



colorado association of REALTORS® HOUSING REPORTS

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Metro Denver Region

Single Family and Townhouse-Condo

June 2021



Single Family Market Overview

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

June 2021
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Key Metrics	Historical Sparkbars	6-2020	6-2021	Percent Change	YTD-2020	YTD-2021	Percent Change
New Listings		6,609	7,005	+ 6.0%	31,839	30,489	- 4.2%
Pending / Under Contract		6,658	5,918	- 11.1%	27,611	28,684	+ 3.9%
Sold Listings		5,754	5,584	- 3.0%	23,324	25,587	+ 9.7%
Median Sales Price		\$465,000	\$585,000	+ 25.8%	\$458,000	\$550,000	+ 20.1%
Average Sales Price		\$537,364	\$702,780	+ 30.8%	\$528,953	\$662,825	+ 25.3%
Percent of List Price Received		99.7%	105.4%	+ 5.7%	99.5%	104.0%	+ 4.5%
Days on Market Until Sale		27	10	- 63.0%	33	17	- 48.5%
Housing Affordability Index		84	66	- 21.4%	85	70	- 17.6%
Inventory of Active Listings		8,018	3,168	- 60.5%	--	--	--
Months Supply of Inventory		1.9	0.6	- 68.4%	--	--	--

Townhouse-Condo Market Overview

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

June 2021
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Key Metrics	Historical Sparkbars	6-2020	6-2021	Percent Change	YTD-2020	YTD-2021	Percent Change
New Listings		2,513	2,370	- 5.7%	12,095	11,686	- 3.4%
Pending / Under Contract		2,367	2,132	- 9.9%	9,742	11,549	+ 18.5%
Sold Listings		1,864	2,125	+ 14.0%	8,328	10,656	+ 28.0%
Median Sales Price		\$325,000	\$385,000	+ 18.5%	\$320,000	\$366,625	+ 14.6%
Average Sales Price		\$375,260	\$455,266	+ 21.3%	\$374,092	\$438,690	+ 17.3%
Percent of List Price Received		99.3%	103.9%	+ 4.6%	99.3%	102.2%	+ 2.9%
Days on Market Until Sale		32	14	- 56.3%	35	24	- 31.4%
Housing Affordability Index		120	100	- 16.7%	121	105	- 13.2%
Inventory of Active Listings		3,686	1,111	- 69.9%	--	--	--
Months Supply of Inventory		2.4	0.6	- 75.0%	--	--	--

New Listings

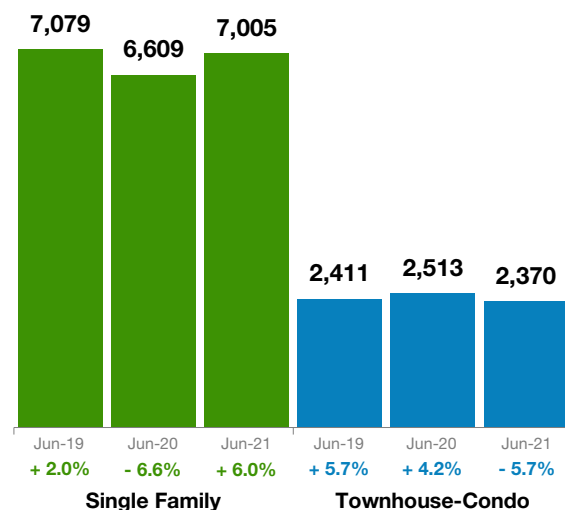
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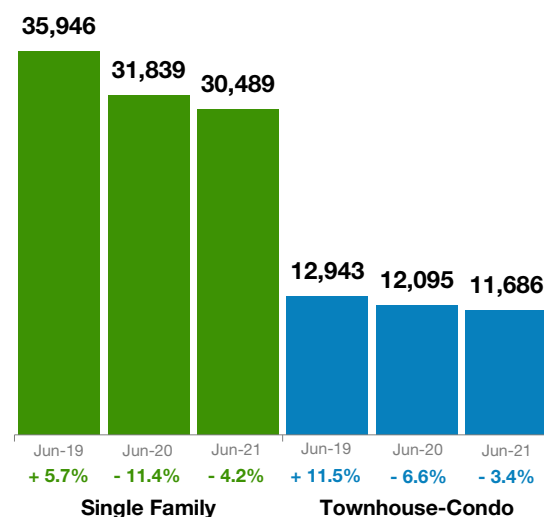
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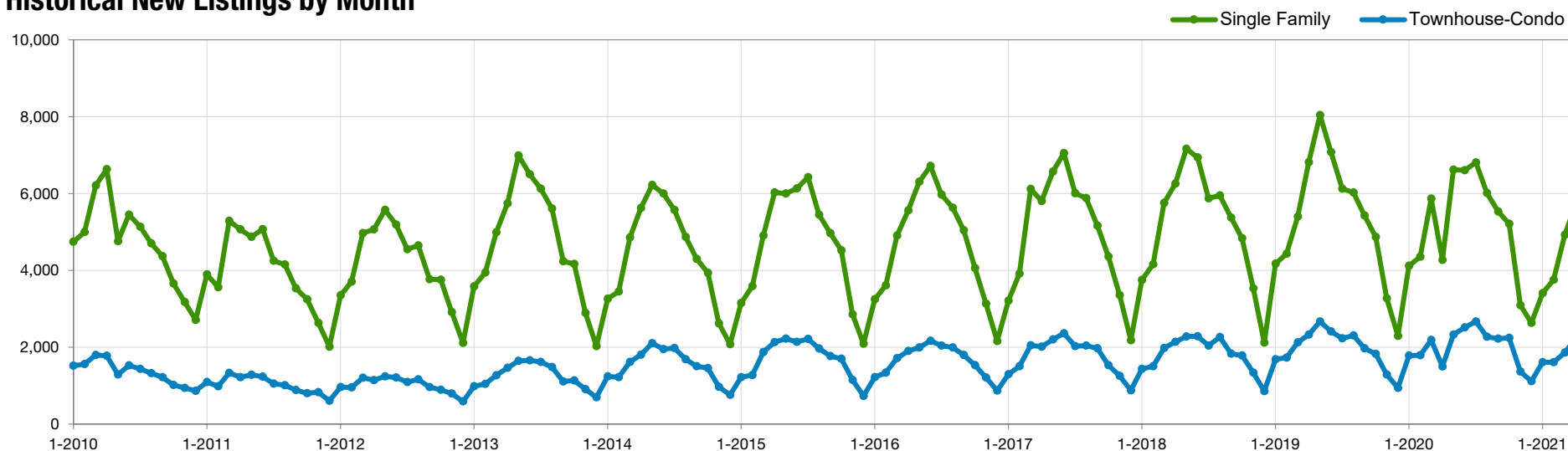


Year to Date



New Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jul-2020	6,810	+11.2%	+3.0%	2,671	+19.9%	+6.3%
Aug-2020	6,016	-0.1%	-11.7%	2,268	-1.6%	-15.1%
Sep-2020	5,536	+2.0%	-8.0%	2,225	+12.7%	-1.9%
Oct-2020	5,214	+7.1%	-5.8%	2,246	+22.9%	+0.9%
Nov-2020	3,092	-5.5%	-40.7%	1,367	+5.9%	-39.1%
Dec-2020	2,632	+14.8%	-14.9%	1,112	+18.3%	-18.7%
Jan-2021	3,409	-17.2%	+29.5%	1,606	-9.9%	+44.4%
Feb-2021	3,755	-13.7%	+10.1%	1,609	-10.1%	+0.2%
Mar-2021	4,926	-16.0%	+31.2%	1,858	-15.0%	+15.5%
Apr-2021	5,751	+34.6%	+16.7%	2,248	+50.3%	+21.0%
May-2021	5,643	-14.8%	-1.9%	1,995	-14.3%	-11.3%
Jun-2021	7,005	+6.0%	+24.1%	2,370	-5.7%	+18.8%

Historical New Listings by Month

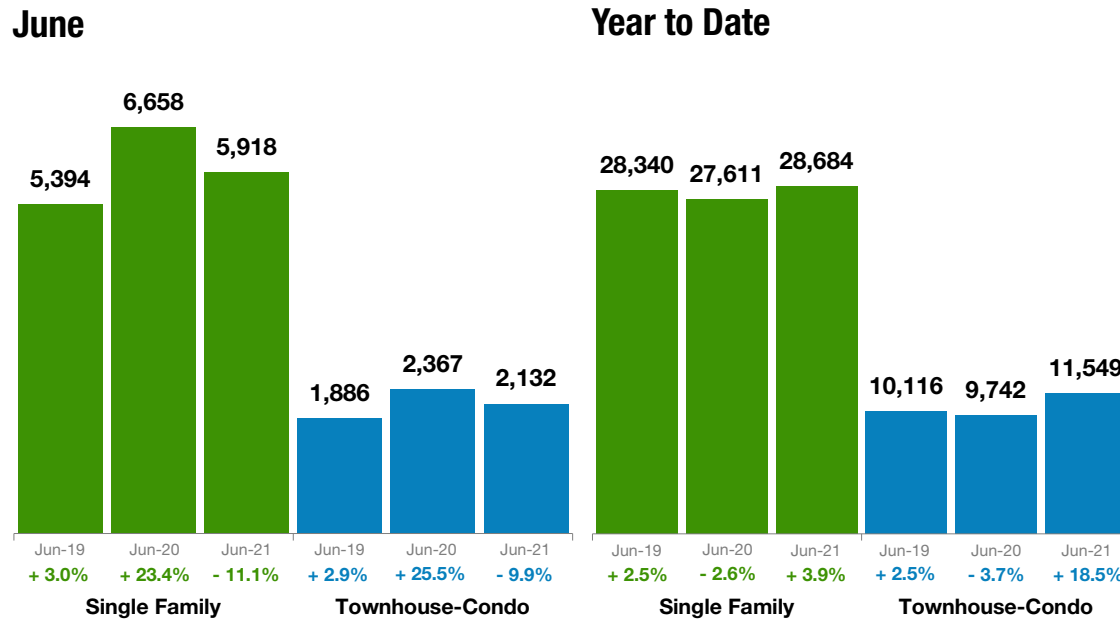


Pending / Under Contract

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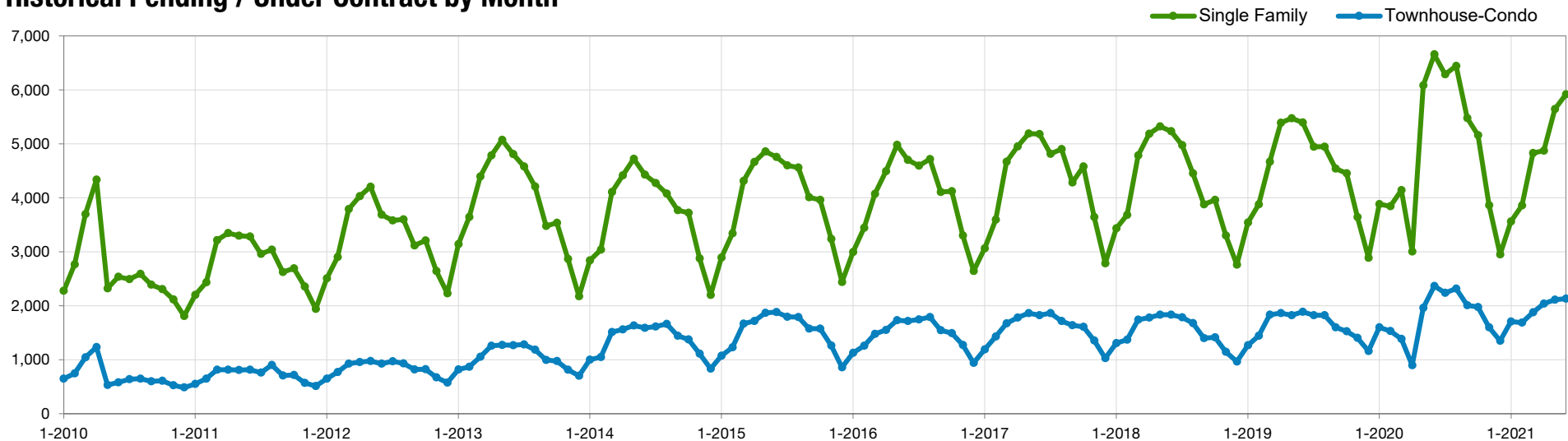
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Pending / Under Contract	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jul-2020	6,286	+27.1%	-5.6%	2,238	+22.7%	-5.4%
Aug-2020	6,442	+30.2%	+2.5%	2,316	+27.1%	+3.5%
Sep-2020	5,478	+20.7%	-15.0%	2,007	+25.5%	-13.3%
Oct-2020	5,161	+15.8%	-5.8%	1,977	+29.4%	-1.5%
Nov-2020	3,865	+6.0%	-25.1%	1,598	+13.7%	-19.2%
Dec-2020	2,952	+2.2%	-23.6%	1,352	+16.5%	-15.4%
Jan-2021	3,561	-8.3%	+20.6%	1,705	+6.6%	+26.1%
Feb-2021	3,856	+0.4%	+8.3%	1,689	+10.3%	-0.9%
Mar-2021	4,831	+16.7%	+25.3%	1,876	+35.3%	+11.1%
Apr-2021	4,873	+62.1%	+0.9%	2,037	+126.6%	+8.6%
May-2021	5,645	-7.2%	+15.8%	2,110	+7.8%	+3.6%
Jun-2021	5,918	-11.1%	+4.8%	2,132	-9.9%	+1.0%

Historical Pending / Under Contract by Month



Sold Listings

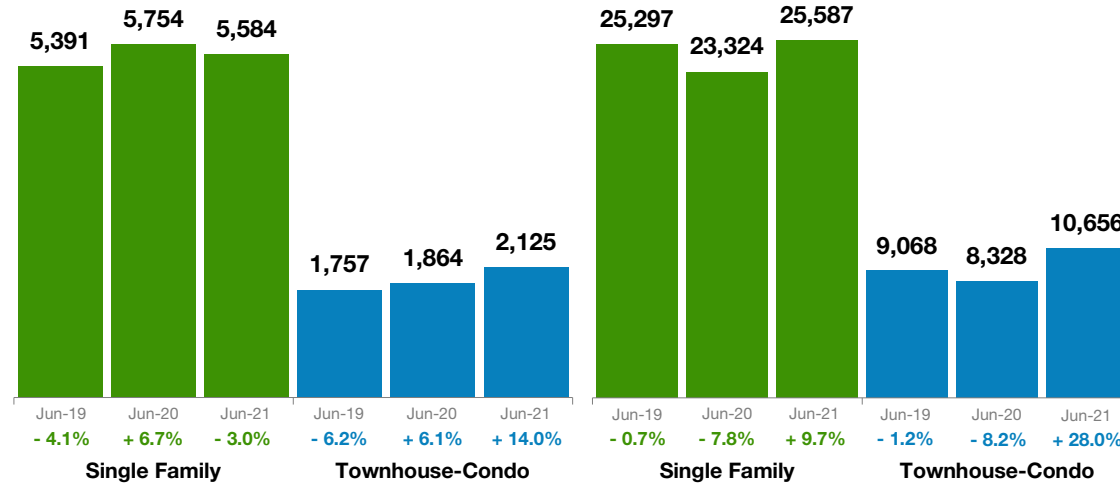
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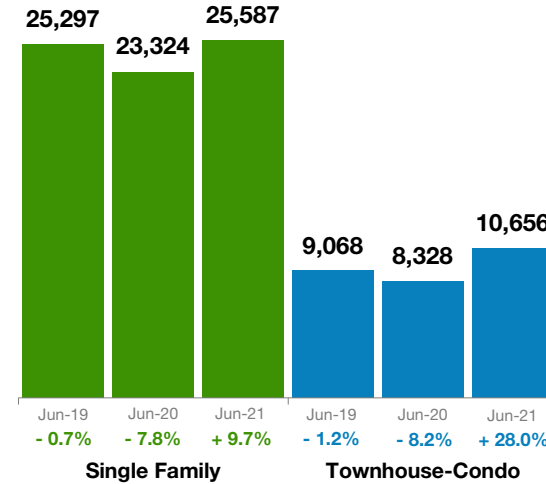
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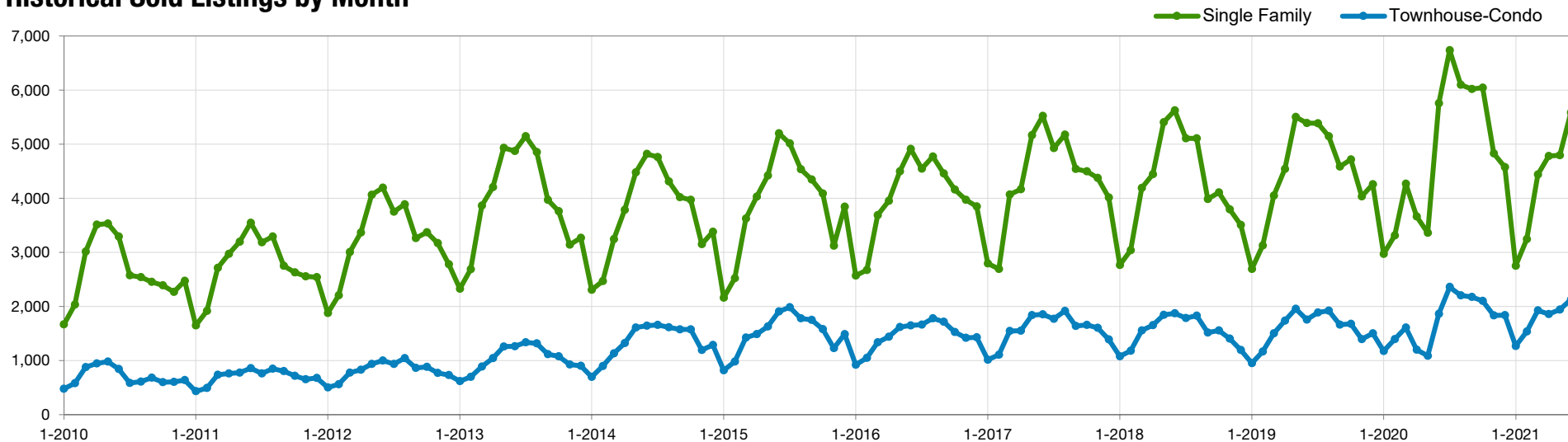


Year to Date



Sold Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jul-2020	6,737	+25.1%	+17.1%	2,359	+25.1%	+26.6%
Aug-2020	6,097	+18.5%	-9.5%	2,202	+14.6%	-6.7%
Sep-2020	6,019	+31.2%	-1.3%	2,177	+30.8%	-1.1%
Oct-2020	6,043	+28.1%	+0.4%	2,102	+25.5%	-3.4%
Nov-2020	4,830	+19.7%	-20.1%	1,832	+31.3%	-12.8%
Dec-2020	4,575	+7.5%	-5.3%	1,836	+22.2%	+0.2%
Jan-2021	2,749	-7.4%	-39.9%	1,268	+7.7%	-30.9%
Feb-2021	3,243	-2.1%	+18.0%	1,535	+10.1%	+21.1%
Mar-2021	4,440	+4.0%	+36.9%	1,925	+19.8%	+25.4%
Apr-2021	4,778	+30.5%	+7.6%	1,860	+55.4%	-3.4%
May-2021	4,793	+42.6%	+0.3%	1,943	+78.4%	+4.5%
Jun-2021	5,584	-3.0%	+16.5%	2,125	+14.0%	+9.4%

Historical Sold Listings by Month



Median Sales Price

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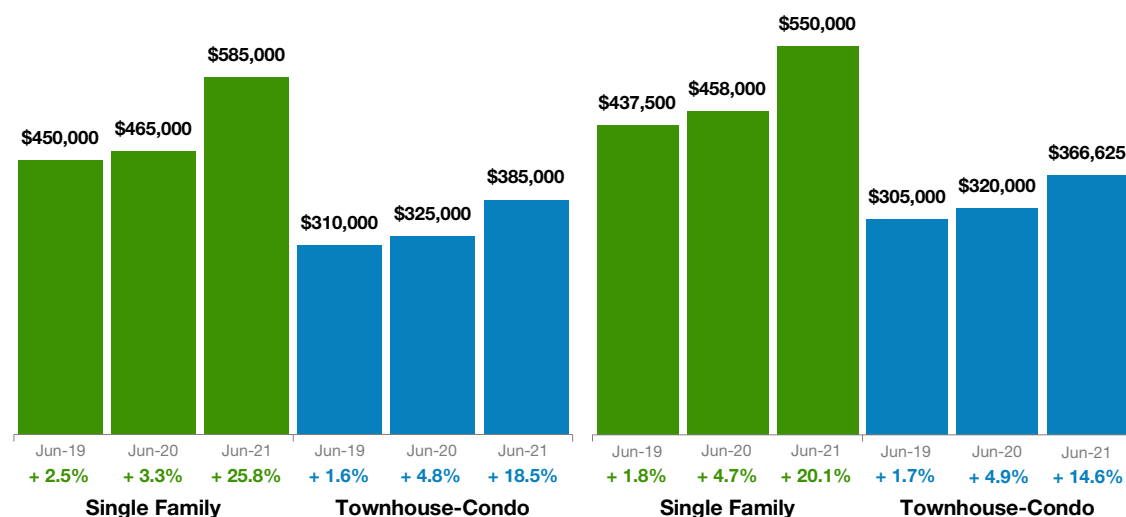
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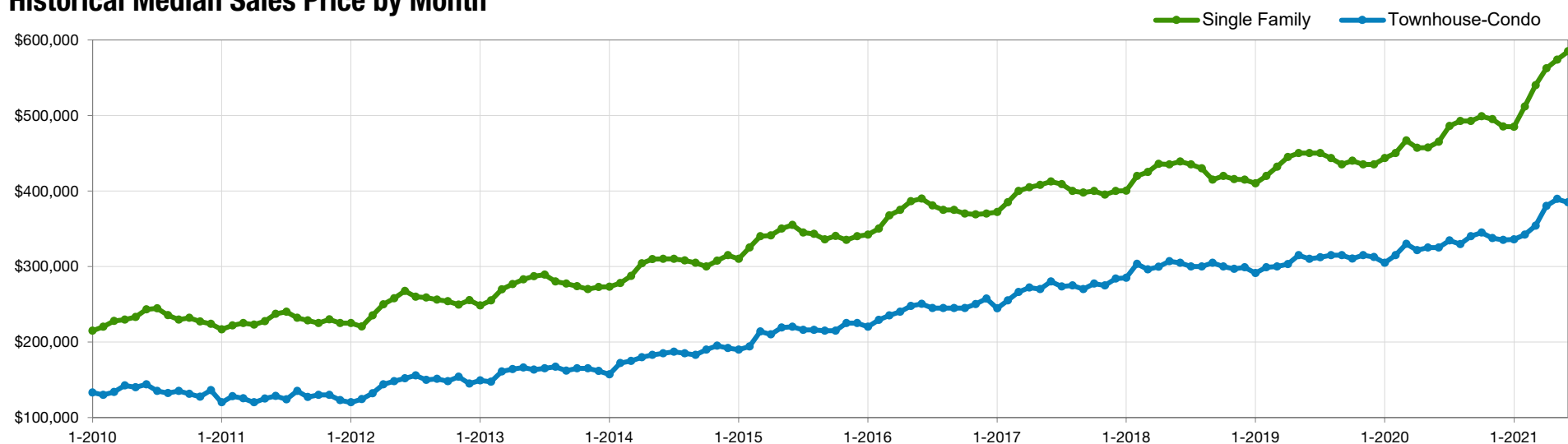
June

Year to Date



Median Sales Price	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jul-2020	\$486,000	+8.0%	+4.5%	\$334,500	+7.2%	+2.9%
Aug-2020	\$492,500	+11.0%	+1.3%	\$329,500	+4.6%	-1.5%
Sep-2020	\$492,500	+13.2%	0.0%	\$339,999	+7.9%	+3.2%
Oct-2020	\$499,000	+13.4%	+1.3%	\$345,000	+11.1%	+1.5%
Nov-2020	\$495,000	+13.8%	-0.8%	\$337,750	+7.2%	-2.1%
Dec-2020	\$485,395	+11.6%	-1.9%	\$335,000	+7.2%	-0.8%
Jan-2021	\$485,000	+9.4%	-0.1%	\$336,000	+10.2%	+0.3%
Feb-2021	\$512,000	+13.8%	+5.6%	\$342,156	+8.6%	+1.8%
Mar-2021	\$540,000	+15.6%	+5.5%	\$354,000	+7.3%	+3.5%
Apr-2021	\$562,250	+23.0%	+4.1%	\$379,950	+18.2%	+7.3%
May-2021	\$574,000	+25.4%	+2.1%	\$389,500	+19.8%	+2.5%
Jun-2021	\$585,000	+25.8%	+1.9%	\$385,000	+18.5%	-1.2%

Historical Median Sales Price by Month



Average Sales Price

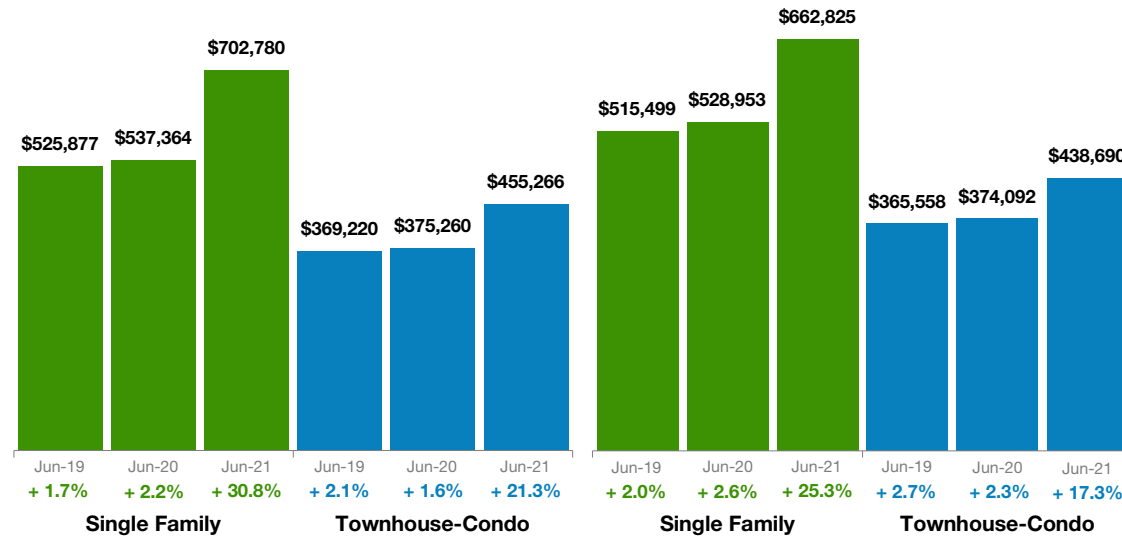
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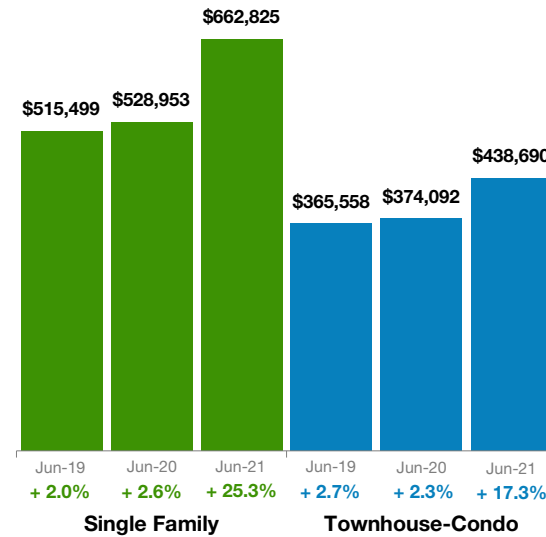
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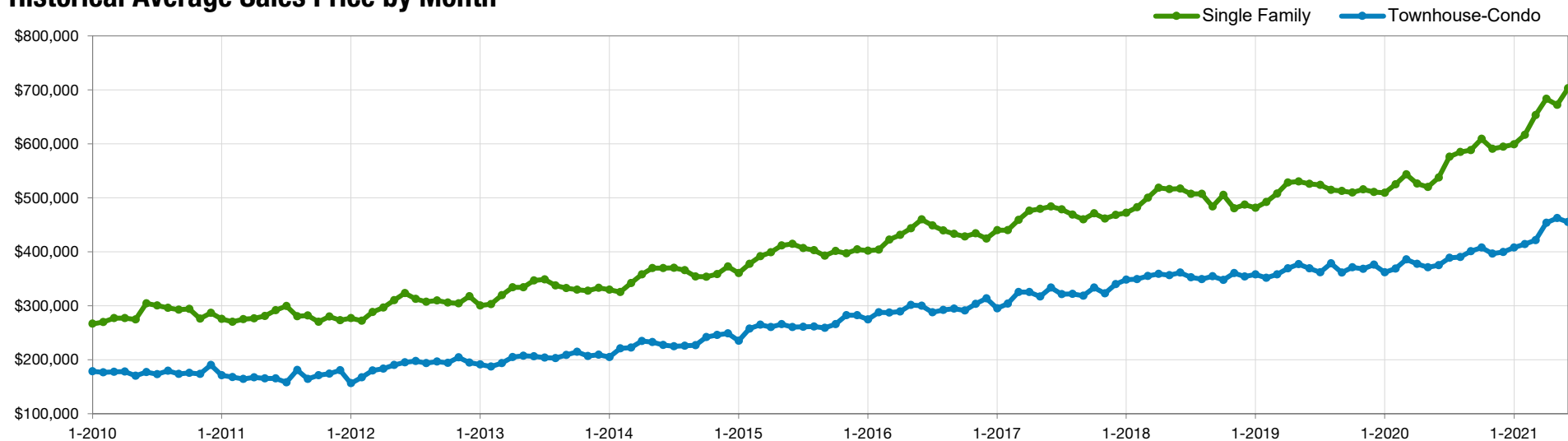


Year to Date



Average Sales Price	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jul-2020	\$576,015	+10.0%	+7.2%	\$388,895	+7.4%	+3.6%
Aug-2020	\$584,778	+13.6%	+1.5%	\$389,971	+3.1%	+0.3%
Sep-2020	\$588,240	+14.7%	+0.6%	\$400,924	+11.0%	+2.8%
Oct-2020	\$609,372	+19.5%	+3.6%	\$407,628	+9.8%	+1.7%
Nov-2020	\$590,753	+14.5%	-3.1%	\$396,673	+7.7%	-2.7%
Dec-2020	\$594,508	+16.4%	+0.6%	\$399,245	+6.1%	+0.6%
Jan-2021	\$598,993	+17.7%	+0.8%	\$407,706	+12.6%	+2.1%
Feb-2021	\$616,529	+17.4%	+2.9%	\$414,316	+12.4%	+1.6%
Mar-2021	\$653,345	+20.2%	+6.0%	\$421,487	+9.2%	+1.7%
Apr-2021	\$683,514	+29.9%	+4.6%	\$453,853	+20.2%	+7.7%
May-2021	\$672,375	+29.3%	-1.6%	\$462,566	+24.6%	+1.9%
Jun-2021	\$702,780	+30.8%	+4.5%	\$455,266	+21.3%	-1.6%

Historical Average Sales Price by Month



Percent of List Price Received

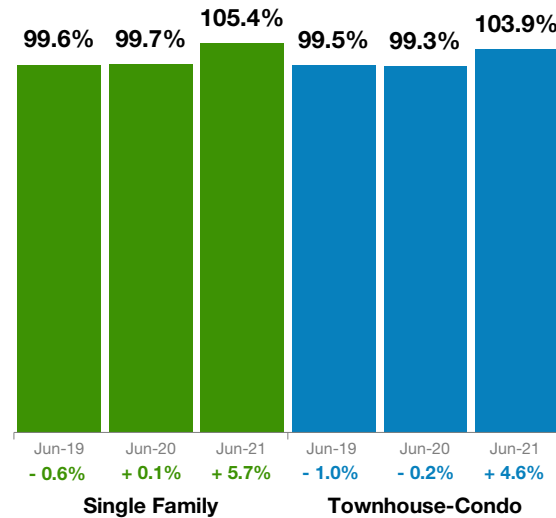
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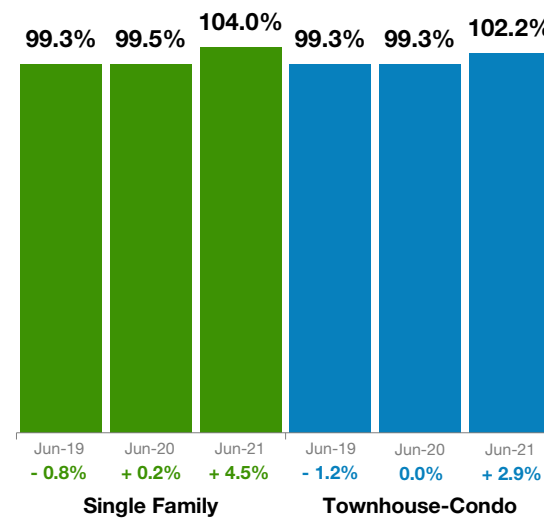
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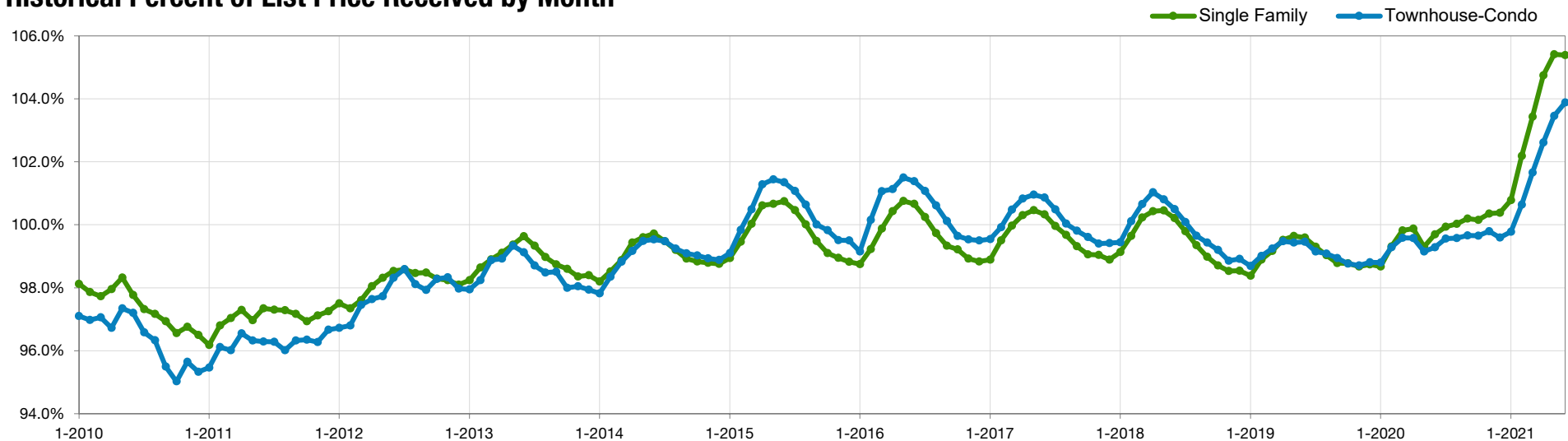


Year to Date



Pct. of List Price Received	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jul-2020	99.9%	+0.6%	+0.2%	99.6%	+0.5%	+0.3%
Aug-2020	100.0%	+1.0%	+0.1%	99.6%	+0.5%	+0.0%
Sep-2020	100.2%	+1.4%	+0.2%	99.7%	+0.8%	+0.1%
Oct-2020	100.2%	+1.4%	-0.0%	99.7%	+0.9%	-0.0%
Nov-2020	100.4%	+1.7%	+0.2%	99.8%	+1.1%	+0.1%
Dec-2020	100.4%	+1.7%	+0.0%	99.6%	+0.8%	-0.2%
Jan-2021	100.8%	+2.1%	+0.4%	99.8%	+1.0%	+0.2%
Feb-2021	102.2%	+2.9%	+1.4%	100.6%	+1.3%	+0.9%
Mar-2021	103.4%	+3.6%	+1.2%	101.7%	+2.1%	+1.0%
Apr-2021	104.7%	+4.8%	+1.3%	102.6%	+3.0%	+0.9%
May-2021	105.4%	+6.1%	+0.6%	103.5%	+4.3%	+0.8%
Jun-2021	105.4%	+5.7%	-0.0%	103.9%	+4.6%	+0.4%

Historical Percent of List Price Received by Month



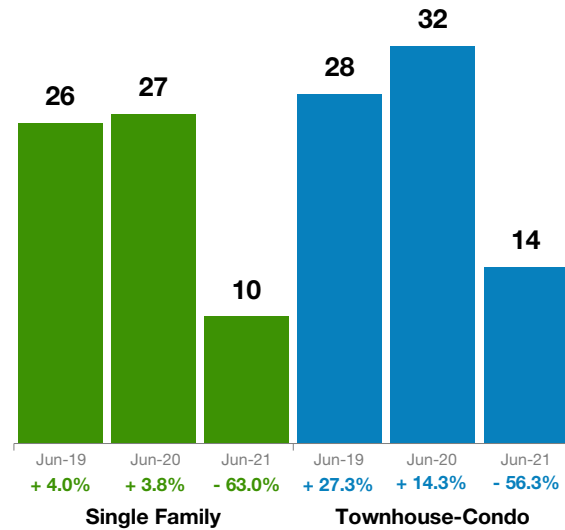
Days on Market Until Sale

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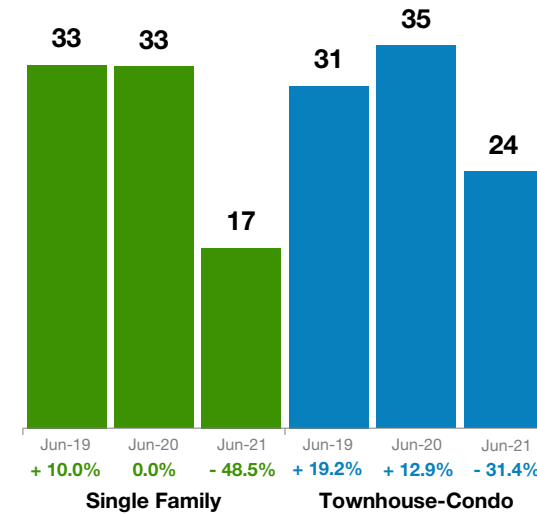
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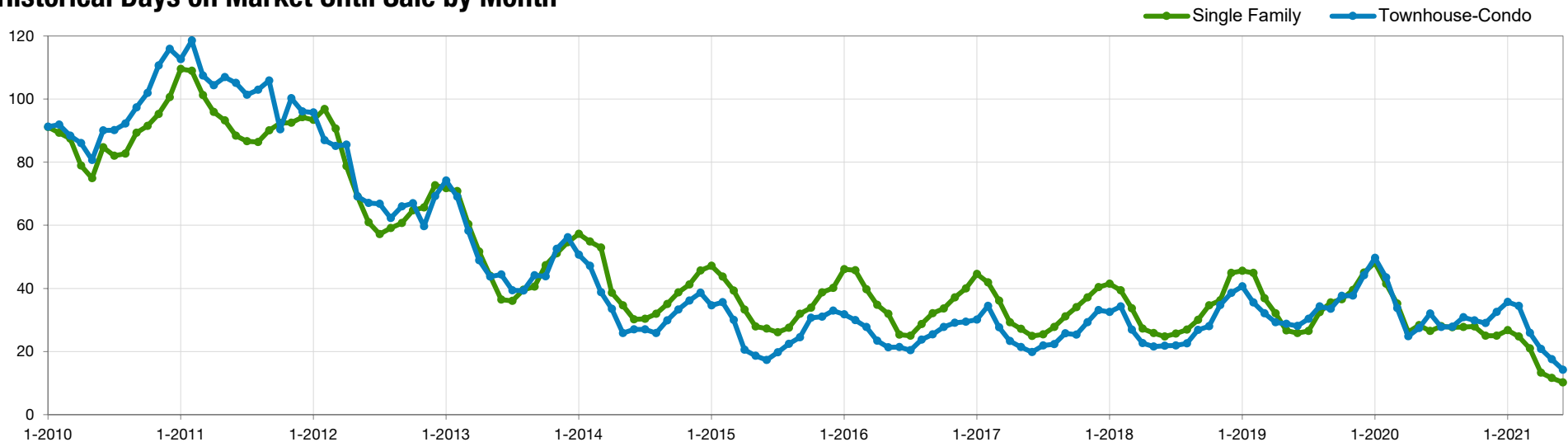


Year to Date



Days on Market Until Sale	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jul-2020	28	+3.7%	+5.7%	28	-6.7%	-13.2%
Aug-2020	28	-12.5%	-1.2%	28	-17.6%	+0.4%
Sep-2020	28	-22.2%	+0.2%	31	-6.1%	+10.8%
Oct-2020	28	-24.3%	+0.7%	30	-21.1%	-3.3%
Nov-2020	25	-35.9%	-10.5%	29	-23.7%	-2.7%
Dec-2020	25	-44.4%	-0.1%	33	-25.0%	+12.2%
Jan-2021	27	-43.8%	+7.1%	36	-28.0%	+9.7%
Feb-2021	25	-39.0%	-7.4%	34	-20.9%	-3.6%
Mar-2021	21	-40.0%	-15.5%	26	-23.5%	-24.8%
Apr-2021	13	-50.0%	-36.5%	21	-16.0%	-19.4%
May-2021	12	-57.1%	-12.8%	18	-33.3%	-16.0%
Jun-2021	10	-63.0%	-11.7%	14	-56.3%	-18.7%

Historical Days on Market Until Sale by Month



Housing Affordability Index

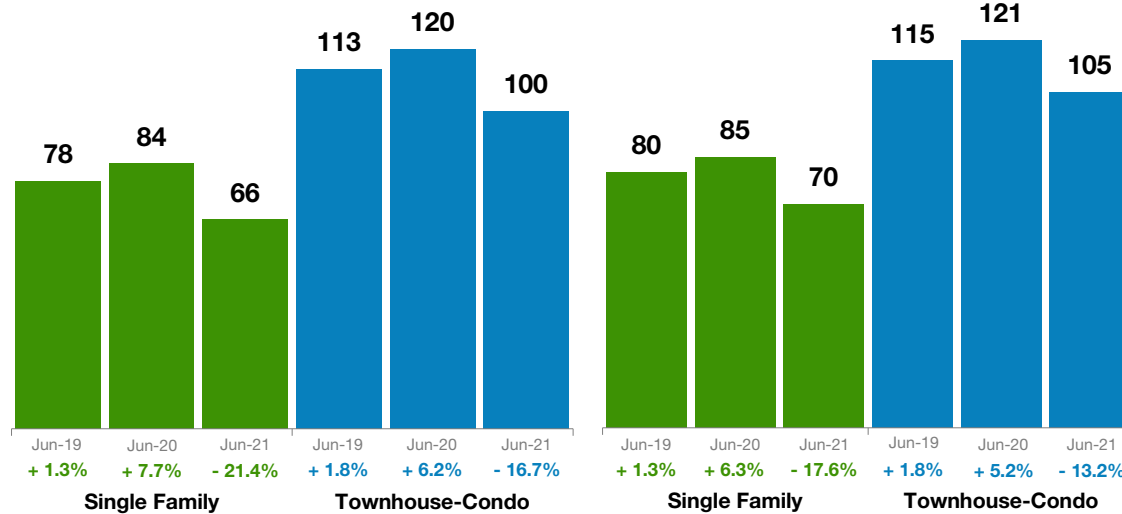
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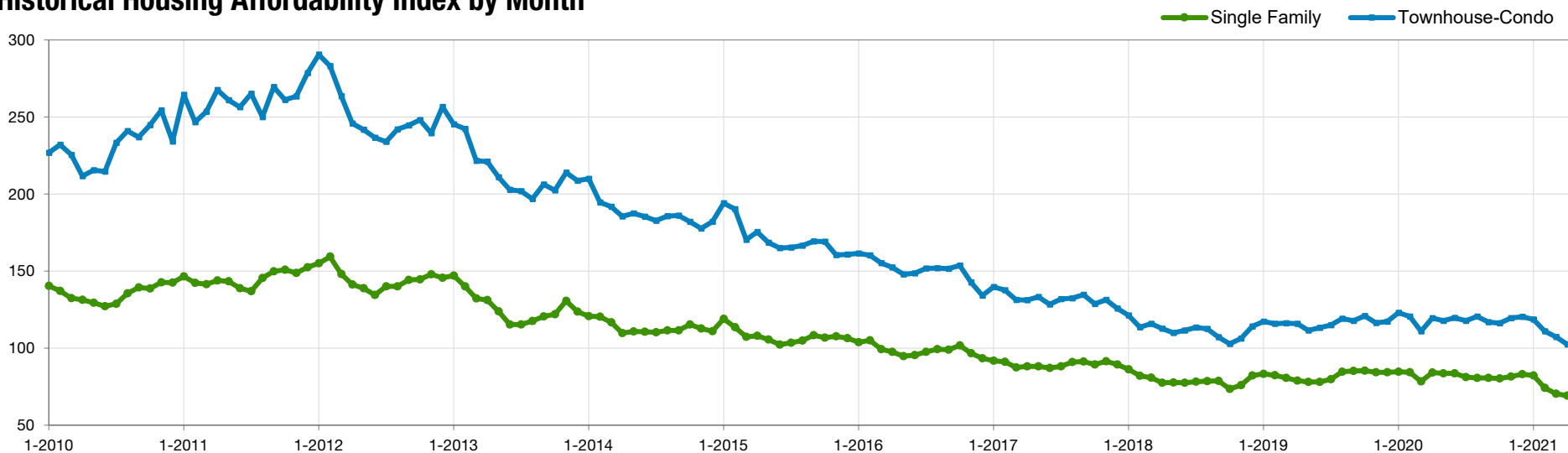
June

Year to Date



Housing Affordability Index	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jul-2020	81	+1.3%	-3.0%	118	+2.6%	-1.5%
Aug-2020	81	-4.7%	-0.6%	121	+1.7%	+2.3%
Sep-2020	81	-4.7%	+0.1%	117	-0.8%	-3.0%
Oct-2020	80	-5.9%	-0.4%	116	-4.1%	-0.6%
Nov-2020	81	-3.6%	+1.4%	119	+2.6%	+2.7%
Dec-2020	83	-1.2%	+2.0%	120	+2.6%	+0.8%
Jan-2021	82	-3.5%	-1.1%	119	-3.3%	-1.5%
Feb-2021	74	-11.9%	-9.7%	111	-7.5%	-6.4%
Mar-2021	70	-10.3%	-5.2%	107	-3.6%	-3.3%
Apr-2021	69	-17.9%	-1.6%	102	-15.0%	-4.6%
May-2021	68	-19.0%	-2.1%	100	-15.3%	-2.5%
Jun-2021	66	-21.4%	-2.6%	100	-16.7%	+0.4%

Historical Housing Affordability Index by Month



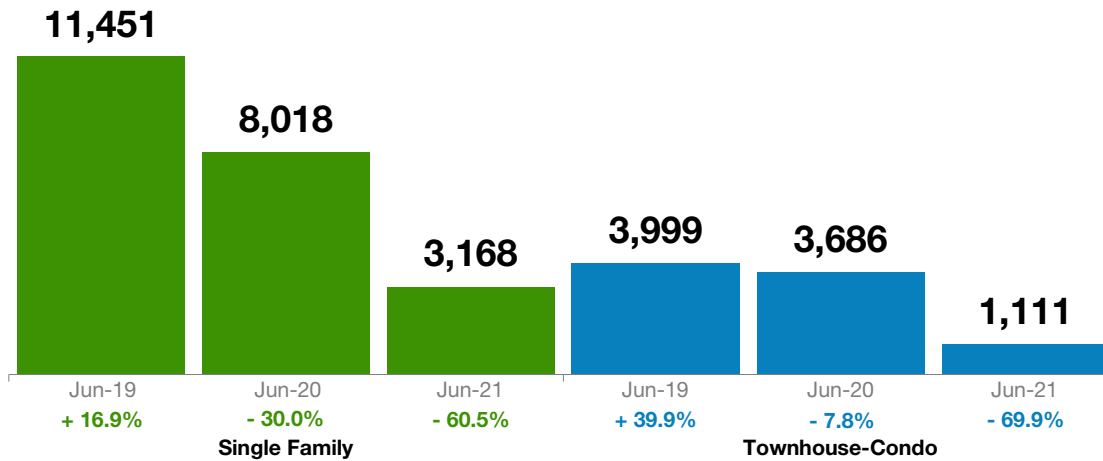
Inventory of Active Listings

June 2021
Metro Denver Region

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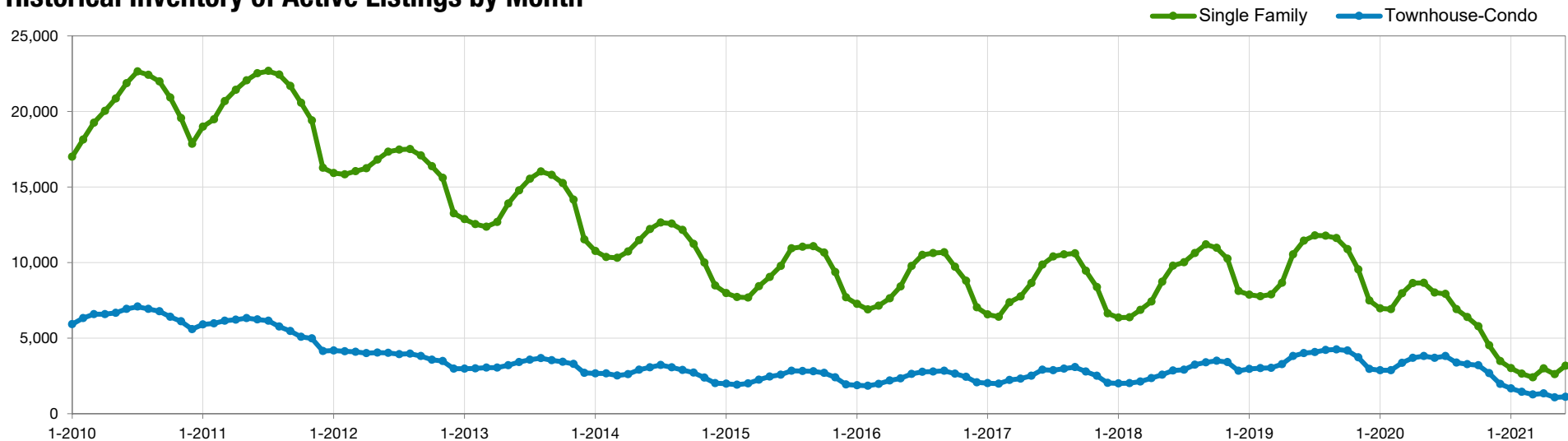
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June



Active Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jul-2020	7,933	-32.7%	-1.1%	3,808	-6.4%	+3.3%
Aug-2020	6,913	-41.3%	-12.9%	3,371	-19.9%	-11.5%
Sep-2020	6,397	-45.0%	-7.5%	3,266	-23.0%	-3.1%
Oct-2020	5,782	-46.9%	-9.6%	3,205	-23.2%	-1.9%
Nov-2020	4,519	-52.7%	-21.8%	2,681	-28.2%	-16.3%
Dec-2020	3,487	-53.4%	-22.8%	1,966	-33.5%	-26.7%
Jan-2021	3,010	-56.8%	-13.7%	1,668	-42.0%	-15.2%
Feb-2021	2,650	-61.6%	-12.0%	1,440	-50.0%	-13.7%
Mar-2021	2,410	-69.7%	-9.1%	1,275	-62.0%	-11.5%
Apr-2021	2,989	-65.4%	+24.0%	1,342	-63.6%	+5.3%
May-2021	2,616	-69.8%	-12.5%	1,078	-71.7%	-19.7%
Jun-2021	3,168	-60.5%	+21.1%	1,111	-69.9%	+3.1%

Historical Inventory of Active Listings by Month



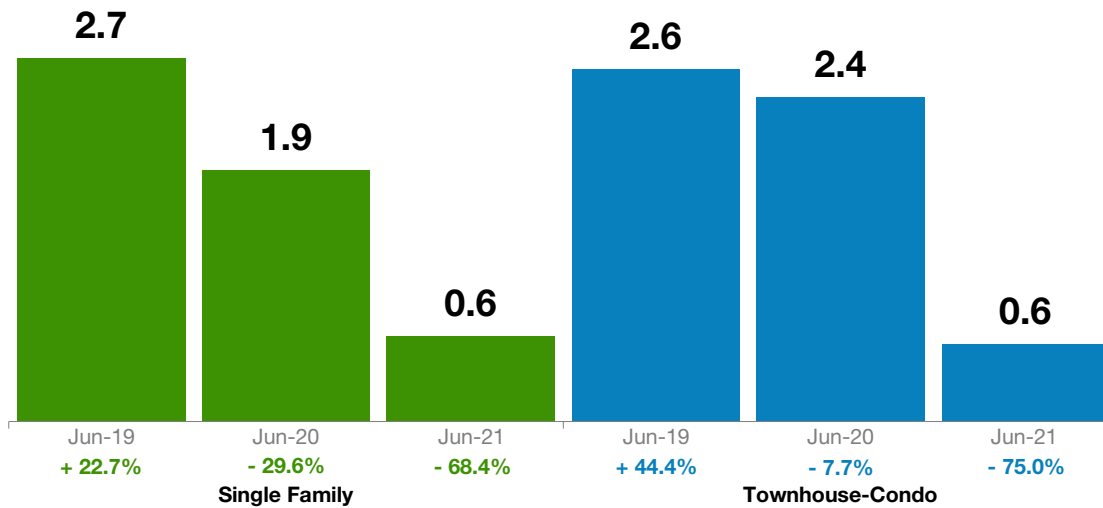
Months Supply of Inventory

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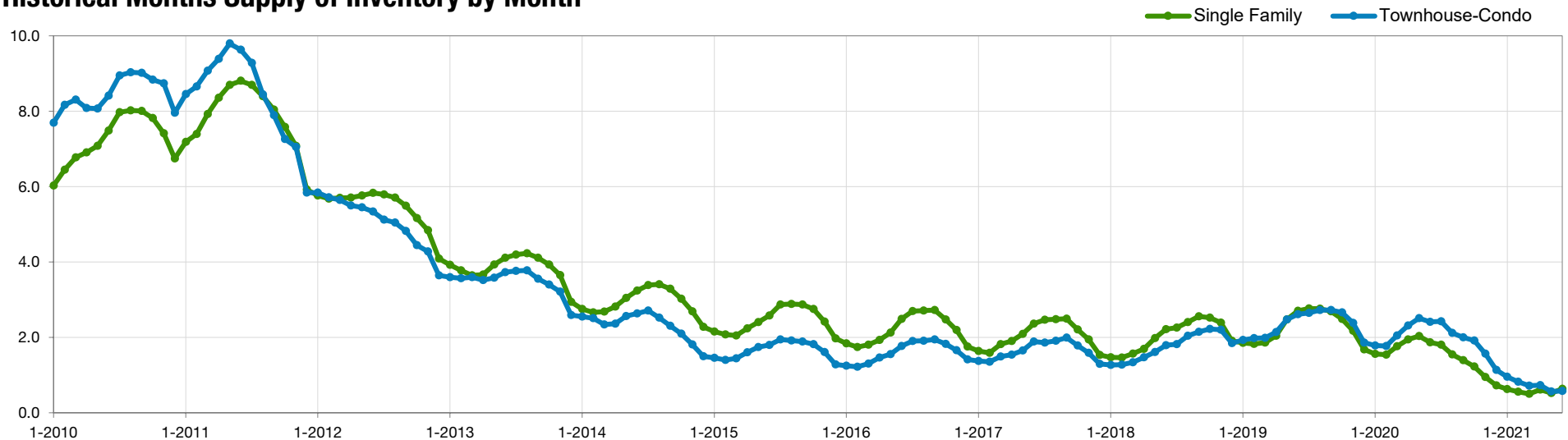
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REALTORS

June



Months Supply	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jul-2020	1.8	-35.7%	-3.6%	2.4	-7.7%	+0.7%
Aug-2020	1.5	-46.4%	-14.4%	2.1	-22.2%	-12.8%
Sep-2020	1.4	-48.1%	-9.9%	2.0	-25.9%	-5.6%
Oct-2020	1.2	-52.0%	-11.7%	1.9	-29.6%	-4.0%
Nov-2020	0.9	-59.1%	-22.9%	1.6	-33.3%	-18.1%
Dec-2020	0.7	-58.8%	-23.3%	1.1	-42.1%	-27.8%
Jan-2021	0.6	-62.5%	-13.4%	1.0	-44.4%	-15.5%
Feb-2021	0.6	-60.0%	-11.9%	0.8	-55.6%	-14.2%
Mar-2021	0.5	-72.2%	-9.3%	0.7	-65.0%	-12.8%
Apr-2021	0.6	-68.4%	+21.7%	0.7	-69.6%	+2.1%
May-2021	0.5	-75.0%	-14.6%	0.6	-76.0%	-22.7%
Jun-2021	0.6	-68.4%	+21.4%	0.6	-75.0%	+1.9%

Historical Months Supply of Inventory by Month



Total Market Overview Report

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

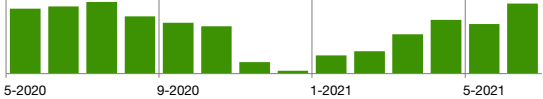
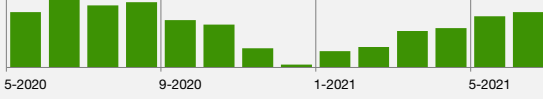
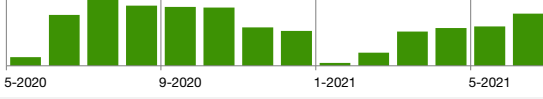
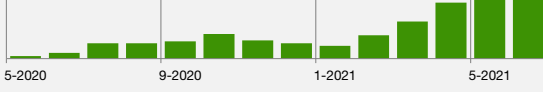
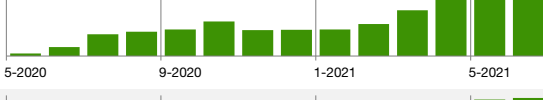
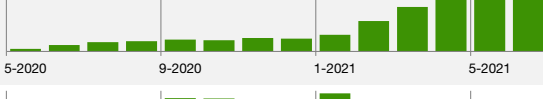
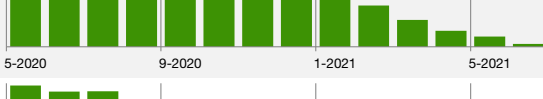
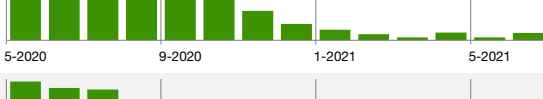
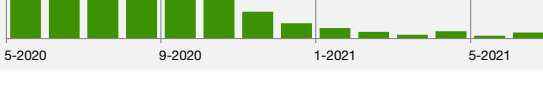
June 2021
Metro Denver Region

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Not all agents
are the same!

REALTOR

**colorado association of
REALTORS**

Key Metrics	Historical Sparkbars	6-2020	6-2021	Percent Change	YTD-2020	YTD-2021	Percent Change
New Listings		9,128	9,386	+ 2.8%	43,994	42,241	- 4.0%
Pending / Under Contract		9,029	8,060	- 10.7%	37,378	40,290	+ 7.8%
Sold Listings		7,620	7,717	+ 1.3%	31,673	36,299	+ 14.6%
Median Sales Price		\$435,000	\$535,000	+ 23.0%	\$427,600	\$500,000	+ 16.9%
Average Sales Price		\$497,590	\$634,313	+ 27.5%	\$487,993	\$596,330	+ 22.2%
Percent of List Price Received		99.6%	105.0%	+ 5.4%	99.4%	103.5%	+ 4.1%
Days on Market Until Sale		28	11	- 60.7%	34	19	- 44.1%
Housing Affordability Index		89	72	- 19.1%	91	77	- 15.4%
Inventory of Active Listings		11,769	4,314	- 63.3%	--	--	--
Months Supply of Inventory		2.0	0.6	- 70.0%	--	--	--

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®

June 2021
Metro Denver Region

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New Listings

A measure of how much new supply is coming onto the market from sellers.

Pending/Under Contract

A count of all the listings that went into Pending / Under Contract during the reported period. Pending / Under Contract listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes into Pending / Under Contract, out of Pending / Under Contract, then back into Pending / Under Contract all in one reported period, this listing would only be counted once. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a “leading indicator” of buyer demand.

Sold Listings

A measure of home sales that were closed to completion during the report period.

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.

Days on Market Until Sale

A measure of how long it takes homes to sell, on average.

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.

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.

Months Supply of Inventory

A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer’s market has a higher number, reflecting fewer buyers relative to homes for sale. A seller’s market has a lower number, reflecting more buyers relative to homes for sale.

7-COUNTY METRO AREA

