



colorado association of REALTORS[®] **HOUSING REPORTS**

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

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Statewide Report 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
Statewide Report

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Key Metrics	Historical Sparkbars	9-2021	9-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		9,686	8,219	- 15.1%	86,119	83,996	- 2.5%
Pending / Under Contract		8,304	6,244	- 24.8%	76,957	64,259	- 16.5%
Sold Listings		9,031	6,806	- 24.6%	73,575	63,009	- 14.4%
Median Sales Price		\$520,000	\$560,000	+ 7.7%	\$505,000	\$575,000	+ 13.9%
Average Sales Price		\$661,171	\$677,793	+ 2.5%	\$642,948	\$708,376	+ 10.2%
Percent of List Price Received		101.3%	98.6%	- 2.7%	102.8%	101.9%	- 0.9%
Days on Market Until Sale		28	37	+ 32.1%	29	28	- 3.4%
Housing Affordability Index		74	50	- 32.4%	77	49	- 36.4%
Inventory of Active Listings		10,802	15,822	+ 46.5%	--	--	--
Months Supply of Inventory		1.3	2.2	+ 69.2%	--	--	--

Townhouse-Condo Market Overview

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		2,990	2,331	- 22.0%	27,328	24,197	- 11.5%
Pending / Under Contract		2,794	1,854	- 33.6%	25,719	19,985	- 22.3%
Sold Listings		2,909	2,153	- 26.0%	24,472	20,092	- 17.9%
Median Sales Price		\$381,000	\$419,900	+ 10.2%	\$375,000	\$420,000	+ 12.0%
Average Sales Price		\$522,775	\$575,908	+ 10.2%	\$487,896	\$554,775	+ 13.7%
Percent of List Price Received		101.4%	99.1%	- 2.3%	101.9%	102.5%	+ 0.6%
Days on Market Until Sale		26	35	+ 34.6%	31	25	- 19.4%
Housing Affordability Index		102	67	- 34.3%	103	67	- 35.0%
Inventory of Active Listings		3,084	3,741	+ 21.3%	--	--	--
Months Supply of Inventory		1.1	1.6	+ 45.5%	--	--	--

New Listings

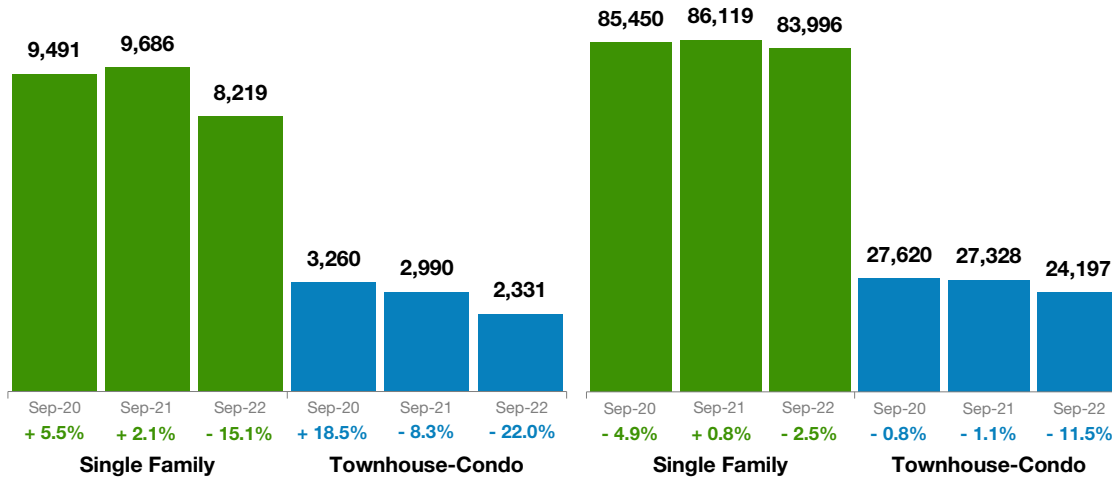
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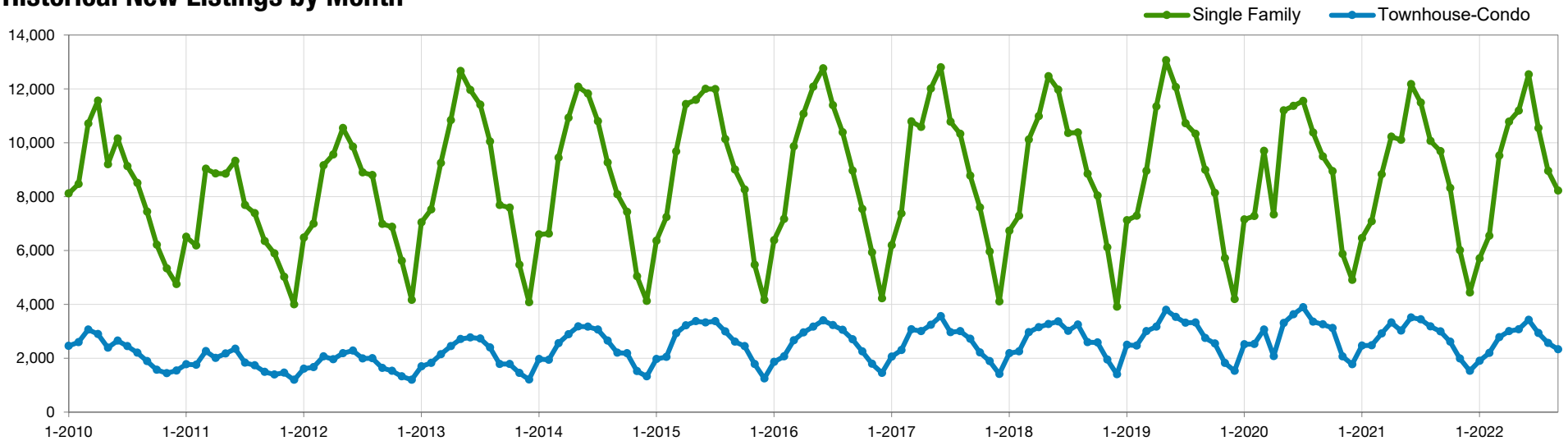


September



New Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Oct-2021	8,323	-6.9%	-14.1%	2,611	-16.3%	-12.7%
Nov-2021	6,004	+2.3%	-27.9%	1,988	-3.7%	-23.9%
Dec-2021	4,435	-9.5%	-26.1%	1,531	-13.7%	-23.0%
Jan-2022	5,709	-11.5%	+28.7%	1,905	-22.8%	+24.4%
Feb-2022	6,545	-7.6%	+14.6%	2,196	-11.2%	+15.3%
Mar-2022	9,524	+7.9%	+45.5%	2,779	-4.7%	+26.5%
Apr-2022	10,779	+5.5%	+13.2%	3,004	-9.7%	+8.1%
May-2022	11,189	+10.7%	+3.8%	3,067	+1.5%	+2.1%
Jun-2022	12,533	+2.9%	+12.0%	3,420	-2.6%	+11.5%
Jul-2022	10,543	-8.3%	-15.9%	2,932	-14.9%	-14.3%
Aug-2022	8,955	-11.1%	-15.1%	2,563	-19.3%	-12.6%
Sep-2022	8,219	-15.1%	-8.2%	2,331	-22.0%	-9.1%

Historical New Listings by Month



Pending / Under Contract

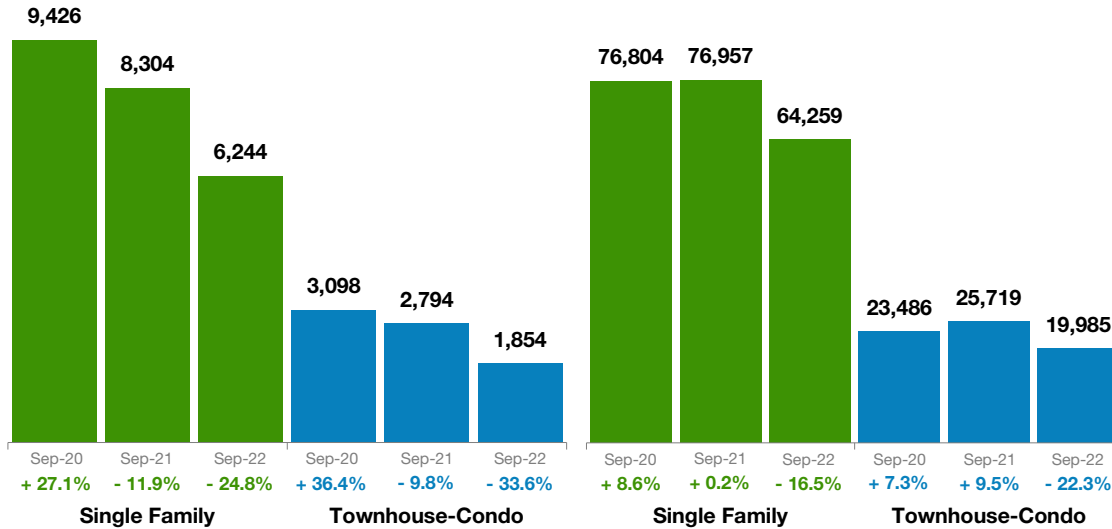
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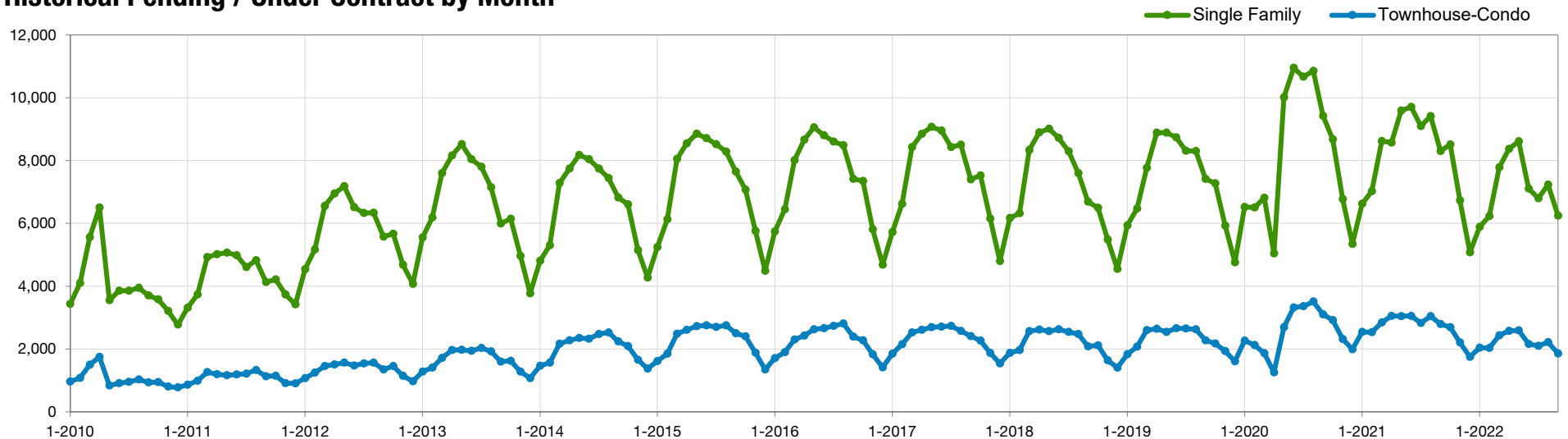


September



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	8,512	-2.0%	+2.5%	2,691	-7.7%	-3.7%
Nov-2021	6,735	-0.6%	-20.9%	2,210	-4.6%	-17.9%
Dec-2021	5,073	-5.1%	-24.7%	1,750	-12.1%	-20.8%
Jan-2022	5,884	-11.2%	+16.0%	2,043	-19.5%	+16.7%
Feb-2022	6,227	-11.3%	+5.8%	2,032	-19.8%	-0.5%
Mar-2022	7,782	-9.7%	+25.0%	2,430	-14.4%	+19.6%
Apr-2022	8,370	-2.4%	+7.6%	2,574	-15.6%	+5.9%
May-2022	8,611	-10.2%	+2.9%	2,589	-15.0%	+0.6%
Jun-2022	7,109	-26.7%	-17.4%	2,153	-29.4%	-16.8%
Jul-2022	6,797	-25.3%	-4.4%	2,094	-25.8%	-2.7%
Aug-2022	7,235	-23.2%	+6.4%	2,216	-27.2%	+5.8%
Sep-2022	6,244	-24.8%	-13.7%	1,854	-33.6%	-16.3%

Historical Pending / Under Contract by Month



Sold Listings

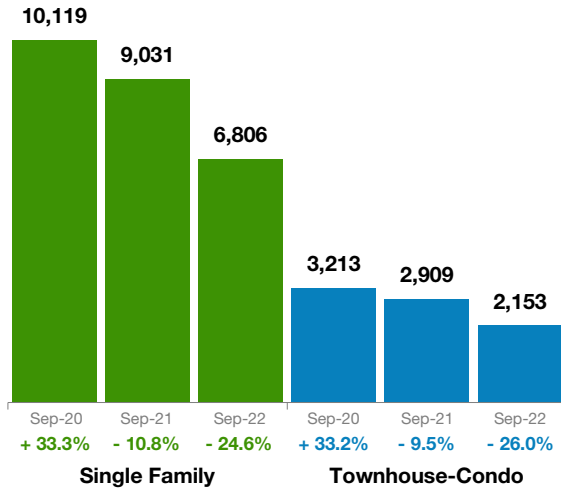
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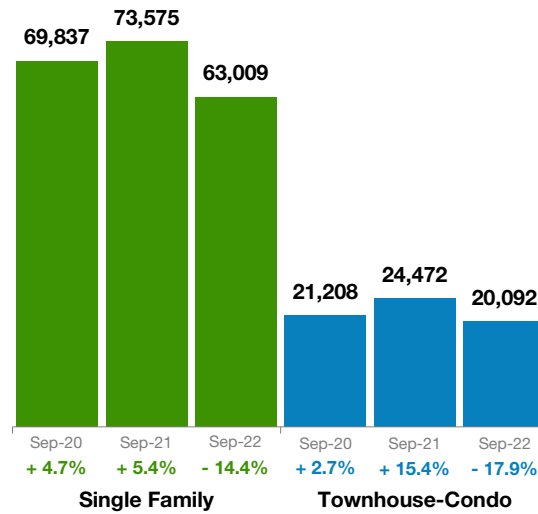
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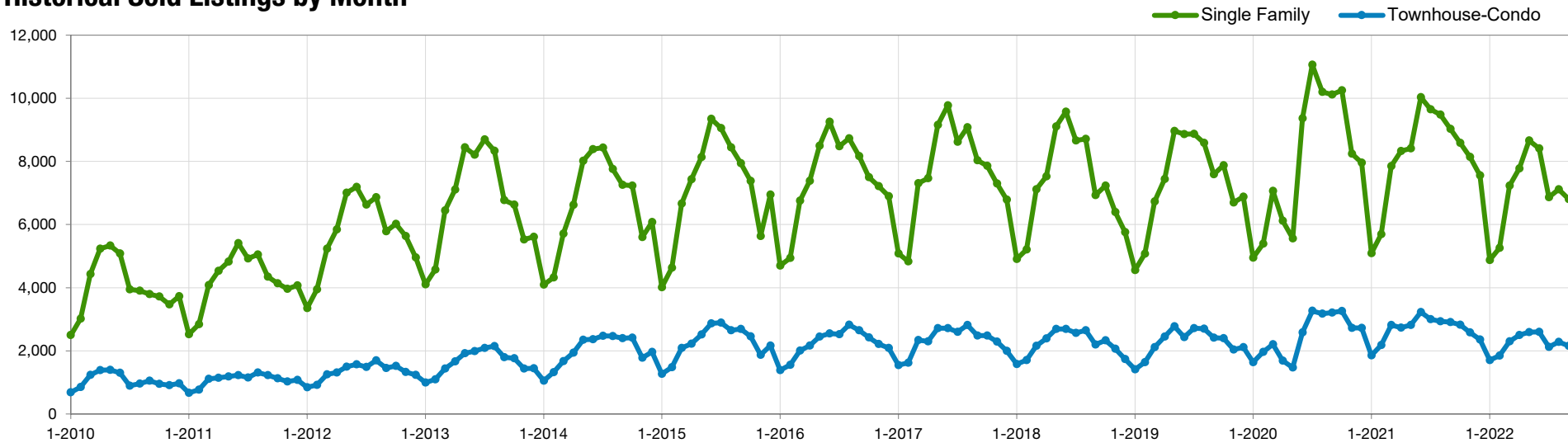


Year to Date



Sold Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Oct-2021	8,588	-16.2%	-4.9%	2,824	-13.3%	-2.9%
Nov-2021	8,145	-1.2%	-5.2%	2,586	-5.2%	-8.4%
Dec-2021	7,558	-5.0%	-7.2%	2,354	-13.7%	-9.0%
Jan-2022	4,875	-4.2%	-35.5%	1,706	-7.9%	-27.5%
Feb-2022	5,260	-7.6%	+7.9%	1,848	-15.2%	+8.3%
Mar-2022	7,236	-7.8%	+37.6%	2,297	-18.6%	+24.3%
Apr-2022	7,780	-6.6%	+7.5%	2,495	-8.8%	+8.6%
May-2022	8,662	+3.0%	+11.3%	2,589	-8.0%	+3.8%
Jun-2022	8,412	-16.2%	-2.9%	2,601	-19.4%	+0.5%
Jul-2022	6,865	-28.9%	-18.4%	2,122	-29.3%	-18.4%
Aug-2022	7,113	-25.0%	+3.6%	2,281	-22.3%	+7.5%
Sep-2022	6,806	-24.6%	-4.3%	2,153	-26.0%	-5.6%

Historical Sold Listings by Month



Median Sales Price

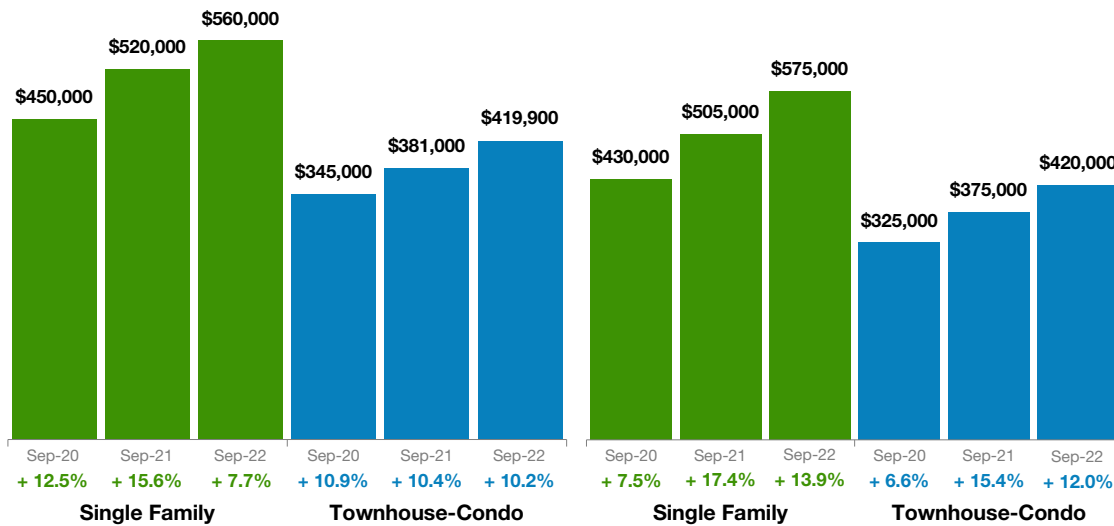
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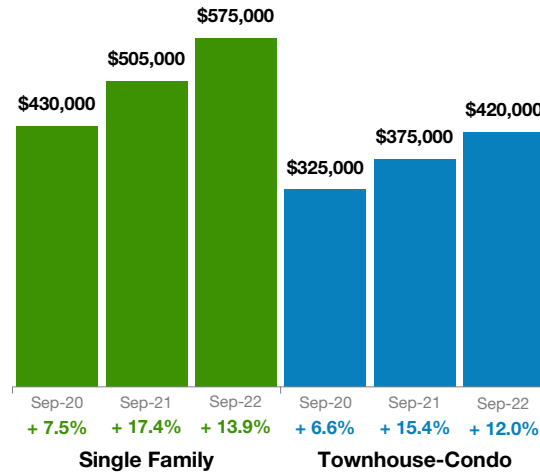
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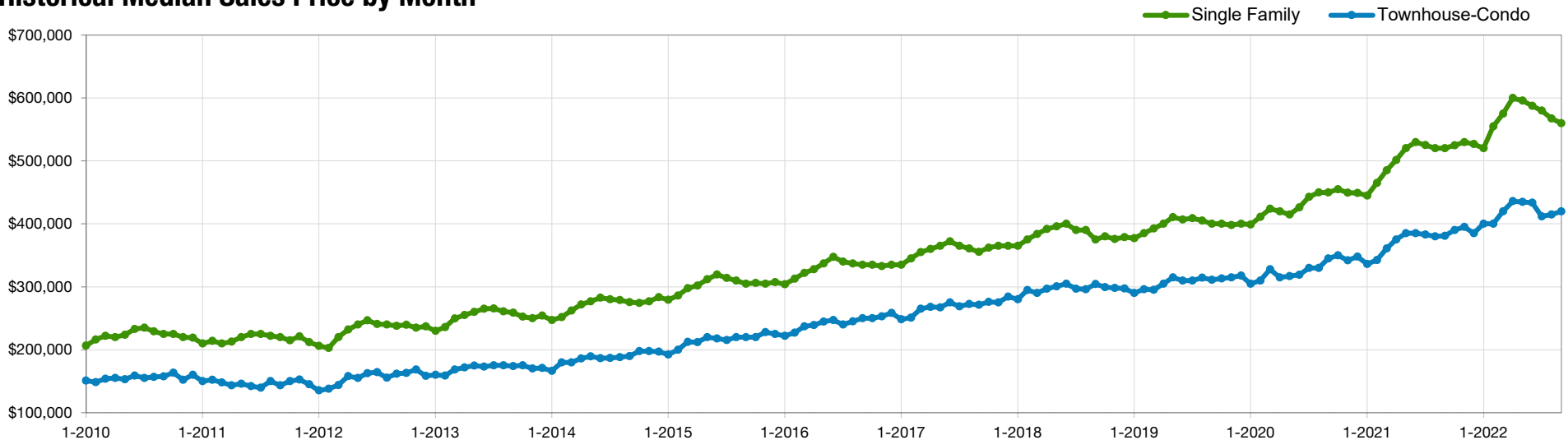


Year to Date



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	\$524,900	+15.4%	+0.9%	\$390,000	+11.4%	+2.4%
Nov-2021	\$530,000	+17.9%	+1.0%	\$395,000	+15.5%	+1.3%
Dec-2021	\$527,000	+17.4%	-0.6%	\$385,063	+10.7%	-2.5%
Jan-2022	\$520,000	+16.9%	-1.3%	\$400,000	+19.0%	+3.9%
Feb-2022	\$555,000	+19.4%	+6.7%	\$400,000	+16.8%	0.0%
Mar-2022	\$575,000	+18.6%	+3.6%	\$420,000	+16.3%	+5.0%
Apr-2022	\$600,000	+19.6%	+4.3%	\$435,975	+16.3%	+3.8%
May-2022	\$596,000	+14.6%	-0.7%	\$435,000	+13.0%	-0.2%
Jun-2022	\$587,461	+10.8%	-1.4%	\$433,780	+12.7%	-0.3%
Jul-2022	\$580,000	+10.5%	-1.3%	\$411,875	+7.5%	-5.0%
Aug-2022	\$567,500	+9.1%	-2.2%	\$414,916	+9.2%	+0.7%
Sep-2022	\$560,000	+7.7%	-1.3%	\$419,900	+10.2%	+1.2%

Historical Median Sales Price by Month



Average Sales Price

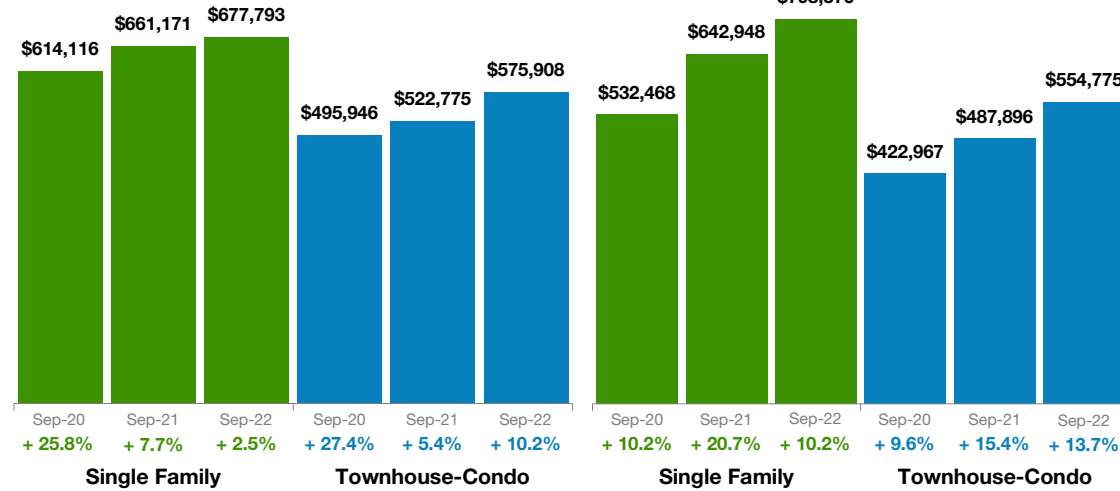
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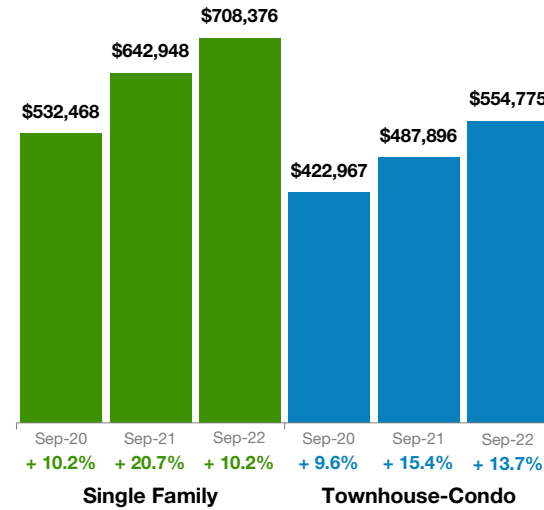
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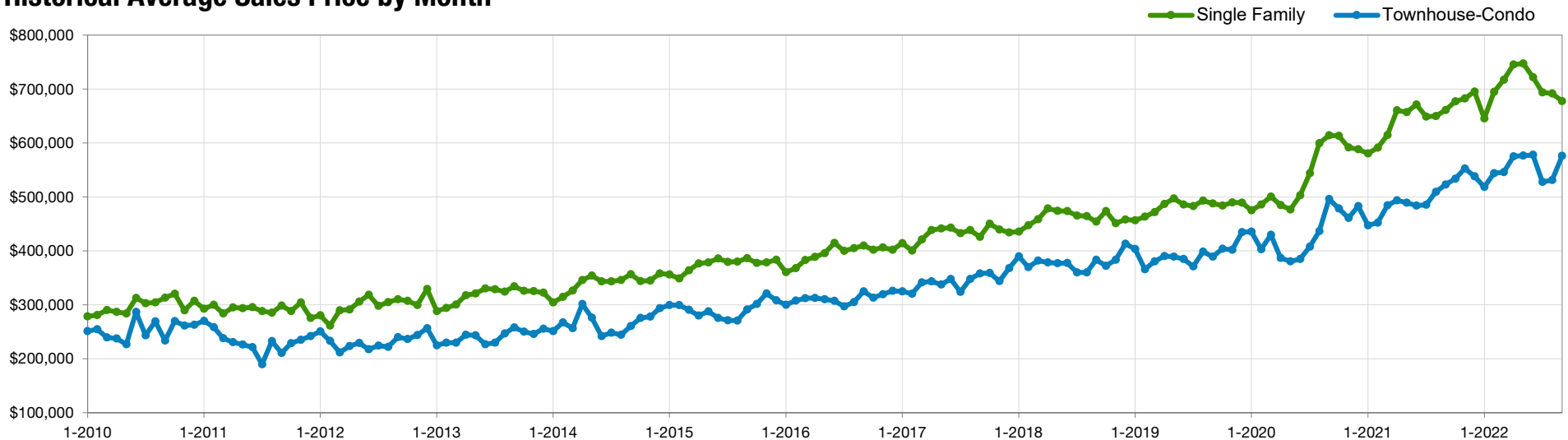


Year to Date



Average Sales Price	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Oct-2021	\$676,997	+10.4%	+2.4%	\$533,731	+11.6%	+2.1%
Nov-2021	\$682,191	+15.3%	+0.8%	\$552,642	+20.0%	+3.5%
Dec-2021	\$694,993	+18.1%	+1.9%	\$538,021	+11.4%	-2.6%
Jan-2022	\$645,590	+11.2%	-7.1%	\$518,697	+16.0%	-3.6%
Feb-2022	\$694,554	+17.4%	+7.6%	\$543,764	+20.3%	+4.8%
Mar-2022	\$716,991	+16.7%	+3.2%	\$545,687	+12.7%	+0.4%
Apr-2022	\$745,427	+12.8%	+4.0%	\$575,229	+16.6%	+5.4%
May-2022	\$747,544	+13.7%	+0.3%	\$576,737	+17.9%	+0.3%
Jun-2022	\$721,989	+7.6%	-3.4%	\$577,803	+19.4%	+0.2%
Jul-2022	\$693,839	+6.9%	-3.9%	\$527,919	+8.7%	-8.6%
Aug-2022	\$691,819	+6.5%	-0.3%	\$531,298	+4.3%	+0.6%
Sep-2022	\$677,793	+2.5%	-2.0%	\$575,908	+10.2%	+8.4%

Historical Average Sales Price by Month



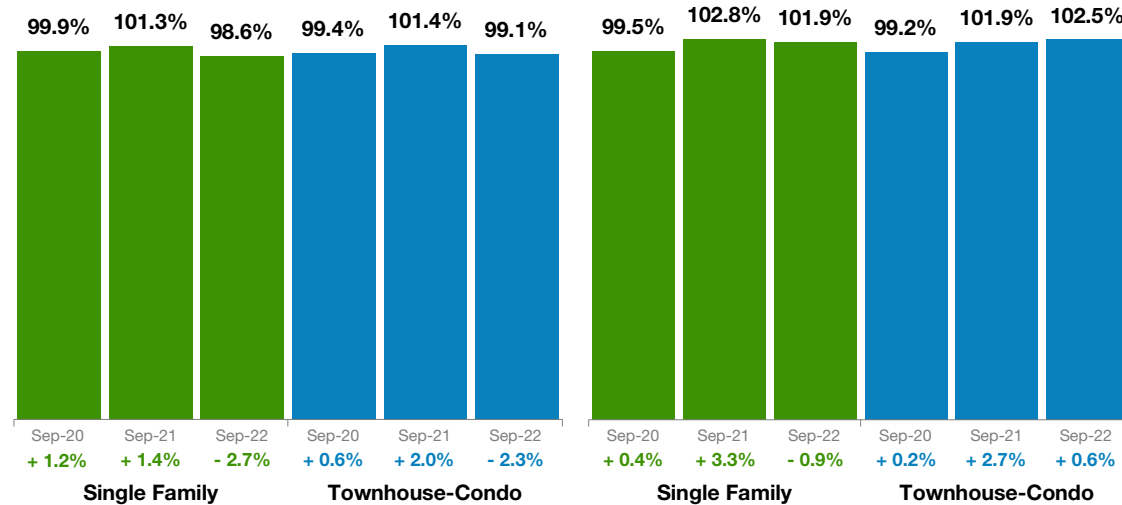
Percent of List Price Received

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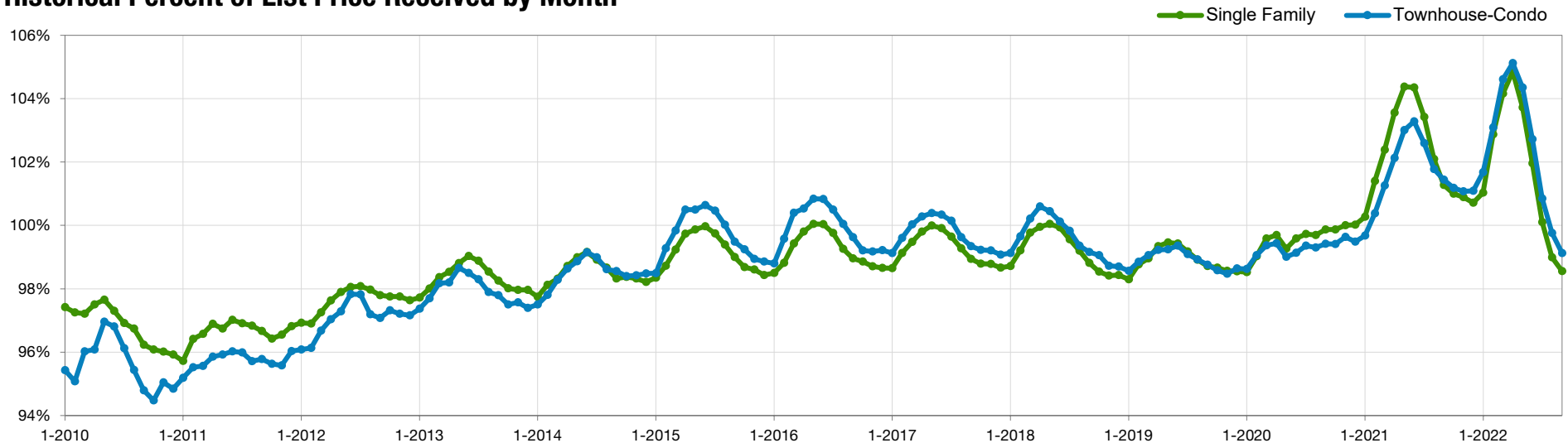



September



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	101.0%	+1.1%	-0.3%	101.2%	+1.8%	-0.2%
Nov-2021	100.9%	+0.9%	-0.1%	101.1%	+1.5%	-0.1%
Dec-2021	100.7%	+0.7%	-0.2%	101.1%	+1.6%	0.0%
Jan-2022	101.0%	+0.7%	+0.3%	101.7%	+2.0%	+0.6%
Feb-2022	102.9%	+1.5%	+1.9%	103.1%	+2.7%	+1.4%
Mar-2022	104.2%	+1.8%	+1.3%	104.6%	+3.3%	+1.5%
Apr-2022	104.9%	+1.3%	+0.7%	105.1%	+2.9%	+0.5%
May-2022	103.7%	-0.7%	-1.1%	104.4%	+1.4%	-0.7%
Jun-2022	102.0%	-2.3%	-1.6%	102.7%	-0.6%	-1.6%
Jul-2022	100.1%	-3.2%	-1.9%	100.8%	-1.8%	-1.9%
Aug-2022	99.0%	-3.0%	-1.1%	99.8%	-2.0%	-1.0%
Sep-2022	98.6%	-2.7%	-0.4%	99.1%	-2.3%	-0.7%

Historical Percent of List Price Received by Month



Days on Market Until Sale

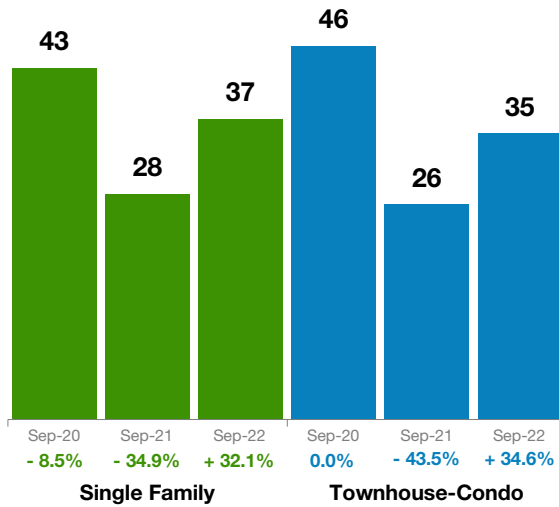
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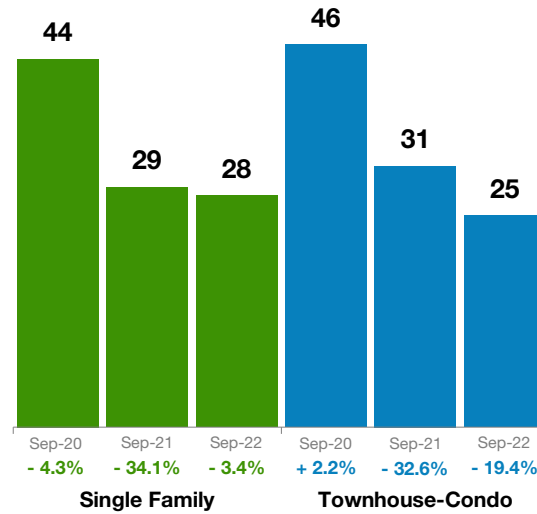
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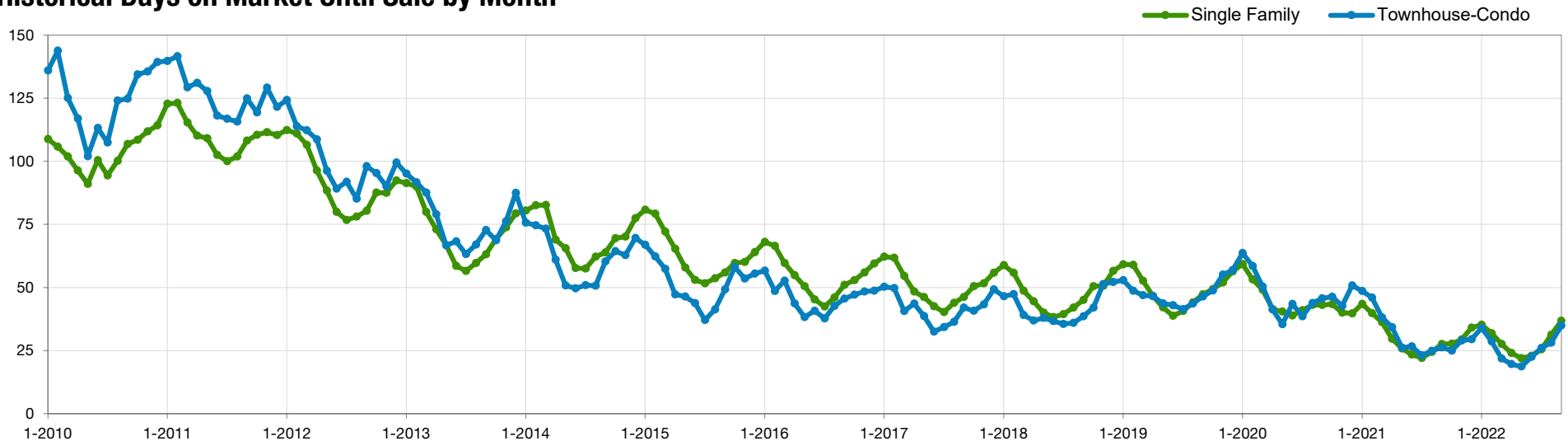


Year to Date



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
Oct-2021	28	-34.9%	0.0%	25	-45.7%	-3.8%
Nov-2021	29	-27.5%	+3.6%	29	-32.6%	+16.0%
Dec-2021	34	-15.0%	+17.2%	29	-43.1%	0.0%
Jan-2022	35	-18.6%	+2.9%	34	-30.6%	+17.2%
Feb-2022	32	-20.0%	-8.6%	29	-37.0%	-14.7%
Mar-2022	28	-22.2%	-12.5%	22	-42.1%	-24.1%
Apr-2022	24	-20.0%	-14.3%	20	-41.2%	-9.1%
May-2022	22	-15.4%	-8.3%	19	-26.9%	-5.0%
Jun-2022	23	0.0%	+4.5%	23	-14.8%	+21.1%
Jul-2022	25	+13.6%	+8.7%	26	+13.0%	+13.0%
Aug-2022	31	+29.2%	+24.0%	28	+12.0%	+7.7%
Sep-2022	37	+32.1%	+19.4%	35	+34.6%	+25.0%

Historical Days on Market Until Sale by Month



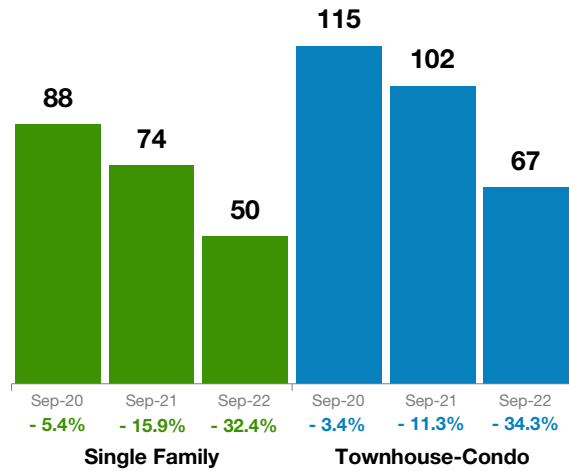
Housing Affordability Index

September 2022
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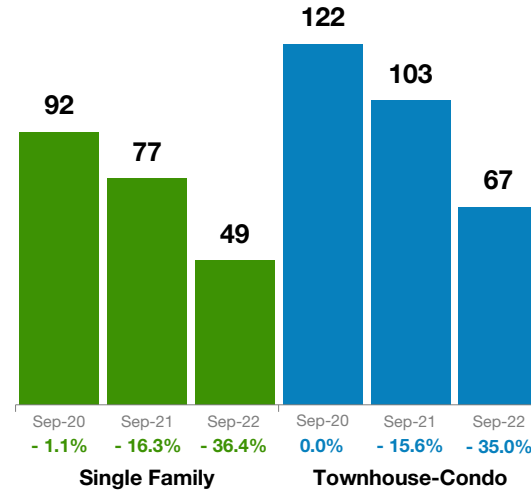
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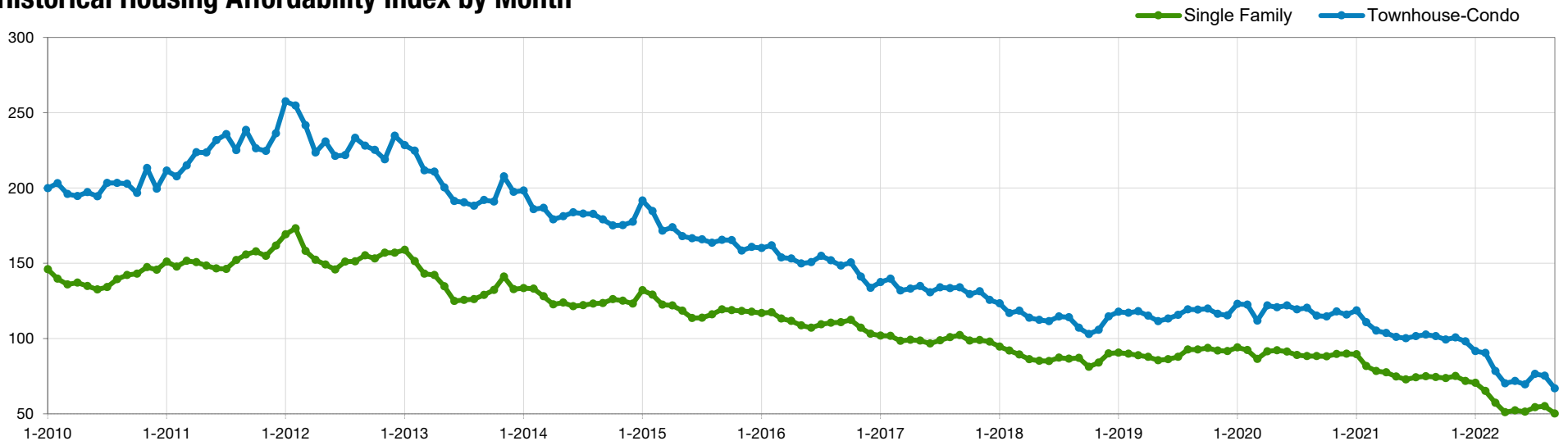


Year to Date



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	74	-15.9%	0.0%	99	-13.9%	-2.9%
Nov-2021	75	-16.7%	+1.4%	101	-14.4%	+2.0%
Dec-2021	72	-20.0%	-4.0%	98	-15.5%	-3.0%
Jan-2022	70	-22.2%	-2.8%	92	-22.7%	-6.1%
Feb-2022	65	-20.7%	-7.1%	90	-18.9%	-2.2%
Mar-2022	57	-26.9%	-12.3%	78	-25.7%	-13.3%
Apr-2022	51	-34.6%	-10.5%	70	-32.7%	-10.3%
May-2022	52	-30.7%	+2.0%	72	-28.7%	+2.9%
Jun-2022	51	-30.1%	-1.9%	69	-31.0%	-4.2%
Jul-2022	54	-27.0%	+5.9%	76	-25.5%	+10.1%
Aug-2022	55	-26.7%	+1.9%	75	-27.2%	-1.3%
Sep-2022	50	-32.4%	-9.1%	67	-34.3%	-10.7%

Historical Housing Affordability Index by Month



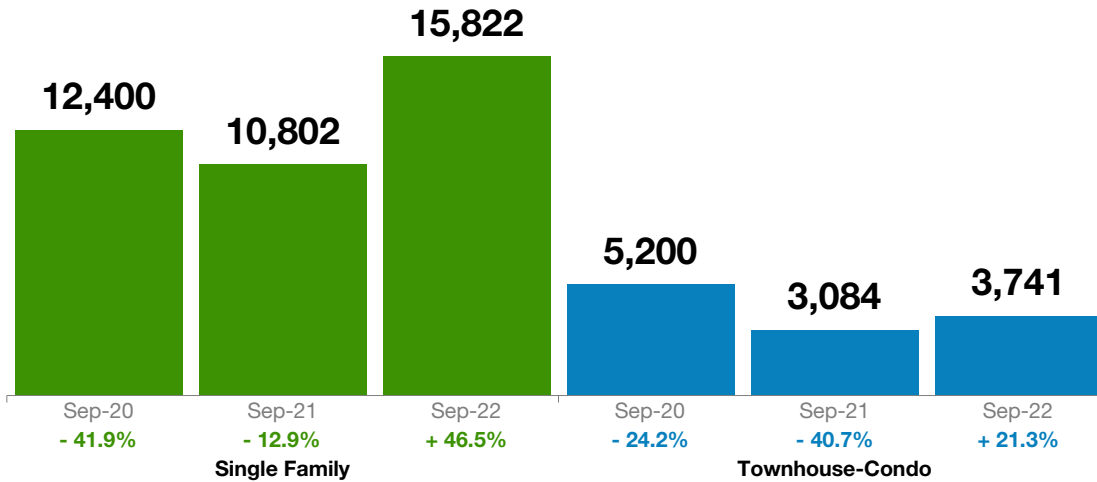
Inventory of Active Listings

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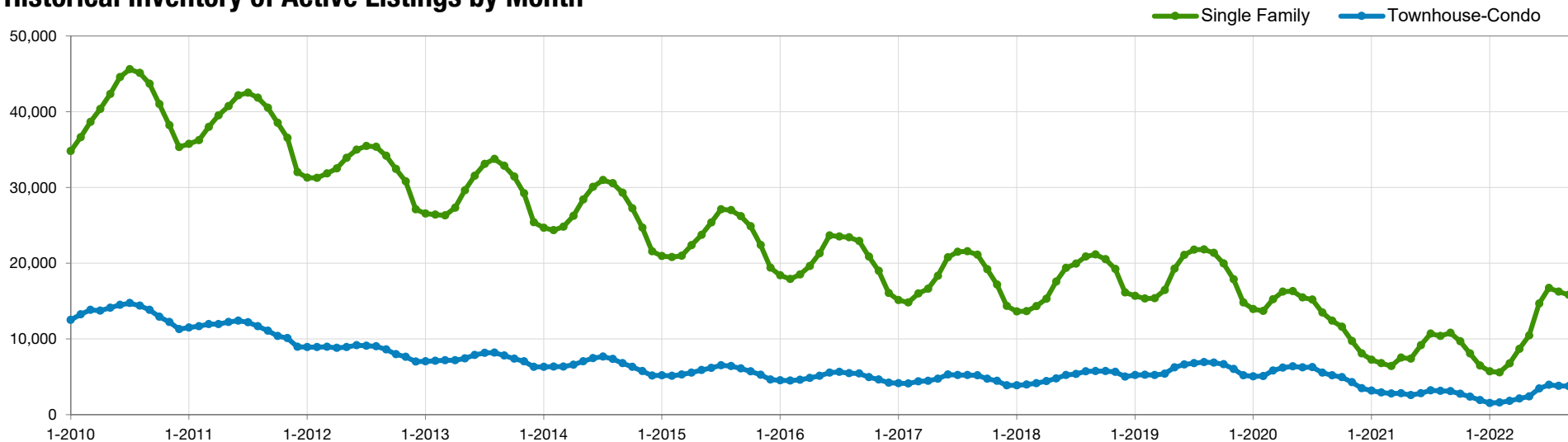


September



Active Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Oct-2021	9,689	-16.5%	-10.3%	2,758	-44.2%	-10.6%
Nov-2021	8,095	-16.8%	-16.5%	2,354	-45.1%	-14.6%
Dec-2021	6,480	-19.9%	-20.0%	1,902	-45.4%	-19.2%
Jan-2022	5,722	-21.0%	-11.7%	1,541	-51.1%	-19.0%
Feb-2022	5,569	-17.9%	-2.7%	1,599	-45.1%	+3.8%
Mar-2022	6,763	+5.3%	+21.4%	1,822	-34.7%	+13.9%
Apr-2022	8,655	+15.1%	+28.0%	2,108	-25.5%	+15.7%
May-2022	10,433	+41.1%	+20.5%	2,415	-6.0%	+14.6%
Jun-2022	14,652	+60.1%	+40.4%	3,440	+22.1%	+42.4%
Jul-2022	16,737	+56.3%	+14.2%	3,938	+22.7%	+14.5%
Aug-2022	16,245	+56.3%	-2.9%	3,802	+21.3%	-3.5%
Sep-2022	15,822	+46.5%	-2.6%	3,741	+21.3%	-1.6%

Historical Inventory of Active Listings by Month



Months Supply of Inventory

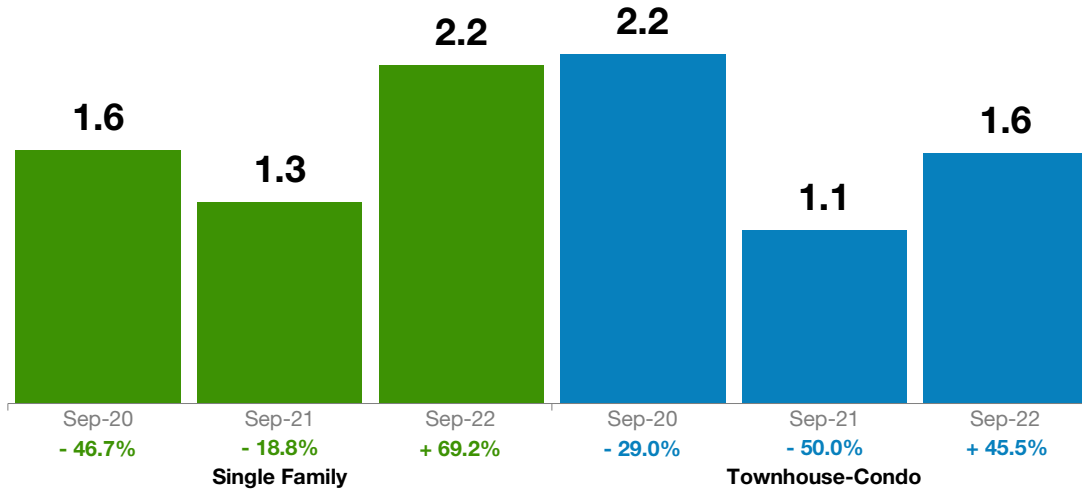
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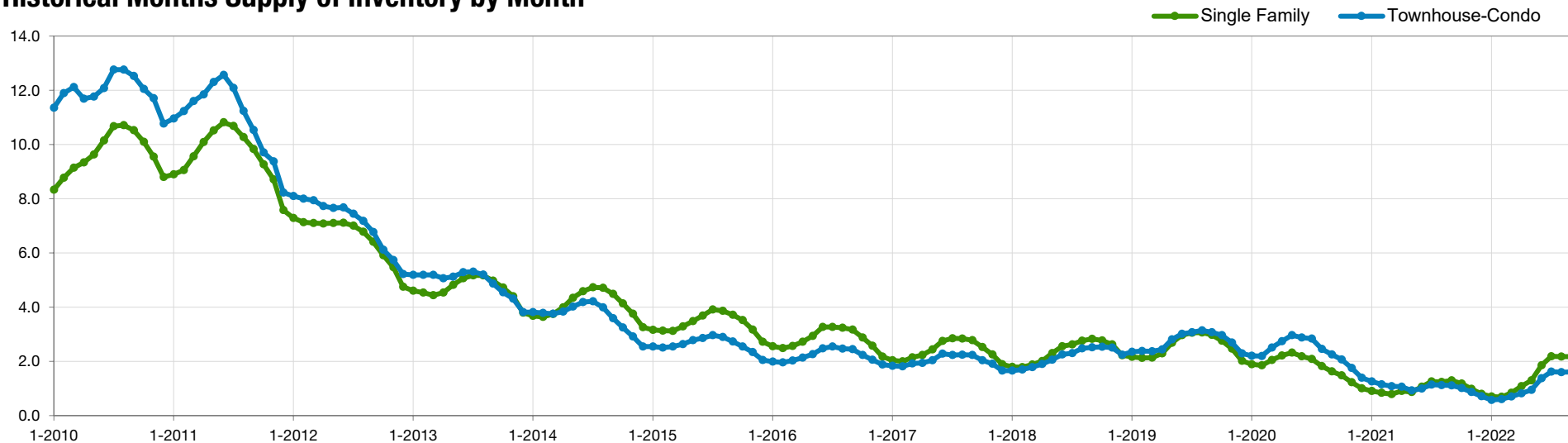


September



Months Supply	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Oct-2021	1.2	-20.0%	-7.7%	1.0	-52.4%	-9.1%
Nov-2021	1.0	-16.7%	-16.7%	0.9	-50.0%	-10.0%
Dec-2021	0.8	-20.0%	-20.0%	0.7	-50.0%	-22.2%
Jan-2022	0.7	-22.2%	-12.5%	0.6	-53.8%	-14.3%
Feb-2022	0.7	-12.5%	0.0%	0.6	-50.0%	0.0%
Mar-2022	0.8	0.0%	+14.3%	0.7	-36.4%	+16.7%
Apr-2022	1.1	+22.2%	+37.5%	0.8	-27.3%	+14.3%
May-2022	1.3	+44.4%	+18.2%	0.9	0.0%	+12.5%
Jun-2022	1.9	+72.7%	+46.2%	1.4	+40.0%	+55.6%
Jul-2022	2.2	+69.2%	+15.8%	1.6	+45.5%	+14.3%
Aug-2022	2.2	+83.3%	0.0%	1.6	+45.5%	0.0%
Sep-2022	2.2	+69.2%	0.0%	1.6	+45.5%	0.0%

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.

September 2022
Statewide Report

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Key Metrics	Historical Sparkbars	9-2021	9-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		12,782	10,656	- 16.6%	114,523	109,176	- 4.7%
Pending / Under Contract		11,178	8,177	- 26.8%	103,489	84,906	- 18.0%
Sold Listings		12,028	9,024	- 25.0%	98,814	83,739	- 15.3%
Median Sales Price		\$489,000	\$525,000	+ 7.4%	\$475,000	\$537,100	+ 13.1%
Average Sales Price		\$629,825	\$652,723	+ 3.6%	\$604,241	\$670,444	+ 11.0%
Percent of List Price Received		101.3%	98.7%	- 2.6%	102.5%	102.0%	- 0.5%
Days on Market Until Sale		28	36	+ 28.6%	30	28	- 6.7%
Housing Affordability Index		79	53	- 32.9%	81	52	- 35.8%
Inventory of Active Listings		14,248	19,914	+ 39.8%	--	--	--
Months Supply of Inventory		1.3	2.1	+ 61.5%	--	--	--

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

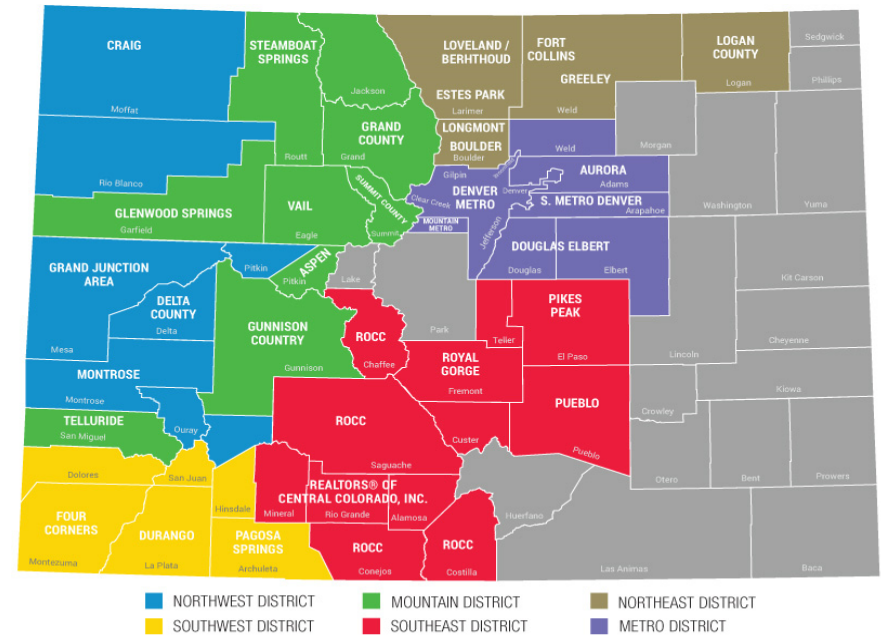
A measure of how affordable a region’s housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.

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.



Colorado Association of REALTORS® Board Map Associations/Boards by District

Metro

Aurora Association
Denver Metro Association
Denver Metro Commercial Assn.
Douglas Elbert Association
Mountain Metro Association
South Metro Association

Northeast

Boulder Area Association
Estes Park Board
Fort Collins Board
Greeley Area Association
Logan County Board
Longmont Association
Loveland/Berthoud Association
Northern Colorado Commercial Assn.

Southeast

Pikes Peak Association
Pueblo Association
REALTORS® of Central Colorado, Inc. (ROCC)
Royal Gorge Association

Southwest

Durango Area Association
Four Corners Board
Pagosa Springs Area Association

Mountain

Aspen Board
Glenwood Springs Association
Grand County Board
Gunnison Country Association
Steamboat Springs Board
Summit Association
Telluride Association
Vail Board

Northwest

Craig Association
Delta Board
Grand Junction Area Association
Montrose Association

The gray areas are not represented by a local association/board of REALTORS® or Multiple Listing Service. Transaction numbers in those areas are low and would not affect the overall state statistics.