



colorado association of REALTORS® HOUSING REPORTS

Research tools provided by the Colorado Association of REALTORS®

**Make Sure
Your Agent is a REALTOR®**

*Not all agents
are the same!*



Metro Denver Region

Single Family and Townhouse-Condo

May 2022



Single Family Market Overview

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

May 2022
Metro Denver Region

Make Sure
Your Agent is a REALTOR®

Not all agents
are the same!



Key Metrics	Historical Sparkbars	5-2021	5-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		5,660	6,430	+ 13.6%	23,504	24,884	+ 5.9%
Pending / Under Contract		5,540	5,561	+ 0.4%	22,516	21,659	- 3.8%
Sold Listings		4,746	4,989	+ 5.1%	19,874	19,165	- 3.6%
Median Sales Price		\$572,750	\$650,000	+ 13.5%	\$540,000	\$635,000	+ 17.6%
Average Sales Price		\$671,010	\$775,314	+ 15.5%	\$651,128	\$752,028	+ 15.5%
Percent of List Price Received		105.5%	104.8%	- 0.7%	103.7%	104.9%	+ 1.2%
Days on Market Until Sale		12	10	- 16.7%	19	15	- 21.1%
Housing Affordability Index		68	48	- 29.4%	72	49	- 31.9%
Inventory of Active Listings		3,369	4,145	+ 23.0%	--	--	--
Months Supply of Inventory		0.7	0.9	+ 28.6%	--	--	--

Townhouse-Condo Market Overview

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

May 2022
Metro Denver Region

Make Sure
Your Agent is a REALTOR®

Not all agents
are the same!



Key Metrics	Historical Sparkbars	5-2021	5-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		2,003	2,097	+ 4.7%	9,328	8,676	- 7.0%
Pending / Under Contract		2,063	1,919	- 7.0%	9,294	8,088	- 13.0%
Sold Listings		1,920	1,816	- 5.4%	8,469	7,415	- 12.4%
Median Sales Price		\$388,115	\$437,000	+ 12.6%	\$360,000	\$425,000	+ 18.1%
Average Sales Price		\$459,144	\$529,052	+ 15.2%	\$431,022	\$503,849	+ 16.9%
Percent of List Price Received		103.5%	105.0%	+ 1.4%	101.8%	104.8%	+ 2.9%
Days on Market Until Sale		18	10	- 44.4%	26	13	- 50.0%
Housing Affordability Index		100	71	- 29.0%	108	73	- 32.4%
Inventory of Active Listings		1,403	1,009	- 28.1%	--	--	--
Months Supply of Inventory		0.7	0.6	- 14.3%	--	--	--

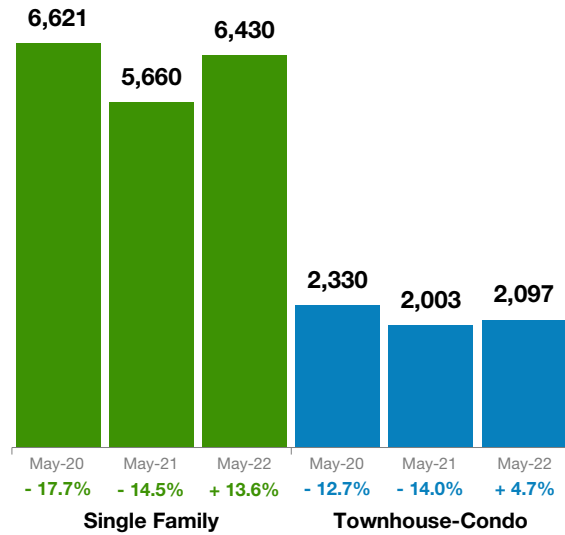
New Listings

May 2022
Metro Denver Region

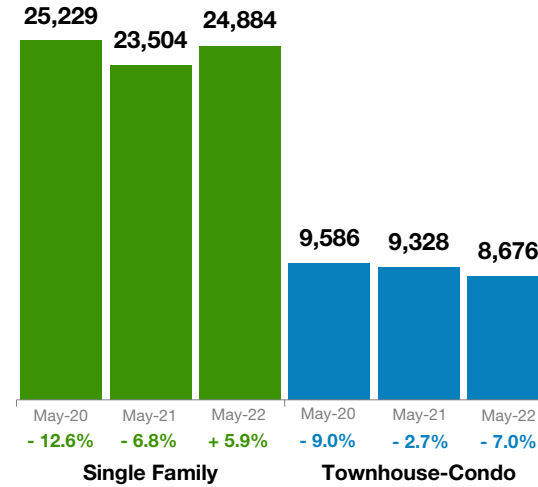
Make Sure
Your Agent is a REALTOR®



May

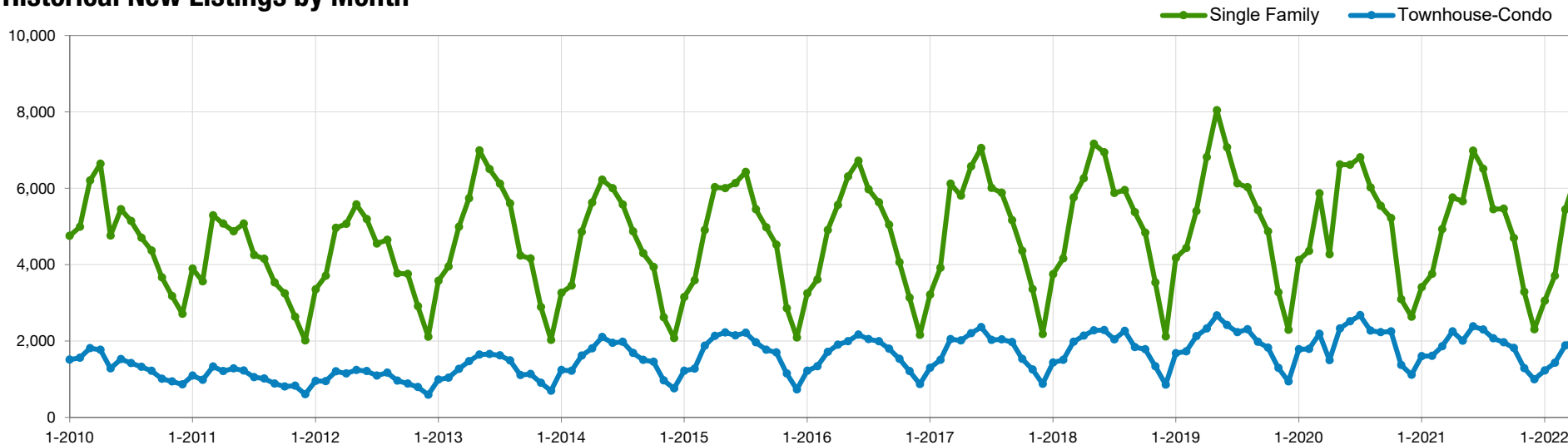


Year to Date



New Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jun-2021	6,979	+5.5%	+23.3%	2,381	-5.3%	+18.9%
Jul-2021	6,507	-4.4%	-6.8%	2,297	-14.0%	-3.5%
Aug-2021	5,452	-9.5%	-16.2%	2,069	-8.8%	-9.9%
Sep-2021	5,464	-1.4%	+0.2%	1,963	-12.1%	-5.1%
Oct-2021	4,695	-10.0%	-14.1%	1,815	-19.2%	-7.5%
Nov-2021	3,285	+6.2%	-30.0%	1,290	-5.8%	-28.9%
Dec-2021	2,309	-12.2%	-29.7%	996	-10.4%	-22.8%
Jan-2022	3,049	-10.6%	+32.0%	1,226	-23.6%	+23.1%
Feb-2022	3,707	-1.3%	+21.6%	1,428	-11.3%	+16.5%
Mar-2022	5,439	+10.4%	+46.7%	1,884	+1.3%	+31.9%
Apr-2022	6,259	+8.8%	+15.1%	2,041	-9.3%	+8.3%
May-2022	6,430	+13.6%	+2.7%	2,097	+4.7%	+2.7%

Historical New Listings by Month



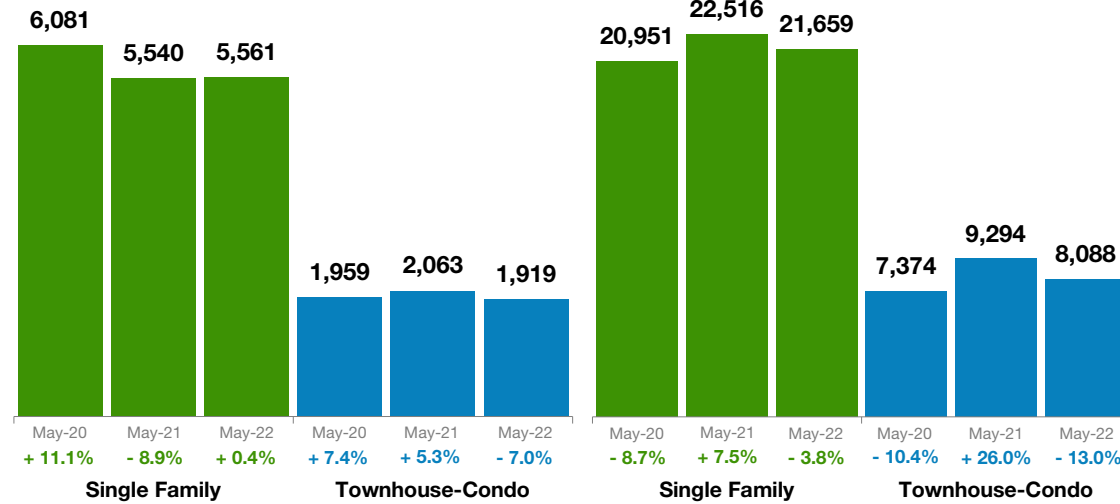
Pending / Under Contract

May 2022
Metro Denver Region

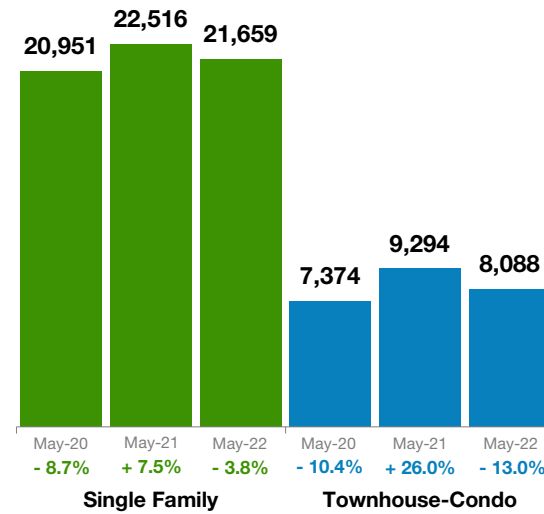
Make Sure Your Agent is a REALTOR®



May

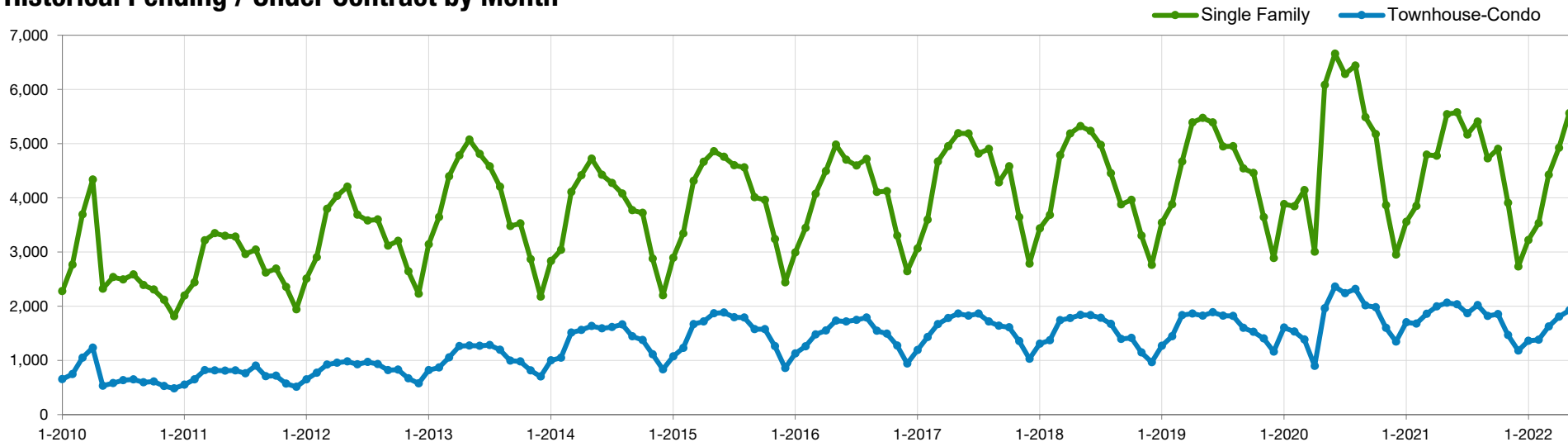


Year to Date



Pending / Under Contract	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jun-2021	5,577	-16.3%	+0.7%	2,033	-13.9%	-1.5%
Jul-2021	5,166	-17.8%	-7.4%	1,866	-16.7%	-8.2%
Aug-2021	5,404	-16.1%	+4.6%	2,021	-12.7%	+8.3%
Sep-2021	4,725	-13.9%	-12.6%	1,821	-9.5%	-9.9%
Oct-2021	4,901	-5.3%	+3.7%	1,853	-6.4%	+1.8%
Nov-2021	3,906	+1.1%	-20.3%	1,467	-8.3%	-20.8%
Dec-2021	2,733	-7.4%	-30.0%	1,178	-12.5%	-19.7%
Jan-2022	3,220	-9.5%	+17.8%	1,359	-20.2%	+15.4%
Feb-2022	3,532	-8.2%	+9.7%	1,380	-17.7%	+1.5%
Mar-2022	4,424	-7.7%	+25.3%	1,625	-12.5%	+17.8%
Apr-2022	4,922	+3.1%	+11.3%	1,805	-9.5%	+11.1%
May-2022	5,561	+0.4%	+13.0%	1,919	-7.0%	+6.3%

Historical Pending / Under Contract by Month



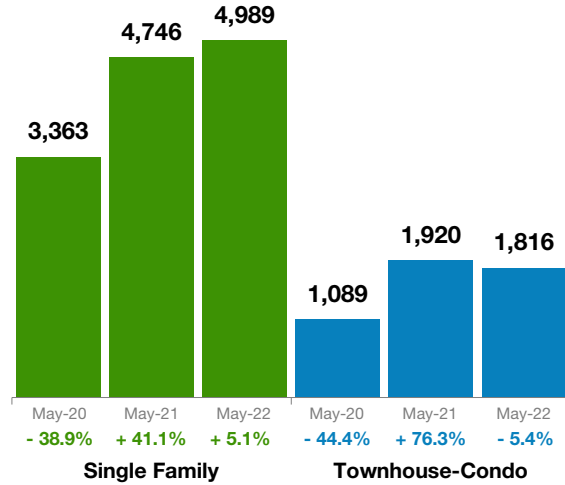
Sold Listings

May 2022
Metro Denver Region

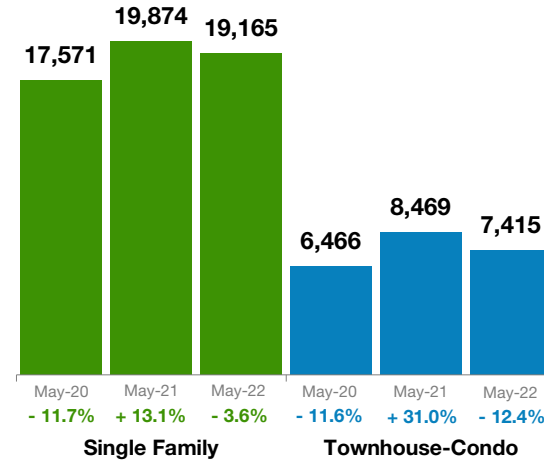
Make Sure Your Agent is a REALTOR®



May

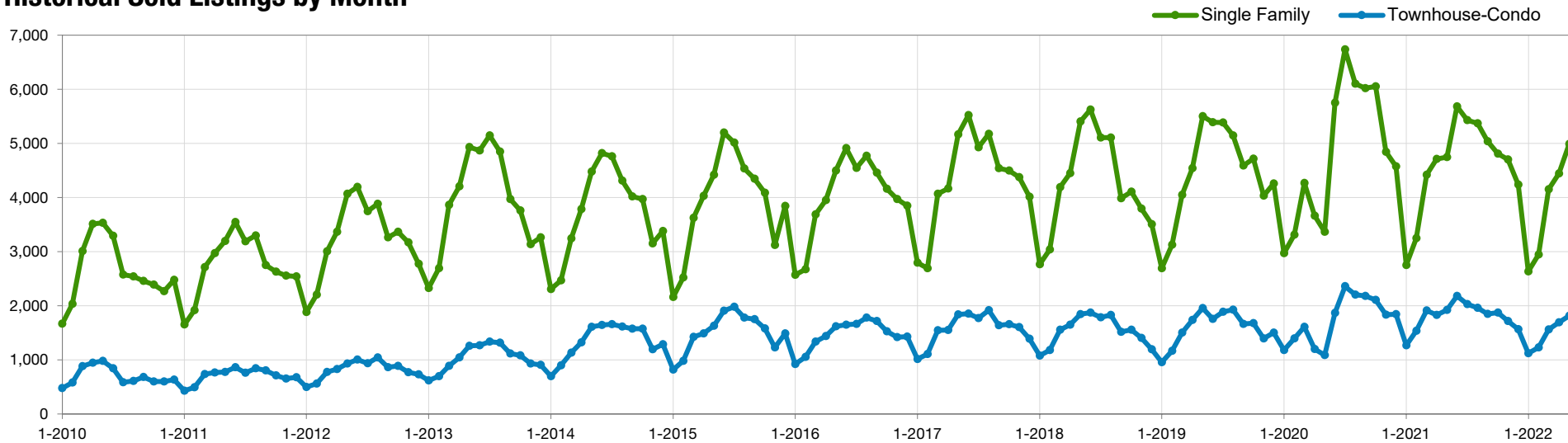


Year to Date



Sold Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jun-2021	5,681	-1.3%	+19.7%	2,181	+16.9%	+13.6%
Jul-2021	5,429	-19.4%	-4.4%	2,029	-14.0%	-7.0%
Aug-2021	5,369	-12.0%	-1.1%	1,960	-11.0%	-3.4%
Sep-2021	5,037	-16.3%	-6.2%	1,849	-15.1%	-5.7%
Oct-2021	4,809	-20.5%	-4.5%	1,872	-11.1%	+1.2%
Nov-2021	4,701	-2.9%	-2.2%	1,715	-6.5%	-8.4%
Dec-2021	4,239	-7.3%	-9.8%	1,564	-15.0%	-8.8%
Jan-2022	2,634	-4.3%	-37.9%	1,119	-11.8%	-28.5%
Feb-2022	2,945	-9.3%	+11.8%	1,229	-19.9%	+9.8%
Mar-2022	4,151	-6.0%	+41.0%	1,560	-18.5%	+26.9%
Apr-2022	4,446	-5.6%	+7.1%	1,691	-7.6%	+8.4%
May-2022	4,989	+5.1%	+12.2%	1,816	-5.4%	+7.4%

Historical Sold Listings by Month



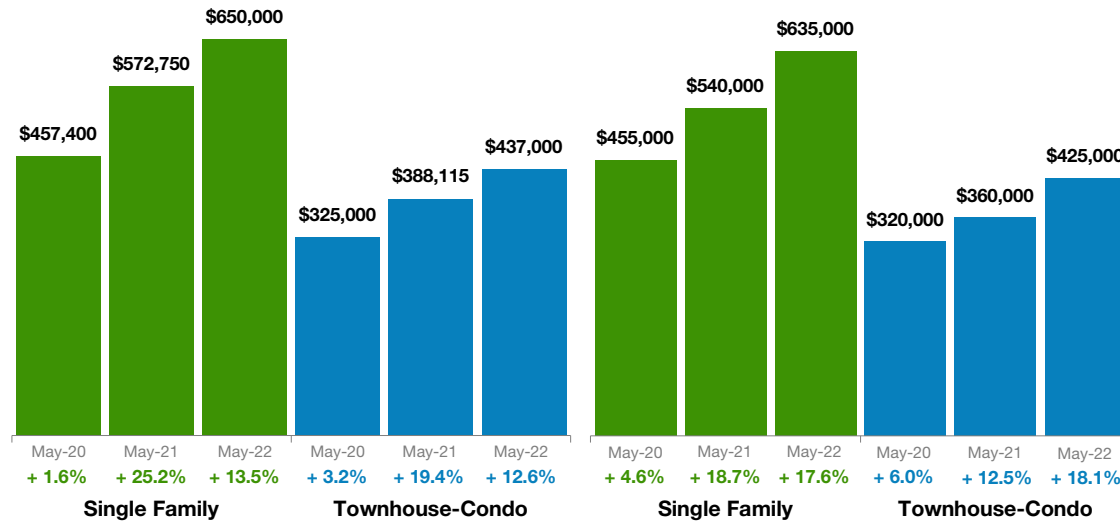
Median Sales Price

May 2022
Metro Denver Region

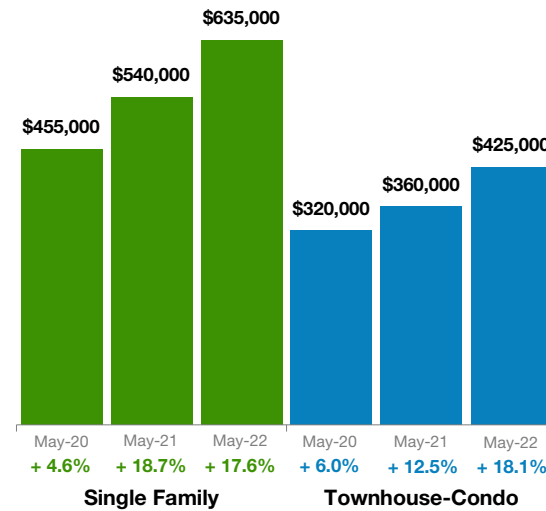
Make Sure Your Agent is a REALTOR®



May

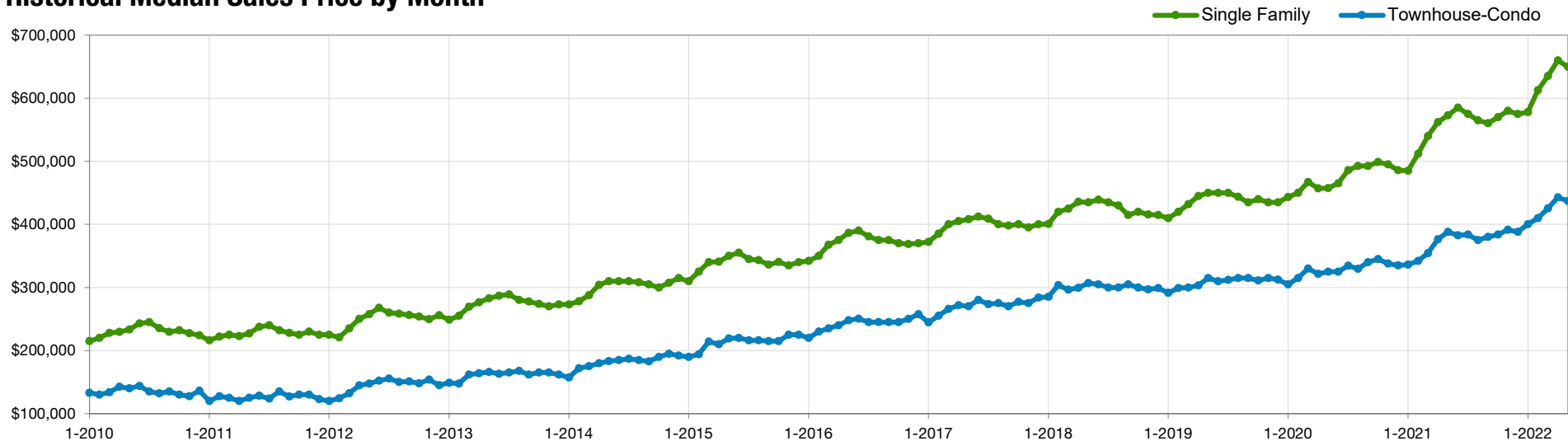


Year to Date



Median Sales Price	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jun-2021	\$585,000	+25.8%	+2.1%	\$382,500	+17.7%	-1.4%
Jul-2021	\$575,000	+18.3%	-1.7%	\$384,000	+14.8%	+0.4%
Aug-2021	\$565,000	+14.7%	-1.7%	\$375,000	+13.7%	-2.3%
Sep-2021	\$560,500	+13.8%	-0.8%	\$380,000	+11.8%	+1.3%
Oct-2021	\$570,000	+14.2%	+1.7%	\$383,700	+11.2%	+1.0%
Nov-2021	\$580,000	+17.2%	+1.8%	\$391,213	+15.8%	+2.0%
Dec-2021	\$575,000	+18.3%	-0.9%	\$388,000	+15.8%	-0.8%
Jan-2022	\$577,702	+19.1%	+0.5%	\$400,000	+19.0%	+3.1%
Feb-2022	\$612,750	+19.7%	+6.1%	\$410,000	+19.8%	+2.5%
Mar-2022	\$635,000	+17.6%	+3.6%	\$425,250	+20.1%	+3.7%
Apr-2022	\$660,000	+17.4%	+3.9%	\$443,000	+17.7%	+4.2%
May-2022	\$650,000	+13.5%	-1.5%	\$437,000	+12.6%	-1.4%

Historical Median Sales Price by Month



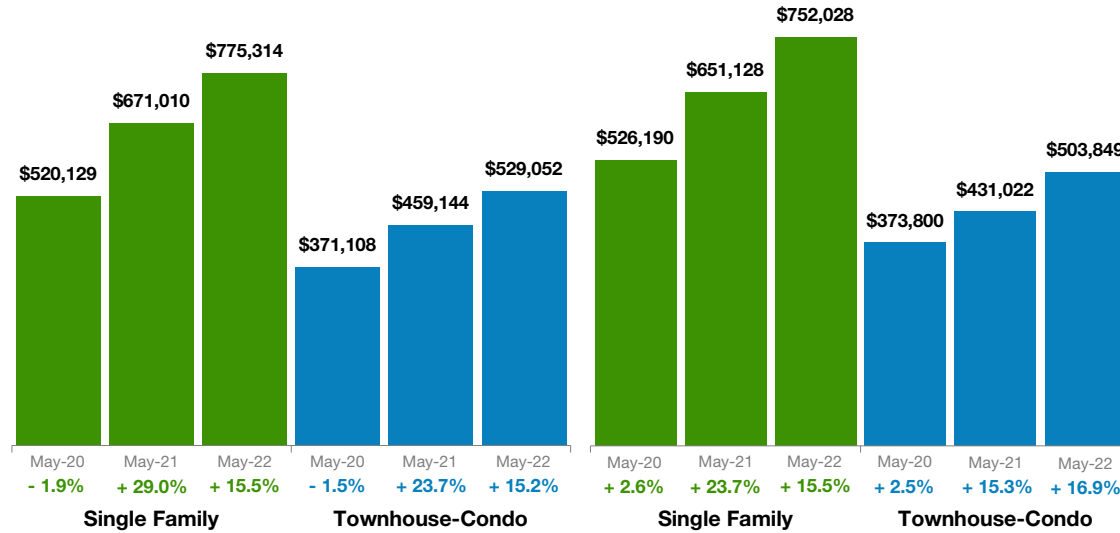
Average Sales Price

May 2022
Metro Denver Region

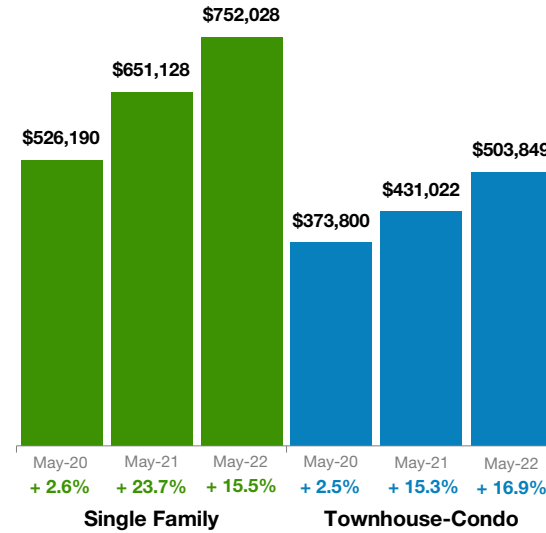
Make Sure Your Agent is a REALTOR®



May

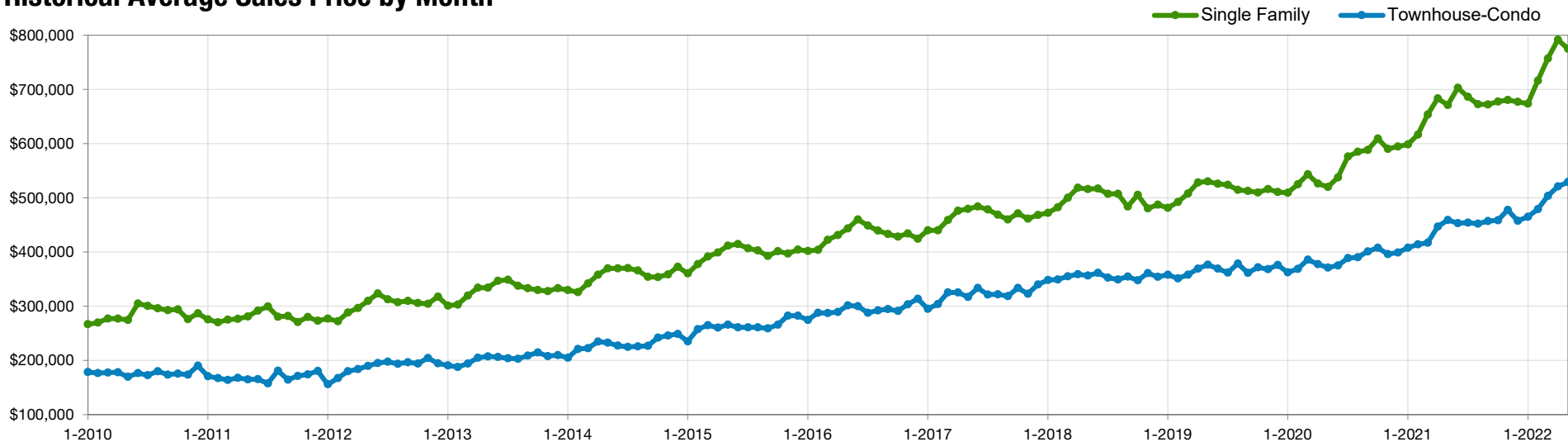


Year to Date



Average Sales Price	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jun-2021	\$702,781	+30.8%	+4.7%	\$453,279	+20.8%	-1.3%
Jul-2021	\$686,251	+19.1%	-2.4%	\$454,309	+16.8%	+0.2%
Aug-2021	\$672,650	+15.0%	-2.0%	\$452,308	+16.0%	-0.4%
Sep-2021	\$672,209	+14.2%	-0.1%	\$456,923	+14.0%	+1.0%
Oct-2021	\$677,788	+11.3%	+0.8%	\$458,694	+12.5%	+0.4%
Nov-2021	\$680,555	+15.3%	+0.4%	\$477,391	+20.5%	+4.1%
Dec-2021	\$677,166	+13.9%	-0.5%	\$457,662	+14.7%	-4.1%
Jan-2022	\$673,410	+12.5%	-0.6%	\$464,683	+14.0%	+1.5%
Feb-2022	\$716,011	+16.1%	+6.3%	\$478,897	+15.7%	+3.1%
Mar-2022	\$756,871	+15.8%	+5.7%	\$503,589	+20.8%	+5.2%
Apr-2022	\$791,802	+15.9%	+4.6%	\$521,073	+16.6%	+3.5%
May-2022	\$775,314	+15.5%	-2.1%	\$529,052	+15.2%	+1.5%

Historical Average Sales Price by Month



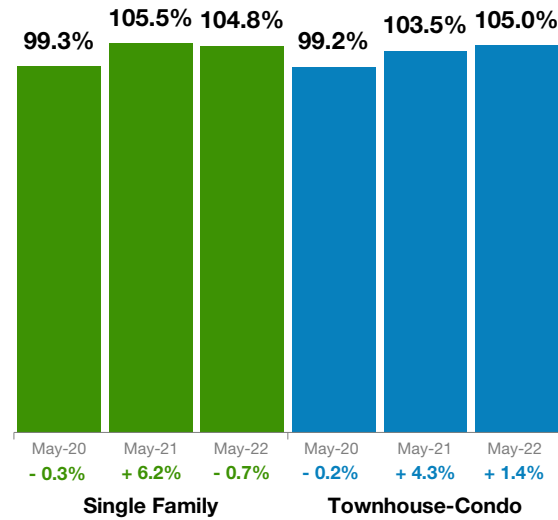
Percent of List Price Received

May 2022
Metro Denver Region

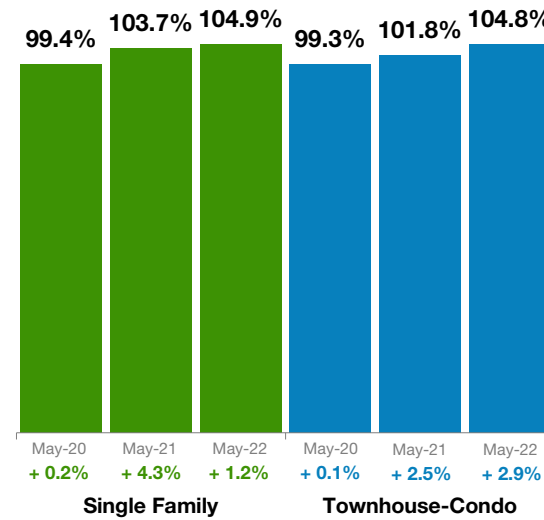
Make Sure Your Agent is a REALTOR®



May

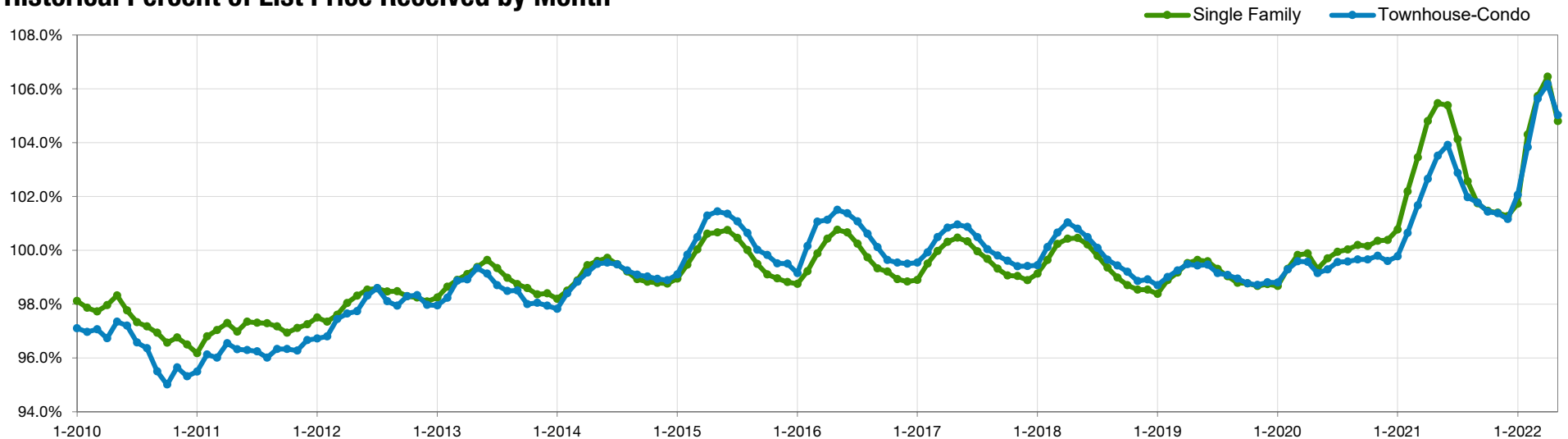


Year to Date



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
Jun-2021	105.4%	+5.7%	-0.1%	103.9%	+4.6%	+0.4%
Jul-2021	104.1%	+4.2%	-1.2%	102.9%	+3.3%	-1.0%
Aug-2021	102.6%	+2.6%	-1.5%	102.0%	+2.4%	-0.9%
Sep-2021	101.7%	+1.5%	-0.8%	101.8%	+2.1%	-0.2%
Oct-2021	101.5%	+1.3%	-0.3%	101.4%	+1.7%	-0.3%
Nov-2021	101.4%	+1.0%	-0.1%	101.4%	+1.6%	-0.1%
Dec-2021	101.3%	+0.9%	-0.1%	101.2%	+1.6%	-0.2%
Jan-2022	101.7%	+0.9%	+0.4%	102.1%	+2.3%	+0.9%
Feb-2022	104.3%	+2.1%	+2.5%	103.8%	+3.2%	+1.7%
Mar-2022	105.7%	+2.2%	+1.4%	105.6%	+3.8%	+1.7%
Apr-2022	106.4%	+1.5%	+0.7%	106.2%	+3.4%	+0.5%
May-2022	104.8%	-0.7%	-1.5%	105.0%	+1.4%	-1.1%

Historical Percent of List Price Received by Month

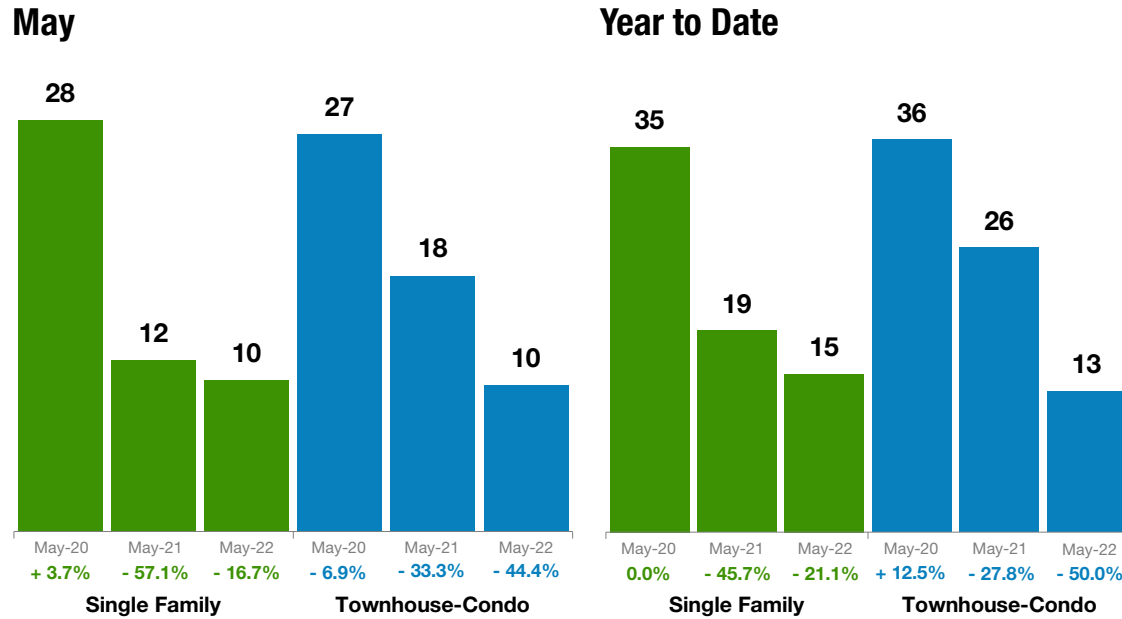


Days on Market Until Sale

May 2022
Metro Denver Region

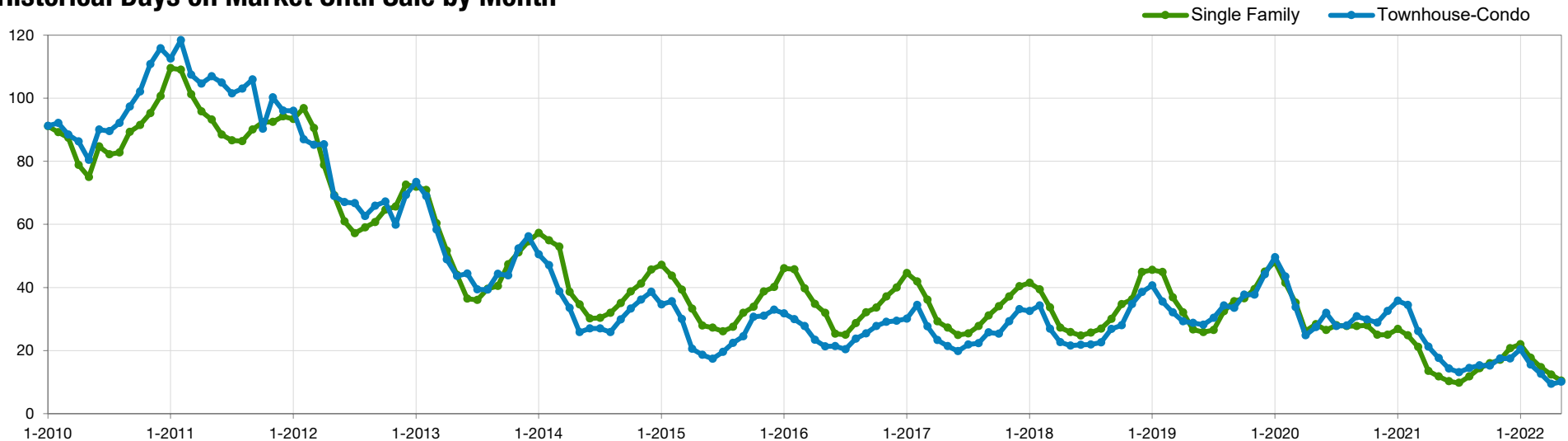
Make Sure Your Agent is a REALTOR®

Not all agents are the same!

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
Jun-2021	10	-63.0%	-13.3%	14	-56.3%	-19.2%
Jul-2021	10	-64.3%	-4.8%	13	-53.6%	-8.3%
Aug-2021	12	-57.1%	+20.4%	14	-50.0%	+10.7%
Sep-2021	14	-50.0%	+22.8%	15	-51.6%	+5.5%
Oct-2021	16	-42.9%	+10.6%	15	-50.0%	-0.7%
Nov-2021	17	-32.0%	+7.2%	17	-41.4%	+15.0%
Dec-2021	21	-16.0%	+21.3%	17	-48.5%	+0.3%
Jan-2022	22	-18.5%	+6.2%	20	-44.4%	+16.6%
Feb-2022	18	-28.0%	-19.5%	16	-52.9%	-23.9%
Mar-2022	15	-28.6%	-17.1%	13	-50.0%	-18.8%
Apr-2022	12	-14.3%	-16.1%	9	-57.1%	-25.4%
May-2022	10	-16.7%	-15.1%	10	-44.4%	+7.3%

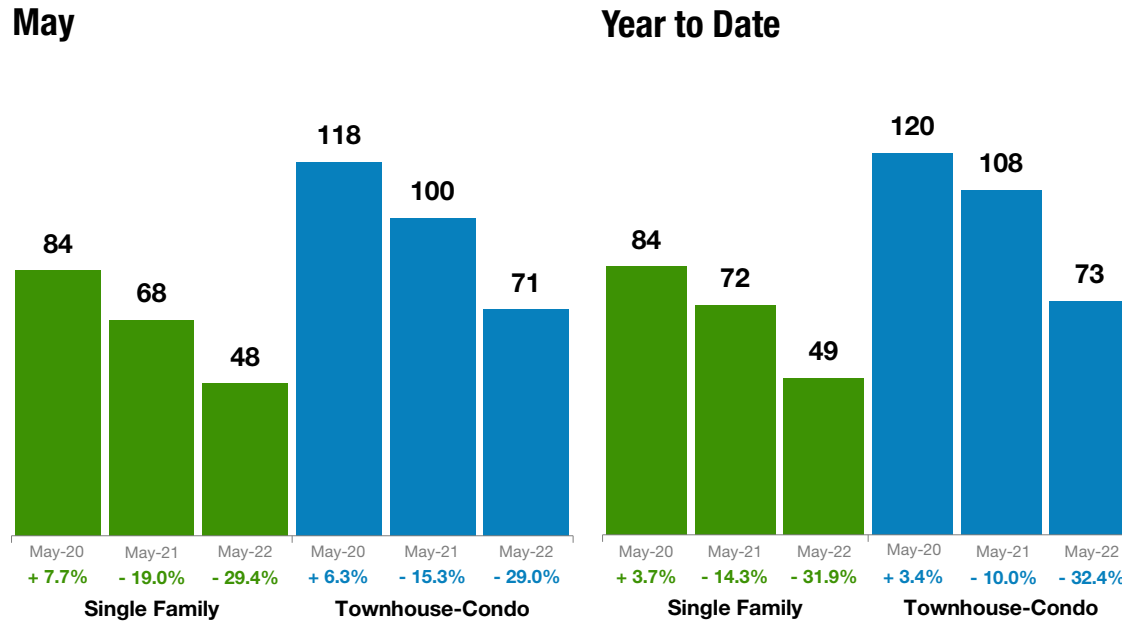
Historical Days on Market Until Sale by Month



Housing Affordability Index

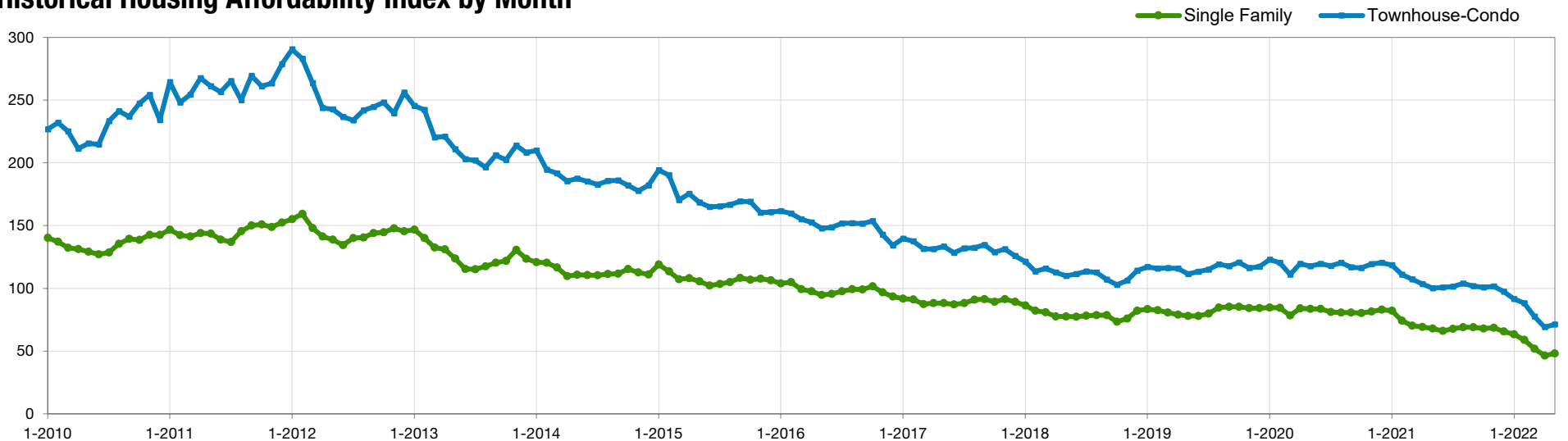
May 2022
Metro Denver Region

Make Sure Your Agent is a REALTOR®



Housing Affordability Index	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jun-2021	66	-21.4%	-2.8%	101	-15.8%	+0.7%
Jul-2021	68	-16.0%	+2.6%	101	-14.4%	+0.5%
Aug-2021	69	-14.8%	+2.0%	104	-13.3%	+2.6%
Sep-2021	69	-14.8%	+0.0%	102	-12.8%	-2.1%
Oct-2021	68	-15.0%	-1.7%	101	-12.9%	-1.0%
Nov-2021	69	-14.8%	+1.0%	102	-14.3%	+0.8%
Dec-2021	66	-20.5%	-4.2%	97	-19.2%	-4.2%
Jan-2022	63	-23.2%	-3.5%	92	-22.7%	-5.9%
Feb-2022	59	-20.3%	-7.0%	88	-20.7%	-3.7%
Mar-2022	52	-25.7%	-12.1%	77	-28.0%	-12.1%
Apr-2022	46	-33.3%	-10.6%	69	-33.0%	-10.8%
May-2022	48	-29.4%	+3.4%	71	-29.0%	+3.2%

Historical Housing Affordability Index by Month



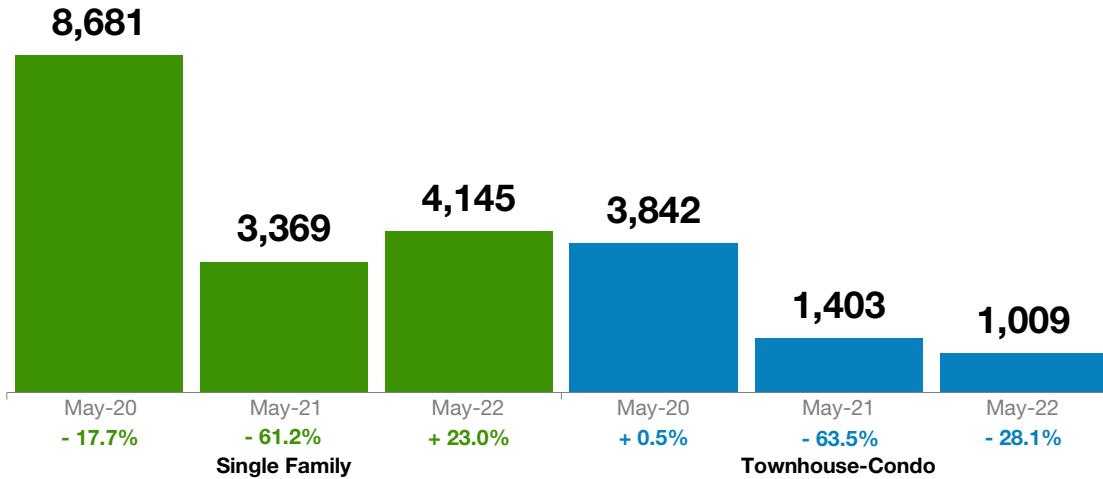
Inventory of Active Listings

May 2022
Metro Denver Region

Make Sure Your Agent is a REALTOR®

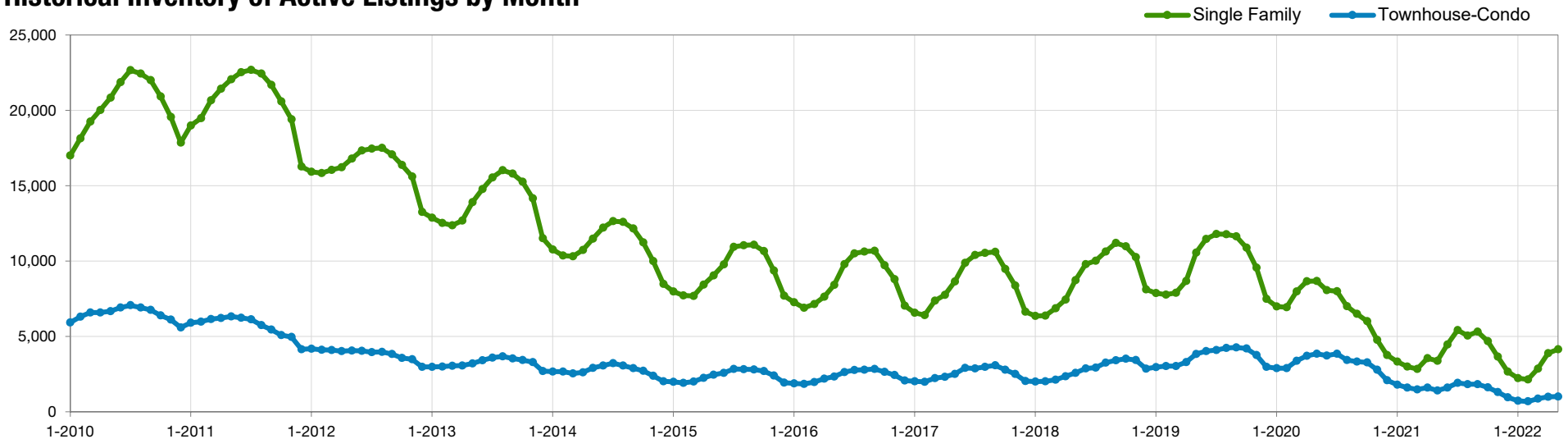


May



Active Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jun-2021	4,462	-44.6%	+32.4%	1,607	-56.8%	+14.5%
Jul-2021	5,407	-32.3%	+21.2%	1,911	-50.4%	+18.9%
Aug-2021	5,043	-27.9%	-6.7%	1,830	-46.5%	-4.2%
Sep-2021	5,305	-18.3%	+5.2%	1,818	-45.4%	-0.7%
Oct-2021	4,679	-22.0%	-11.8%	1,622	-50.5%	-10.8%
Nov-2021	3,659	-23.3%	-21.8%	1,307	-52.9%	-19.4%
Dec-2021	2,661	-29.3%	-27.3%	955	-54.1%	-26.9%
Jan-2022	2,233	-32.8%	-16.1%	726	-59.7%	-24.0%
Feb-2022	2,140	-28.5%	-4.2%	693	-56.8%	-4.5%
Mar-2022	2,848	+0.4%	+33.1%	867	-41.2%	+25.1%
Apr-2022	3,877	+9.1%	+36.1%	998	-37.5%	+15.1%
May-2022	4,145	+23.0%	+6.9%	1,009	-28.1%	+1.1%

Historical Inventory of Active Listings by Month



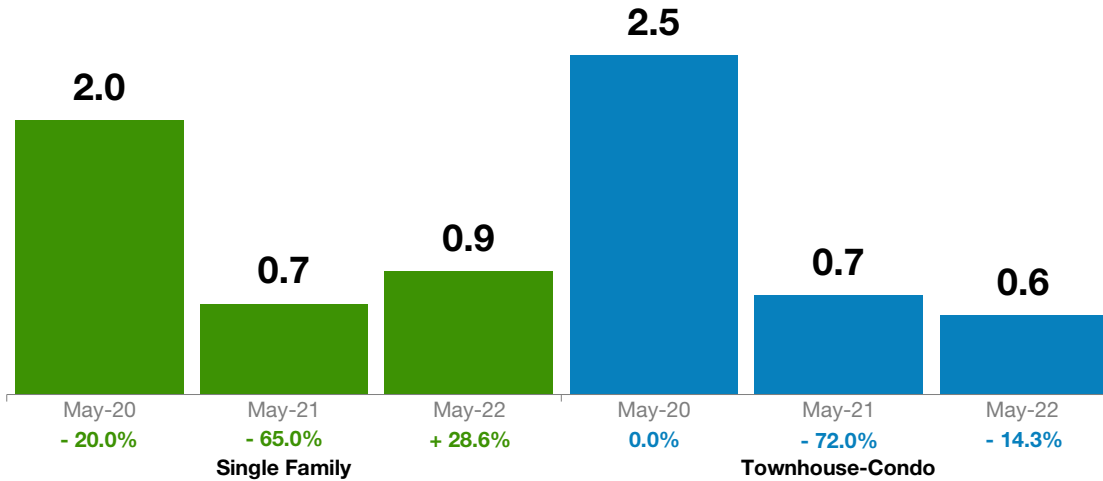
Months Supply of Inventory

May 2022
Metro Denver Region

Make Sure Your Agent is a REALTOR®

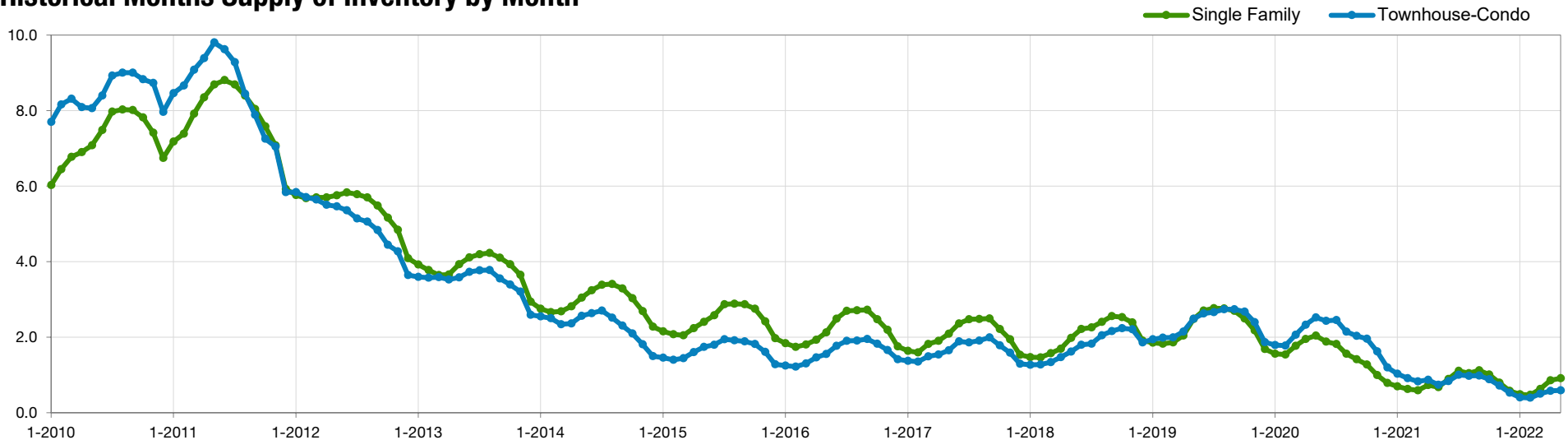


May



Months Supply	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jun-2021	0.9	-52.6%	+32.6%	0.8	-66.7%	+13.0%
Jul-2021	1.1	-38.9%	+23.9%	1.0	-60.0%	+20.6%
Aug-2021	1.0	-37.5%	-5.6%	1.0	-52.4%	-3.2%
Sep-2021	1.1	-21.4%	+7.0%	1.0	-50.0%	+0.8%
Oct-2021	1.0	-23.1%	-9.8%	0.9	-55.0%	-9.8%
Nov-2021	0.8	-20.0%	-21.6%	0.7	-56.3%	-19.0%
Dec-2021	0.6	-25.0%	-26.8%	0.5	-58.3%	-26.0%
Jan-2022	0.5	-28.6%	-15.9%	0.4	-60.0%	-23.4%
Feb-2022	0.5	-16.7%	-3.6%	0.4	-55.6%	-3.2%
Mar-2022	0.6	0.0%	+33.7%	0.5	-37.5%	+27.2%
Apr-2022	0.9	+28.6%	+36.8%	0.6	-33.3%	+15.9%
May-2022	0.9	+28.6%	+6.4%	0.6	-14.3%	+1.6%

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.

May 2022
Metro Denver Region

Make Sure
Your Agent is a REALTOR®

Not all agents
are the same!



Key Metrics	Historical Sparkbars	5-2021	5-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		7,675	8,543	+ 11.3%	32,886	33,615	+ 2.2%
Pending / Under Contract		7,607	7,487	- 1.6%	31,855	29,789	- 6.5%
Sold Listings		6,673	6,814	+ 2.1%	28,390	26,623	- 6.2%
Median Sales Price		\$525,000	\$602,873	+ 14.8%	\$490,000	\$583,000	+ 19.0%
Average Sales Price		\$609,592	\$709,040	+ 16.3%	\$584,689	\$682,128	+ 16.7%
Percent of List Price Received		104.9%	104.9%	0.0%	103.1%	104.8%	+ 1.6%
Days on Market Until Sale		14	10	- 28.6%	21	14	- 33.3%
Housing Affordability Index		74	52	- 29.7%	79	53	- 32.9%
Inventory of Active Listings		4,816	5,176	+ 7.5%	--	--	--
Months Supply of Inventory		0.7	0.8	+ 14.3%	--	--	--

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®

May 2022
Metro Denver Region

Make Sure
Your Agent is a REALTOR®

Not all agents
are the same!



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

