



colorado association of REALTORS[®] HOUSING REPORTS

Research tools provided by the Colorado Association of REALTORS[®]

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Your Agent is a REALTOR[®]**

*Not all agents
are the same!*



Metro Denver Region

Single Family and Townhouse-Condo September 2022



Single Family Market Overview

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

September 2022
Metro Denver Region

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Key Metrics	Historical Sparkbars	9-2021	9-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		5,466	4,930	- 9.8%	47,911	48,278	+ 0.8%
Pending / Under Contract		4,724	3,663	- 22.5%	43,389	37,121	- 14.4%
Sold Listings		5,039	4,022	- 20.2%	41,394	36,082	- 12.8%
Median Sales Price		\$560,500	\$605,000	+ 7.9%	\$557,000	\$630,000	+ 13.1%
Average Sales Price		\$672,191	\$715,925	+ 6.5%	\$668,159	\$746,085	+ 11.7%
Percent of List Price Received		101.7%	98.6%	- 3.0%	103.6%	102.7%	- 0.9%
Days on Market Until Sale		14	29	+ 107.1%	15	16	+ 6.7%
Housing Affordability Index		69	46	- 33.3%	69	45	- 34.8%
Inventory of Active Listings		5,375	8,436	+ 56.9%	--	--	--
Months Supply of Inventory		1.1	2.0	+ 81.8%	--	--	--

Townhouse-Condo Market Overview

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

September 2022
Metro Denver Region

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Key Metrics	Historical Sparkbars	9-2021	9-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		1,964	1,642	- 16.4%	18,044	16,388	- 9.2%
Pending / Under Contract		1,816	1,262	- 30.5%	17,026	13,687	- 19.6%
Sold Listings		1,849	1,433	- 22.5%	16,489	13,709	- 16.9%
Median Sales Price		\$380,000	\$415,000	+ 9.2%	\$371,000	\$423,200	+ 14.1%
Average Sales Price		\$456,923	\$519,916	+ 13.8%	\$442,257	\$503,179	+ 13.8%
Percent of List Price Received		101.8%	99.3%	- 2.5%	102.2%	103.0%	+ 0.8%
Days on Market Until Sale		15	24	+ 60.0%	20	14	- 30.0%
Housing Affordability Index		102	68	- 33.3%	104	66	- 36.5%
Inventory of Active Listings		1,860	2,286	+ 22.9%	--	--	--
Months Supply of Inventory		1.0	1.5	+ 50.0%	--	--	--

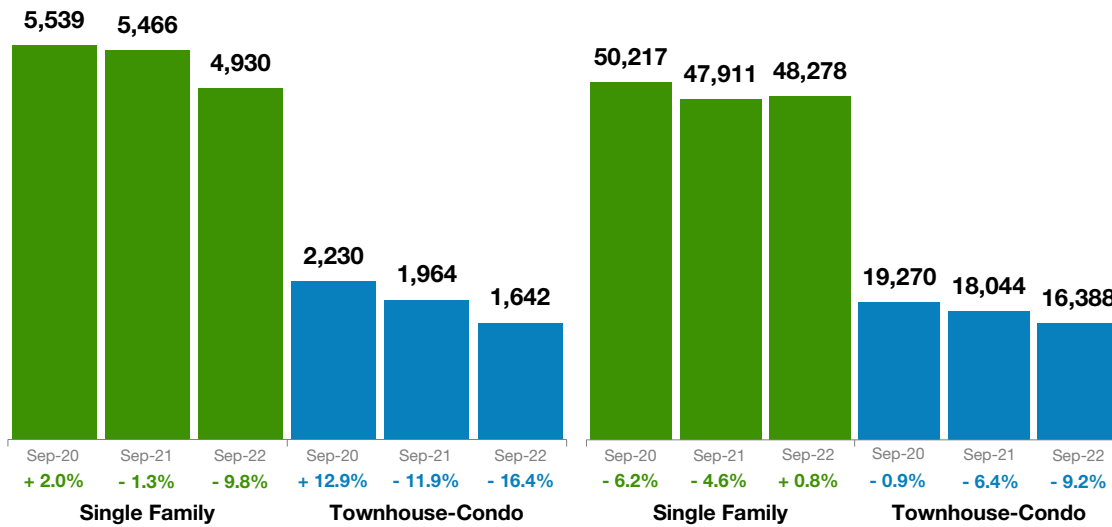
New Listings

September 2022
Metro Denver Region

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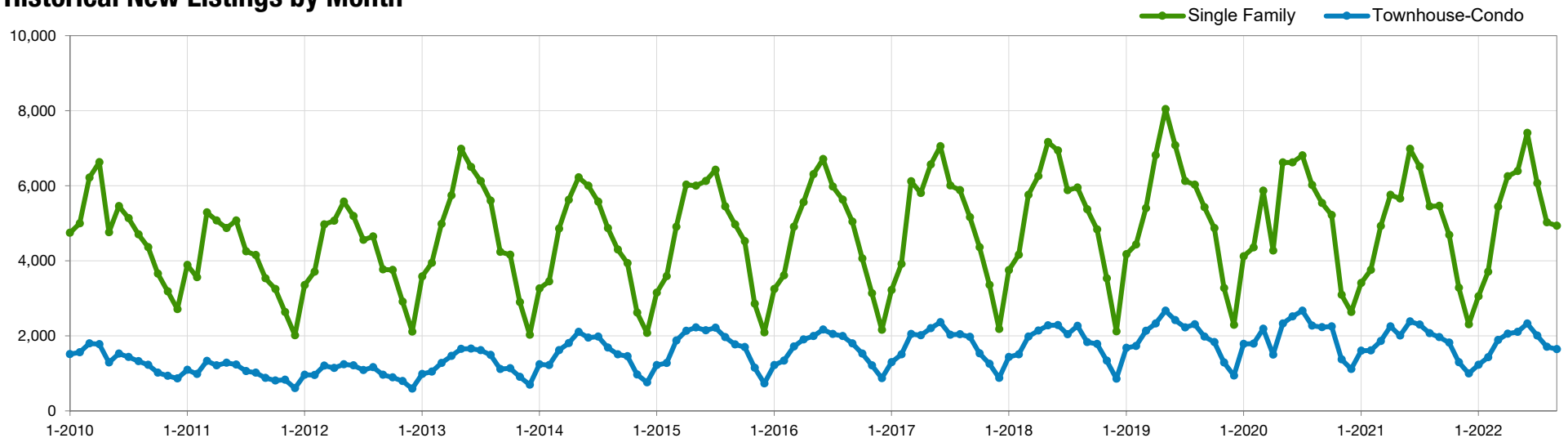


September



New Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Oct-2021	4,692	-10.0%	-14.2%	1,815	-19.2%	-7.6%
Nov-2021	3,281	+6.1%	-30.1%	1,296	-5.4%	-28.6%
Dec-2021	2,309	-12.2%	-29.6%	998	-10.3%	-23.0%
Jan-2022	3,050	-10.5%	+32.1%	1,227	-23.6%	+22.9%
Feb-2022	3,708	-1.3%	+21.6%	1,430	-11.2%	+16.5%
Mar-2022	5,440	+10.4%	+46.7%	1,887	+1.5%	+32.0%
Apr-2022	6,250	+8.6%	+14.9%	2,057	-8.6%	+9.0%
May-2022	6,392	+12.9%	+2.3%	2,104	+5.0%	+2.3%
Jun-2022	7,410	+6.1%	+15.9%	2,324	-2.4%	+10.5%
Jul-2022	6,071	-6.7%	-18.1%	2,009	-12.6%	-13.6%
Aug-2022	5,027	-7.8%	-17.2%	1,708	-17.5%	-15.0%
Sep-2022	4,930	-9.8%	-1.9%	1,642	-16.4%	-3.9%

Historical New Listings by Month



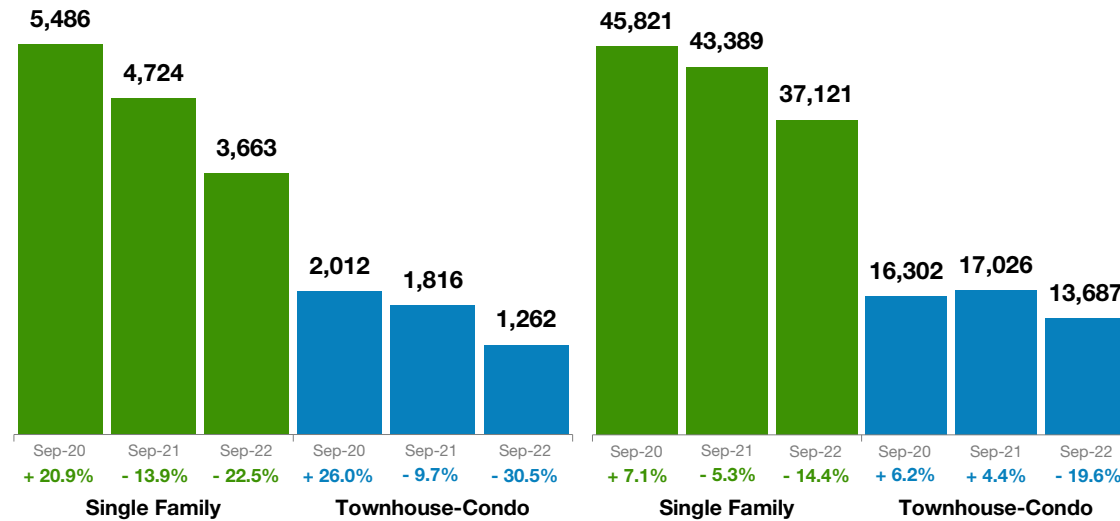
Pending / Under Contract

September 2022
Metro Denver Region

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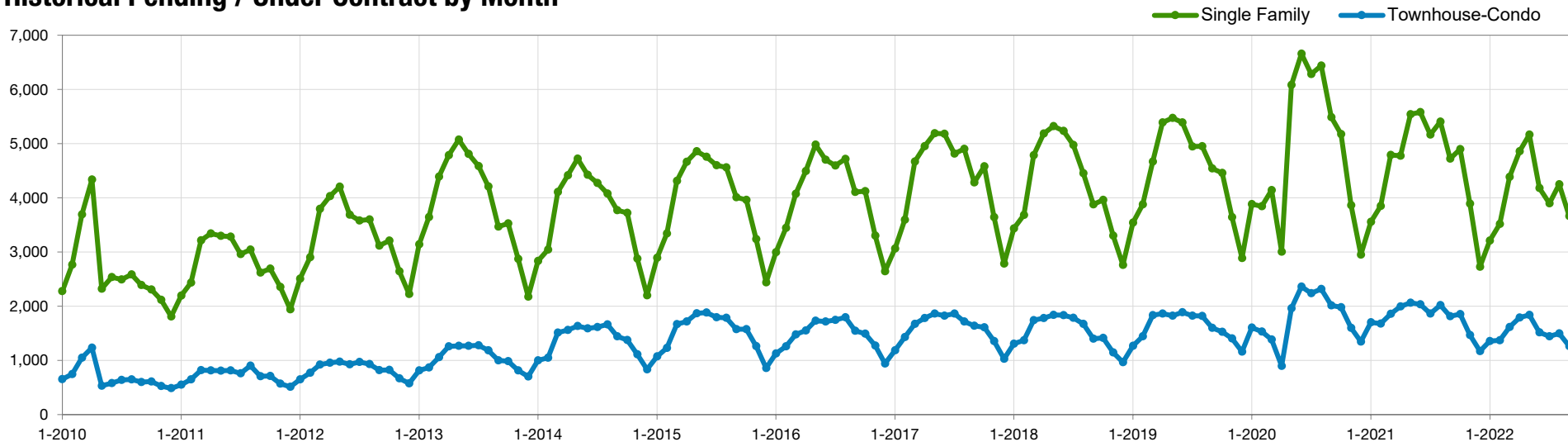


September



Pending / Under Contract	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Oct-2021	4,897	-5.4%	+3.7%	1,851	-6.5%	+1.9%
Nov-2021	3,893	+0.8%	-20.5%	1,470	-8.1%	-20.6%
Dec-2021	2,727	-7.6%	-30.0%	1,171	-13.1%	-20.3%
Jan-2022	3,208	-9.8%	+17.6%	1,355	-20.4%	+15.7%
Feb-2022	3,519	-8.6%	+9.7%	1,372	-18.2%	+1.3%
Mar-2022	4,387	-8.4%	+24.7%	1,615	-13.0%	+17.7%
Apr-2022	4,858	+1.7%	+10.7%	1,790	-10.2%	+10.8%
May-2022	5,164	-6.8%	+6.3%	1,838	-10.8%	+2.7%
Jun-2022	4,179	-25.1%	-19.1%	1,515	-25.5%	-17.6%
Jul-2022	3,896	-24.6%	-6.8%	1,443	-22.6%	-4.8%
Aug-2022	4,247	-21.4%	+9.0%	1,497	-25.9%	+3.7%
Sep-2022	3,663	-22.5%	-13.8%	1,262	-30.5%	-15.7%

Historical Pending / Under Contract by Month



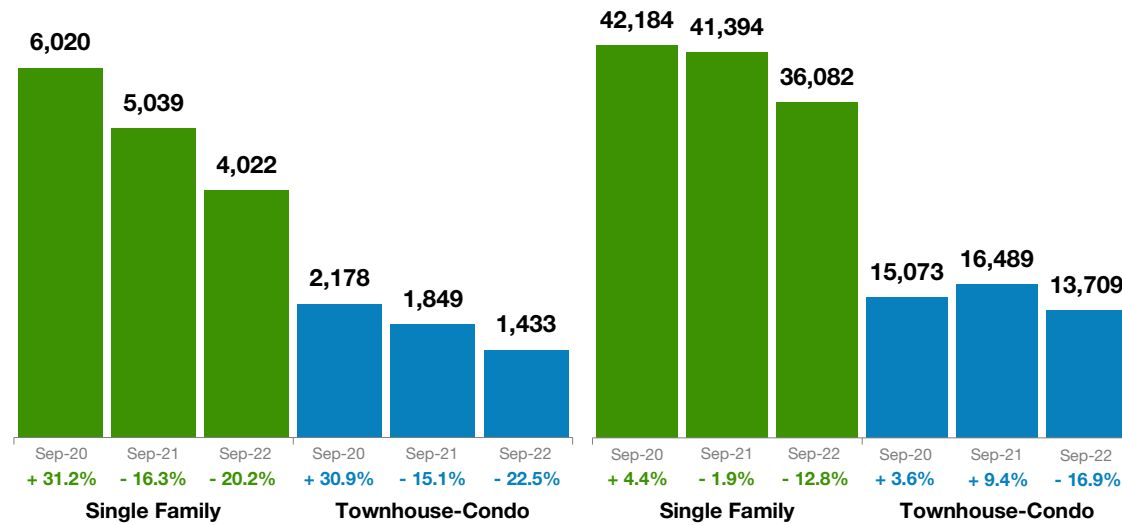
Sold Listings

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Metro Denver Region

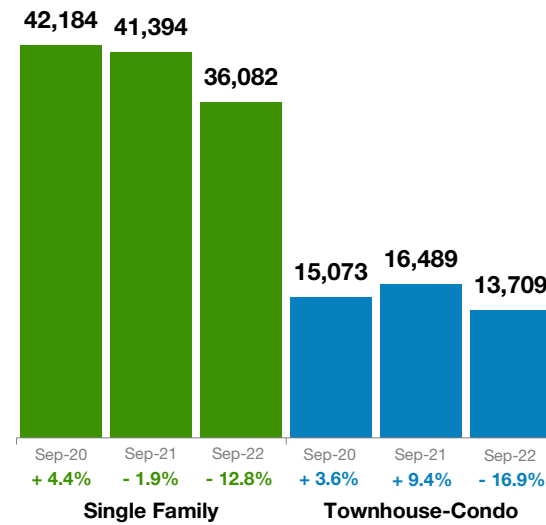
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September

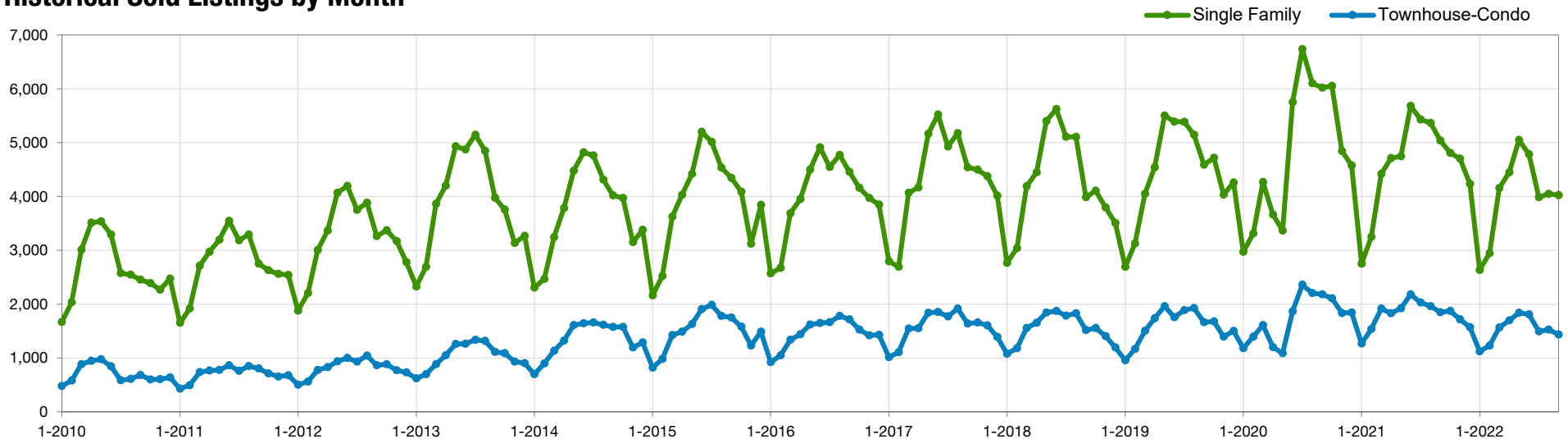


Year to Date



Sold Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Oct-2021	4,811	-20.5%	-4.5%	1,872	-11.1%	+1.2%
Nov-2021	4,703	-2.9%	-2.2%	1,715	-6.4%	-8.4%
Dec-2021	4,235	-7.4%	-10.0%	1,569	-14.8%	-8.5%
Jan-2022	2,635	-4.3%	-37.8%	1,122	-11.6%	-28.5%
Feb-2022	2,948	-9.2%	+11.9%	1,230	-19.9%	+9.6%
Mar-2022	4,158	-5.9%	+41.0%	1,563	-18.4%	+27.1%
Apr-2022	4,450	-5.6%	+7.0%	1,696	-7.4%	+8.5%
May-2022	5,048	+6.4%	+13.4%	1,838	-4.3%	+8.4%
Jun-2022	4,787	-15.7%	-5.2%	1,811	-17.0%	-1.5%
Jul-2022	3,986	-26.6%	-16.7%	1,490	-26.6%	-17.7%
Aug-2022	4,048	-24.6%	+1.6%	1,526	-22.1%	+2.4%
Sep-2022	4,022	-20.2%	-0.6%	1,433	-22.5%	-6.1%

Historical Sold Listings by Month



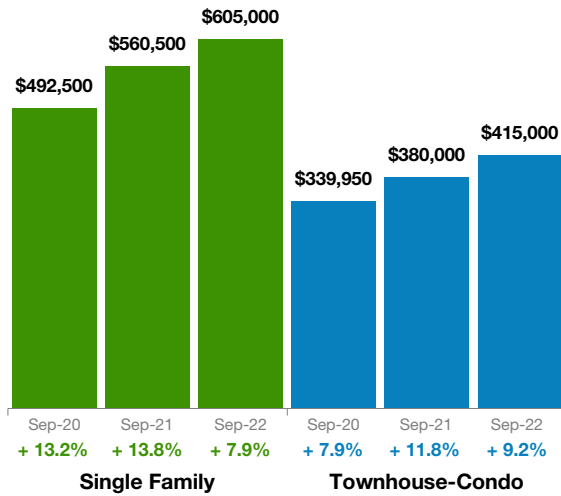
Median Sales Price

September 2022
Metro Denver Region

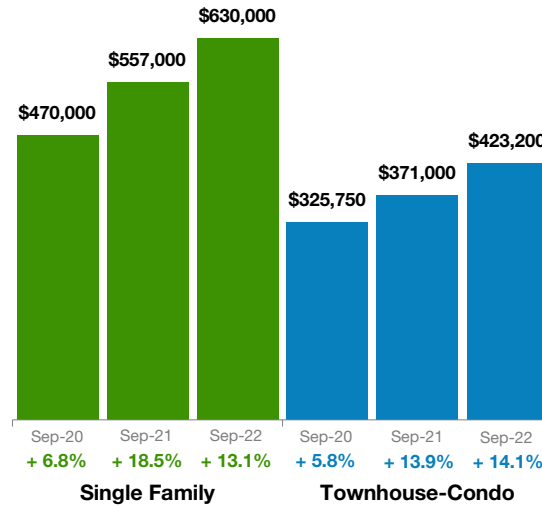
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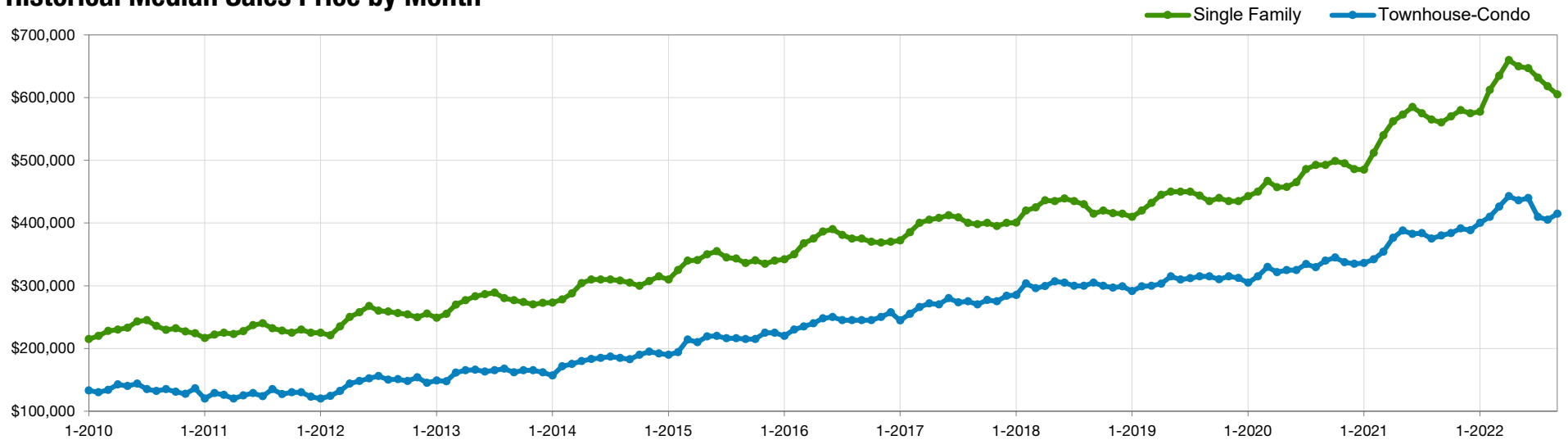


Year to Date



Median Sales Price	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Oct-2021	\$570,000	+14.2%	+1.7%	\$383,700	+11.2%	+1.0%
Nov-2021	\$580,000	+17.2%	+1.8%	\$391,213	+16.0%	+2.0%
Dec-2021	\$575,000	+18.3%	-0.9%	\$388,500	+16.0%	-0.7%
Jan-2022	\$577,500	+19.1%	+0.4%	\$400,250	+19.1%	+3.0%
Feb-2022	\$612,000	+19.5%	+6.0%	\$410,000	+19.8%	+2.4%
Mar-2022	\$634,900	+17.6%	+3.7%	\$426,000	+20.3%	+3.9%
Apr-2022	\$660,000	+17.4%	+4.0%	\$443,000	+17.7%	+4.0%
May-2022	\$650,000	+13.5%	-1.5%	\$436,250	+12.4%	-1.5%
Jun-2022	\$647,000	+10.6%	-0.5%	\$440,000	+15.0%	+0.9%
Jul-2022	\$632,000	+9.9%	-2.3%	\$410,000	+6.8%	-6.8%
Aug-2022	\$618,000	+9.4%	-2.2%	\$405,000	+8.0%	-1.2%
Sep-2022	\$605,000	+7.9%	-2.1%	\$415,000	+9.2%	+2.5%

Historical Median Sales Price by Month



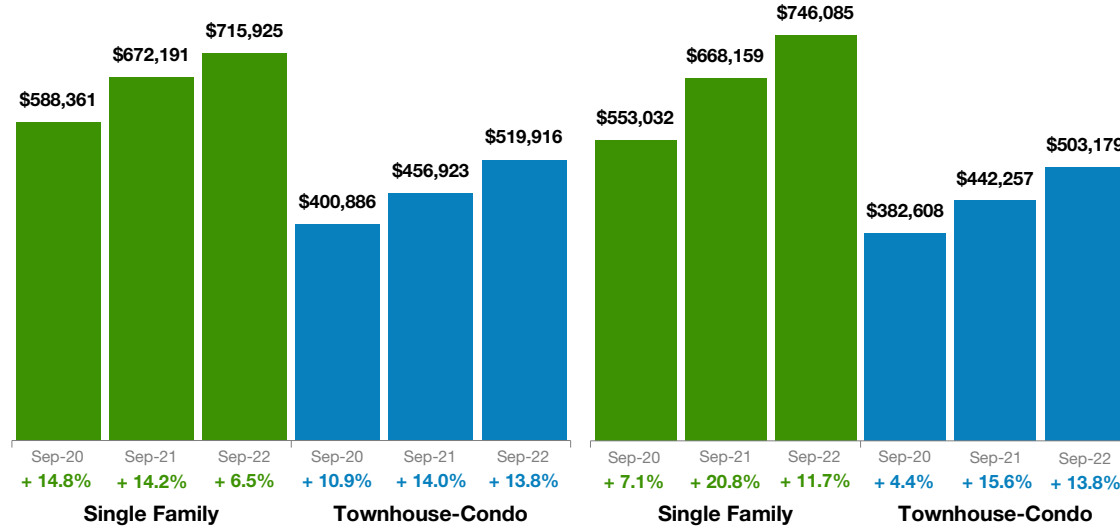
Average Sales Price

September 2022
Metro Denver Region

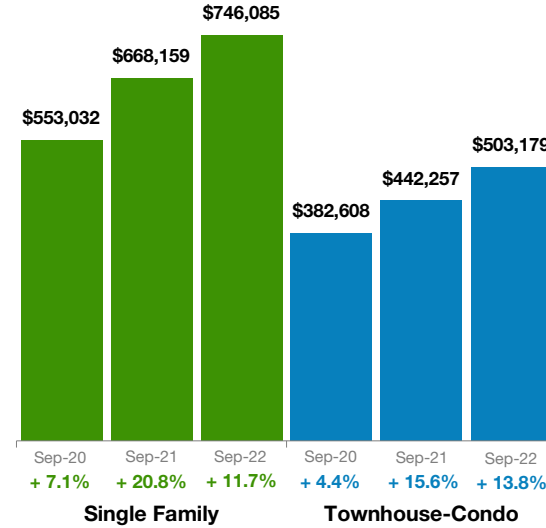
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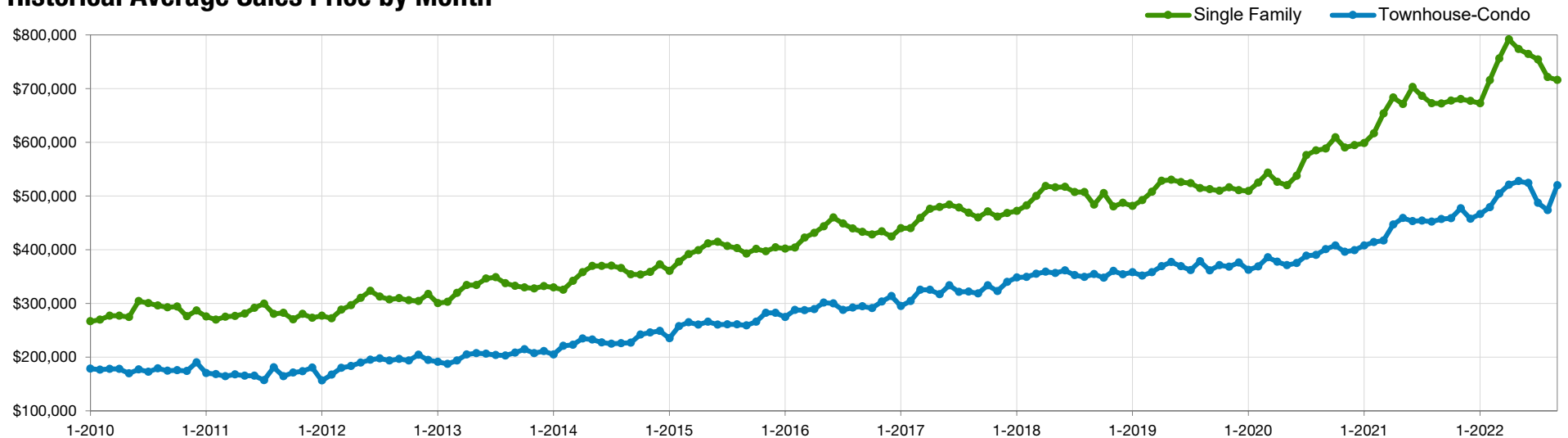


Year to Date



Average Sales Price	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Oct-2021	\$677,677	+11.2%	+0.8%	\$458,698	+12.5%	+0.4%
Nov-2021	\$680,473	+15.3%	+0.4%	\$477,021	+20.5%	+4.0%
Dec-2021	\$677,251	+13.9%	-0.5%	\$457,730	+14.7%	-4.0%
Jan-2022	\$672,904	+12.4%	-0.6%	\$466,433	+14.4%	+1.9%
Feb-2022	\$715,662	+16.1%	+6.4%	\$479,097	+15.8%	+2.7%
Mar-2022	\$756,170	+15.7%	+5.7%	\$504,270	+21.0%	+5.3%
Apr-2022	\$791,770	+15.9%	+4.7%	\$520,965	+16.6%	+3.3%
May-2022	\$773,559	+15.3%	-2.3%	\$527,710	+14.9%	+1.3%
Jun-2022	\$764,249	+8.7%	-1.2%	\$524,204	+15.6%	-0.7%
Jul-2022	\$754,014	+9.9%	-1.3%	\$487,518	+7.3%	-7.0%
Aug-2022	\$721,702	+7.3%	-4.3%	\$473,802	+4.8%	-2.8%
Sep-2022	\$715,925	+6.5%	-0.8%	\$519,916	+13.8%	+9.7%

Historical Average Sales Price by Month



Percent of List Price Received

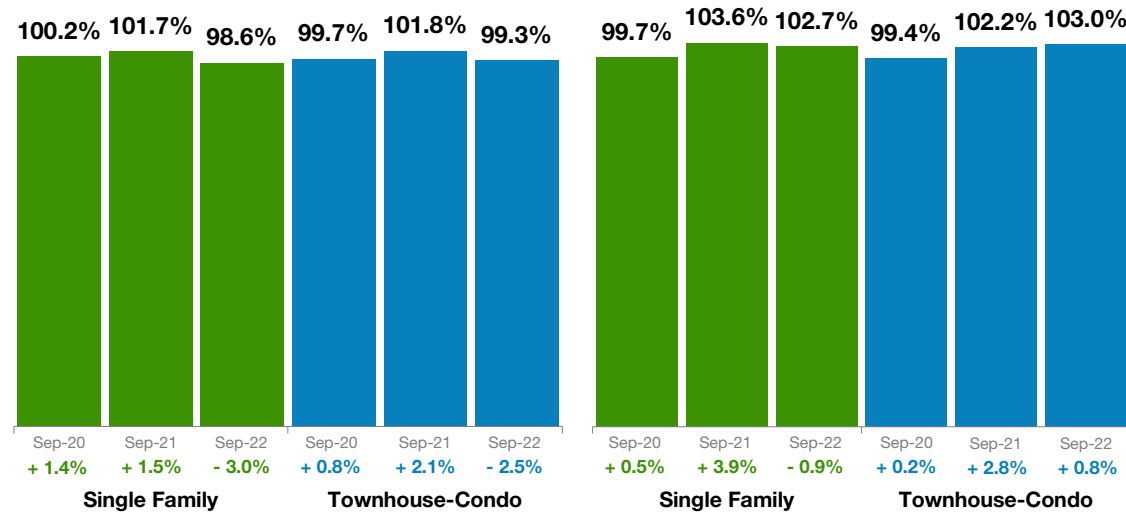
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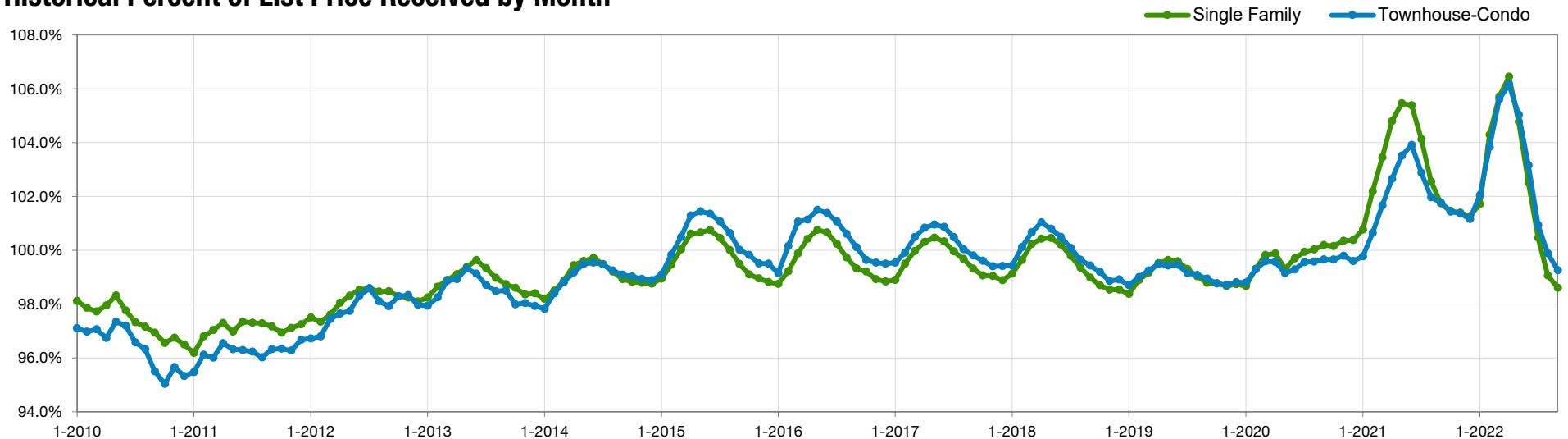


September



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
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%	+1.8%
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%	-1.6%	105.0%	+1.4%	-1.1%
Jun-2022	102.5%	-2.8%	-2.2%	103.2%	-0.7%	-1.8%
Jul-2022	100.5%	-3.5%	-2.0%	100.9%	-1.9%	-2.2%
Aug-2022	99.1%	-3.4%	-1.4%	99.9%	-2.1%	-1.0%
Sep-2022	98.6%	-3.0%	-0.5%	99.3%	-2.5%	-0.6%

Historical Percent of List Price Received by Month



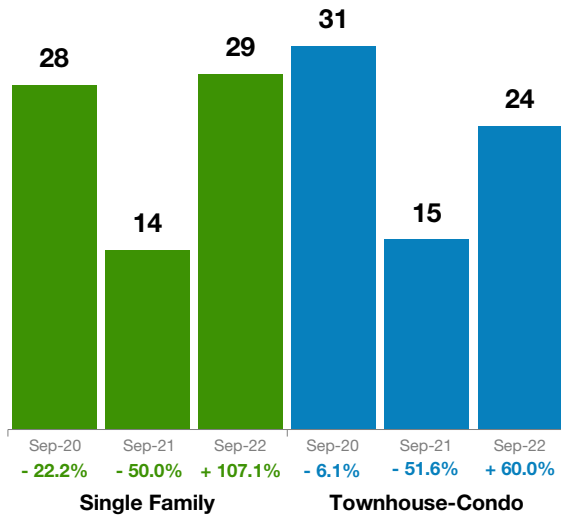
Days on Market Until Sale

September 2022
Metro Denver Region

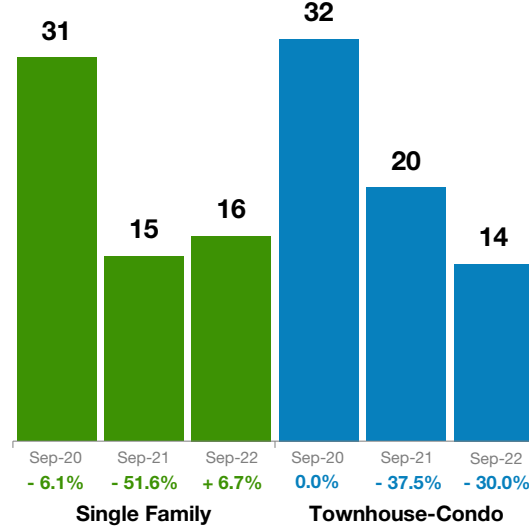
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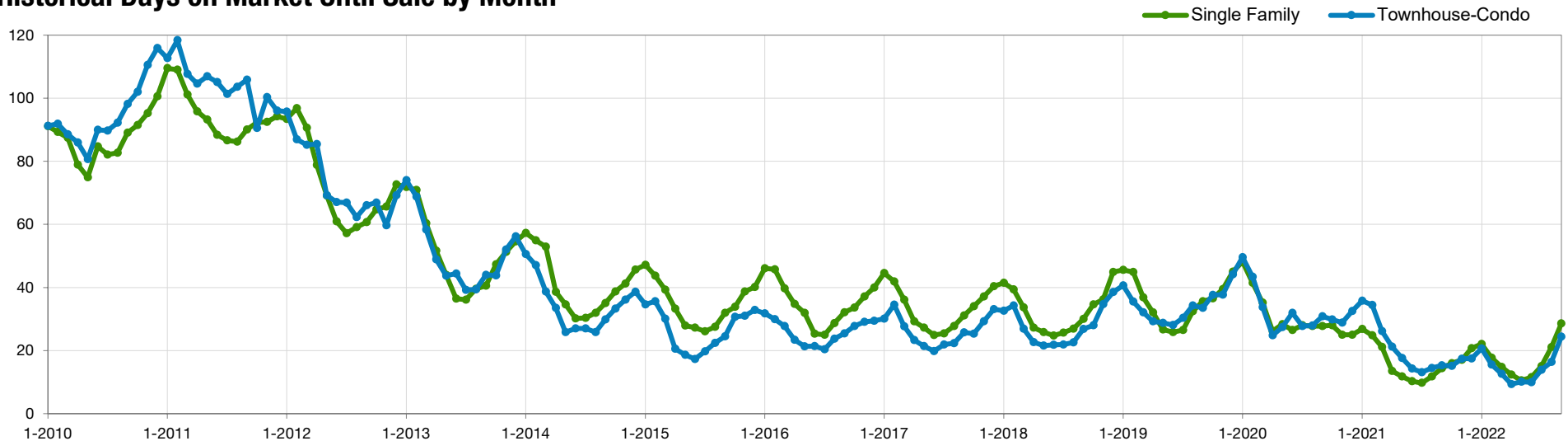


Year to Date



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
Oct-2021	16	-42.9%	+10.6%	15	-50.0%	-0.8%
Nov-2021	17	-32.0%	+7.2%	17	-41.4%	+14.6%
Dec-2021	21	-16.0%	+21.2%	17	-48.5%	+0.5%
Jan-2022	22	-18.5%	+6.5%	21	-41.7%	+18.1%
Feb-2022	18	-28.0%	-19.6%	16	-52.9%	-24.8%
Mar-2022	15	-28.6%	-16.7%	13	-50.0%	-18.7%
Apr-2022	12	-14.3%	-16.4%	9	-57.1%	-25.6%
May-2022	11	-8.3%	-14.9%	10	-44.4%	+7.4%
Jun-2022	12	+20.0%	+9.5%	10	-28.6%	-1.3%
Jul-2022	15	+50.0%	+30.9%	14	+7.7%	+39.4%
Aug-2022	21	+75.0%	+39.7%	16	+14.3%	+18.1%
Sep-2022	29	+107.1%	+35.8%	24	+60.0%	+49.1%

Historical Days on Market Until Sale by Month



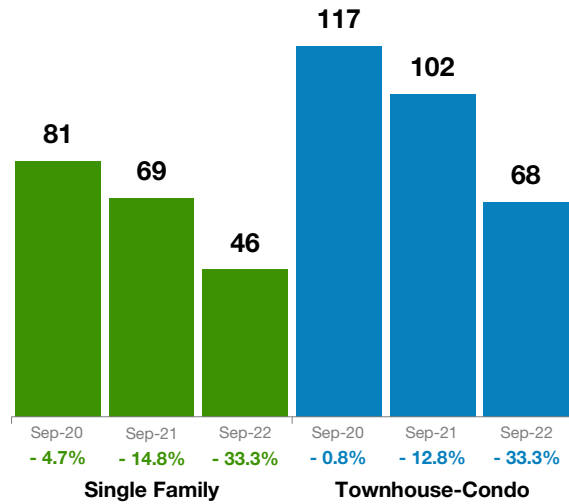
Housing Affordability Index

September 2022
Metro Denver Region

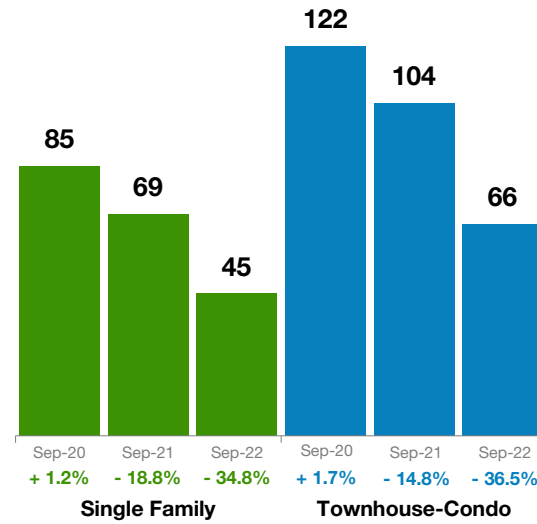
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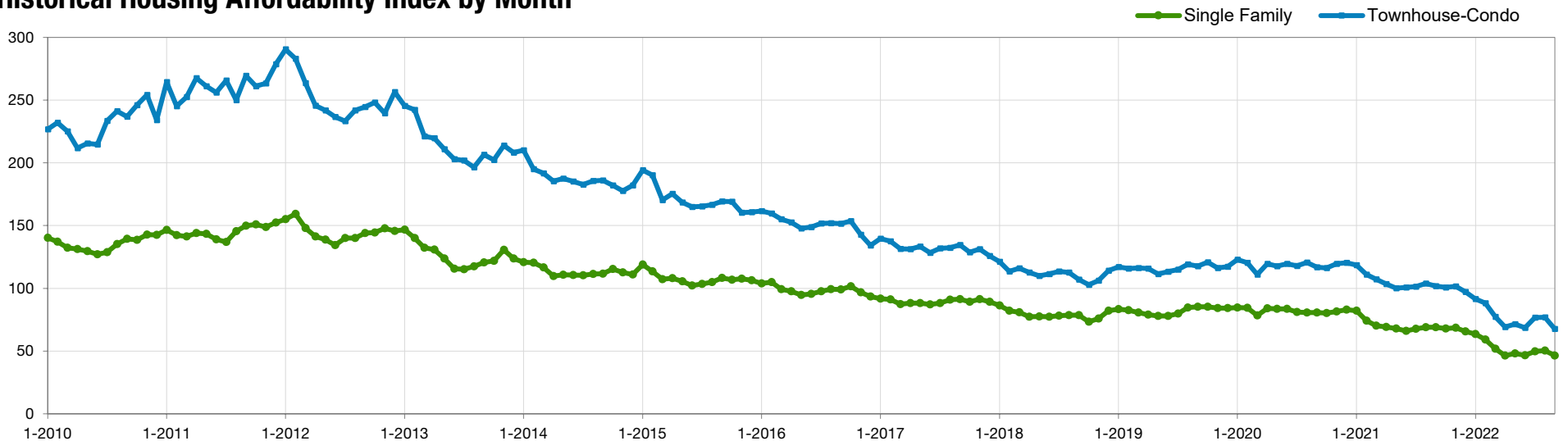


Year to Date



Housing Affordability Index	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Oct-2021	68	-15.0%	-1.7%	101	-12.9%	-1.0%
Nov-2021	69	-14.8%	+1.0%	102	-15.0%	+0.8%
Dec-2021	66	-20.5%	-4.2%	97	-19.2%	-4.3%
Jan-2022	63	-23.2%	-3.4%	92	-22.7%	-5.8%
Feb-2022	59	-20.3%	-6.9%	88	-20.7%	-3.7%
Mar-2022	52	-25.7%	-12.2%	77	-28.0%	-12.3%
Apr-2022	46	-33.3%	-10.6%	69	-33.0%	-10.6%
May-2022	48	-29.4%	+3.4%	71	-29.0%	+3.4%
Jun-2022	47	-28.8%	-2.9%	68	-32.7%	-4.2%
Jul-2022	50	-26.5%	+6.9%	77	-23.8%	+12.1%
Aug-2022	50	-27.5%	+1.4%	77	-26.0%	+0.3%
Sep-2022	46	-33.3%	-8.0%	68	-33.3%	-12.1%

Historical Housing Affordability Index by Month



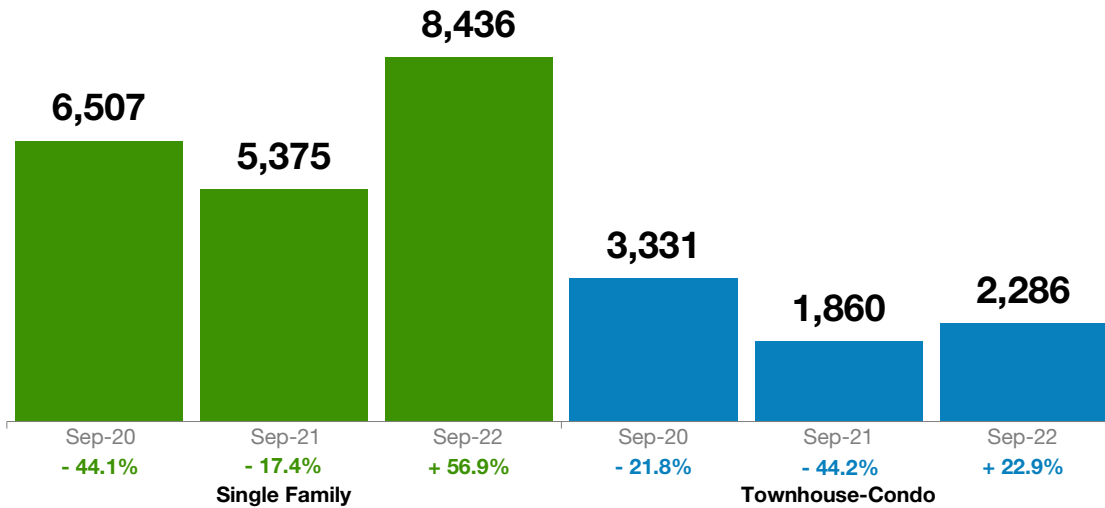
Inventory of Active Listings

September 2022
Metro Denver Region

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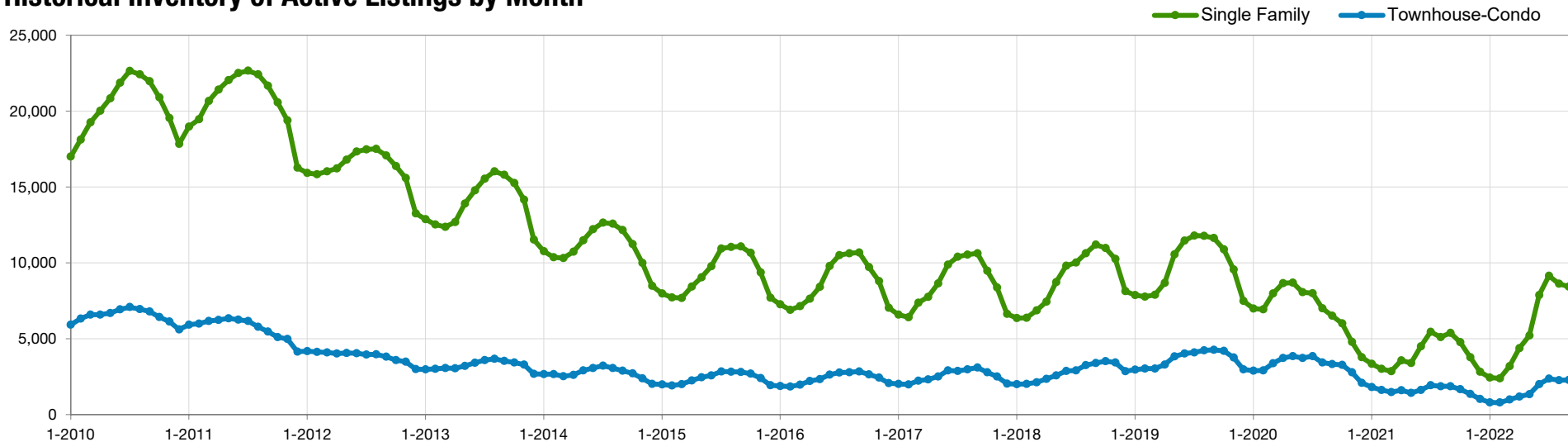


September



Active Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Oct-2021	4,766	-20.8%	-11.3%	1,668	-49.1%	-10.3%
Nov-2021	3,777	-21.1%	-20.8%	1,364	-50.9%	-18.2%
Dec-2021	2,817	-25.5%	-25.4%	1,027	-50.7%	-24.7%
Jan-2022	2,435	-27.0%	-13.6%	807	-55.3%	-21.4%
Feb-2022	2,389	-20.7%	-1.9%	792	-50.8%	-1.9%
Mar-2022	3,193	+11.7%	+33.7%	992	-33.0%	+25.3%
Apr-2022	4,365	+22.1%	+36.7%	1,179	-26.6%	+18.9%
May-2022	5,210	+53.6%	+19.4%	1,344	-5.2%	+14.0%
Jun-2022	7,869	+75.2%	+51.0%	2,009	+23.8%	+49.5%
Jul-2022	9,143	+67.7%	+16.2%	2,362	+22.3%	+17.6%
Aug-2022	8,621	+69.1%	-5.7%	2,260	+21.6%	-4.3%
Sep-2022	8,436	+56.9%	-2.1%	2,286	+22.9%	+1.2%

Historical Inventory of Active Listings by Month



Months Supply of Inventory

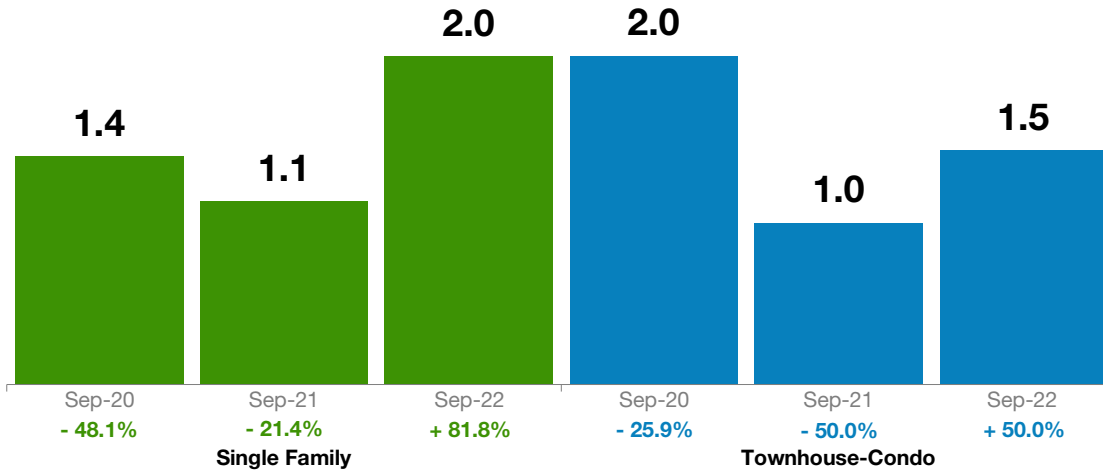
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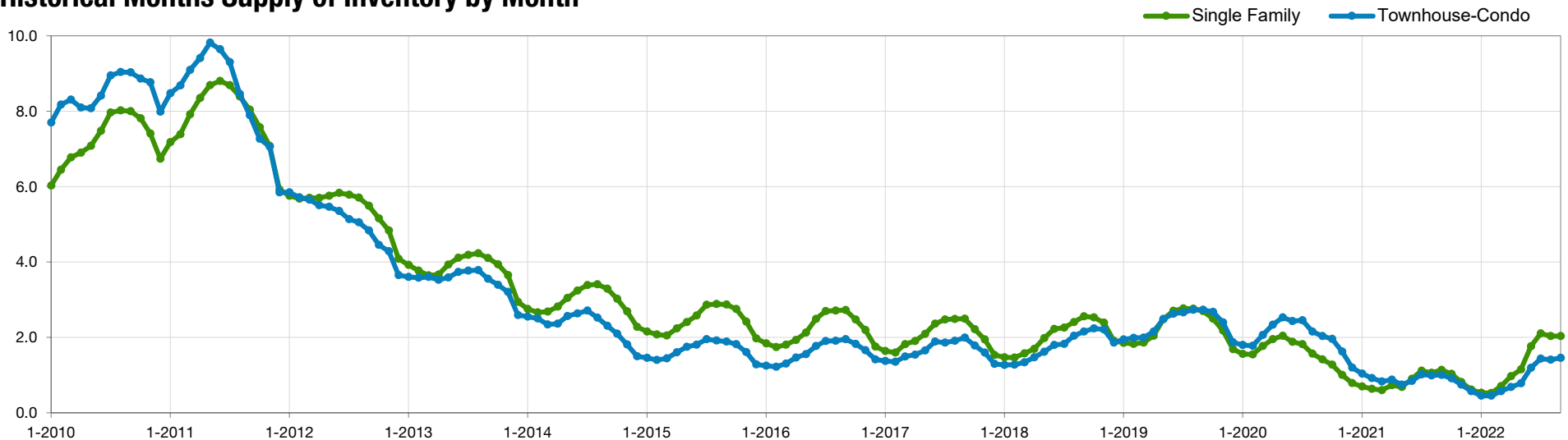


September



Months Supply	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Oct-2021	1.0	-23.1%	-9.4%	0.9	-55.0%	-9.4%
Nov-2021	0.8	-20.0%	-20.6%	0.7	-56.3%	-17.8%
Dec-2021	0.6	-25.0%	-25.0%	0.6	-50.0%	-23.8%
Jan-2022	0.5	-28.6%	-13.4%	0.5	-50.0%	-20.9%
Feb-2022	0.5	-16.7%	-1.4%	0.4	-55.6%	-0.4%
Mar-2022	0.7	+16.7%	+34.3%	0.6	-25.0%	+27.4%
Apr-2022	1.0	+42.9%	+37.4%	0.7	-22.2%	+19.6%
May-2022	1.1	+57.1%	+18.7%	0.8	+14.3%	+14.4%
Jun-2022	1.8	+100.0%	+53.6%	1.2	+50.0%	+52.2%
Jul-2022	2.1	+90.9%	+19.4%	1.4	+40.0%	+20.8%
Aug-2022	2.0	+81.8%	-3.3%	1.4	+40.0%	-2.2%
Sep-2022	2.0	+81.8%	-0.1%	1.5	+50.0%	+3.4%

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.

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Key Metrics	Historical Sparkbars	9-2021	9-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		7,437	6,593	- 11.3%	66,047	64,778	- 1.9%
Pending / Under Contract		6,549	4,938	- 24.6%	60,501	50,883	- 15.9%
Sold Listings		6,903	5,463	- 20.9%	57,970	49,858	- 14.0%
Median Sales Price		\$525,000	\$567,500	+ 8.1%	\$511,000	\$580,000	+ 13.5%
Average Sales Price		\$613,357	\$663,806	+ 8.2%	\$603,166	\$678,629	+ 12.5%
Percent of List Price Received		101.7%	98.8%	- 2.9%	103.2%	102.8%	- 0.4%
Days on Market Until Sale		15	27	+ 80.0%	17	16	- 5.9%
Housing Affordability Index		74	49	- 33.8%	76	48	- 36.8%
Inventory of Active Listings		7,260	10,761	+ 48.2%	--	--	--
Months Supply of Inventory		1.1	1.9	+ 72.7%	--	--	--

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®

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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

