



colorado association of REALTORS® HOUSING REPORTS

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*Not all agents
are the same!*



Metro Denver Region

Single Family and Townhouse-Condo

October 2022



Single Family Market Overview

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

October 2022
Metro Denver Region

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Key Metrics	Historical Sparkbars	10-2021	10-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		4,694	3,673	- 21.8%	52,606	51,934	- 1.3%
Pending / Under Contract		4,897	3,281	- 33.0%	48,285	40,022	- 17.1%
Sold Listings		4,811	3,265	- 32.1%	46,206	39,390	- 14.8%
Median Sales Price		\$570,000	\$595,792	+ 4.5%	\$560,000	\$627,000	+ 12.0%
Average Sales Price		\$677,677	\$709,417	+ 4.7%	\$669,146	\$742,647	+ 11.0%
Percent of List Price Received		101.5%	98.4%	- 3.1%	103.4%	102.4%	- 1.0%
Days on Market Until Sale		16	32	+ 100.0%	15	18	+ 20.0%
Housing Affordability Index		68	46	- 32.4%	69	44	- 36.2%
Inventory of Active Listings		4,775	7,941	+ 66.3%	--	--	--
Months Supply of Inventory		1.0	2.0	+ 100.0%	--	--	--

Townhouse-Condo Market Overview

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

October 2022
Metro Denver Region

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Key Metrics	Historical Sparkbars	10-2021	10-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		1,816	1,264	- 30.4%	19,859	17,648	- 11.1%
Pending / Under Contract		1,850	1,127	- 39.1%	18,875	14,680	- 22.2%
Sold Listings		1,872	1,200	- 35.9%	18,361	14,913	- 18.8%
Median Sales Price		\$383,700	\$415,000	+ 8.2%	\$373,000	\$421,750	+ 13.1%
Average Sales Price		\$458,698	\$500,813	+ 9.2%	\$443,935	\$503,081	+ 13.3%
Percent of List Price Received		101.4%	99.0%	- 2.4%	102.2%	102.7%	+ 0.5%
Days on Market Until Sale		15	27	+ 80.0%	20	15	- 25.0%
Housing Affordability Index		101	66	- 34.7%	104	65	- 37.5%
Inventory of Active Listings		1,684	2,216	+ 31.6%	--	--	--
Months Supply of Inventory		0.9	1.5	+ 66.7%	--	--	--

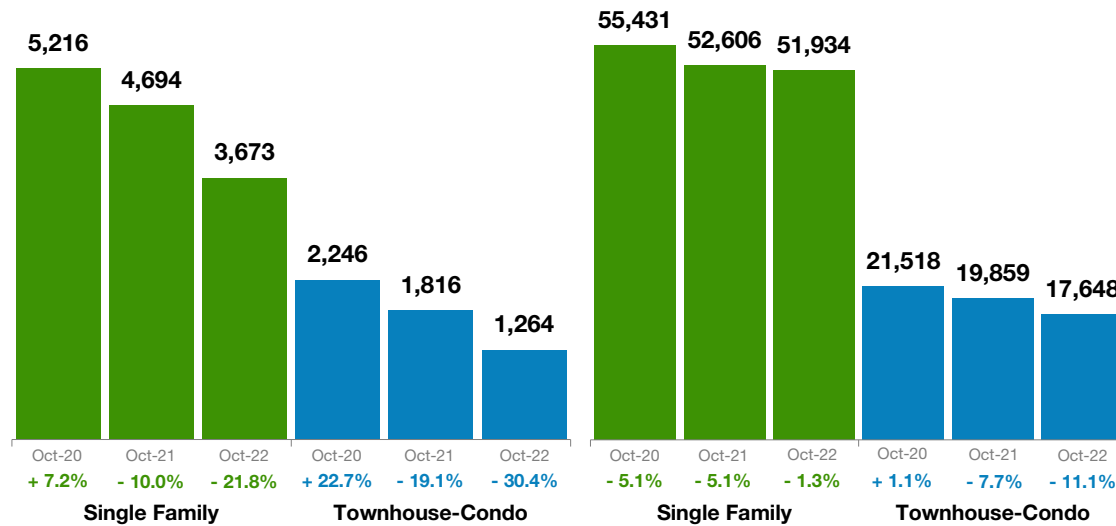
New Listings

October 2022
Metro Denver Region

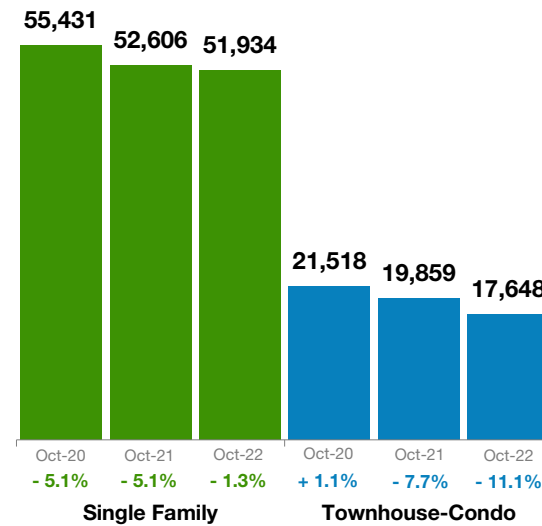
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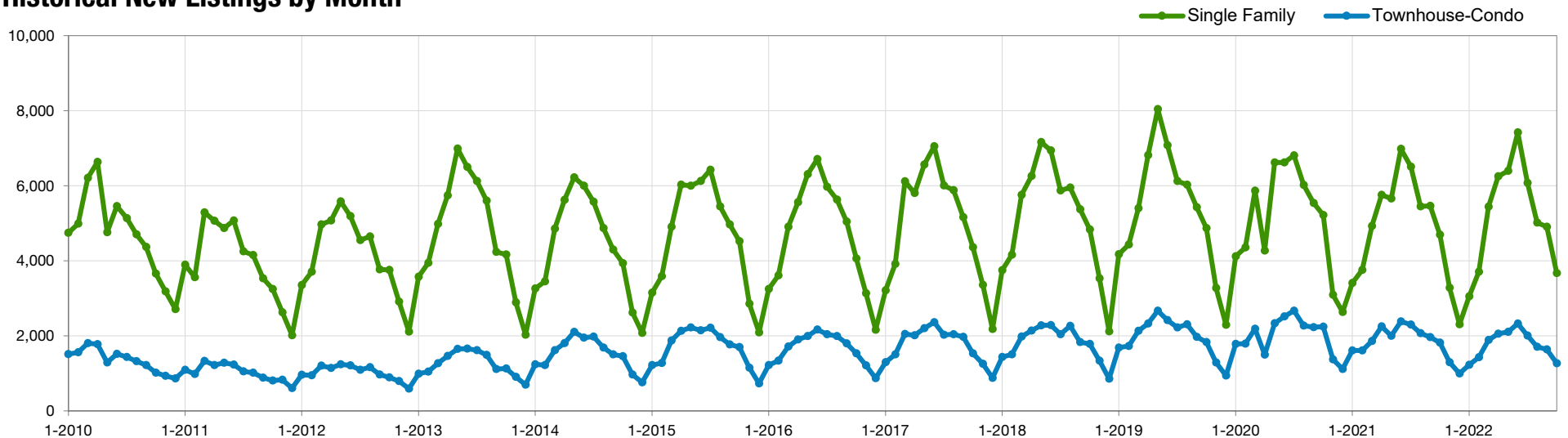


Year to Date



New Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2021	3,281	+6.1%	-30.1%	1,297	-5.4%	-28.6%
Dec-2021	2,309	-12.2%	-29.6%	998	-10.3%	-23.1%
Jan-2022	3,050	-10.5%	+32.1%	1,227	-23.6%	+22.9%
Feb-2022	3,709	-1.2%	+21.6%	1,430	-11.2%	+16.5%
Mar-2022	5,440	+10.4%	+46.7%	1,887	+1.5%	+32.0%
Apr-2022	6,247	+8.6%	+14.8%	2,058	-8.6%	+9.1%
May-2022	6,395	+13.0%	+2.4%	2,104	+5.1%	+2.2%
Jun-2022	7,419	+6.2%	+16.0%	2,327	-2.3%	+10.6%
Jul-2022	6,074	-6.7%	-18.1%	2,007	-12.7%	-13.8%
Aug-2022	5,020	-7.9%	-17.4%	1,709	-17.4%	-14.8%
Sep-2022	4,907	-10.2%	-2.3%	1,635	-16.8%	-4.3%
Oct-2022	3,673	-21.8%	-25.1%	1,264	-30.4%	-22.7%

Historical New Listings by Month



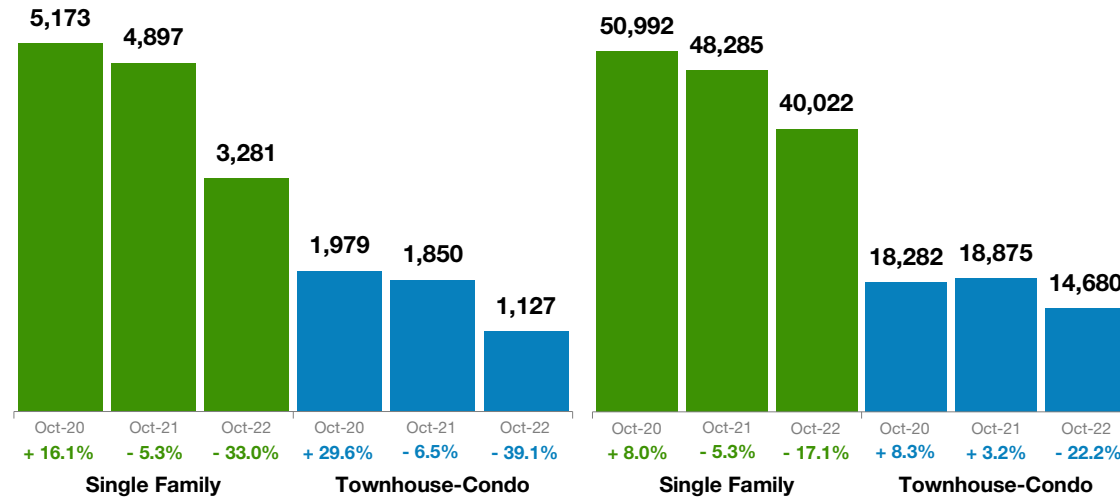
Pending / Under Contract

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Metro Denver Region

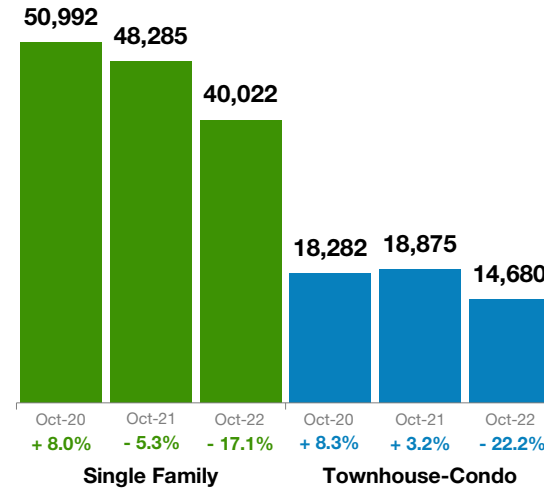
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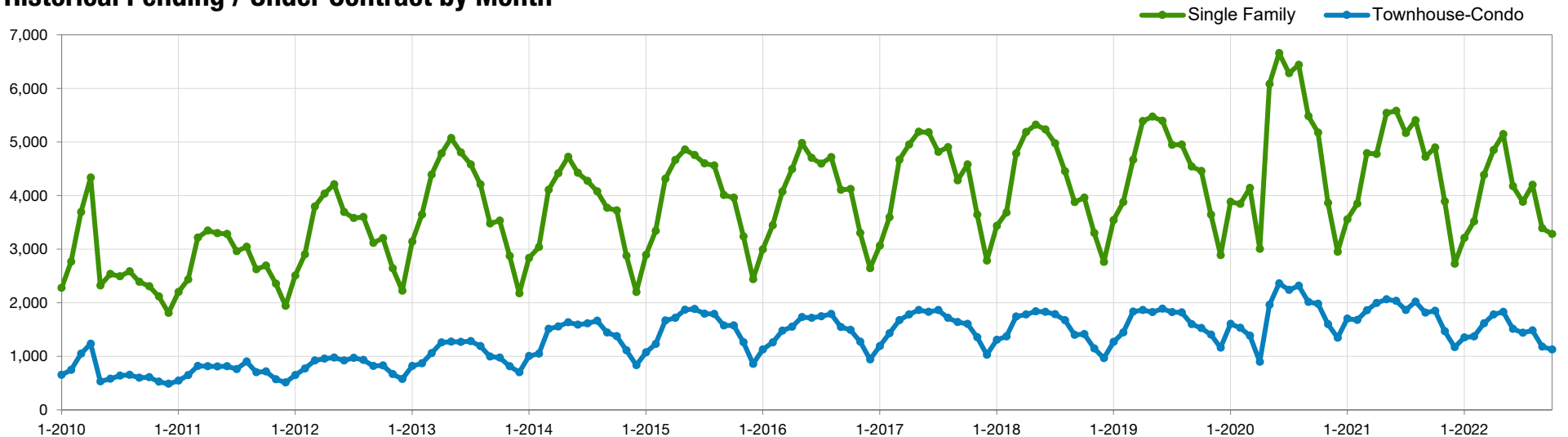


Year to Date



Pending / Under Contract	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2021	3,894	+0.8%	-20.5%	1,470	-8.2%	-20.5%
Dec-2021	2,724	-7.7%	-30.0%	1,171	-13.1%	-20.3%
Jan-2022	3,208	-9.8%	+17.8%	1,352	-20.6%	+15.5%
Feb-2022	3,515	-8.7%	+9.6%	1,372	-18.2%	+1.5%
Mar-2022	4,384	-8.5%	+24.7%	1,613	-13.2%	+17.6%
Apr-2022	4,847	+1.5%	+10.6%	1,778	-10.8%	+10.2%
May-2022	5,144	-7.1%	+6.1%	1,829	-11.3%	+2.9%
Jun-2022	4,175	-25.2%	-18.8%	1,513	-25.6%	-17.3%
Jul-2022	3,882	-24.9%	-7.0%	1,437	-22.9%	-5.0%
Aug-2022	4,198	-22.3%	+8.1%	1,481	-26.6%	+3.1%
Sep-2022	3,388	-28.3%	-19.3%	1,178	-35.1%	-20.5%
Oct-2022	3,281	-33.0%	-3.2%	1,127	-39.1%	-4.3%

Historical Pending / Under Contract by Month



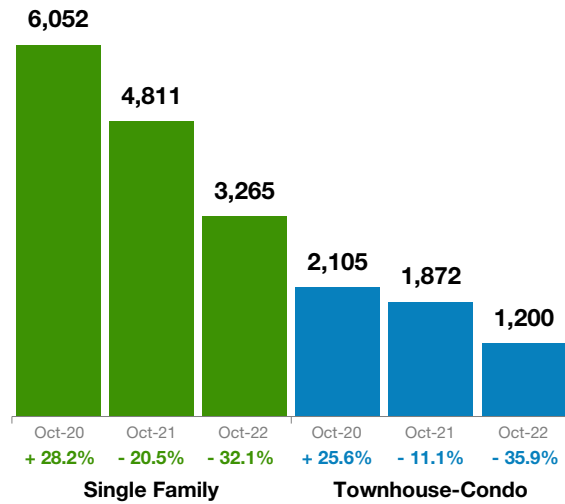
Sold Listings

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Metro Denver Region

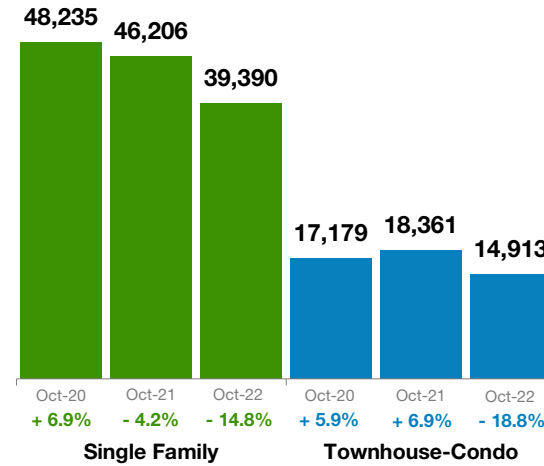
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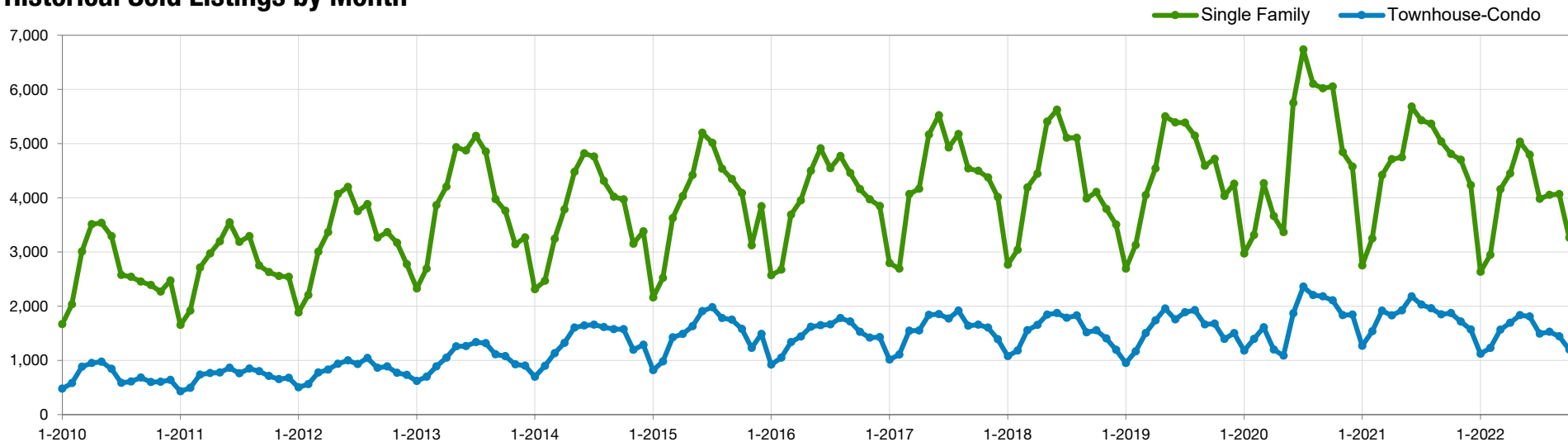


Year to Date



Sold Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2021	4,703	-2.9%	-2.2%	1,715	-6.5%	-8.4%
Dec-2021	4,235	-7.4%	-10.0%	1,569	-14.8%	-8.5%
Jan-2022	2,636	-4.2%	-37.8%	1,122	-11.6%	-28.5%
Feb-2022	2,948	-9.2%	+11.8%	1,230	-19.9%	+9.6%
Mar-2022	4,158	-5.9%	+41.0%	1,563	-18.4%	+27.1%
Apr-2022	4,448	-5.6%	+7.0%	1,693	-7.5%	+8.3%
May-2022	5,035	+6.1%	+13.2%	1,835	-4.4%	+8.4%
Jun-2022	4,795	-15.6%	-4.8%	1,810	-17.0%	-1.4%
Jul-2022	3,982	-26.7%	-17.0%	1,491	-26.5%	-17.6%
Aug-2022	4,053	-24.5%	+1.8%	1,524	-22.2%	+2.2%
Sep-2022	4,070	-19.2%	+0.4%	1,445	-21.8%	-5.2%
Oct-2022	3,265	-32.1%	-19.8%	1,200	-35.9%	-17.0%

Historical Sold Listings by Month



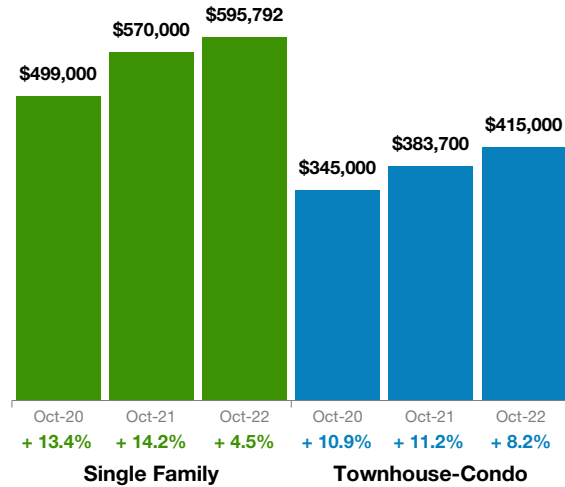
Median Sales Price

October 2022
Metro Denver Region

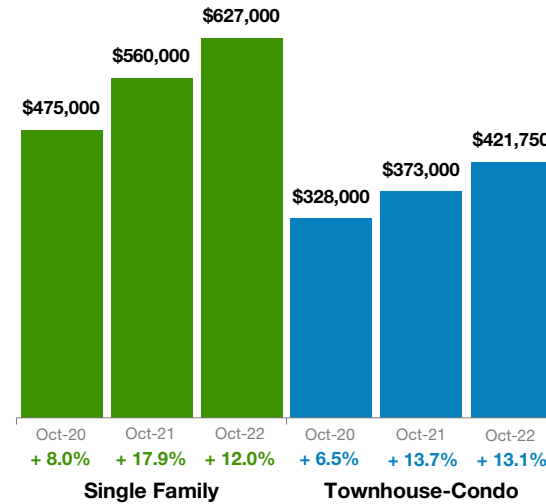
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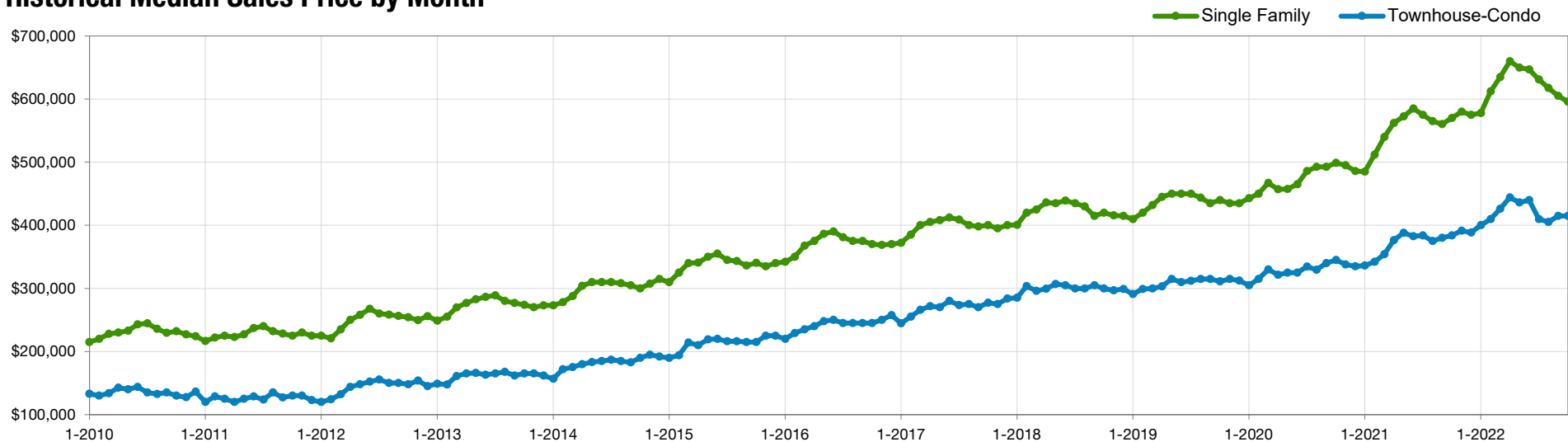


Year to Date



Median Sales Price	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2021	\$580,000	+17.2%	+1.8%	\$391,213	+15.8%	+2.0%
Dec-2021	\$575,000	+18.3%	-0.9%	\$388,500	+16.0%	-0.7%
Jan-2022	\$577,702	+19.1%	+0.5%	\$400,250	+19.1%	+3.0%
Feb-2022	\$612,000	+19.5%	+5.9%	\$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%	\$444,100	+18.0%	+4.2%
May-2022	\$650,000	+13.5%	-1.5%	\$436,000	+12.3%	-1.8%
Jun-2022	\$647,000	+10.6%	-0.5%	\$440,000	+15.0%	+0.9%
Jul-2022	\$631,000	+9.7%	-2.5%	\$410,000	+6.8%	-6.8%
Aug-2022	\$617,500	+9.3%	-2.1%	\$405,000	+8.0%	-1.2%
Sep-2022	\$605,000	+7.9%	-2.0%	\$415,000	+9.2%	+2.5%
Oct-2022	\$595,792	+4.5%	-1.5%	\$415,000	+8.2%	0.0%

Historical Median Sales Price by Month



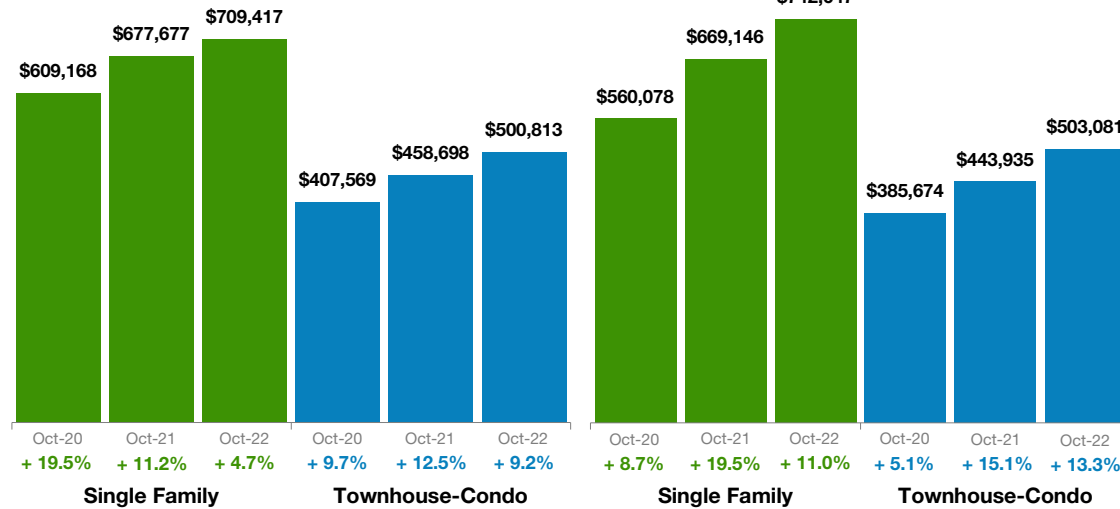
Average Sales Price

October 2022
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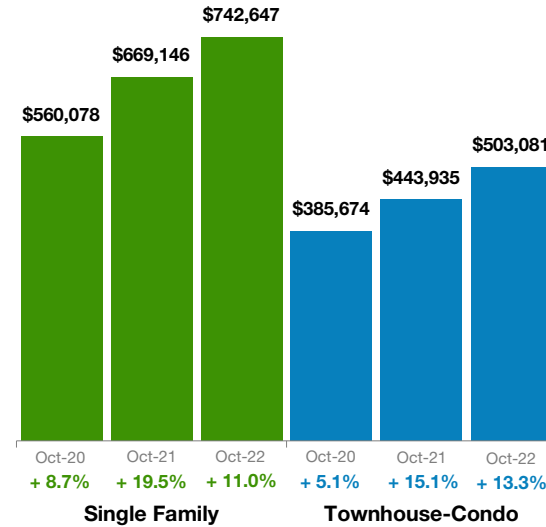
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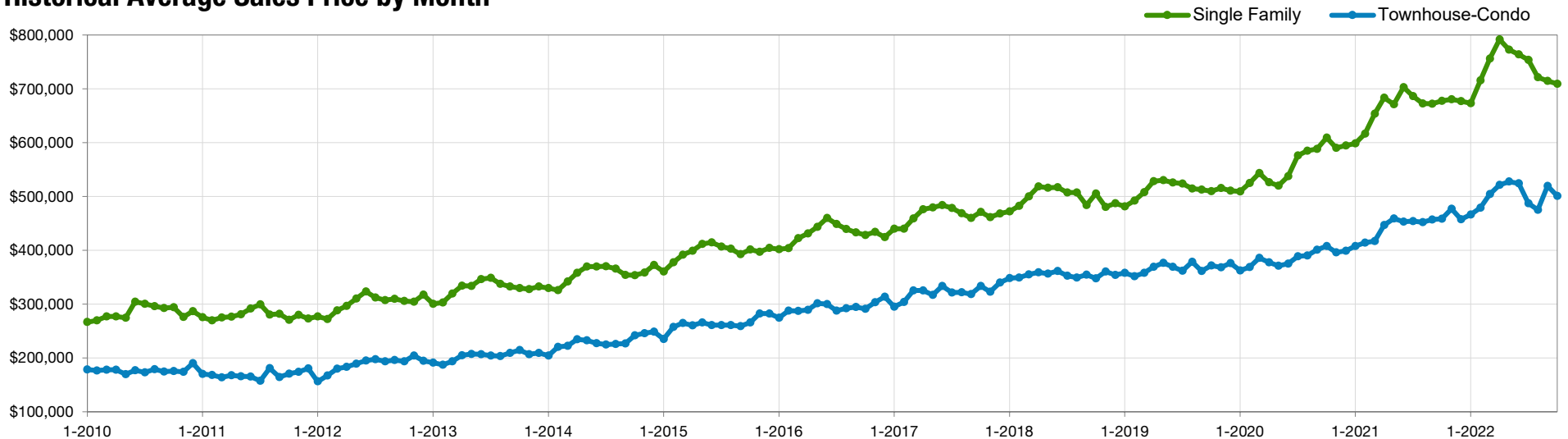


Year to Date



Average Sales Price	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2021	\$680,470	+15.3%	+0.4%	\$477,021	+20.4%	+4.0%
Dec-2021	\$677,251	+13.9%	-0.5%	\$457,730	+14.7%	-4.0%
Jan-2022	\$672,991	+12.4%	-0.6%	\$466,433	+14.4%	+1.9%
Feb-2022	\$715,662	+16.1%	+6.3%	\$479,097	+15.8%	+2.7%
Mar-2022	\$756,170	+15.7%	+5.7%	\$504,270	+21.0%	+5.3%
Apr-2022	\$791,738	+15.9%	+4.7%	\$521,303	+16.6%	+3.4%
May-2022	\$772,722	+15.2%	-2.4%	\$527,678	+14.9%	+1.2%
Jun-2022	\$763,940	+8.7%	-1.1%	\$524,267	+15.7%	-0.6%
Jul-2022	\$753,655	+9.8%	-1.3%	\$487,198	+7.2%	-7.1%
Aug-2022	\$721,309	+7.2%	-4.3%	\$474,864	+5.0%	-2.5%
Sep-2022	\$714,676	+6.3%	-0.9%	\$519,575	+13.7%	+9.4%
Oct-2022	\$709,417	+4.7%	-0.7%	\$500,813	+9.2%	-3.6%

Historical Average Sales Price by Month



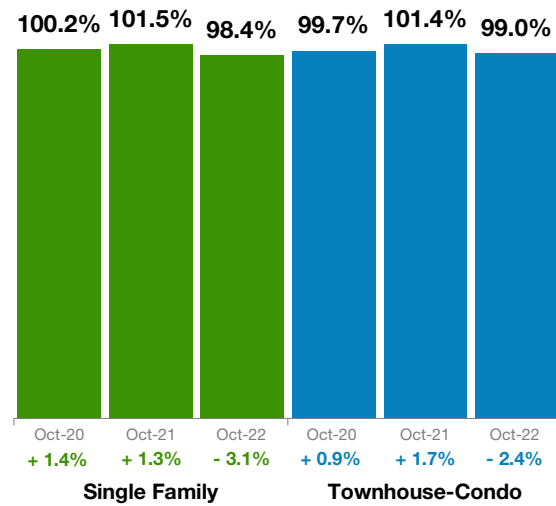
Percent of List Price Received

October 2022
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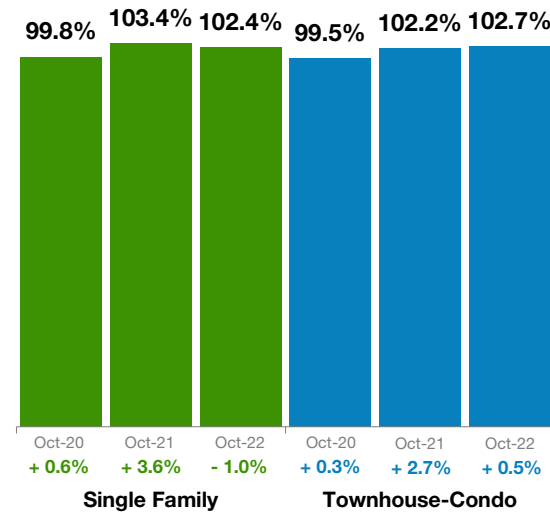
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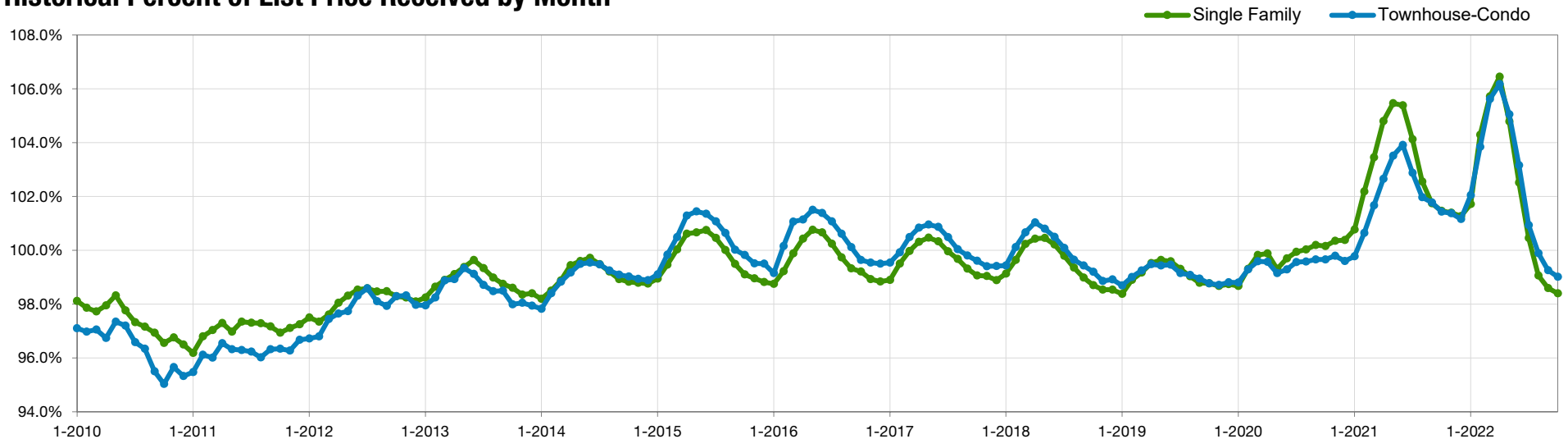


Year to Date



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
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%	105.1%	+1.5%	-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%
Oct-2022	98.4%	-3.1%	-0.2%	99.0%	-2.4%	-0.2%

Historical Percent of List Price Received by Month



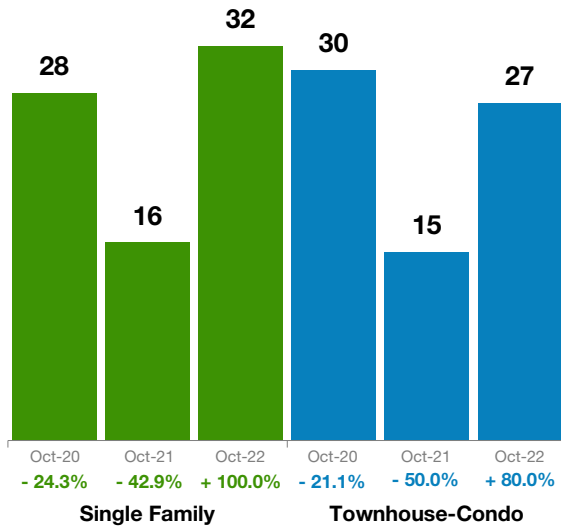
Days on Market Until Sale

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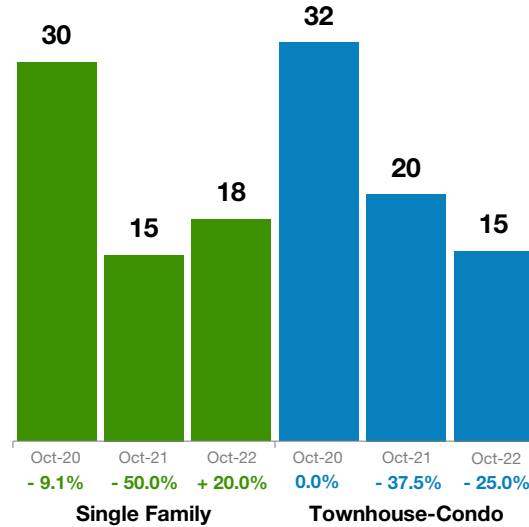
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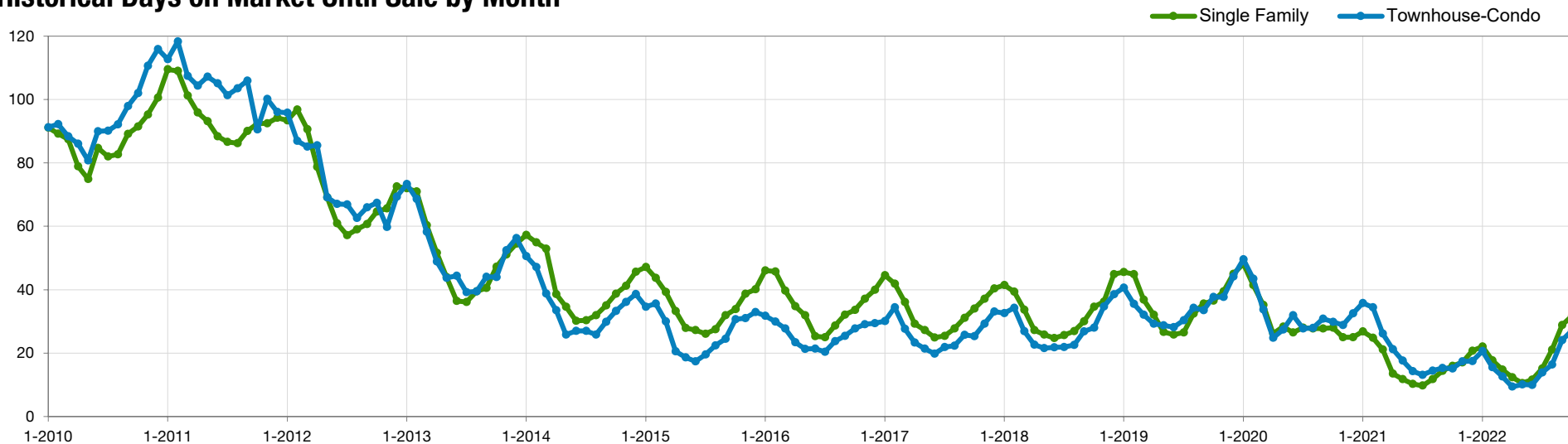


Year to Date



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
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%	+6.6%	21	-41.7%	+18.2%
Feb-2022	18	-28.0%	-19.7%	16	-52.9%	-24.8%
Mar-2022	15	-28.6%	-16.7%	13	-50.0%	-18.6%
Apr-2022	12	-14.3%	-16.4%	9	-57.1%	-25.5%
May-2022	11	-8.3%	-14.7%	10	-44.4%	+7.4%
Jun-2022	12	+20.0%	+10.4%	10	-28.6%	-1.4%
Jul-2022	15	+50.0%	+29.6%	14	+7.7%	+39.3%
Aug-2022	21	+75.0%	+39.5%	16	+14.3%	+18.3%
Sep-2022	29	+107.1%	+36.9%	24	+60.0%	+46.8%
Oct-2022	32	+100.0%	+10.2%	27	+80.0%	+12.6%

Historical Days on Market Until Sale by Month



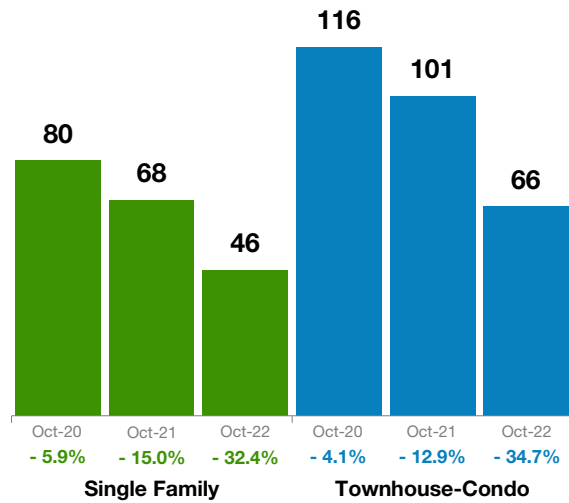
Housing Affordability Index

October 2022
Metro Denver Region

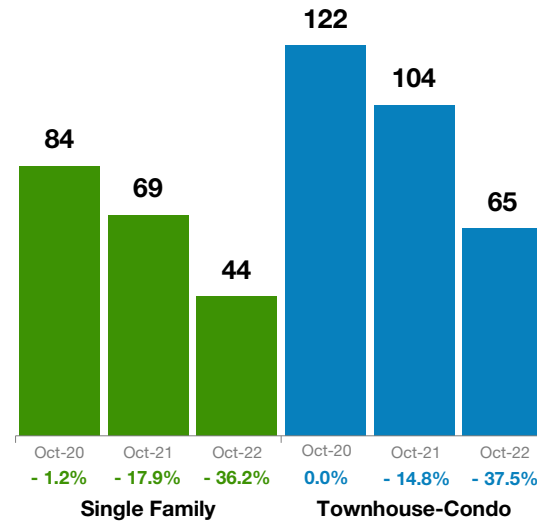
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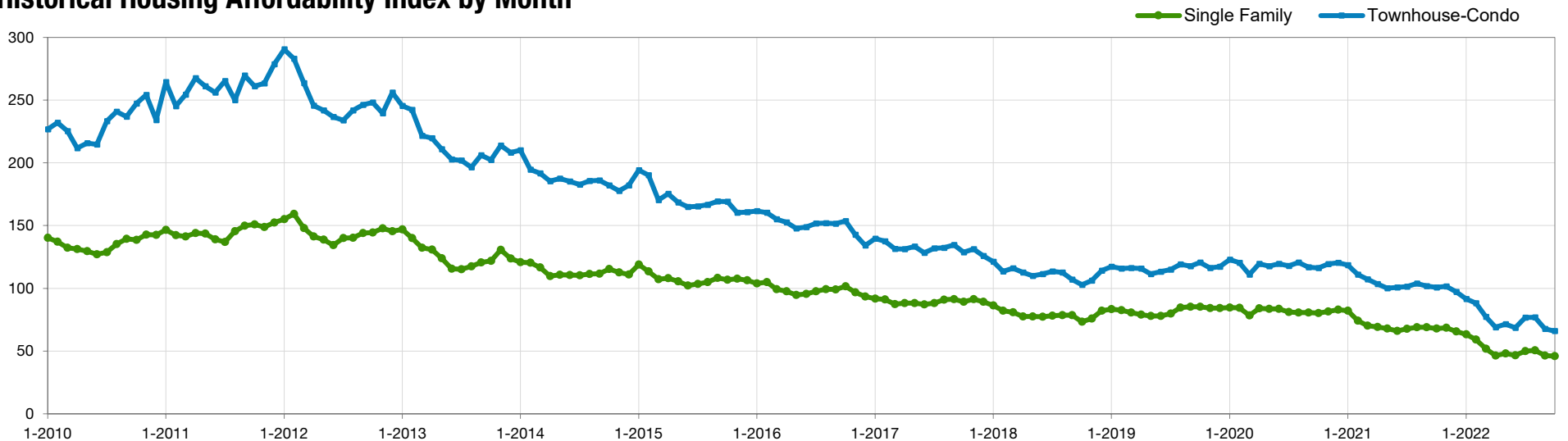


Year to Date



Housing Affordability Index	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2021	69	-14.8%	+1.0%	102	-14.3%	+0.8%
Dec-2021	66	-20.5%	-4.2%	97	-19.2%	-4.3%
Jan-2022	63	-23.2%	-3.5%	92	-22.7%	-5.8%
Feb-2022	59	-20.3%	-6.8%	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%	-10.8%
May-2022	48	-29.4%	+3.4%	72	-28.0%	+3.7%
Jun-2022	47	-28.8%	-2.9%	68	-32.7%	-4.3%
Jul-2022	50	-26.5%	+7.1%	77	-23.8%	+12.1%
Aug-2022	50	-27.5%	+1.3%	77	-26.0%	+0.3%
Sep-2022	46	-33.3%	-8.1%	68	-33.3%	-12.1%
Oct-2022	46	-32.4%	-1.0%	66	-34.7%	-2.5%

Historical Housing Affordability Index by Month



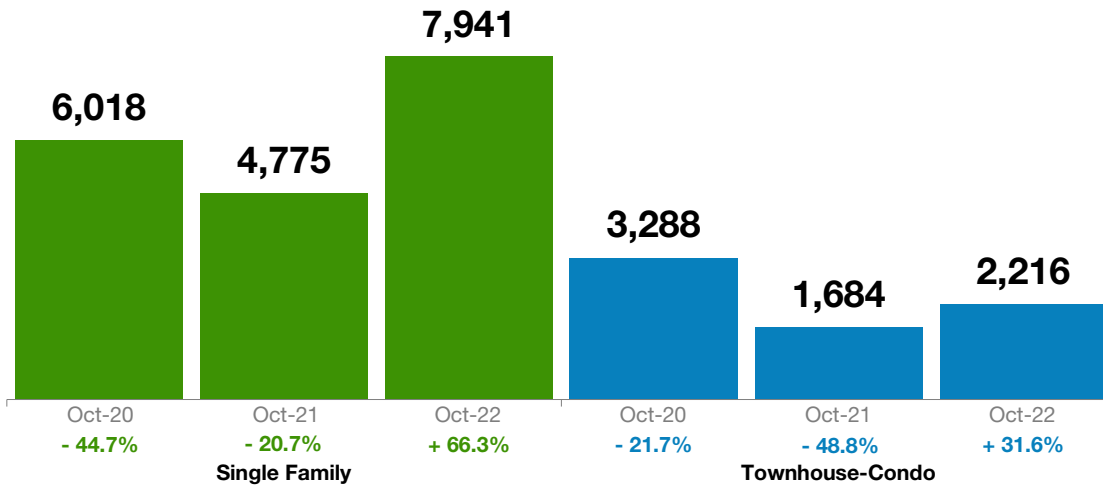
Inventory of Active Listings

October 2022
Metro Denver Region

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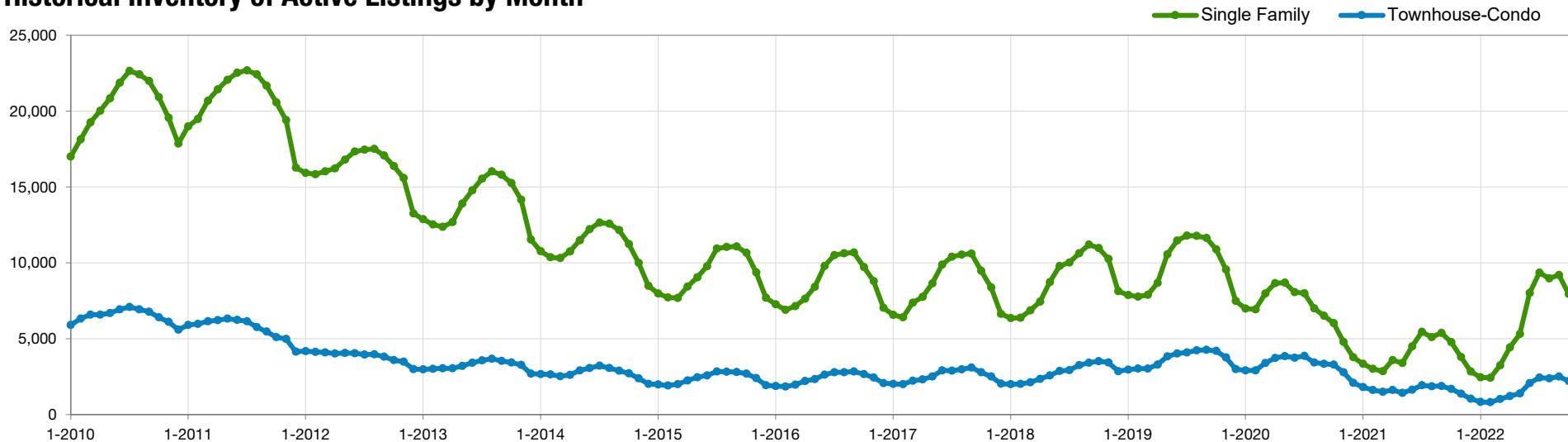


October



Active Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2021	3,790	-20.8%	-20.6%	1,381	-50.4%	-18.0%
Dec-2021	2,840	-24.9%	-25.1%	1,044	-50.1%	-24.4%
Jan-2022	2,461	-26.3%	-13.3%	827	-54.4%	-20.8%
Feb-2022	2,420	-19.7%	-1.7%	814	-49.8%	-1.6%
Mar-2022	3,231	+12.9%	+33.5%	1,018	-31.6%	+25.1%
Apr-2022	4,419	+23.4%	+36.8%	1,219	-24.4%	+19.7%
May-2022	5,309	+56.3%	+20.1%	1,389	-2.5%	+13.9%
Jun-2022	8,018	+78.3%	+51.0%	2,069	+27.0%	+49.0%
Jul-2022	9,362	+71.6%	+16.8%	2,440	+25.8%	+17.9%
Aug-2022	8,963	+75.7%	-4.3%	2,381	+27.7%	-2.4%
Sep-2022	9,201	+71.0%	+2.7%	2,514	+34.3%	+5.6%
Oct-2022	7,941	+66.3%	-13.7%	2,216	+31.6%	-11.9%

Historical Inventory of Active Listings by Month



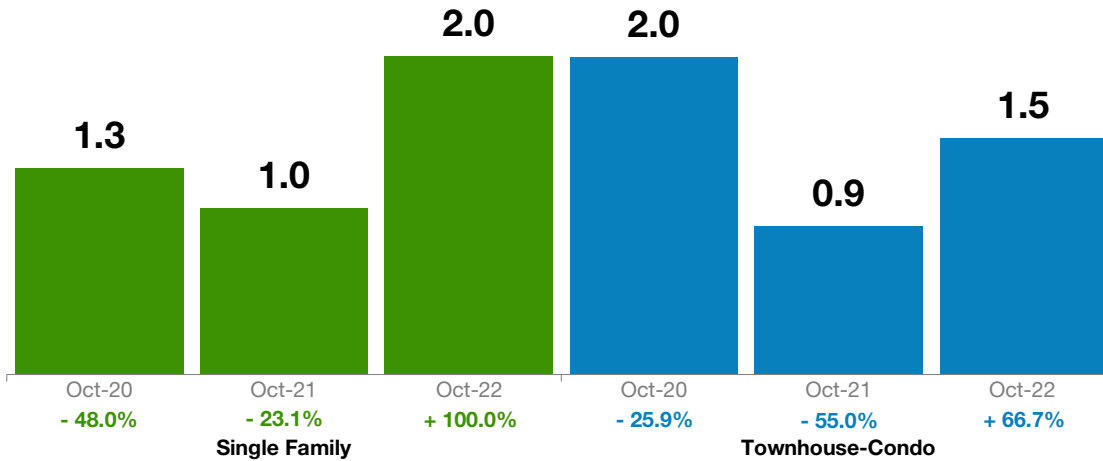
Months Supply of Inventory

October 2022
Metro Denver Region

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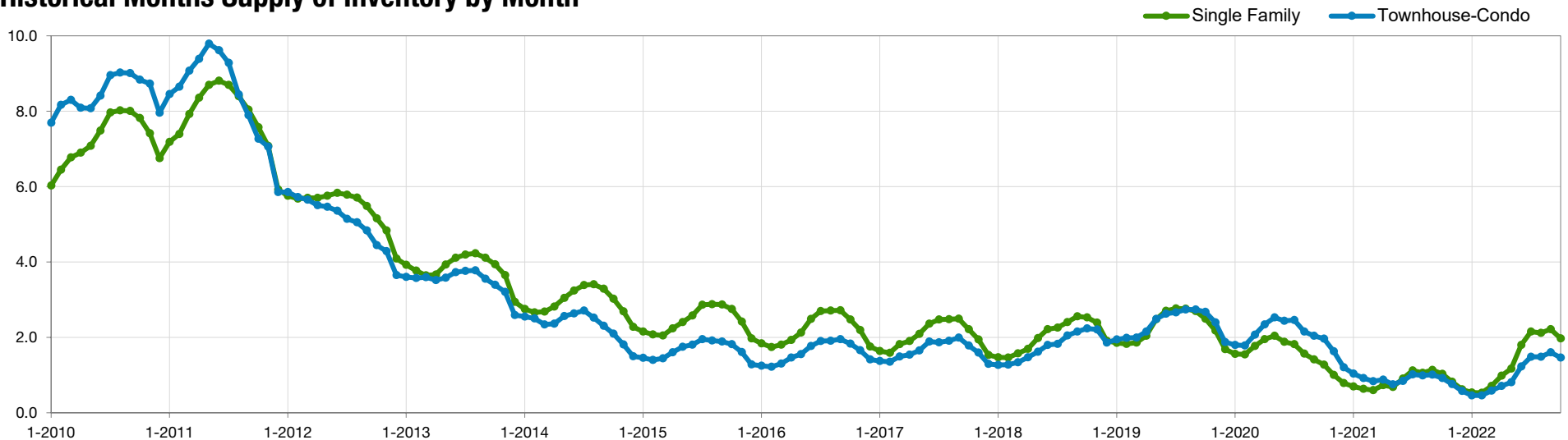


October



Months Supply	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2021	0.8	-20.0%	-20.4%	0.8	-50.0%	-17.5%
Dec-2021	0.6	-25.0%	-24.6%	0.6	-50.0%	-23.5%
Jan-2022	0.5	-28.6%	-13.2%	0.5	-50.0%	-20.2%
Feb-2022	0.5	-16.7%	-1.1%	0.5	-44.4%	-0.2%
Mar-2022	0.7	+16.7%	+34.1%	0.6	-25.0%	+27.2%
Apr-2022	1.0	+42.9%	+37.4%	0.7	-22.2%	+20.5%
May-2022	1.2	+71.4%	+19.5%	0.8	+14.3%	+14.4%
Jun-2022	1.8	+100.0%	+53.5%	1.2	+50.0%	+51.7%
Jul-2022	2.2	+100.0%	+20.0%	1.5	+50.0%	+21.2%
Aug-2022	2.1	+90.9%	-1.8%	1.5	+50.0%	-0.2%
Sep-2022	2.2	+100.0%	+4.6%	1.6	+60.0%	+7.8%
Oct-2022	2.0	+100.0%	-10.9%	1.5	+66.7%	-8.6%

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.

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Key Metrics	Historical Sparkbars	10-2021	10-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		6,515	4,951	- 24.0%	72,562	69,707	- 3.9%
Pending / Under Contract		6,756	4,418	- 34.6%	67,255	54,785	- 18.5%
Sold Listings		6,689	4,479	- 33.0%	64,660	54,384	- 15.9%
Median Sales Price		\$525,000	\$550,000	+ 4.8%	\$515,000	\$579,900	+ 12.6%
Average Sales Price		\$615,969	\$652,612	+ 5.9%	\$604,489	\$676,261	+ 11.9%
Percent of List Price Received		101.5%	98.6%	- 2.9%	103.0%	102.4%	- 0.6%
Days on Market Until Sale		16	31	+ 93.8%	16	17	+ 6.3%
Housing Affordability Index		74	50	- 32.4%	75	47	- 37.3%
Inventory of Active Listings		6,479	10,200	+ 57.4%	--	--	--
Months Supply of Inventory		1.0	1.8	+ 80.0%	--	--	--

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

