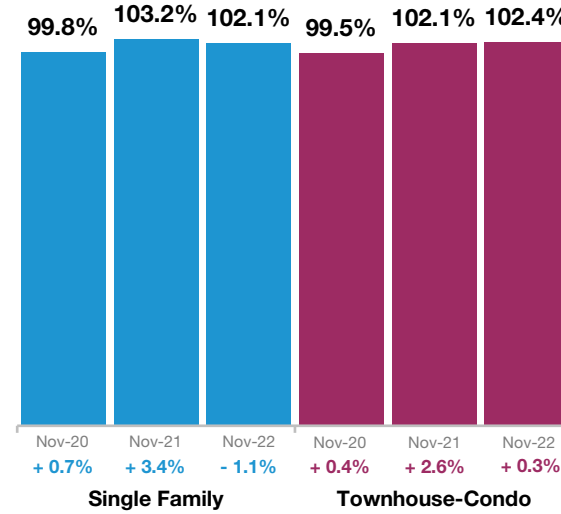


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## November

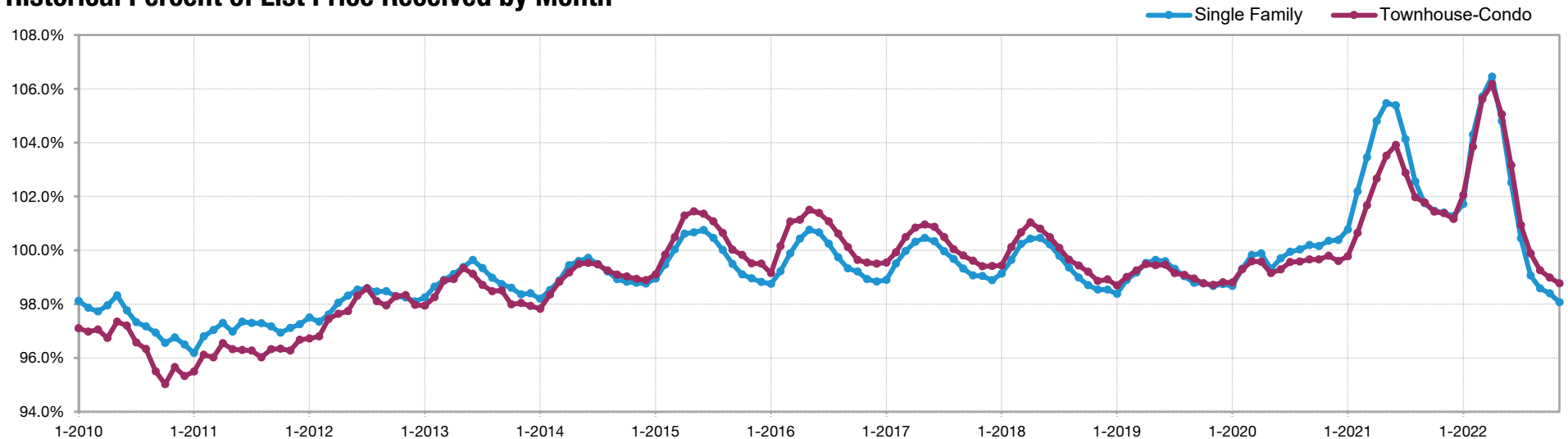


## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
<b>Nov-2022</b>	<b>98.1%</b>	<b>-3.3%</b>	<b>98.8%</b>	<b>-2.6%</b>

## Historical Percent of List Price Received by Month



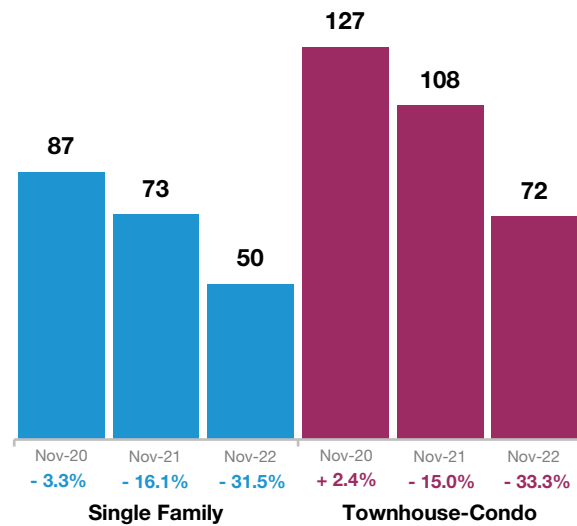
# Housing Affordability Index

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

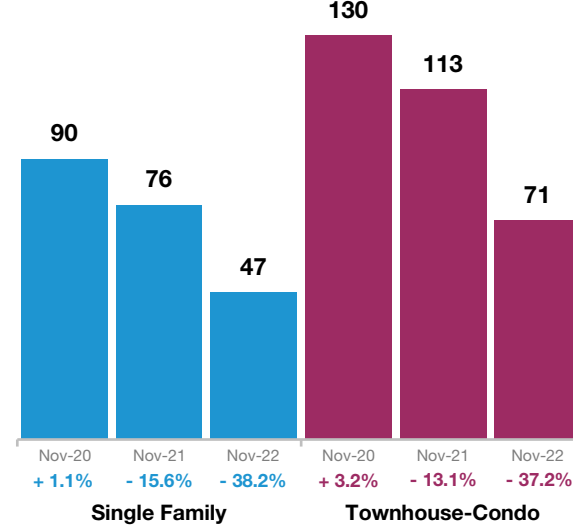


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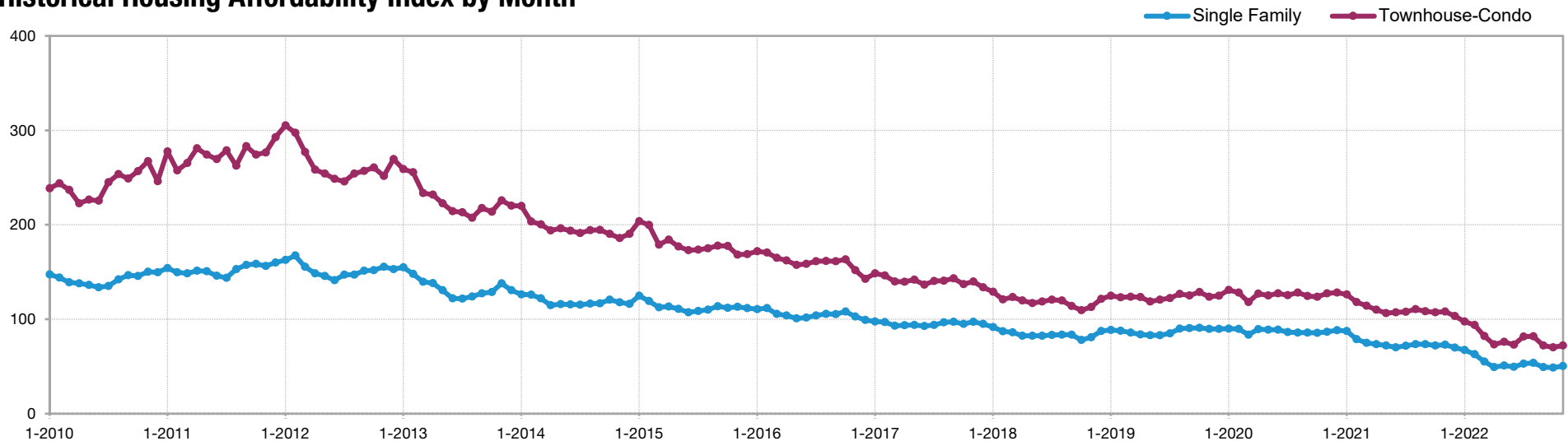


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	-28.3%
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%
<b>Nov-2022</b>	<b>50</b>	<b>-31.5%</b>	<b>72</b>	<b>-33.3%</b>

## Historical Housing Affordability Index by Month



# Total Market Overview



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

Key Metrics	Historical Sparkbars	11-2021	11-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
Active Listings		5,237	9,023	+ 72.3%	--	--	--
Under Contract		5,367	3,590	- 33.1%	72,613	58,020	- 20.1%
New Listings		4,582	3,527	- 23.0%	77,264	73,446	- 4.9%
Sold Listings		6,425	3,839	- 40.2%	71,079	58,300	- 18.0%
Days on Market		17	37	+ 117.6%	17	18	+ 5.9%
Median Sales Price		\$532,800	\$550,000	+ 3.2%	\$515,000	\$575,000	+ 11.7%
Average Sales Price		\$625,758	\$647,474	+ 3.5%	\$606,399	\$674,343	+ 11.2%
Pct. of List Price Received		101.4%	98.2%	- 3.2%	102.9%	102.2%	- 0.7%
Affordability Index		79	54	- 31.6%	82	52	- 36.6%

# Sold Listings

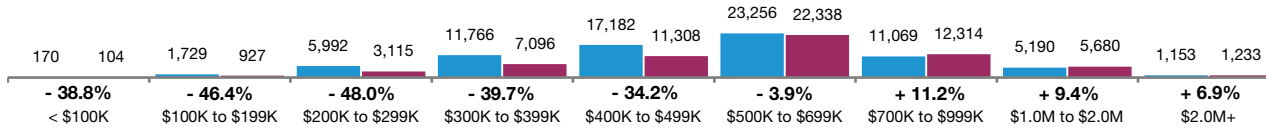
Actual sales that have closed in a given month.



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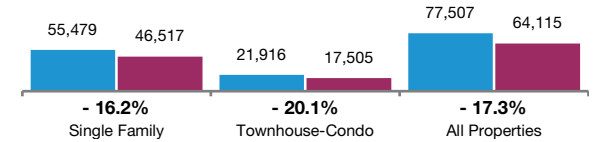
## By Price Range – All Properties – Rolling 12 Months

■ 11-2021 ■ 11-2022



## By Property Type

■ 11-2021 ■ 11-2022



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	11-2021	11-2022	Change	11-2021	11-2022	Change
\$99,999 and Below	106	72	-32.1%	14	16	+14.3%
\$100,000 to \$199,999	408	324	-20.6%	1,291	581	-55.0%
\$200,000 to \$299,999	1,205	683	-43.3%	4,778	2,412	-49.5%
\$300,000 to \$399,999	5,446	2,365	-56.6%	6,302	4,705	-25.3%
\$400,000 to \$499,999	13,106	7,304	-44.3%	4,076	4,000	-1.9%
\$500,000 to \$699,999	20,055	18,828	-6.1%	3,199	3,507	+9.6%
\$700,000 to \$999,999	9,641	10,930	+13.4%	1,426	1,384	-2.9%
\$1,000,000 to \$1,999,999	4,478	4,915	+9.8%	711	763	+7.3%
\$2,000,000 and Above	1,034	1,096	+6.0%	119	137	+15.1%
<b>All Price Ranges</b>	<b>55,479</b>	<b>46,517</b>	<b>-16.2%</b>	<b>21,916</b>	<b>17,505</b>	<b>-20.1%</b>

### Compared to Prior Month

	Single Family			Townhouse-Condo		
	10-2022	11-2022	Change	10-2022	11-2022	Change
	4	7	+75.0%	0	2	--
	26	24	-7.7%	46	29	-37.0%
	66	61	-7.6%	162	149	-8.0%
	229	209	-8.7%	344	282	-18.0%
	616	538	-12.7%	254	216	-15.0%
	1,304	1,083	-16.9%	254	196	-22.8%
	700	577	-17.6%	81	70	-13.6%
	287	272	-5.2%	65	48	-26.2%
	79	65	-17.7%	8	7	-12.5%
<b>All Price Ranges</b>	<b>3,311</b>	<b>2,836</b>	<b>-14.3%</b>	<b>1,214</b>	<b>999</b>	<b>-17.7%</b>

### Year to Date

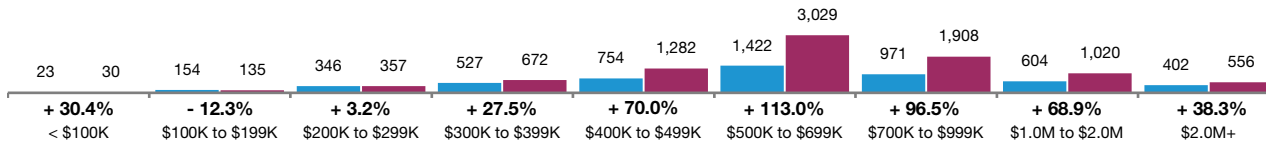
	Single Family			Townhouse-Condo		
	11-2021	11-2022	Change	11-2021	11-2022	Change
	91	68	-25.3%	10	15	+50.0%
	356	297	-16.6%	1,153	490	-57.5%
	1,020	601	-41.1%	4,230	2,136	-49.5%
	4,593	2,054	-55.3%	5,796	4,238	-26.9%
	11,814	6,401	-45.8%	3,787	3,690	-2.6%
	18,759	17,132	-8.7%	2,983	3,247	+8.9%
	9,120	10,117	+10.9%	1,332	1,294	-2.9%
	4,191	4,596	+9.7%	670	696	+3.9%
	960	1,016	+5.8%	114	129	+13.2%
<b>All Price Ranges</b>	<b>50,904</b>	<b>42,282</b>	<b>-16.9%</b>	<b>20,075</b>	<b>15,935</b>	<b>-20.6%</b>

# Inventory of Active Listings

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

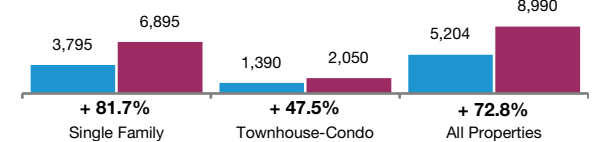
## By Price Range – All Properties

■ 11-2021 ■ 11-2022



## By Property Type

■ 11-2021 ■ 11-2022



### Year over Year

By Price Range	Single Family			Townhouse-Condo		
	11-2021	11-2022	Change	11-2021	11-2022	Change
\$99,999 and Below	17	23	+35.3%	1	0	-100.0%
\$100,000 to \$199,999	79	80	+1.3%	72	40	-44.4%
\$200,000 to \$299,999	148	150	+1.4%	196	198	+1.0%
\$300,000 to \$399,999	259	266	+2.7%	264	403	+52.7%
\$400,000 to \$499,999	525	847	+61.3%	226	429	+89.8%
\$500,000 to \$699,999	1,115	2,509	+125.0%	305	518	+69.8%
\$700,000 to \$999,999	810	1,668	+105.9%	161	239	+48.4%
\$1,000,000 to \$1,999,999	490	867	+76.9%	114	152	+33.3%
\$2,000,000 and Above	351	484	+37.9%	51	71	+39.2%
<b>All Price Ranges</b>	<b>3,795</b>	<b>6,895</b>	<b>+81.7%</b>	<b>1,390</b>	<b>2,050</b>	<b>+47.5%</b>

### Compared to Prior Month

	Single Family			Townhouse-Condo		
	10-2022	11-2022	Change	10-2022	11-2022	Change
	29	23	-20.7%	2	0	-100.0%
	96	80	-16.7%	52	40	-23.1%
	173	150	-13.3%	214	198	-7.5%
	337	266	-21.1%	467	403	-13.7%
	1,018	847	-16.8%	515	429	-16.7%
	3,140	2,509	-20.1%	632	518	-18.0%
	2,181	1,668	-23.5%	273	239	-12.5%
	1,099	867	-21.1%	186	152	-18.3%
	600	484	-19.3%	73	71	-2.7%
<b>All Price Ranges</b>	<b>8,674</b>	<b>6,895</b>	<b>-20.5%</b>	<b>2,414</b>	<b>2,050</b>	<b>-15.1%</b>

### 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®

<b>Inventory of Active Listings</b>	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
<b>Under Contract</b>	A count of the properties that have offers accepted on them in a given month.
<b>New Listings</b>	A measure of how much new supply is coming onto the market from sellers.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<b>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<b>Median Sales Price</b>	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
<b>Average Sales Price</b>	A sum of all home sales prices divided by total number of sales.
<b>Percent of List Price Received</b>	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
<b>Housing Affordability Index</b>	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.