

DIGGING DEEPER: All-Time Records | January 2023

The DMAR Market Trends Committee examined the current standing all-time records as of January 2023.

ACTIVE LISTINGS

- ✓ (Residential) High – July 2006 of 31,98 | Low – January 2022 of 1,184
- ✓ (Detached) High – July 2006 of 23,442 | Low – February 2022 of 853
- ✓ (Attached) High – June 2006 of 8,670 | Low – February 2022 of 373

CLOSE PRICE – MEDIAN

- ✓ (Residential) High – April 2022 of \$616,500
- ✓ (Detached) High – April 2022 of \$680,000
- ✓ (Attached) High – April 2022 of \$440,000



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CLOSE PRICE – AVERAGE

- ✓ (Residential) High – April 2022 of \$721,767
- ✓ (Detached) High – April 2022 of \$821,258
- ✓ (Attached) High – June 2022 of \$500,170

DAYS IN MLS – MEDIAN

- ✓ (Residential) High – January 2011 of 78 days | Low – Mar. thru Jul. 2021 & Feb. thru May 2022 of 4 days
- ✓ (Detached) High – January & February 2011 of 77 days | Low – Feb. thru Jul. 2021 & Feb. thru May 2022 of 4 days
- ✓ (Attached) High – January 2011 of 81 days | Low – April 2015 & Apr. thru Jul. 2021 & Feb. thru May 2022 of 4 days

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DAYS IN MLS — AVERAGE

- ✓ (Residential) High – February 2011 of 108 days | Low – April 2022 of 8 days
- ✓ (Detached) High – January 2011 of 107 days | Low – May & June 2021 of 8 days
- ✓ (Attached) High – April 2011 of 115 days | Low – April 2022 of 8 days

NEW LISTINGS

- ✓ (Residential) High – April 2010 of 12,783 | Low – December 2022 of 1,730
- ✓ (Detached) High – April 2010 of 10,140 | Low – December 2022 of 1,178
- ✓ (Attached) High – March 2010 of 2,674 | Low – December 2007 of 506

CLOSED

- ✓ (Residential) High – July 2020 of 7,398 | Low – February 1988 of 1,085
- ✓ (Detached) High – July 2020 of 5,309 | Low – January 2023 of 1,428
- ✓ (Attached) High – July 2020 of 2,089 | Low – January 2011 of 402

MONTHS OF INVENTORY (MOI)

- ✓ (Residential) High – February 1988 of 17.69 | December 2021 of 0.33
- ✓ (Detached) High – January 2011 of 9.21 | Low – December 2021 of 0.31
- ✓ (Attached) High – January 2011 of 10.39 | Low – December 2021 of 0.38

PENDING

- ✓ (Residential) High – June 2020 of 7,294 | Low – January 1991 of 1,364
- ✓ (Detached) High – June 2013 of 5,577 | Low – January 2009 of 1,542
- ✓ (Attached) High – June 2020 of 2,093 | Low – January 2009 of 364

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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.

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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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The Denver Metro Association of Realtors®, *The Voice of Real Estate® in the Denver Metro Area*, is a membership-based organization comprised of over 8,000 real estate professionals in the Denver Metropolitan area. The Association offers continuing education, advocacy for the real estate community and is a resource for industry news and market statistics. For more information, visit www.dmarealtors.com or call 303-756-0553.

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).

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