

# Monthly Indicators



## March 2024

Percent changes calculated using year-over-year comparisons.

New Listings were down 3.7 percent for single family homes and 2.7 percent for townhouse-condo properties. Under Contracts increased 12.4 percent for single family homes but decreased 4.2 percent for townhouse-condo properties.

The Median Sales Price was up 4.1 percent to \$624,723 for single family homes and 1.2 percent to \$420,000 for townhouse-condo properties. Days on Market decreased 2.2 percent for single family homes but increased 22.2 percent for townhouse-condo properties.

The recent surge in home sales was likely due to a dip in mortgage rates in December and an increase in housing supply nationwide. According to NAR, total inventory grew 5.9% month-over-month and 10.3% year-over-year to 1.07 million units, for a 2.9 months' supply at the current sales pace. Buyer demand remains robust, and the limited supply of inventory helped push the median existing-home sales price up 5.7% year-over-year to \$384,500, the eighth consecutive month of annual price increases.

## Activity Snapshot

**- 2.4%**      **- 11.6%**      **+ 5.5%**

| One-Year Change in<br><b>Active Listings</b><br>All Properties | One-Year Change in<br><b>Sold Listings</b><br>All Properties | One-Year Change in<br><b>Median Sales Price</b><br>All Properties |
|--|--|---|
|--|--|---|

All residential real estate activity in the MLS of REcolorado® composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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# Single Family Market Overview



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

| Key Metrics                 | Historical Sparkbars | 3-2023    | 3-2024    | Percent Change | YTD 2023  | YTD 2024  | Percent Change |
|-----------------------------|----------------------|-----------|-----------|----------------|-----------|-----------|----------------|
| Active Listings             |                      | 6,254     | 5,906     | - 5.6%         | --        | --        | --             |
| Under Contract              |                      | 3,593     | 4,037     | + 12.4%        | 9,631     | 10,014    | + 4.0%         |
| New Listings                |                      | 4,594     | 4,423     | - 3.7%         | 10,313    | 11,278    | + 9.4%         |
| Sold Listings               |                      | 3,558     | 3,304     | - 7.1%         | 8,158     | 8,074     | - 1.0%         |
| Days on Market              |                      | 45        | 44        | - 2.2%         | 49        | 49        | 0.0%           |
| Median Sales Price          |                      | \$599,925 | \$624,723 | + 4.1%         | \$585,000 | \$610,000 | + 4.3%         |
| Average Sales Price         |                      | \$708,995 | \$745,324 | + 5.1%         | \$696,684 | \$730,548 | + 4.9%         |
| Pct. of List Price Received |                      | 99.5%     | 99.6%     | + 0.1%         | 98.8%     | 99.1%     | + 0.3%         |
| Affordability Index         |                      | 51        | 47        | - 7.8%         | 53        | 48        | - 9.4%         |

# Townhouse-Condo Market Overview

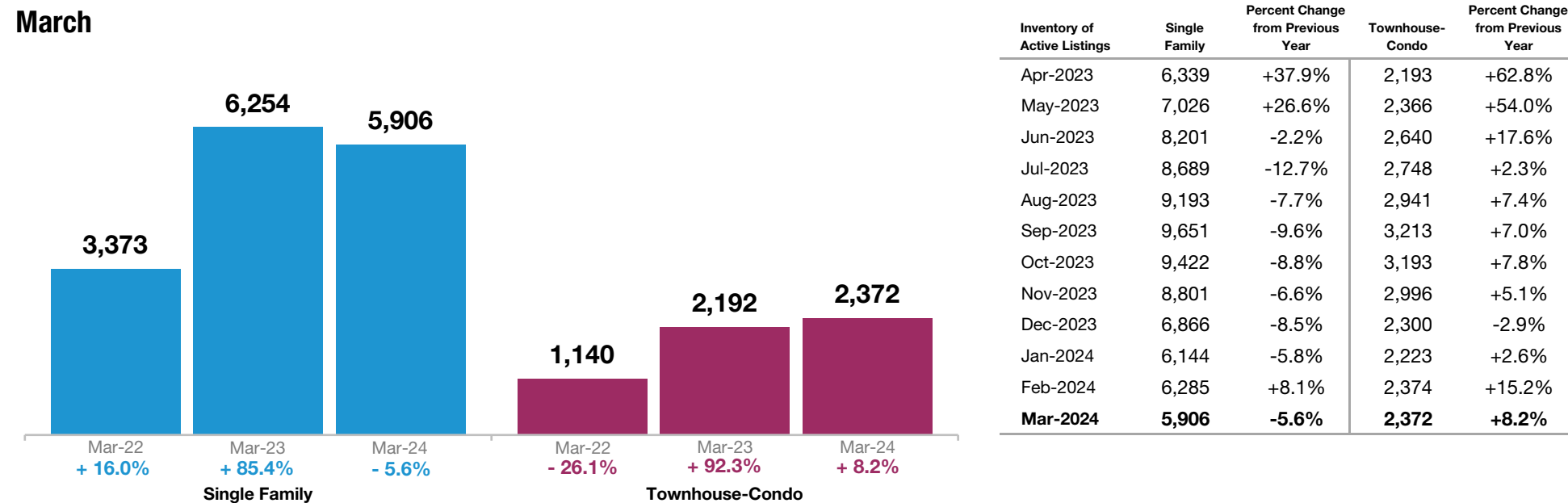


Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

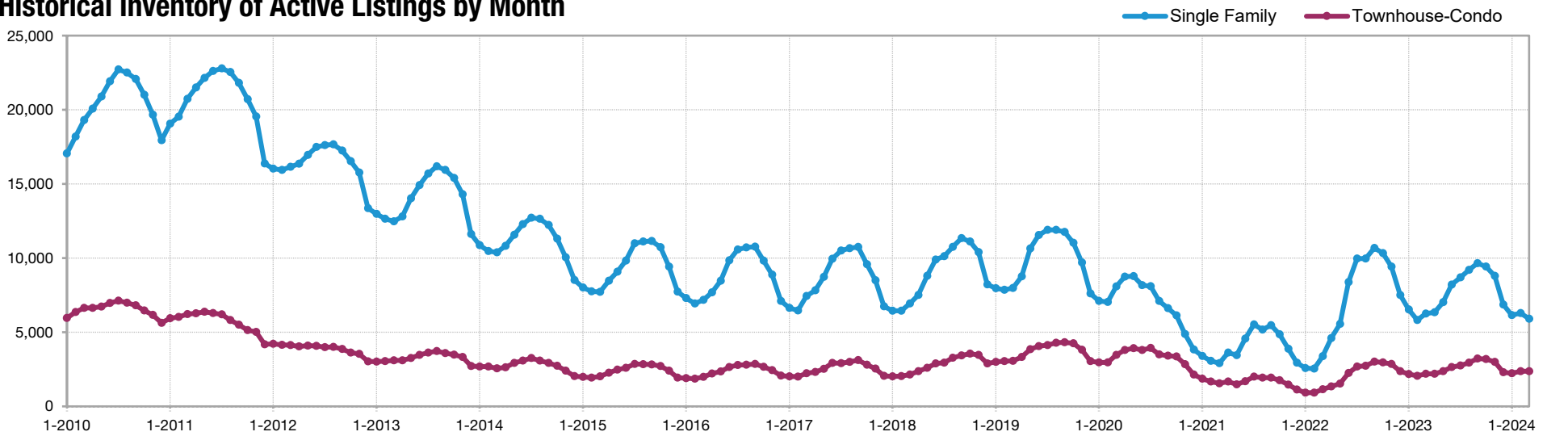
| Key Metrics                 | Historical Sparkbars | 3-2023    | 3-2024    | Percent Change | YTD 2023  | YTD 2024  | Percent Change |
|-----------------------------|----------------------|-----------|-----------|----------------|-----------|-----------|----------------|
| Active Listings             |                      | 2,192     | 2,372     | + 8.2%         | --        | --        | --             |
| Under Contract              |                      | 1,372     | 1,314     | - 4.2%         | 3,571     | 3,246     | - 9.1%         |
| New Listings                |                      | 1,692     | 1,647     | - 2.7%         | 3,943     | 4,218     | + 7.0%         |
| Sold Listings               |                      | 1,314     | 1,016     | - 22.7%        | 2,974     | 2,660     | - 10.6%        |
| Days on Market              |                      | 36        | 44        | + 22.2%        | 41        | 48        | + 17.1%        |
| Median Sales Price          |                      | \$415,000 | \$420,000 | + 1.2%         | \$409,000 | \$415,000 | + 1.5%         |
| Average Sales Price         |                      | \$493,484 | \$492,595 | - 0.2%         | \$485,619 | \$492,610 | + 1.4%         |
| Pct. of List Price Received |                      | 99.7%     | 99.3%     | - 0.4%         | 99.1%     | 99.0%     | - 0.1%         |
| Affordability Index         |                      | 74        | 70        | - 5.4%         | 75        | 71        | - 5.3%         |

# Inventory of Active Listings

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



## Historical Inventory of Active Listings by Month



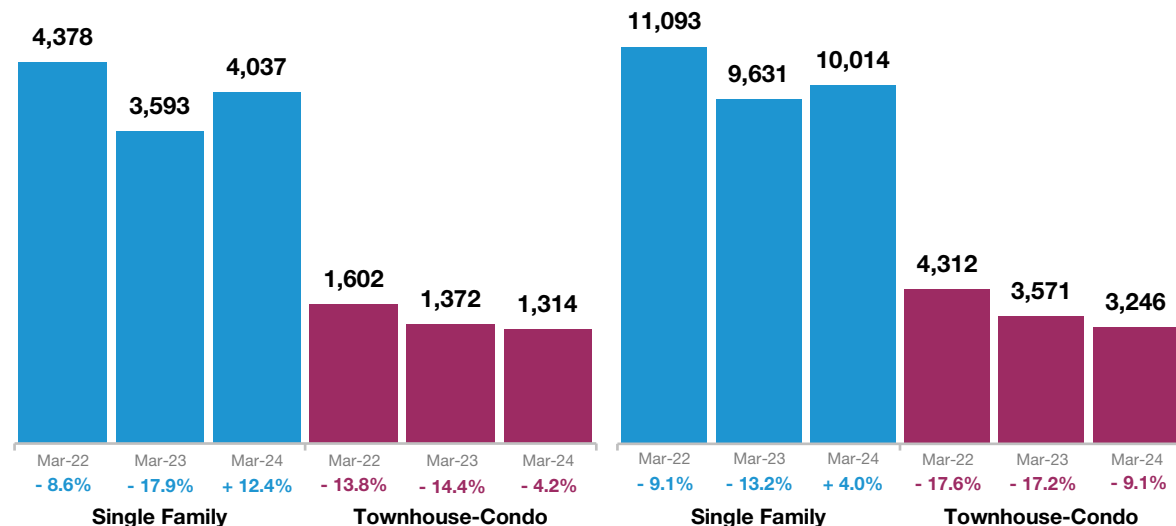
# Under Contract

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

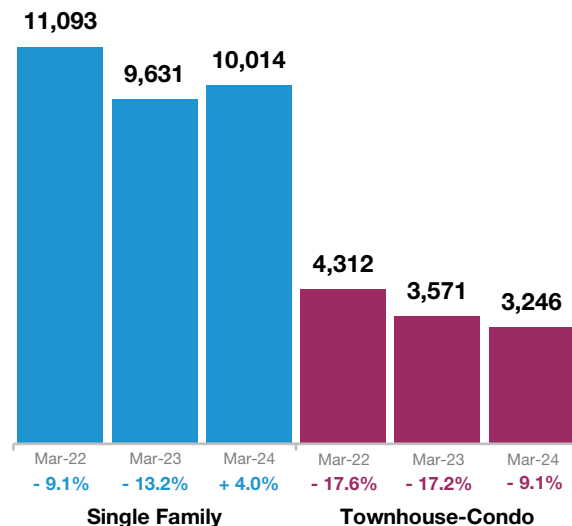


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## March

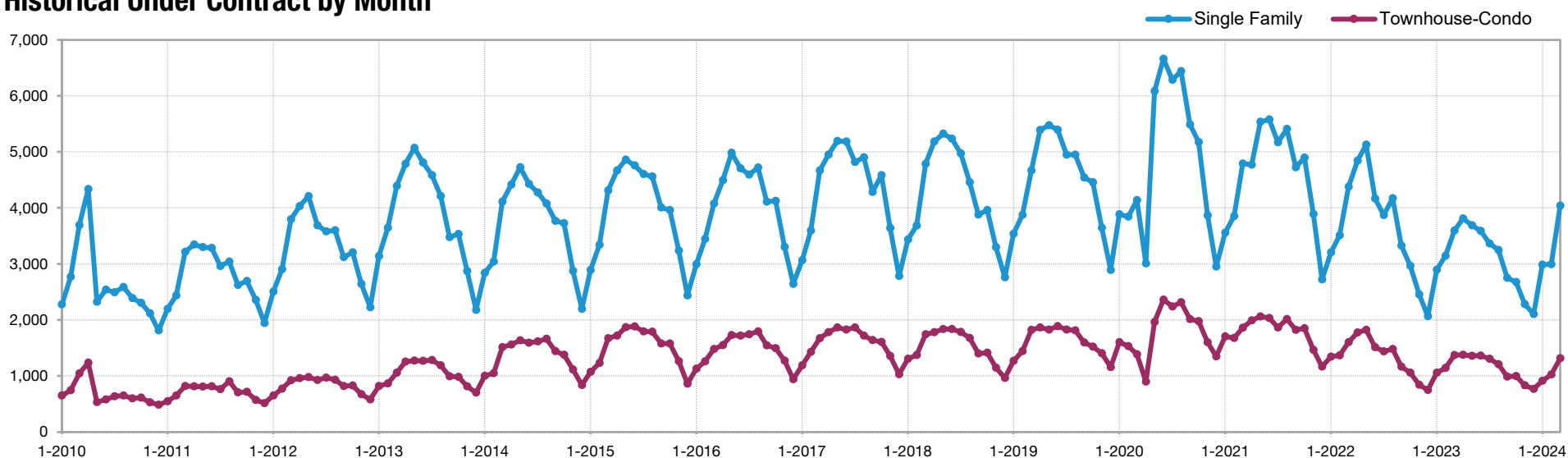


## Year to Date



| Under Contract  | Single Family | Percent Change from Previous Year | Townhouse-Condo | Percent Change from Previous Year |
|-----------------|---------------|-----------------------------------|-----------------|-----------------------------------|
| Apr-2023        | 3,811         | -21.3%                            | 1,376           | -22.5%                            |
| May-2023        | 3,686         | -28.1%                            | 1,359           | -25.3%                            |
| Jun-2023        | 3,590         | -13.8%                            | 1,361           | -10.0%                            |
| Jul-2023        | 3,365         | -13.1%                            | 1,307           | -8.9%                             |
| Aug-2023        | 3,248         | -22.1%                            | 1,209           | -18.2%                            |
| Sep-2023        | 2,749         | -17.4%                            | 985             | -15.4%                            |
| Oct-2023        | 2,675         | -9.8%                             | 998             | -5.7%                             |
| Nov-2023        | 2,281         | -7.0%                             | 831             | -1.2%                             |
| Dec-2023        | 2,104         | +1.9%                             | 766             | +2.3%                             |
| Jan-2024        | 2,982         | +3.0%                             | 910             | -14.0%                            |
| Feb-2024        | 2,995         | -4.7%                             | 1,022           | -10.4%                            |
| <b>Mar-2024</b> | <b>4,037</b>  | <b>+12.4%</b>                     | <b>1,314</b>    | <b>-4.2%</b>                      |

## Historical Under Contract by Month



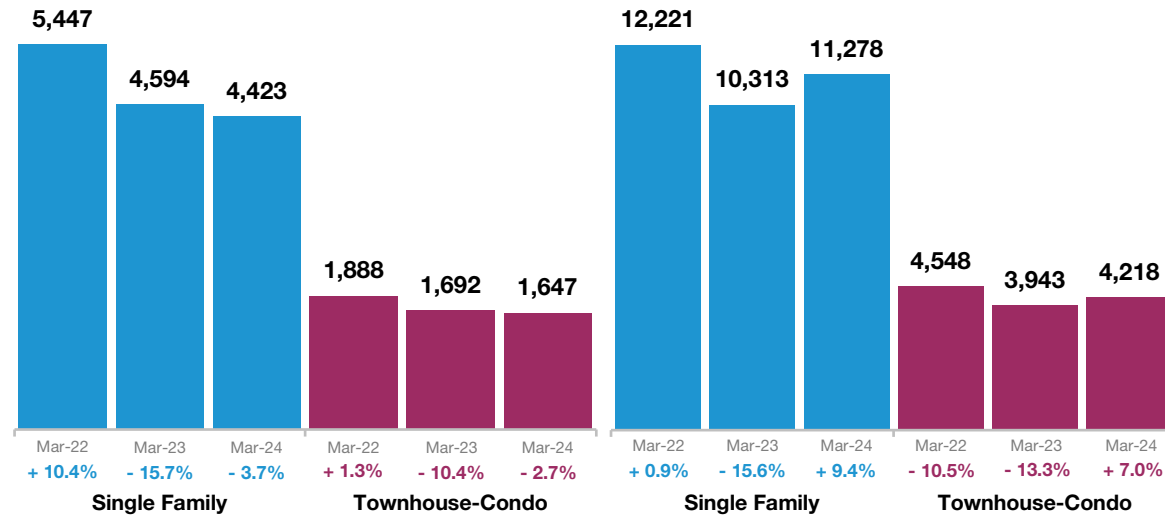
# New Listings

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

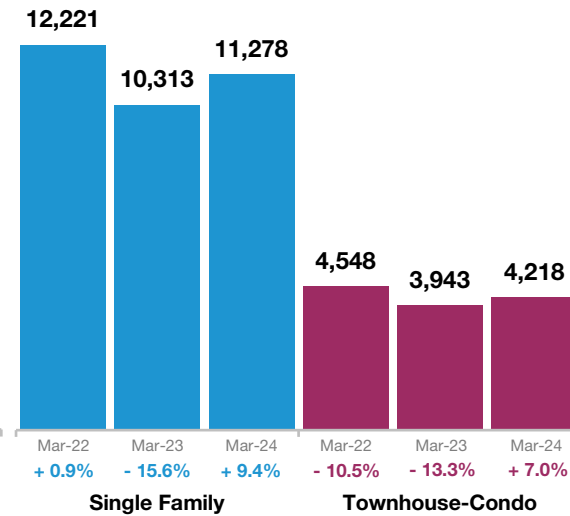


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## March

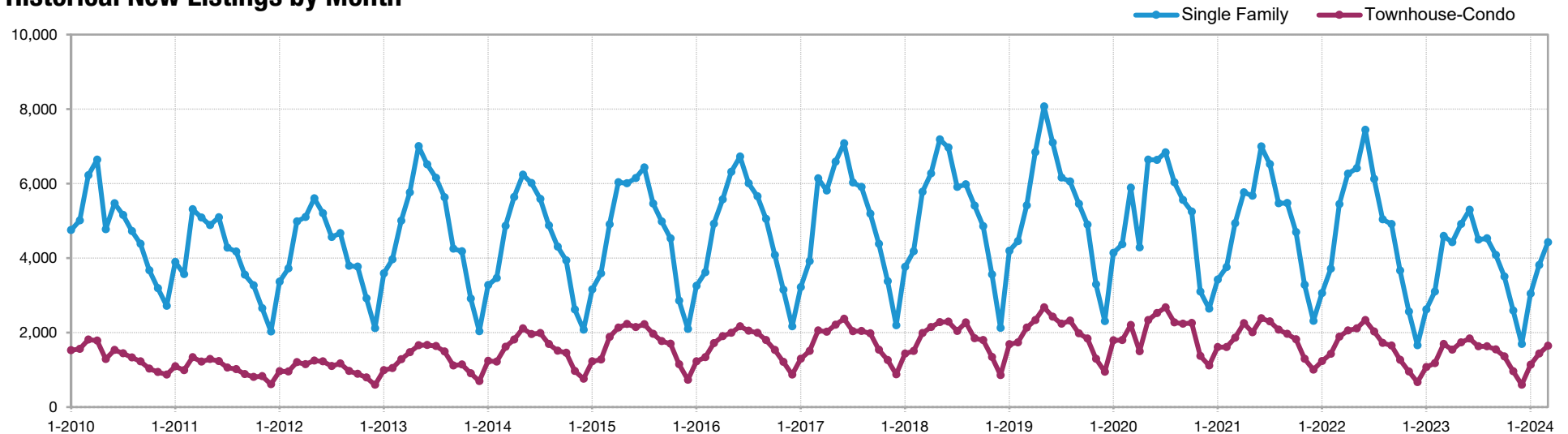


## Year to Date



| New Listings    | Single Family | Percent Change from Previous Year | Townhouse-Condo | Percent Change from Previous Year |
|-----------------|---------------|-----------------------------------|-----------------|-----------------------------------|
| Apr-2023        | 4,426         | -29.4%                            | 1,536           | -25.4%                            |
| May-2023        | 4,909         | -23.4%                            | 1,734           | -17.8%                            |
| Jun-2023        | 5,293         | -28.9%                            | 1,842           | -21.2%                            |
| Jul-2023        | 4,493         | -26.6%                            | 1,633           | -19.3%                            |
| Aug-2023        | 4,530         | -10.1%                            | 1,631           | -5.2%                             |
| Sep-2023        | 4,086         | -16.8%                            | 1,549           | -6.1%                             |
| Oct-2023        | 3,503         | -4.4%                             | 1,356           | +6.9%                             |
| Nov-2023        | 2,589         | +1.0%                             | 964             | +1.2%                             |
| Dec-2023        | 1,694         | +2.0%                             | 600             | -10.6%                            |
| Jan-2024        | 3,041         | +16.1%                            | 1,136           | +5.9%                             |
| Feb-2024        | 3,814         | +23.1%                            | 1,435           | +21.8%                            |
| <b>Mar-2024</b> | <b>4,423</b>  | <b>-3.7%</b>                      | <b>1,647</b>    | <b>-2.7%</b>                      |

## Historical New Listings by Month



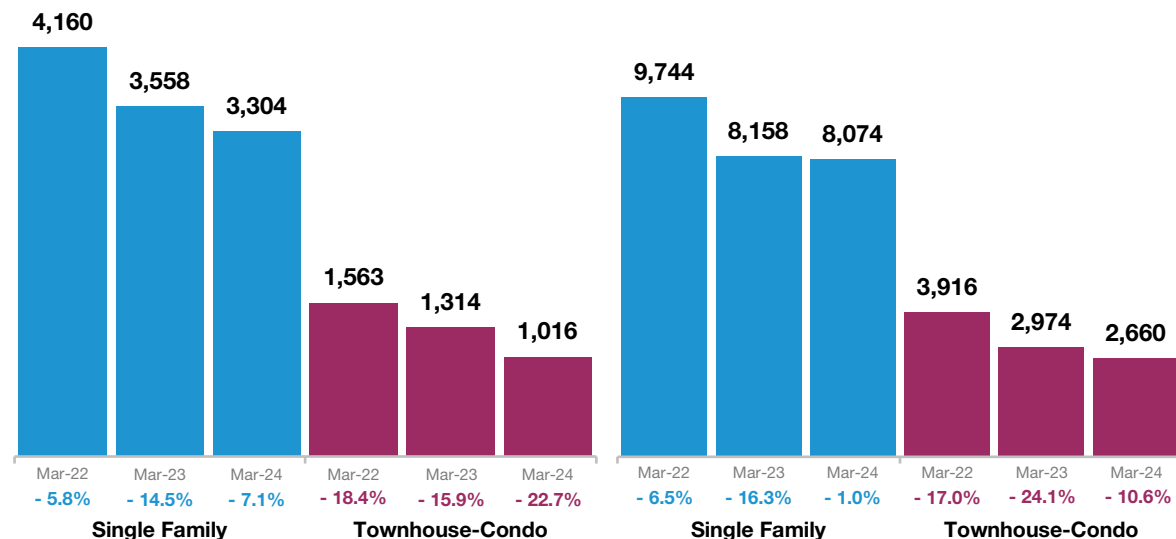
# Sold Listings

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

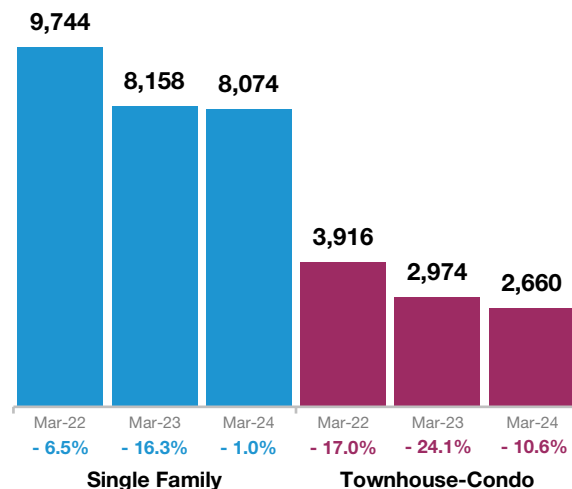


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## March

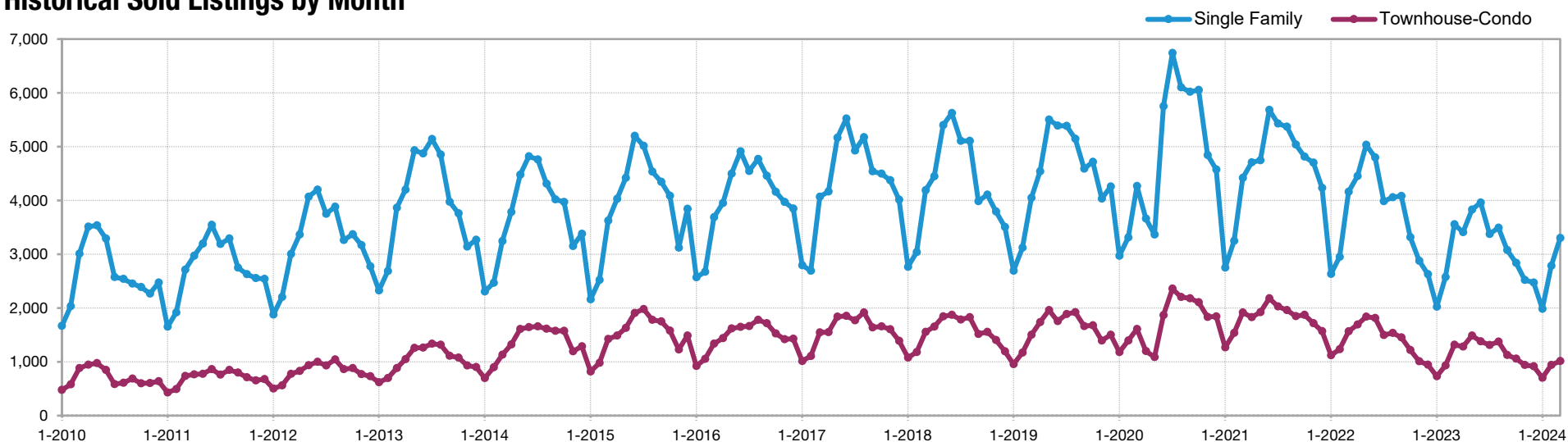


## Year to Date



| Sold Listings   | Single Family | Percent Change from Previous Year | Townhouse-Condo | Percent Change from Previous Year |
|-----------------|---------------|-----------------------------------|-----------------|-----------------------------------|
| Apr-2023        | 3,409         | -23.4%                            | 1,284           | -24.2%                            |
| May-2023        | 3,829         | -23.9%                            | 1,485           | -19.1%                            |
| Jun-2023        | 3,963         | -17.4%                            | 1,379           | -23.9%                            |
| Jul-2023        | 3,375         | -15.3%                            | 1,310           | -12.4%                            |
| Aug-2023        | 3,491         | -14.0%                            | 1,376           | -10.3%                            |
| Sep-2023        | 3,080         | -24.6%                            | 1,124           | -22.5%                            |
| Oct-2023        | 2,837         | -14.4%                            | 1,059           | -13.3%                            |
| Nov-2023        | 2,519         | -12.5%                            | 942             | -6.5%                             |
| Dec-2023        | 2,473         | -6.0%                             | 918             | -2.8%                             |
| Jan-2024        | 1,986         | -1.8%                             | 704             | -3.4%                             |
| Feb-2024        | 2,784         | +8.0%                             | 940             | +1.0%                             |
| <b>Mar-2024</b> | <b>3,304</b>  | <b>-7.1%</b>                      | <b>1,016</b>    | <b>-22.7%</b>                     |

## Historical Sold Listings by Month



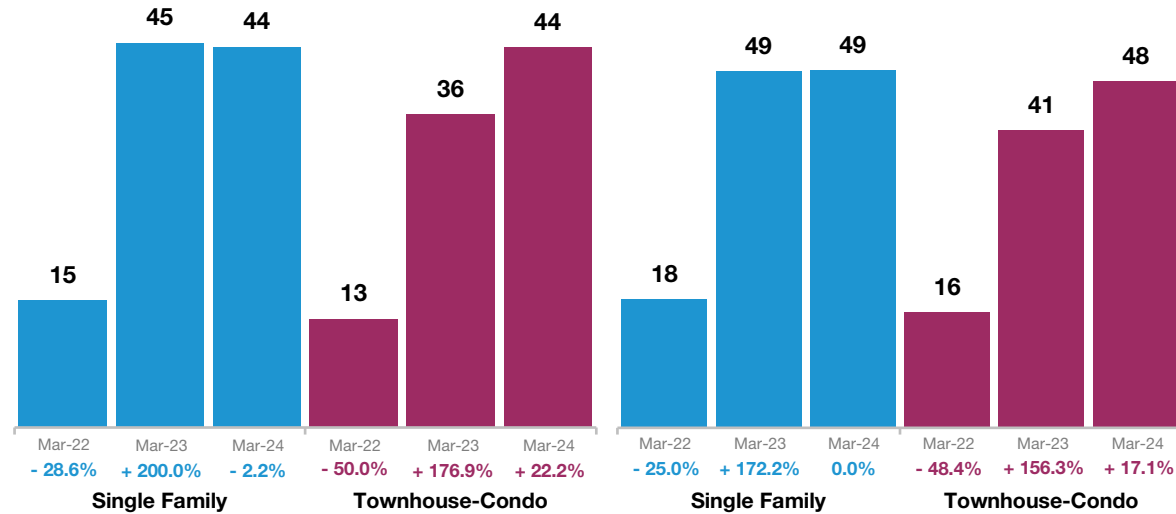
# Days on Market Until Sale

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

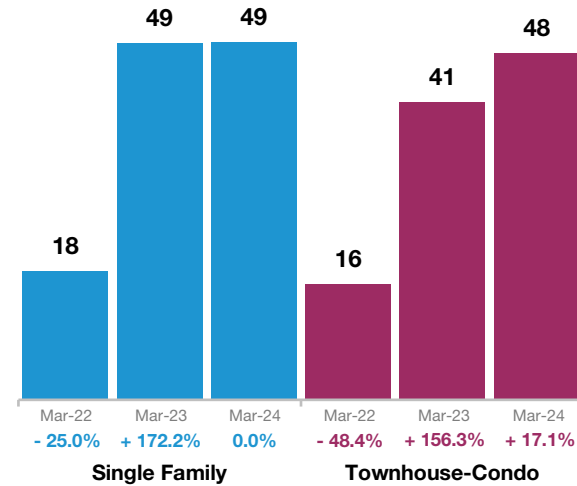


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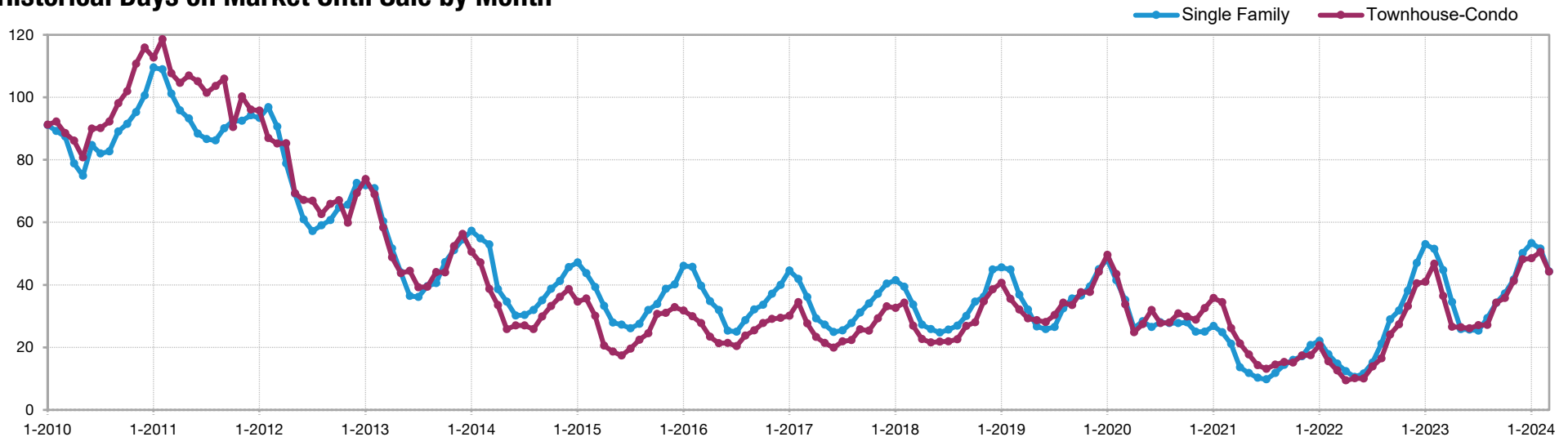


## Year to Date



| Days on Market Until Sale | Single Family | Percent Change from Previous Year | Townhouse-Condo | Percent Change from Previous Year |
|---------------------------|---------------|-----------------------------------|-----------------|-----------------------------------|
| Apr-2023                  | 35            | +191.7%                           | 27              | +200.0%                           |
| May-2023                  | 26            | +136.4%                           | 26              | +160.0%                           |
| Jun-2023                  | 26            | +116.7%                           | 26              | +160.0%                           |
| Jul-2023                  | 25            | +66.7%                            | 27              | +92.9%                            |
| Aug-2023                  | 29            | +38.1%                            | 27              | +68.8%                            |
| Sep-2023                  | 34            | +17.2%                            | 34              | +41.7%                            |
| Oct-2023                  | 37            | +15.6%                            | 36              | +33.3%                            |
| Nov-2023                  | 42            | +10.5%                            | 41              | +24.2%                            |
| Dec-2023                  | 50            | +6.4%                             | 48              | +20.0%                            |
| Jan-2024                  | 53            | 0.0%                              | 48              | +17.1%                            |
| Feb-2024                  | 52            | +2.0%                             | 50              | +6.4%                             |
| <b>Mar-2024</b>           | <b>44</b>     | <b>-2.2%</b>                      | <b>44</b>       | <b>+22.2%</b>                     |

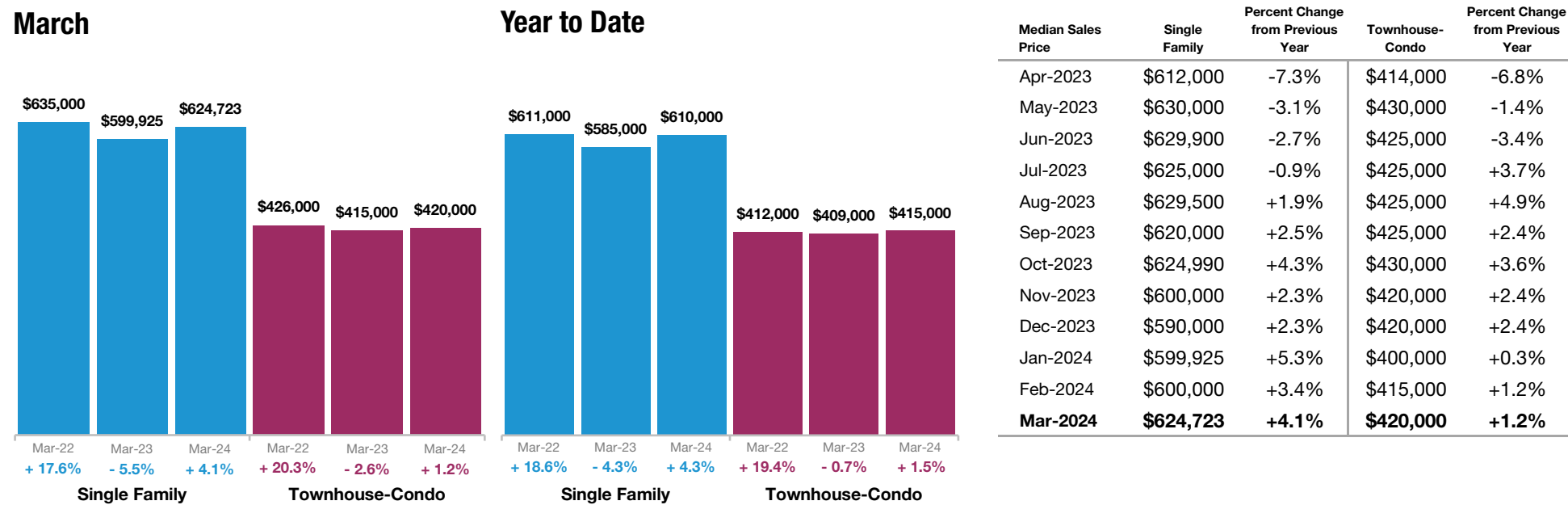
## Historical Days on Market Until Sale by Month



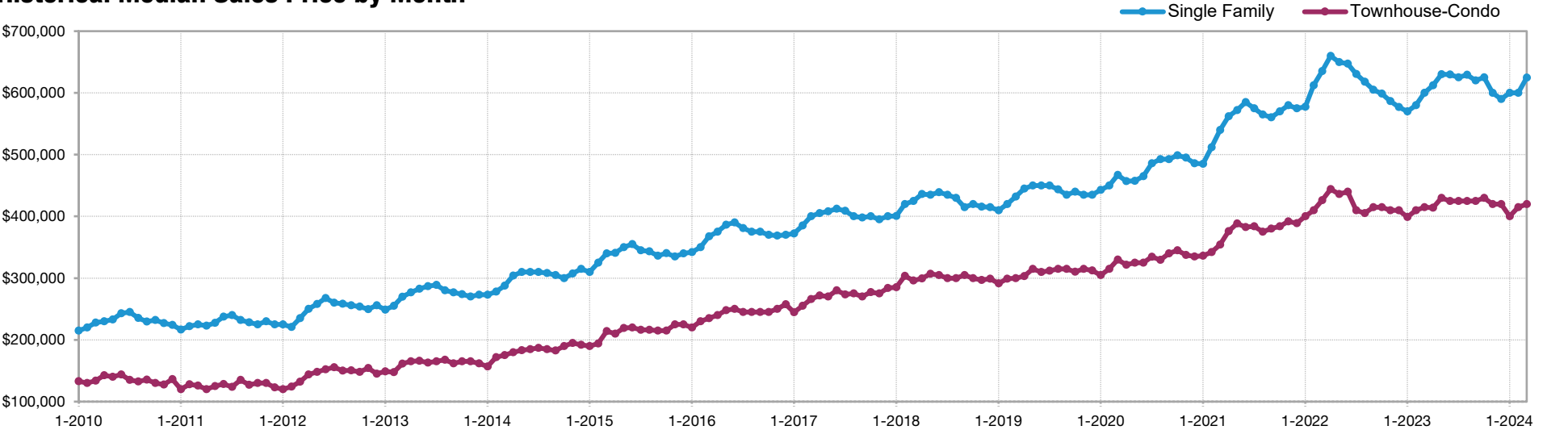


# Median Sales Price

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



## Historical Median Sales Price by Month



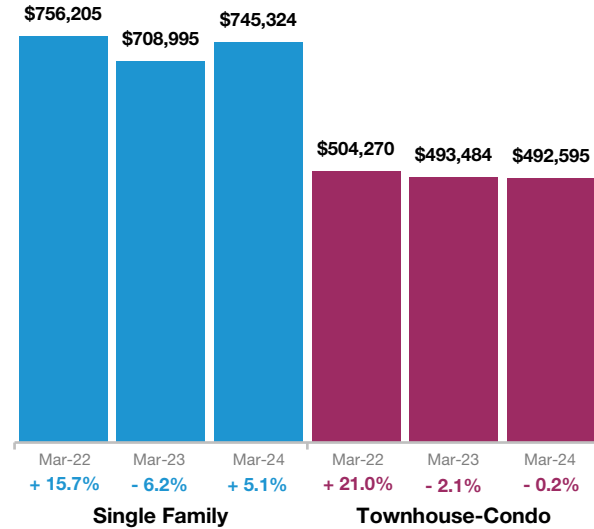
# Average Sales Price

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

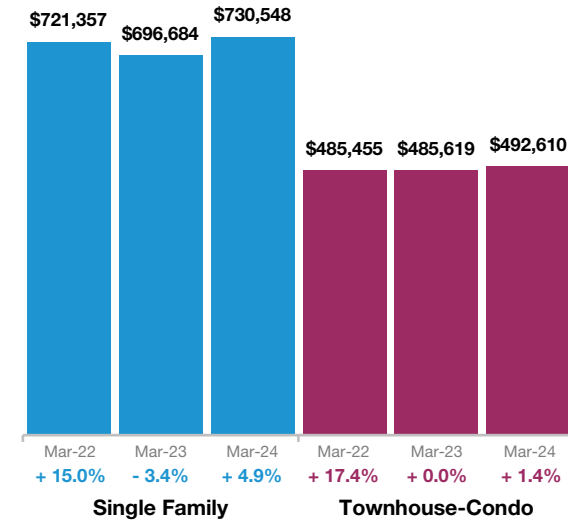


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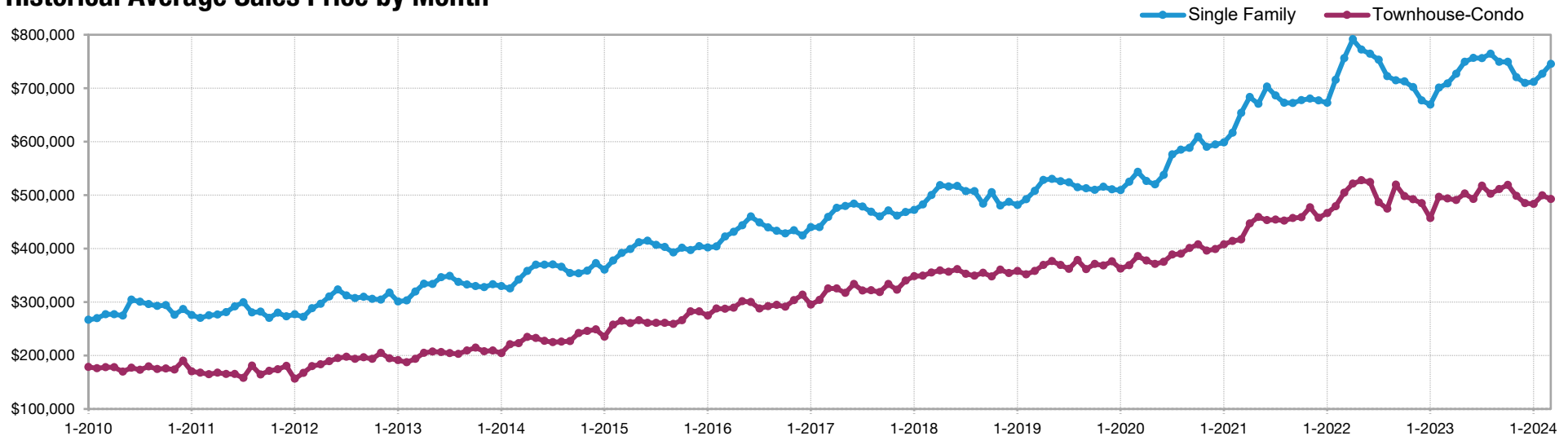


## Year to Date



| Avg. Sales Price | Single Family    | Percent Change from Previous Year | Townhouse-Condo  | Percent Change from Previous Year |
|------------------|------------------|-----------------------------------|------------------|-----------------------------------|
| Apr-2023         | \$727,066        | -8.2%                             | \$490,765        | -5.9%                             |
| May-2023         | \$749,347        | -3.0%                             | \$502,795        | -4.7%                             |
| Jun-2023         | \$756,592        | -1.0%                             | \$492,522        | -6.1%                             |
| Jul-2023         | \$756,294        | +0.4%                             | \$517,731        | +6.3%                             |
| Aug-2023         | \$764,565        | +5.8%                             | \$502,417        | +5.8%                             |
| Sep-2023         | \$749,424        | +4.9%                             | \$511,161        | -1.6%                             |
| Oct-2023         | \$749,448        | +5.1%                             | \$518,938        | +4.2%                             |
| Nov-2023         | \$720,277        | +2.6%                             | \$498,478        | +1.3%                             |
| Dec-2023         | \$709,751        | +4.8%                             | \$484,893        | +0.0%                             |
| Jan-2024         | \$711,523        | +6.3%                             | \$483,525        | +5.7%                             |
| Feb-2024         | \$726,584        | +3.6%                             | \$499,431        | +0.5%                             |
| <b>Mar-2024</b>  | <b>\$745,324</b> | <b>+5.1%</b>                      | <b>\$492,595</b> | <b>-0.2%</b>                      |

## Historical Average Sales Price by Month



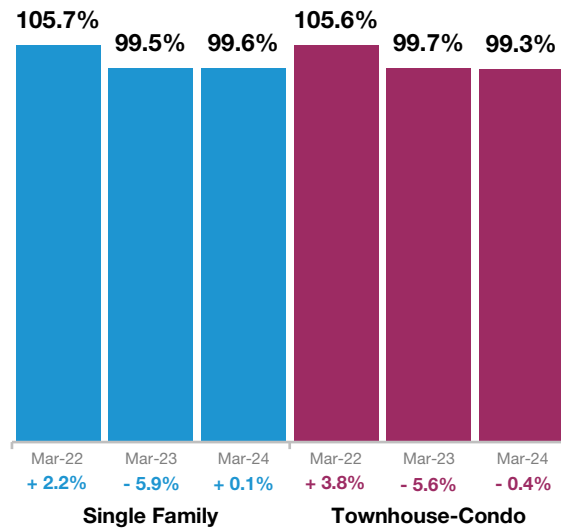
# Percent of List Price Received

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.

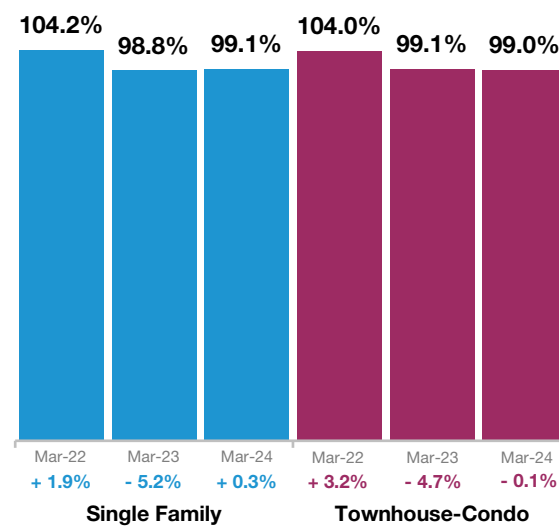


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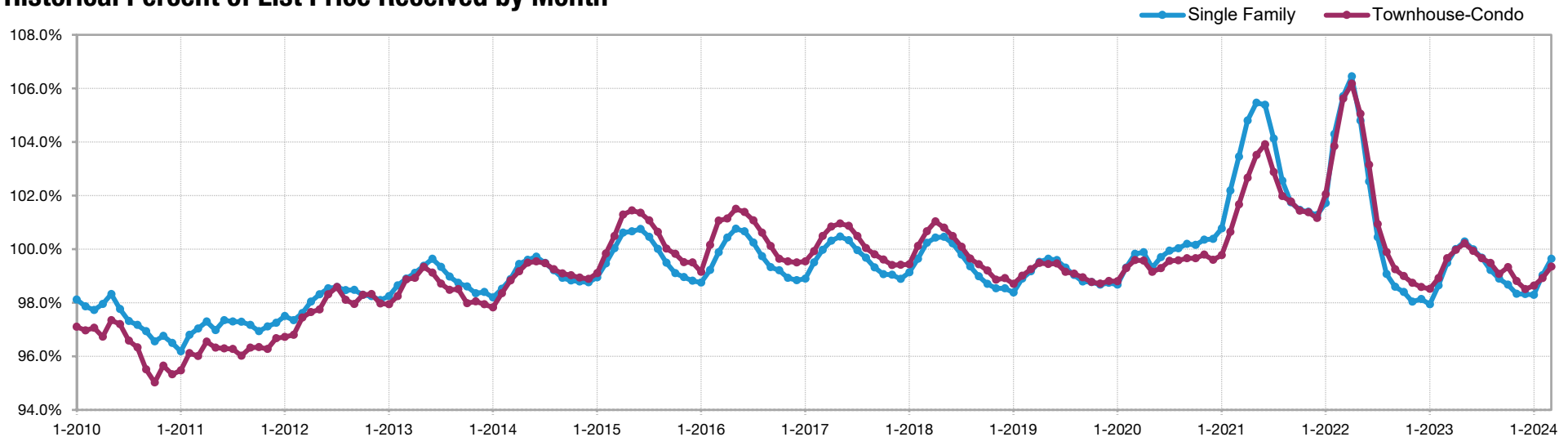


## Year to Date



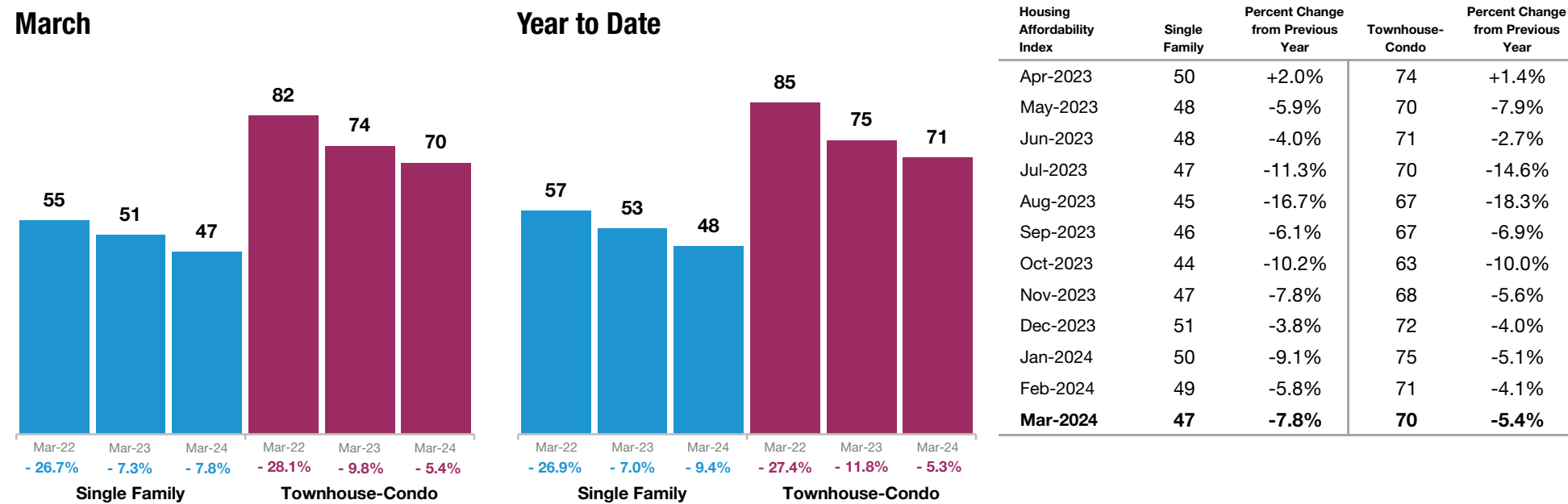
| Pct. of List Price Received | Single Family | Percent Change from Previous Year | Townhouse-Condo | Percent Change from Previous Year |
|-----------------------------|---------------|-----------------------------------|-----------------|-----------------------------------|
| Apr-2023                    | 100.0%        | -6.0%                             | 100.0%          | -5.8%                             |
| May-2023                    | 100.3%        | -4.3%                             | 100.2%          | -4.7%                             |
| Jun-2023                    | 100.0%        | -2.4%                             | 99.9%           | -3.2%                             |
| Jul-2023                    | 99.7%         | -0.8%                             | 99.7%           | -1.2%                             |
| Aug-2023                    | 99.2%         | +0.1%                             | 99.5%           | -0.4%                             |
| Sep-2023                    | 98.9%         | +0.3%                             | 99.1%           | -0.1%                             |
| Oct-2023                    | 98.7%         | +0.3%                             | 99.3%           | +0.3%                             |
| Nov-2023                    | 98.3%         | +0.3%                             | 98.8%           | +0.1%                             |
| Dec-2023                    | 98.3%         | +0.2%                             | 98.5%           | -0.1%                             |
| Jan-2024                    | 98.3%         | +0.4%                             | 98.6%           | +0.1%                             |
| Feb-2024                    | 99.0%         | +0.4%                             | 98.9%           | 0.0%                              |
| <b>Mar-2024</b>             | <b>99.6%</b>  | <b>+0.1%</b>                      | <b>99.3%</b>    | <b>-0.4%</b>                      |

## Historical Percent of List Price Received by Month

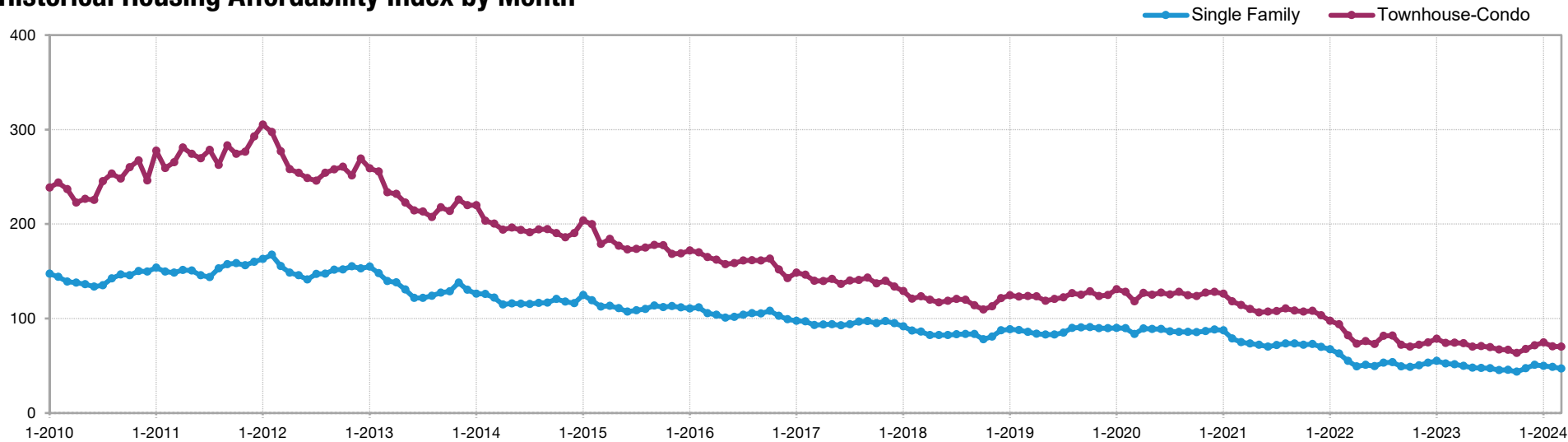


# Housing Affordability Index

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.

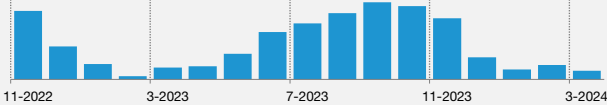
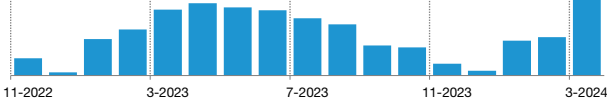
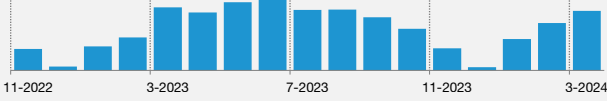
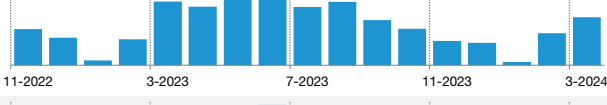
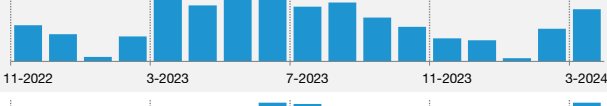

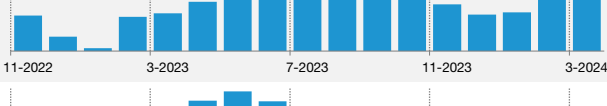
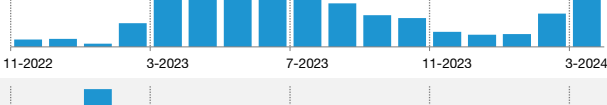
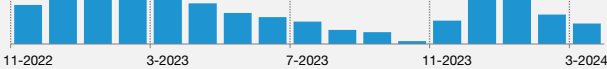


## Historical Housing Affordability Index by Month



# 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   | 3-2023    | 3-2024           | Percent Change | YTD 2023  | YTD 2024         | Percent Change |
|-----------------------------|--|-----------|------------------|----------------|-----------|------------------|----------------|
| Active Listings             |    | 8,494     | <b>8,286</b>     | - 2.4%         | --        | --               | --             |
| Under Contract              |    | 4,980     | <b>5,359</b>     | + 7.6%         | 13,240    | <b>13,292</b>    | + 0.4%         |
| New Listings                |    | 6,303     | <b>6,080</b>     | - 3.5%         | 14,303    | <b>15,525</b>    | + 8.5%         |
| Sold Listings               |    | 4,891     | <b>4,325</b>     | - 11.6%        | 11,166    | <b>10,761</b>    | - 3.6%         |
| Days on Market              |    | 42        | <b>44</b>        | + 4.8%         | 47        | <b>49</b>        | + 4.3%         |
| Median Sales Price          |   | \$550,000 | <b>\$580,000</b> | + 5.5%         | \$545,000 | <b>\$566,500</b> | + 3.9%         |
| Average Sales Price         |  | \$649,347 | <b>\$685,369</b> | + 5.5%         | \$639,175 | <b>\$670,522</b> | + 4.9%         |
| Pct. of List Price Received |  | 99.5%     | <b>99.6%</b>     | + 0.1%         | 98.9%     | <b>99.1%</b>     | + 0.2%         |
| Affordability Index         |  | 56        | <b>51</b>        | - 8.9%         | 57        | <b>52</b>        | - 8.8%         |

# Sold Listings

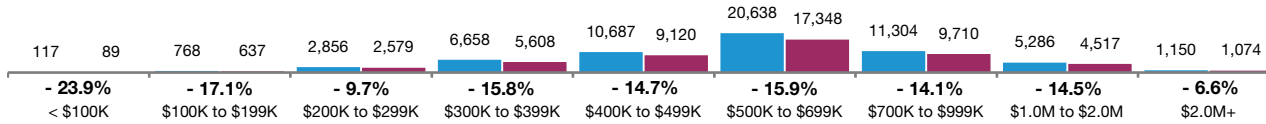
Actual sales that have closed in a given month.



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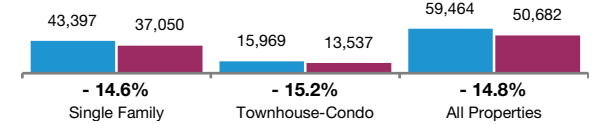
## By Price Range – All Properties – Rolling 12 Months

■ 3-2023 ■ 3-2024



## By Property Type

■ 3-2023 ■ 3-2024



### Rolling 12 Months

| By Price Range             | Single Family |               |               | Townhouse-Condo |               |               |
|----------------------------|---------------|---------------|---------------|-----------------|---------------|---------------|
|                            | 3-2023        | 3-2024        | Change        | 3-2023          | 3-2024        | Change        |
| \$99,999 and Below         | 84            | 70            | -16.7%        | 11              | 6             | -45.5%        |
| \$100,000 to \$199,999     | 302           | 261           | -13.6%        | 446             | 340           | -23.8%        |
| \$200,000 to \$299,999     | 654           | 588           | -10.1%        | 2,183           | 1,966         | -9.9%         |
| \$300,000 to \$399,999     | 2,339         | 2,044         | -12.6%        | 4,303           | 3,559         | -17.3%        |
| \$400,000 to \$499,999     | 7,001         | 6,014         | -14.1%        | 3,670           | 3,094         | -15.7%        |
| \$500,000 to \$699,999     | 17,390        | 14,510        | -16.6%        | 3,246           | 2,835         | -12.7%        |
| \$700,000 to \$999,999     | 10,042        | 8,672         | -13.6%        | 1,262           | 1,038         | -17.7%        |
| \$1,000,000 to \$1,999,999 | 4,556         | 3,924         | -13.9%        | 727             | 593           | -18.4%        |
| \$2,000,000 and Above      | 1,029         | 967           | -6.0%         | 121             | 106           | -12.4%        |
| <b>All Price Ranges</b>    | <b>43,397</b> | <b>37,050</b> | <b>-14.6%</b> | <b>15,969</b>   | <b>13,537</b> | <b>-15.2%</b> |

### Compared to Prior Month

|                            | Single Family |              |               | Townhouse-Condo |              |              |
|----------------------------|---------------|--------------|---------------|-----------------|--------------|--------------|
|                            | 2-2024        | 3-2024       | Change        | 2-2024          | 3-2024       | Change       |
| \$99,999 and Below         | 5             | 4            | -20.0%        | 1               | 1            | 0.0%         |
| \$100,000 to \$199,999     | 18            | 22           | +22.2%        | 29              | 22           | -24.1%       |
| \$200,000 to \$299,999     | 46            | 38           | -17.4%        | 149             | 150          | +0.7%        |
| \$300,000 to \$399,999     | 153           | 150          | -2.0%         | 262             | 267          | +1.9%        |
| \$400,000 to \$499,999     | 504           | 536          | +6.3%         | 175             | 230          | +31.4%       |
| \$500,000 to \$699,999     | 1,109         | 1,328        | +19.7%        | 199             | 216          | +8.5%        |
| \$700,000 to \$999,999     | 635           | 775          | +22.0%        | 74              | 82           | +10.8%       |
| \$1,000,000 to \$1,999,999 | 240           | 370          | +54.2%        | 41              | 44           | +7.3%        |
| \$2,000,000 and Above      | 74            | 81           | +9.5%         | 10              | 4            | -60.0%       |
| <b>All Price Ranges</b>    | <b>2,784</b>  | <b>3,304</b> | <b>+18.7%</b> | <b>940</b>      | <b>1,016</b> | <b>+8.1%</b> |

### Year to Date

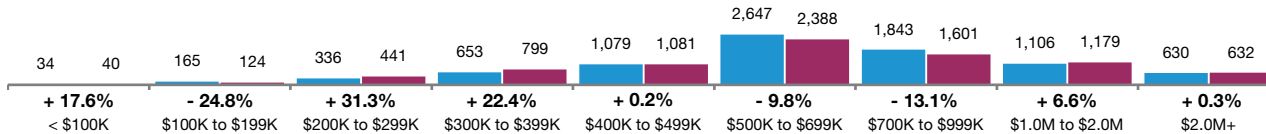
|                            | Single Family |              |              | Townhouse-Condo |              |               |
|----------------------------|---------------|--------------|--------------|-----------------|--------------|---------------|
|                            | 3-2023        | 3-2024       | Change       | 3-2023          | 3-2024       | Change        |
| \$99,999 and Below         | 16            | 14           | -12.5%       | 0               | 2            | --            |
| \$100,000 to \$199,999     | 61            | 60           | -1.6%        | 84              | 76           | -9.5%         |
| \$200,000 to \$299,999     | 143           | 125          | -12.6%       | 467             | 411          | -12.0%        |
| \$300,000 to \$399,999     | 570           | 438          | -23.2%       | 838             | 741          | -11.6%        |
| \$400,000 to \$499,999     | 1,606         | 1,393        | -13.3%       | 638             | 557          | -12.7%        |
| \$500,000 to \$699,999     | 3,276         | 3,194        | -2.5%        | 585             | 544          | -7.0%         |
| \$700,000 to \$999,999     | 1,606         | 1,849        | +15.1%       | 219             | 200          | -8.7%         |
| \$1,000,000 to \$1,999,999 | 706           | 793          | +12.3%       | 129             | 108          | -16.3%        |
| \$2,000,000 and Above      | 174           | 208          | +19.5%       | 14              | 21           | +50.0%        |
| <b>All Price Ranges</b>    | <b>8,158</b>  | <b>8,074</b> | <b>-1.0%</b> | <b>2,974</b>    | <b>2,660</b> | <b>-10.6%</b> |

# Inventory of Active Listings

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

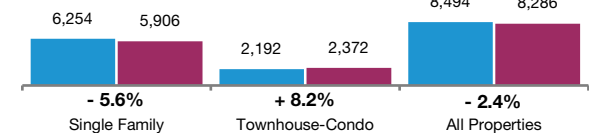
## By Price Range – All Properties

■ 3-2023 ■ 3-2024



## By Property Type

■ 3-2023 ■ 3-2024



### Year over Year

| By Price Range             | Single Family |              |              | Townhouse-Condo |              |              |
|----------------------------|---------------|--------------|--------------|-----------------|--------------|--------------|
|                            | 3-2023        | 3-2024       | Change       | 3-2023          | 3-2024       | Change       |
| \$99,999 and Below         | 24            | 31           | +29.2%       | 4               | 7            | +75.0%       |
| \$100,000 to \$199,999     | 94            | 68           | -27.7%       | 49              | 55           | +12.2%       |
| \$200,000 to \$299,999     | 151           | 128          | -15.2%       | 175             | 312          | +78.3%       |
| \$300,000 to \$399,999     | 287           | 272          | -5.2%        | 363             | 525          | +44.6%       |
| \$400,000 to \$499,999     | 657           | 660          | +0.5%        | 418             | 420          | +0.5%        |
| \$500,000 to \$699,999     | 2,030         | 1,821        | -10.3%       | 617             | 566          | -8.3%        |
| \$700,000 to \$999,999     | 1,527         | 1,346        | -11.9%       | 315             | 255          | -19.0%       |
| \$1,000,000 to \$1,999,999 | 922           | 996          | +8.0%        | 182             | 183          | +0.5%        |
| \$2,000,000 and Above      | 561           | 583          | +3.9%        | 69              | 49           | -29.0%       |
| <b>All Price Ranges</b>    | <b>6,254</b>  | <b>5,906</b> | <b>-5.6%</b> | <b>2,192</b>    | <b>2,372</b> | <b>+8.2%</b> |

### Compared to Prior Month

|                            | Single Family |              |              | Townhouse-Condo |              |              |
|----------------------------|---------------|--------------|--------------|-----------------|--------------|--------------|
|                            | 2-2024        | 3-2024       | Change       | 2-2024          | 3-2024       | Change       |
| \$99,999 and Below         | 29            | 31           | +6.9%        | 4               | 7            | +75.0%       |
| \$100,000 to \$199,999     | 72            | 68           | -5.6%        | 71              | 55           | -22.5%       |
| \$200,000 to \$299,999     | 152           | 128          | -15.8%       | 288             | 312          | +8.3%        |
| \$300,000 to \$399,999     | 312           | 272          | -12.8%       | 554             | 525          | -5.2%        |
| \$400,000 to \$499,999     | 764           | 660          | -13.6%       | 435             | 420          | -3.4%        |
| \$500,000 to \$699,999     | 1,970         | 1,821        | -7.6%        | 564             | 566          | +0.4%        |
| \$700,000 to \$999,999     | 1,426         | 1,346        | -5.6%        | 239             | 255          | +6.7%        |
| \$1,000,000 to \$1,999,999 | 995           | 996          | +0.1%        | 174             | 183          | +5.2%        |
| \$2,000,000 and Above      | 564           | 583          | +3.4%        | 45              | 49           | +8.9%        |
| <b>All Price Ranges</b>    | <b>6,285</b>  | <b>5,906</b> | <b>-6.0%</b> | <b>2,374</b>    | <b>2,372</b> | <b>-0.1%</b> |

### Year to Date

|  | Single Family | Townhouse-Condo |
|--|---------------|-----------------|
| 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®



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|                                       |  |
|---------------------------------------|--|
| <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. |