

Monthly Indicators



December 2024

Percent changes calculated using year-over-year comparisons.

New Listings were up 11.9 percent for single family homes and 1.9 percent for townhouse-condo properties. Under Contracts increased 16.9 percent for single family homes but decreased 9.9 percent for townhouse-condo properties.

The Median Sales Price was up 3.7 percent to \$612,000 for single family homes but decreased 6.7 percent to \$392,000 for townhouse-condo properties. Days on Market increased 16.0 percent for single family homes and 29.2 percent for townhouse-condo properties.

Total housing inventory stood at 1.33 million units heading into December, a 2.9% decrease from the previous month but a 17.7% increase year-over-year, for a 3.8-month supply at the current sales pace. Inventory remains below the 5 – 6 months’ supply of a balanced market, and the limited number of homes for sale continues to put upward pressure on sales prices nationwide, with NAR reporting a median existing-home price of \$406,100, a 4.7% increase from one year earlier.

Activity Snapshot

+ 1.6%	+ 14.6%	+ 5.5%
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.

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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	12-2023	12-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
Active Listings		7,314	7,178	- 1.9%	--	--	--
Under Contract		2,089	2,441	+ 16.9%	37,098	39,823	+ 7.3%
New Listings		1,686	1,886	+ 11.9%	45,744	52,281	+ 14.3%
Sold Listings		2,475	3,033	+ 22.5%	37,144	39,381	+ 6.0%
Days on Market		50	58	+ 16.0%	36	42	+ 16.7%
Median Sales Price		\$590,000	\$612,000	+ 3.7%	\$612,000	\$625,000	+ 2.1%
Average Sales Price		\$709,557	\$726,220	+ 2.3%	\$734,047	\$746,660	+ 1.7%
Pct. of List Price Received		98.3%	98.5%	+ 0.2%	99.3%	99.0%	- 0.3%
Affordability Index		71	67	- 5.6%	68	66	- 2.9%

Townhouse-Condo Market Overview



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

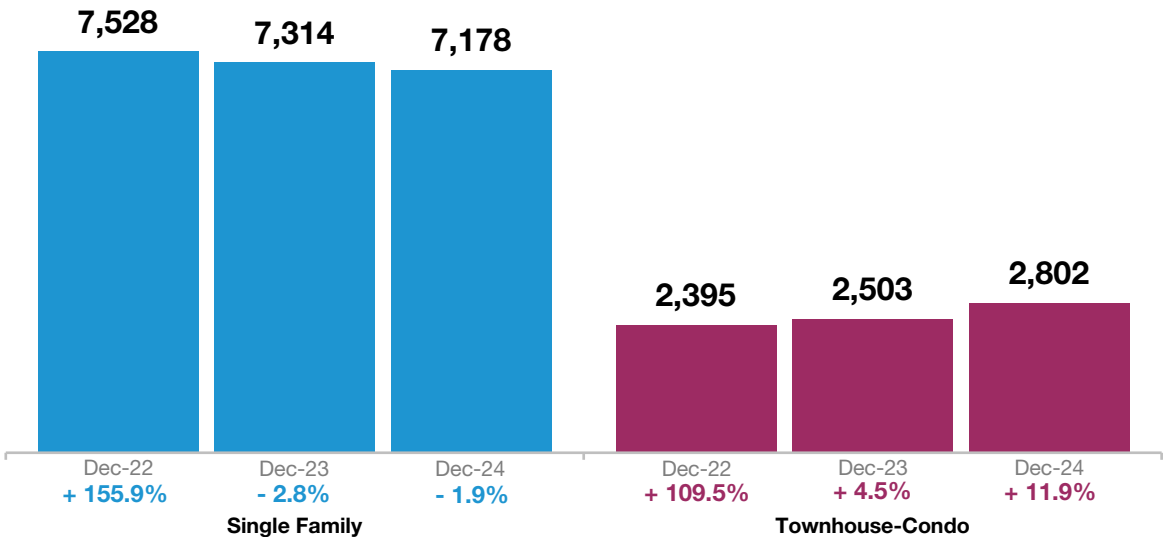
Key Metrics	Historical Sparkbars	12-2023	12-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
Active Listings		2,503	2,802	+ 11.9%	--	--	--
Under Contract		764	688	- 9.9%	13,740	11,658	- 15.2%
New Listings		592	603	+ 1.9%	16,757	17,594	+ 5.0%
Sold Listings		917	859	- 6.3%	13,833	11,715	- 15.3%
Days on Market		48	62	+ 29.2%	33	45	+ 36.4%
Median Sales Price		\$420,000	\$392,000	- 6.7%	\$420,000	\$410,000	- 2.4%
Average Sales Price		\$484,481	\$457,126	- 5.6%	\$498,401	\$477,923	- 4.1%
Pct. of List Price Received		98.5%	98.3%	- 0.2%	99.4%	98.8%	- 0.6%
Affordability Index		102	107	+ 4.9%	102	102	0.0%

Inventory of Active Listings

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

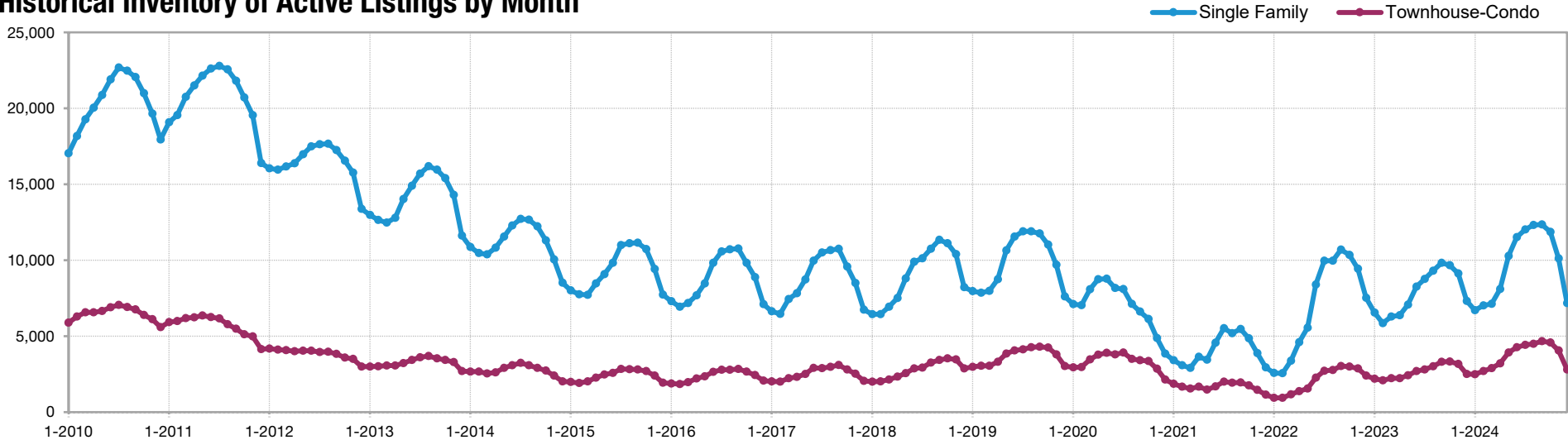


December



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2024	6,702	+2.4%	2,481	+12.8%
Feb-2024	7,022	+20.2%	2,705	+29.2%
Mar-2024	7,131	+13.5%	2,883	+29.7%
Apr-2024	8,097	+27.0%	3,208	+44.1%
May-2024	10,282	+45.4%	3,922	+62.6%
Jun-2024	11,520	+39.6%	4,257	+58.2%
Jul-2024	12,015	+37.2%	4,420	+57.3%
Aug-2024	12,308	+32.4%	4,494	+49.1%
Sep-2024	12,347	+25.8%	4,660	+40.7%
Oct-2024	11,860	+22.8%	4,584	+38.0%
Nov-2024	10,125	+10.9%	4,056	+28.0%
Dec-2024	7,178	-1.9%	2,802	+11.9%

Historical Inventory of Active Listings by Month



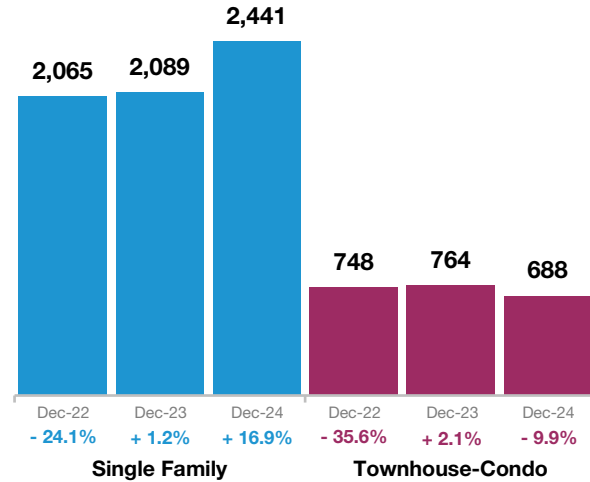
Under Contract

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

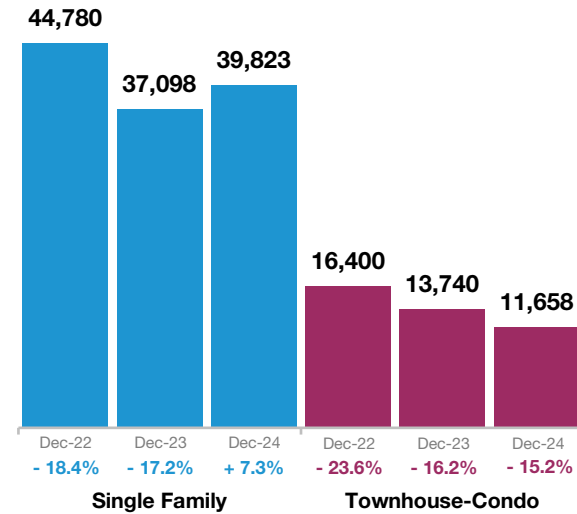


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December

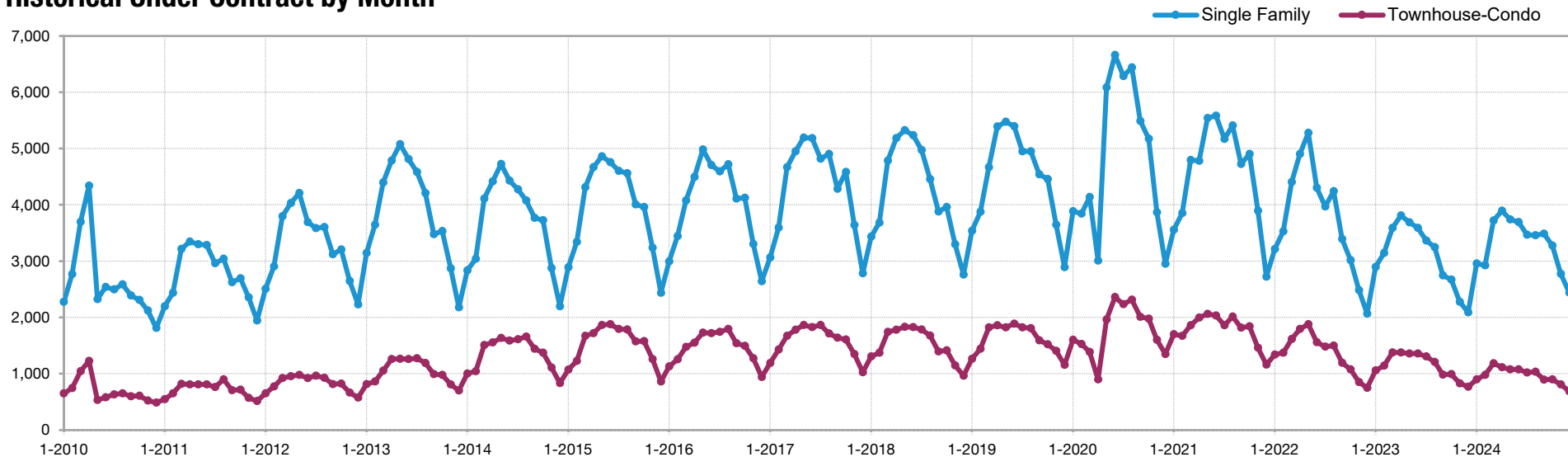


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2024	2,955	+2.1%	896	-15.2%
Feb-2024	2,924	-7.0%	978	-14.4%
Mar-2024	3,718	+3.6%	1,185	-13.8%
Apr-2024	3,895	+2.3%	1,112	-19.1%
May-2024	3,738	+1.4%	1,074	-21.0%
Jun-2024	3,693	+2.9%	1,074	-20.9%
Jul-2024	3,468	+3.2%	1,018	-22.0%
Aug-2024	3,455	+6.4%	1,034	-14.2%
Sep-2024	3,485	+27.0%	892	-9.3%
Oct-2024	3,276	+22.7%	899	-9.5%
Nov-2024	2,775	+21.9%	808	-2.3%
Dec-2024	2,441	+16.9%	688	-9.9%

Historical Under Contract by Month



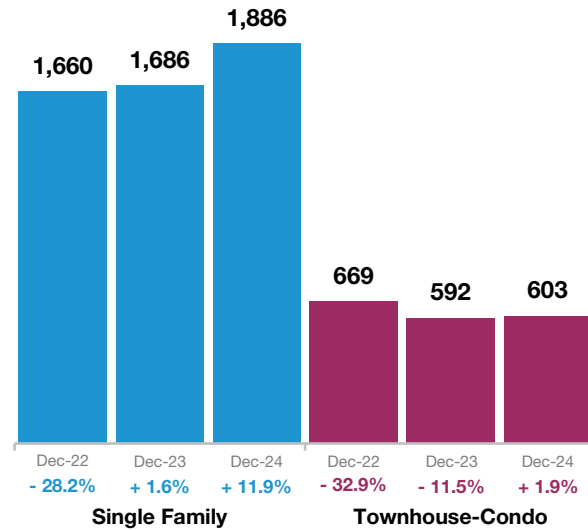
New Listings

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

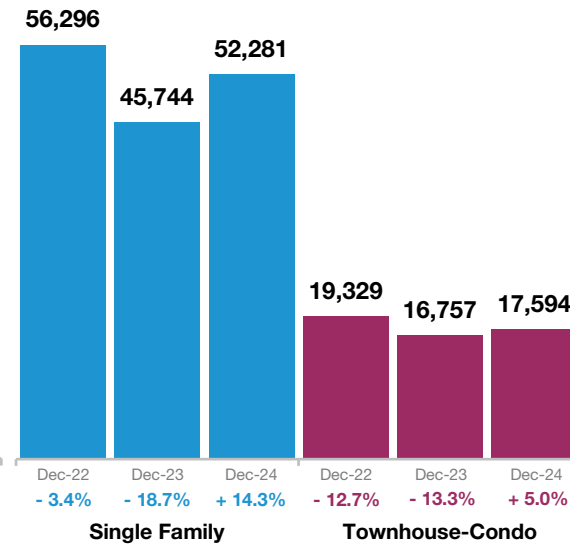


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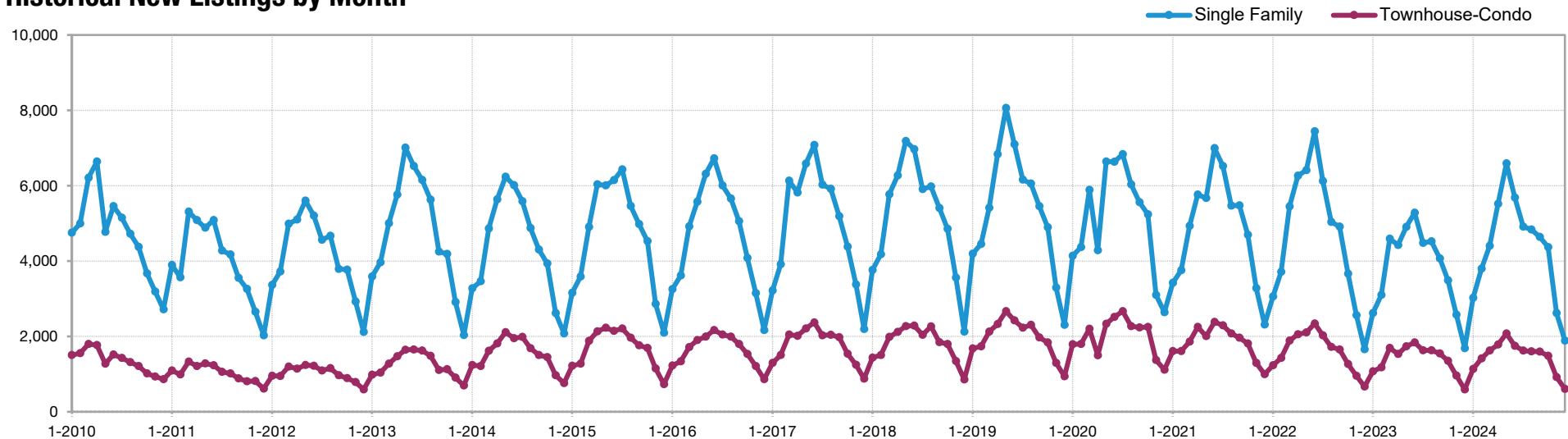


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2024	3,027	+15.6%	1,132	+5.5%
Feb-2024	3,797	+22.6%	1,413	+19.8%
Mar-2024	4,407	-4.1%	1,620	-4.2%
Apr-2024	5,516	+24.7%	1,786	+16.4%
May-2024	6,589	+34.4%	2,074	+19.8%
Jun-2024	5,688	+7.7%	1,746	-5.0%
Jul-2024	4,910	+9.6%	1,623	-0.6%
Aug-2024	4,835	+6.9%	1,599	-1.8%
Sep-2024	4,640	+14.0%	1,598	+3.2%
Oct-2024	4,369	+25.2%	1,480	+9.5%
Nov-2024	2,617	+1.6%	920	-4.0%
Dec-2024	1,886	+11.9%	603	+1.9%

Historical New Listings by Month



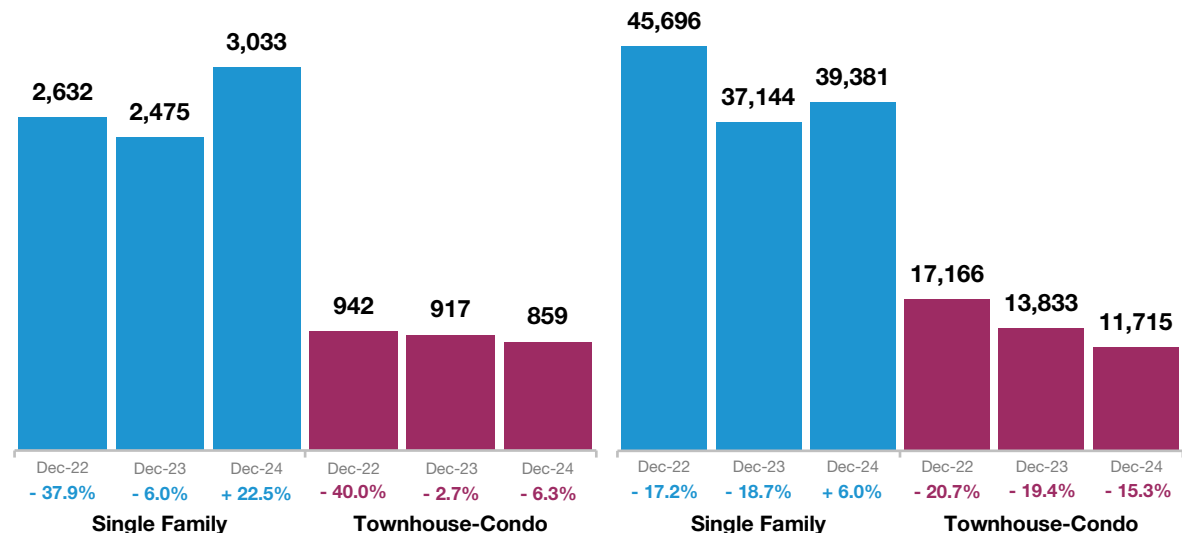
Sold Listings

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

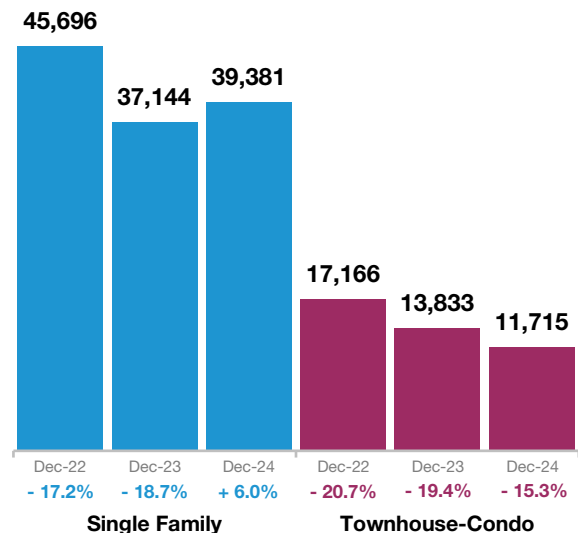


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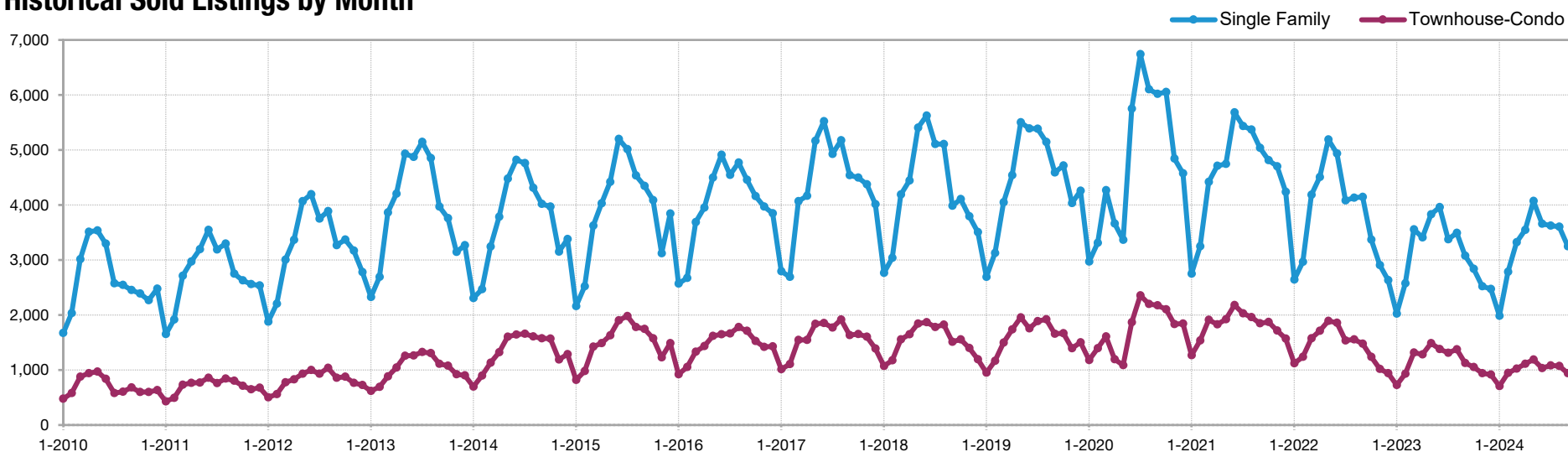


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2024	1,983	-2.0%	705	-3.0%
Feb-2024	2,786	+8.1%	944	+1.4%
Mar-2024	3,320	-6.7%	1,025	-22.0%
Apr-2024	3,544	+3.9%	1,110	-13.5%
May-2024	4,075	+6.4%	1,188	-20.0%
Jun-2024	3,656	-7.7%	1,034	-25.0%
Jul-2024	3,626	+7.4%	1,081	-17.5%
Aug-2024	3,603	+3.2%	1,072	-21.9%
Sep-2024	3,249	+5.5%	941	-16.3%
Oct-2024	3,489	+22.9%	927	-11.8%
Nov-2024	3,017	+19.7%	829	-11.7%
Dec-2024	3,033	+22.5%	859	-6.3%

Historical Sold Listings by Month



Days on Market Until Sale

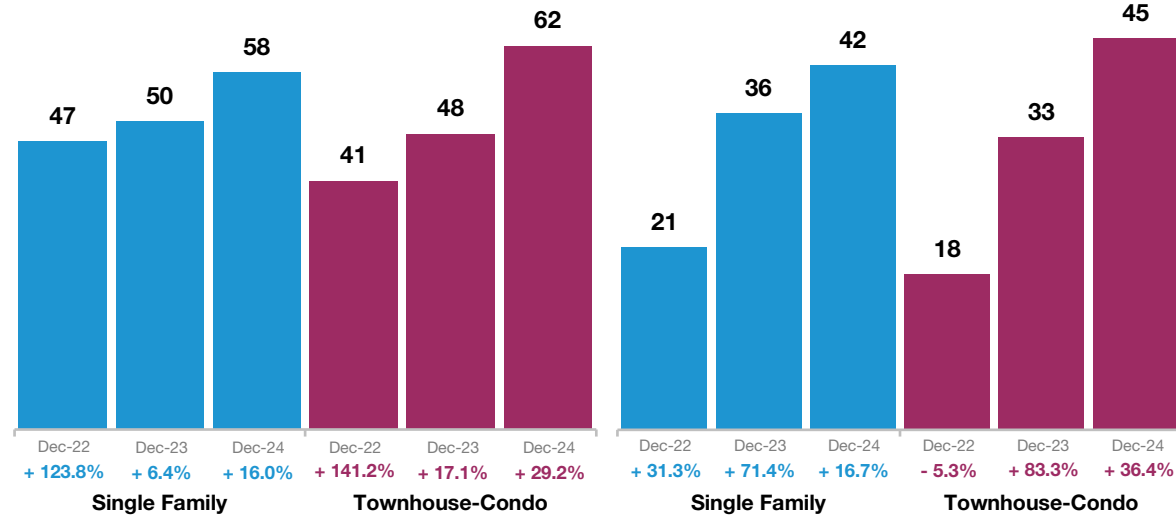
Average number of days between when a property is listed and when an offer is accepted in a given month.



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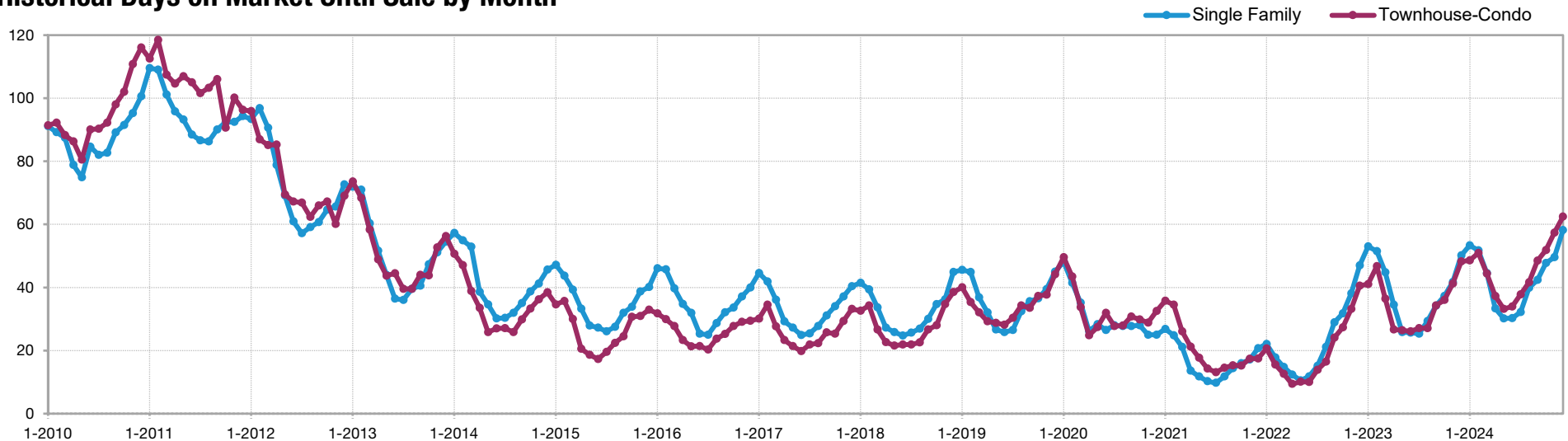
December

Year to Date



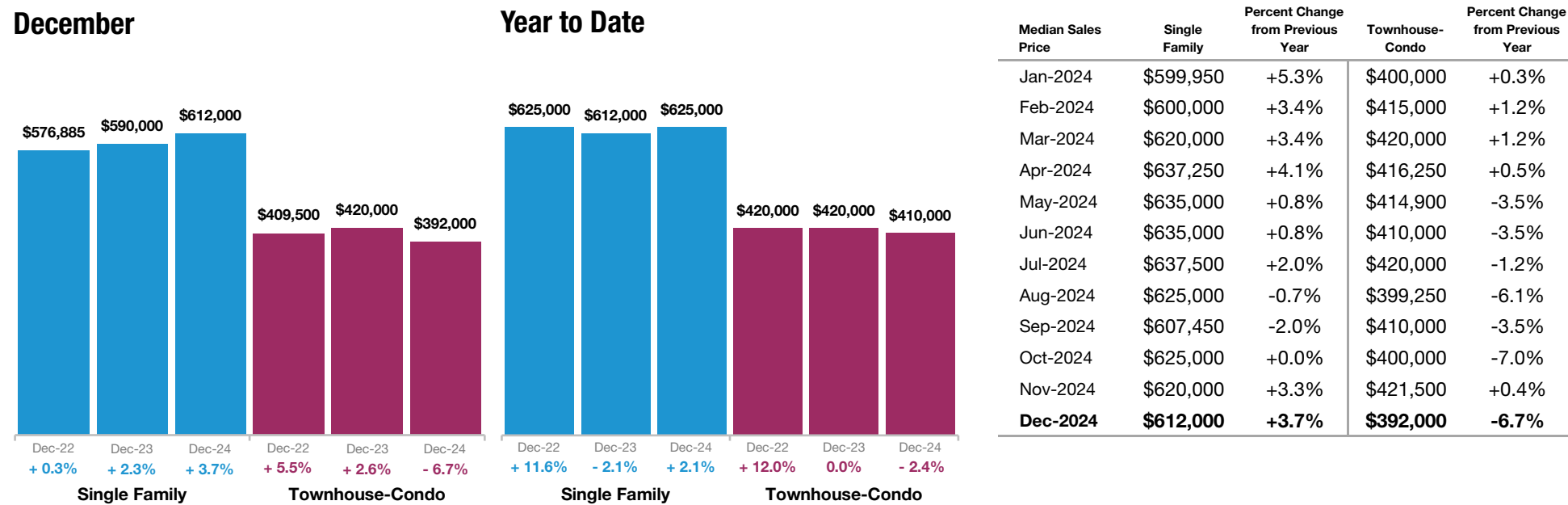
Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2024	53	0.0%	49	+19.5%
Feb-2024	52	+2.0%	51	+8.5%
Mar-2024	45	0.0%	44	+22.2%
Apr-2024	33	-5.7%	37	+37.0%
May-2024	30	+15.4%	33	+26.9%
Jun-2024	30	+15.4%	34	+30.8%
Jul-2024	32	+28.0%	38	+40.7%
Aug-2024	40	+37.9%	42	+55.6%
Sep-2024	42	+23.5%	48	+41.2%
Oct-2024	48	+29.7%	52	+44.4%
Nov-2024	50	+19.0%	57	+39.0%
Dec-2024	58	+16.0%	62	+29.2%

Historical Days on Market Until Sale by Month

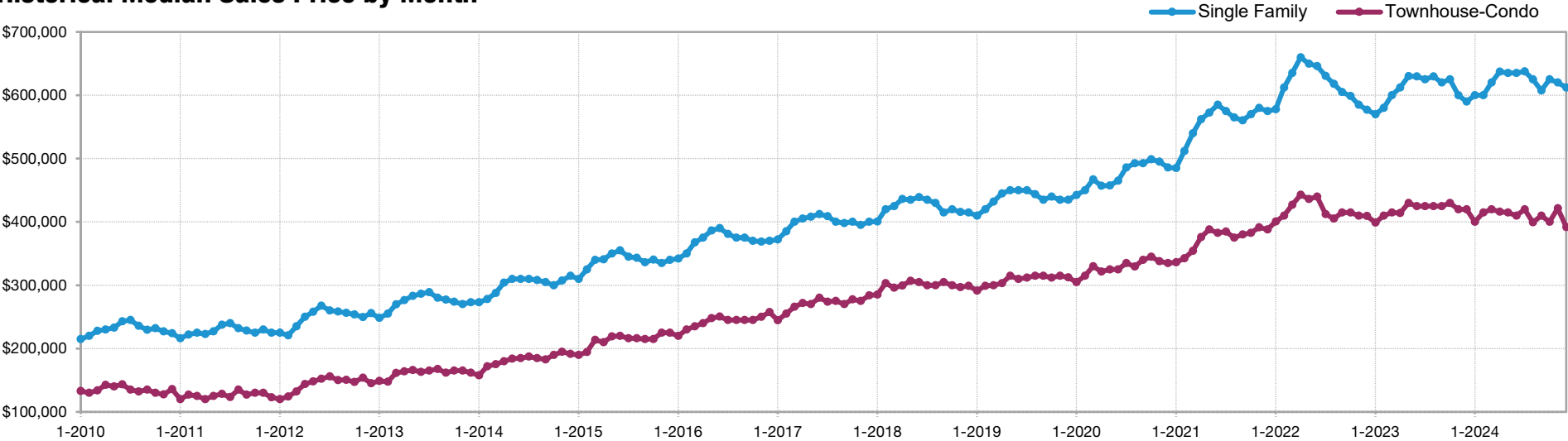


Median Sales Price

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



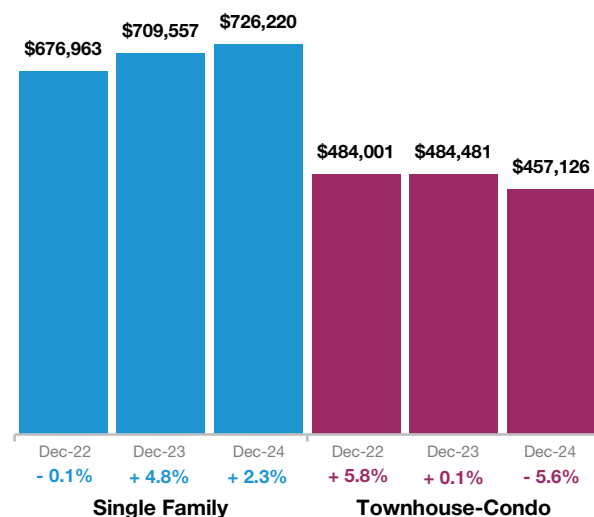
Average Sales Price

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

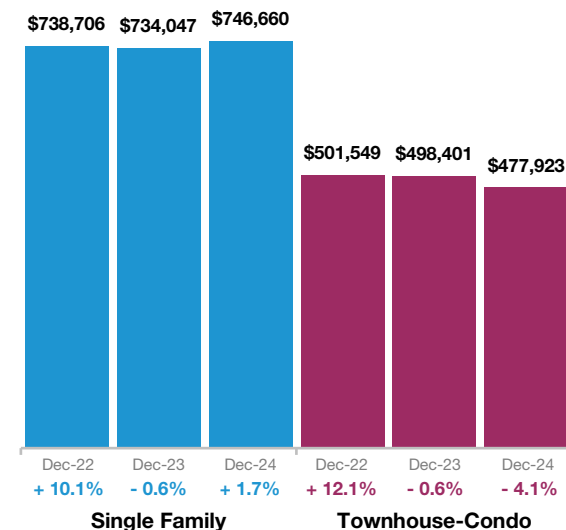


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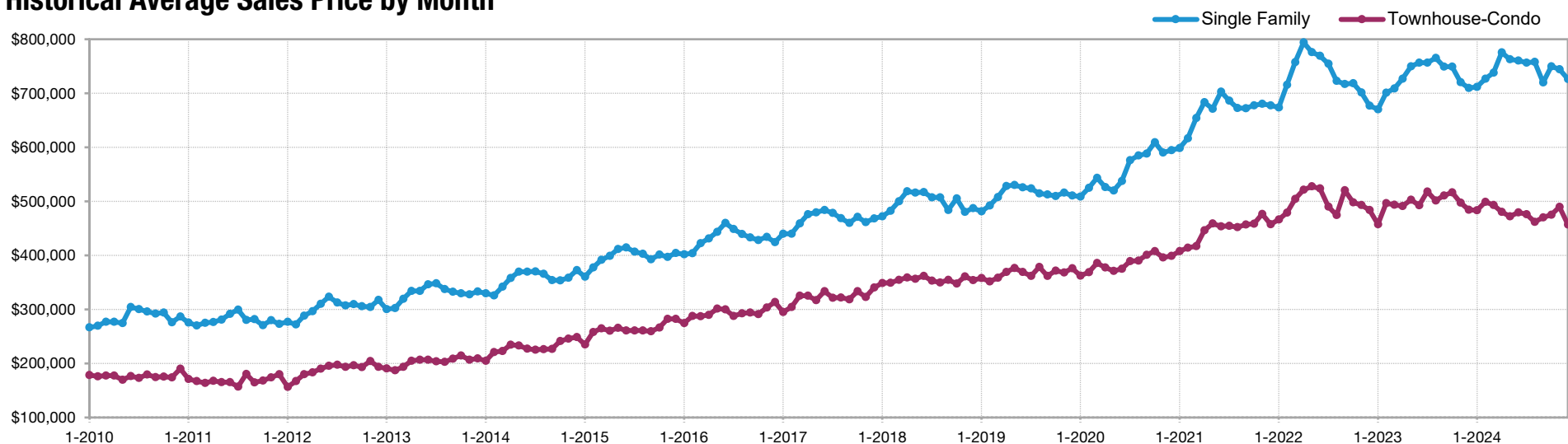


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2024	\$711,942	+6.3%	\$483,174	+5.6%
Feb-2024	\$726,672	+3.6%	\$499,032	+0.5%
Mar-2024	\$737,912	+4.1%	\$493,063	-0.1%
Apr-2024	\$775,488	+6.7%	\$480,642	-2.1%
May-2024	\$763,025	+1.8%	\$472,113	-6.1%
Jun-2024	\$760,613	+0.5%	\$479,369	-2.7%
Jul-2024	\$756,683	+0.0%	\$476,156	-8.0%
Aug-2024	\$758,101	-0.9%	\$461,902	-7.9%
Sep-2024	\$719,860	-3.9%	\$470,199	-7.9%
Oct-2024	\$749,997	+0.1%	\$475,262	-8.0%
Nov-2024	\$744,525	+3.4%	\$489,914	-1.6%
Dec-2024	\$726,220	+2.3%	\$457,126	-5.6%

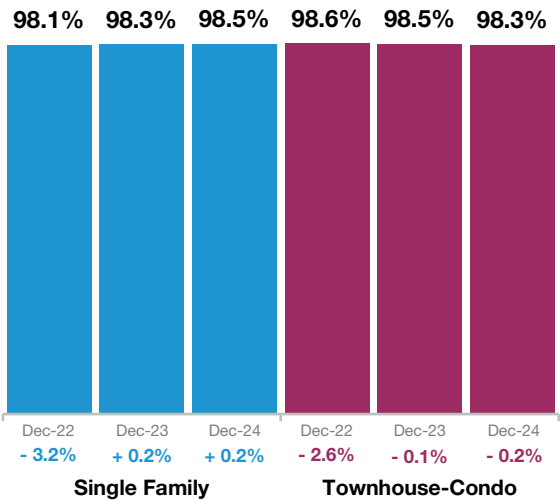
Historical Average Sales Price by Month



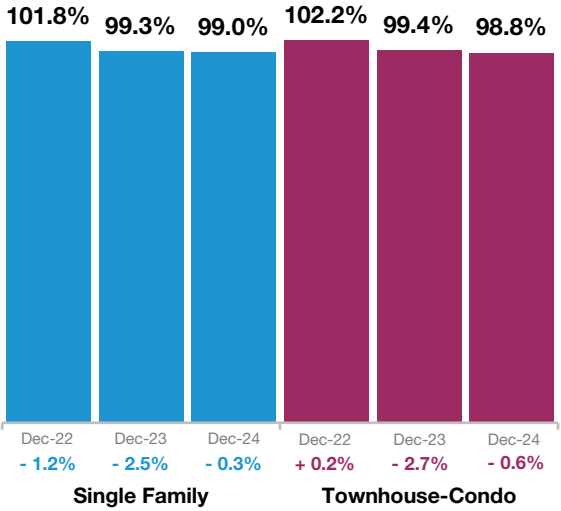
Percent of List Price Received

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.

December

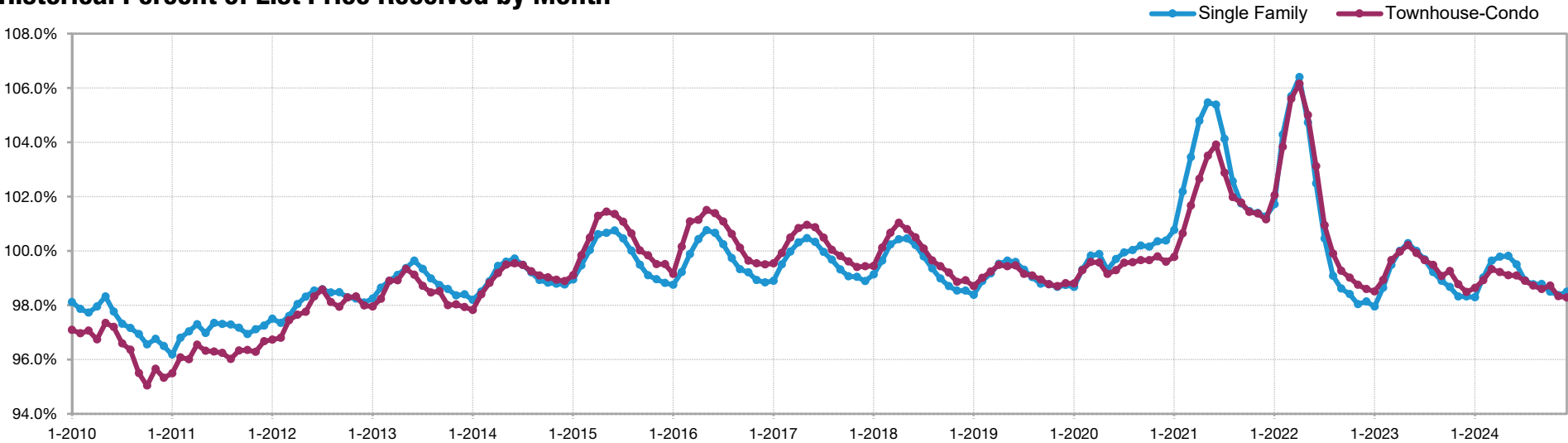


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2024	98.3%	+0.4%	98.6%	+0.1%
Feb-2024	99.0%	+0.4%	98.9%	0.0%
Mar-2024	99.6%	+0.1%	99.3%	-0.4%
Apr-2024	99.8%	-0.2%	99.2%	-0.8%
May-2024	99.8%	-0.5%	99.1%	-1.1%
Jun-2024	99.5%	-0.5%	99.1%	-0.8%
Jul-2024	98.9%	-0.8%	98.9%	-0.8%
Aug-2024	98.8%	-0.4%	98.7%	-0.8%
Sep-2024	98.8%	-0.1%	98.6%	-0.5%
Oct-2024	98.5%	-0.2%	98.7%	-0.6%
Nov-2024	98.4%	+0.1%	98.3%	-0.5%
Dec-2024	98.5%	+0.2%	98.3%	-0.2%

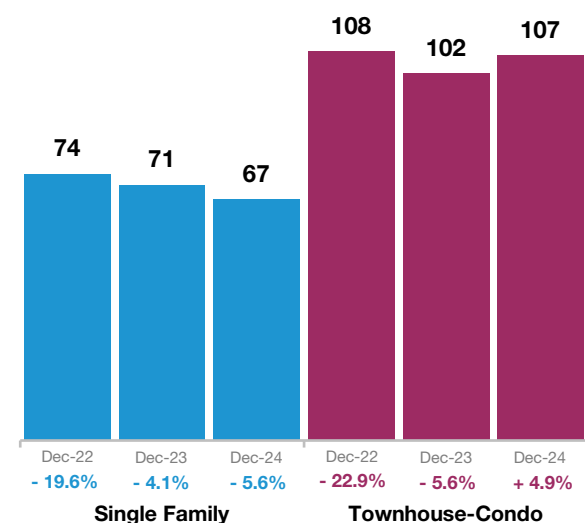
Historical Percent of List Price Received by Month



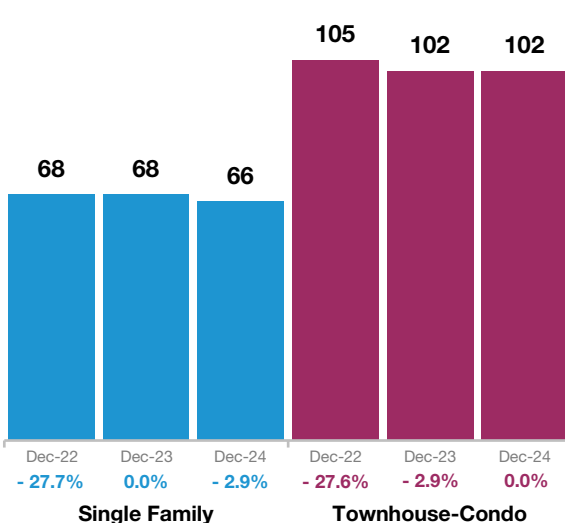
Housing Affordability Index

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.

December

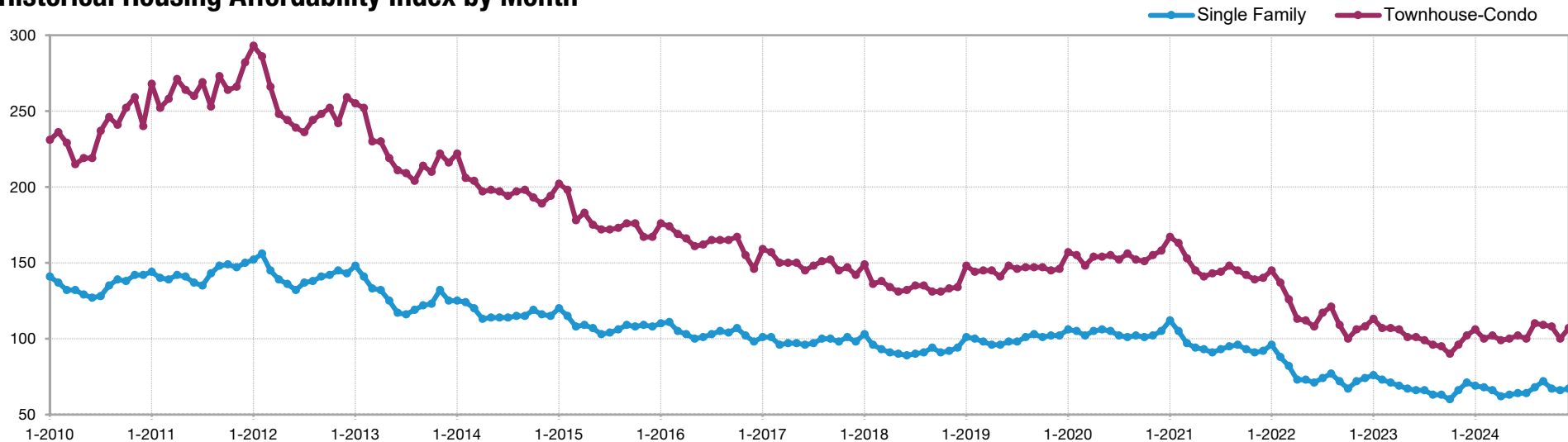


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2024	69	-9.2%	106	-6.2%
Feb-2024	68	-6.8%	100	-6.5%
Mar-2024	66	-7.0%	102	-4.7%
Apr-2024	62	-10.1%	99	-6.6%
May-2024	63	-6.0%	100	-1.0%
Jun-2024	64	-3.0%	102	+1.0%
Jul-2024	64	-3.0%	100	+1.0%
Aug-2024	68	+7.9%	110	+14.6%
Sep-2024	72	+14.3%	109	+14.7%
Oct-2024	67	+11.7%	108	+20.0%
Nov-2024	66	0.0%	100	+4.2%
Dec-2024	67	-5.6%	107	+4.9%

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	12-2023	12-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
Active Listings		9,834	9,989	+ 1.6%	--	--	--
Under Contract		2,858	3,129	+ 9.5%	50,941	51,514	+ 1.1%
New Listings		2,283	2,489	+ 9.0%	62,602	69,916	+ 11.7%
Sold Listings		3,396	3,892	+ 14.6%	51,078	51,135	+ 0.1%
Days on Market		50	59	+ 18.0%	36	42	+ 16.7%
Median Sales Price		\$540,500	\$570,000	+ 5.5%	\$565,000	\$575,000	+ 1.8%
Average Sales Price		\$648,052	\$666,813	+ 2.9%	\$669,259	\$684,707	+ 2.3%
Pct. of List Price Received		98.4%	98.5%	+ 0.1%	99.3%	99.0%	- 0.3%
Affordability Index		71	67	- 5.6%	68	66	- 2.9%

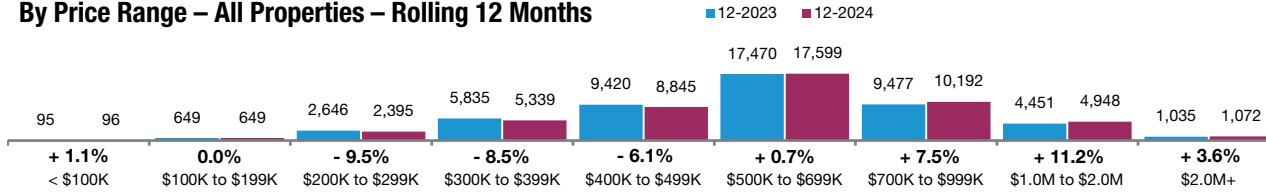
Sold Listings

Actual sales that have closed in a given month.

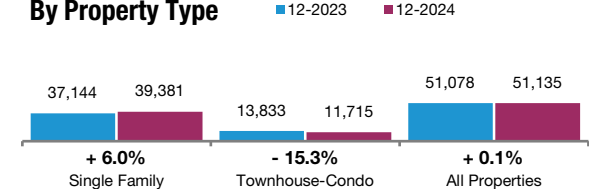


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By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	12-2023	12-2024	Change	12-2023	12-2024	Change
\$99,999 and Below	72	71	- 1.4%	4	18	+ 350.0%
\$100,000 to \$199,999	262	268	+ 2.3%	348	373	+ 7.2%
\$200,000 to \$299,999	606	564	- 6.9%	2,023	1,819	- 10.1%
\$300,000 to \$399,999	2,176	2,043	- 6.1%	3,655	3,293	- 9.9%
\$400,000 to \$499,999	6,230	6,240	+ 0.2%	3,174	2,596	- 18.2%
\$500,000 to \$699,999	14,596	15,264	+ 4.6%	2,870	2,335	- 18.6%
\$700,000 to \$999,999	8,429	9,415	+ 11.7%	1,048	777	- 25.9%
\$1,000,000 to \$1,999,999	3,838	4,513	+ 17.6%	612	435	- 28.9%
\$2,000,000 and Above	935	1,003	+ 7.3%	99	69	- 30.3%
All Price Ranges	37,144	39,381	+ 6.0%	13,833	11,715	- 15.3%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	11-2024	12-2024	Change	11-2024	12-2024	Change
	7	7	0.0%	4	4	0.0%
	25	22	- 12.0%	36	31	- 13.9%
	48	49	+ 2.1%	114	165	+ 44.7%
	158	166	+ 5.1%	219	247	+ 12.8%
	498	467	- 6.2%	180	164	- 8.9%
	1,143	1,239	+ 8.4%	174	161	- 7.5%
	730	685	- 6.2%	60	56	- 6.7%
	328	326	- 0.6%	36	25	- 30.6%
	80	72	- 10.0%	6	6	0.0%
All Price Ranges	3,017	3,033	+ 0.5%	829	859	+ 3.6%

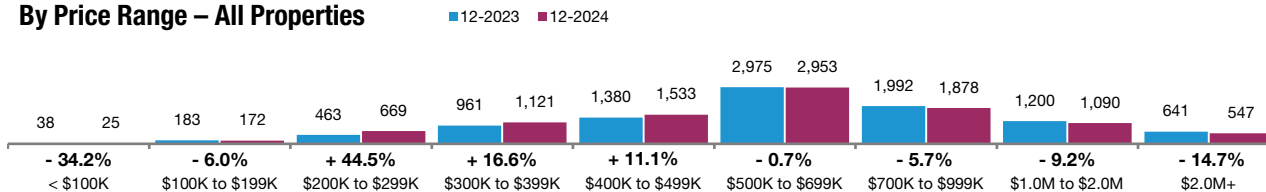
Year to Date

	Single Family			Townhouse-Condo		
	12-2023	12-2024	Change	12-2023	12-2024	Change
	72	71	- 1.4%	4	18	+ 350.0%
	262	268	+ 2.3%	348	373	+ 7.2%
	606	564	- 6.9%	2,023	1,819	- 10.1%
	2,176	2,043	- 6.1%	3,655	3,293	- 9.9%
	6,230	6,240	+ 0.2%	3,174	2,596	- 18.2%
	14,596	15,264	+ 4.6%	2,870	2,335	- 18.6%
	8,429	9,415	+ 11.7%	1,048	777	- 25.9%
	3,838	4,513	+ 17.6%	612	435	- 28.9%
	935	1,003	+ 7.3%	99	69	- 30.3%
All Price Ranges	37,144	39,381	+ 6.0%	13,833	11,715	- 15.3%

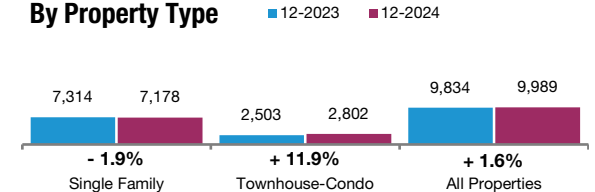
Inventory of Active Listings

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

By Price Range – All Properties



By Property Type



Year over Year

By Price Range	Single Family			Townhouse-Condo		
	12-2023	12-2024	Change	12-2023	12-2024	Change
\$99,999 and Below	35	18	- 48.6%	2	5	+ 150.0%
\$100,000 to \$199,999	98	75	- 23.5%	80	94	+ 17.5%
\$200,000 to \$299,999	177	156	- 11.9%	279	513	+ 83.9%
\$300,000 to \$399,999	411	355	- 13.6%	549	766	+ 39.5%
\$400,000 to \$499,999	931	1,026	+ 10.2%	449	506	+ 12.7%
\$500,000 to \$699,999	2,340	2,450	+ 4.7%	634	502	- 20.8%
\$700,000 to \$999,999	1,717	1,654	- 3.7%	274	224	- 18.2%
\$1,000,000 to \$1,999,999	1,014	934	- 7.9%	185	155	- 16.2%
\$2,000,000 and Above	590	509	- 13.7%	51	37	- 27.5%
All Price Ranges	7,314	7,178	- 1.9%	2,503	2,802	+ 11.9%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	11-2024	12-2024	Change	11-2024	12-2024	Change
	23	18	- 21.7%	8	5	- 37.5%
	85	75	- 11.8%	123	94	- 23.6%
	193	156	- 19.2%	710	513	- 27.7%
	484	355	- 26.7%	1,084	766	- 29.3%
	1,307	1,026	- 21.5%	793	506	- 36.2%
	3,393	2,450	- 27.8%	731	502	- 31.3%
	2,471	1,654	- 33.1%	343	224	- 34.7%
	1,471	934	- 36.5%	205	155	- 24.4%
	697	509	- 27.0%	59	37	- 37.3%
All Price Ranges	10,125	7,178	- 29.1%	4,056	2,802	- 30.9%

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®



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.