



colorado association of REALTORS® HOUSING REPORTS

Research tools provided by the Colorado Association of REALTORS®

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Metro Denver Region

Single Family and Townhouse-Condo

December 2022



Single Family Market Overview

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

December 2022
Metro Denver Region

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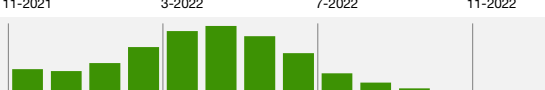
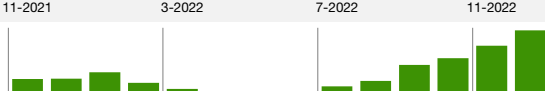
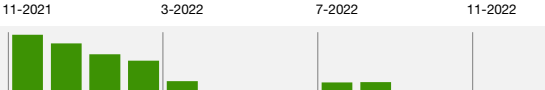


Key Metrics	Historical Sparkbars	12-2021	12-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		2,309	1,661	- 28.1%	58,196	56,108	- 3.6%
Pending / Under Contract		2,721	2,227	- 18.2%	54,893	44,354	- 19.2%
Sold Listings		4,235	2,605	- 38.5%	55,140	44,920	- 18.5%
Median Sales Price		\$575,000	\$578,500	+ 0.6%	\$560,000	\$625,000	+ 11.6%
Average Sales Price		\$677,251	\$677,078	- 0.0%	\$670,720	\$736,397	+ 9.8%
Percent of List Price Received		101.3%	98.2%	- 3.1%	103.0%	101.8%	- 1.2%
Days on Market Until Sale		21	47	+ 123.8%	16	21	+ 31.3%
Housing Affordability Index		66	50	- 24.2%	67	46	- 31.3%
Inventory of Active Listings		2,869	5,352	+ 86.5%	--	--	--
Months Supply of Inventory		0.6	1.4	+ 133.3%	--	--	--

Townhouse-Condo Market Overview

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

December 2022
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Key Metrics	Historical Sparkbars	12-2021	12-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		999	667	- 33.2%	22,156	19,284	- 13.0%
Pending / Under Contract		1,167	792	- 32.1%	21,502	16,251	- 24.4%
Sold Listings		1,570	930	- 40.8%	21,645	16,879	- 22.0%
Median Sales Price		\$388,750	\$410,000	+ 5.5%	\$375,000	\$420,000	+ 12.0%
Average Sales Price		\$457,748	\$489,382	+ 6.9%	\$447,549	\$501,578	+ 12.1%
Percent of List Price Received		101.2%	98.6%	- 2.6%	102.0%	102.2%	+ 0.2%
Days on Market Until Sale		17	41	+ 141.2%	19	18	- 5.3%
Housing Affordability Index		97	70	- 27.8%	101	68	- 32.7%
Inventory of Active Listings		1,077	1,699	+ 57.8%	--	--	--
Months Supply of Inventory		0.6	1.2	+ 100.0%	--	--	--

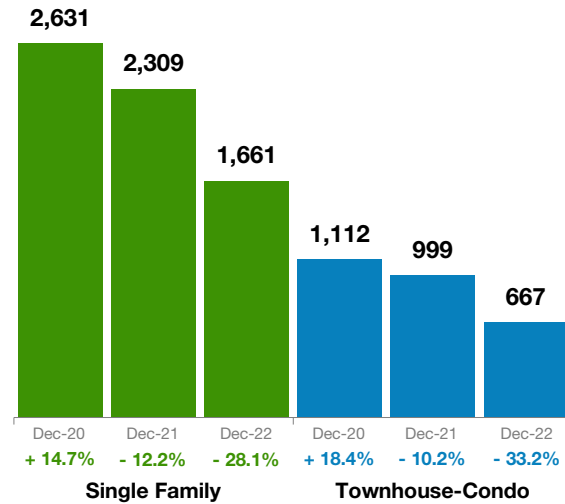
New Listings

December 2022
Metro Denver Region

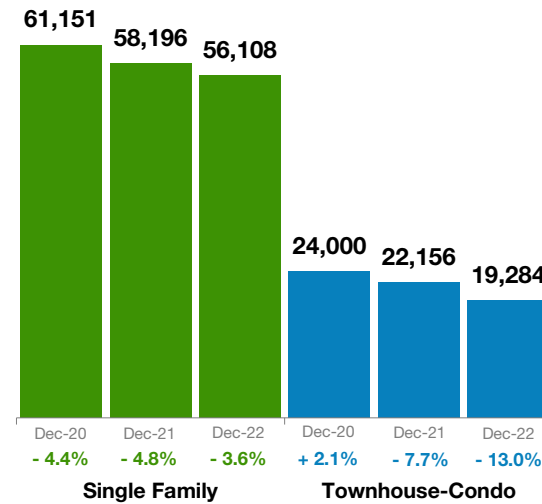
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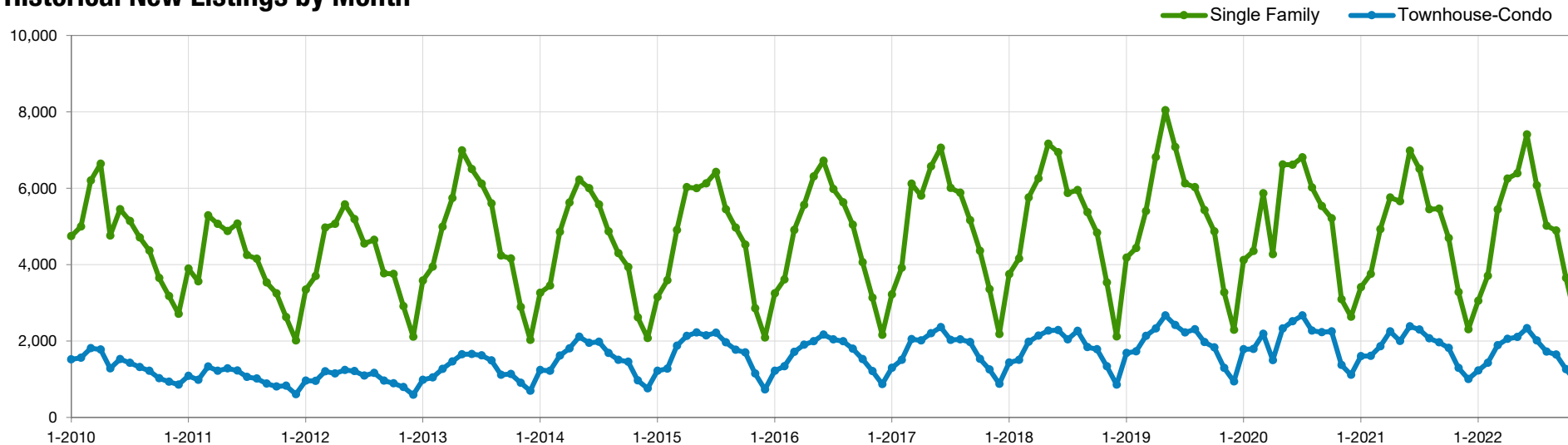


Year to Date



New Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jan-2022	3,051	-10.5%	+32.1%	1,227	-23.6%	+22.8%
Feb-2022	3,710	-1.2%	+21.6%	1,429	-11.3%	+16.5%
Mar-2022	5,442	+10.5%	+46.7%	1,887	+1.4%	+32.1%
Apr-2022	6,249	+8.6%	+14.8%	2,056	-8.7%	+9.0%
May-2022	6,389	+12.9%	+2.2%	2,107	+5.2%	+2.5%
Jun-2022	7,408	+6.1%	+15.9%	2,335	-2.0%	+10.8%
Jul-2022	6,074	-6.7%	-18.0%	2,011	-12.5%	-13.9%
Aug-2022	5,017	-7.9%	-17.4%	1,719	-16.9%	-14.5%
Sep-2022	4,892	-10.5%	-2.5%	1,645	-16.3%	-4.3%
Oct-2022	3,652	-22.2%	-25.3%	1,263	-30.5%	-23.2%
Nov-2022	2,563	-21.9%	-29.8%	938	-27.7%	-25.7%
Dec-2022	1,661	-28.1%	-35.2%	667	-33.2%	-28.9%

Historical New Listings by Month



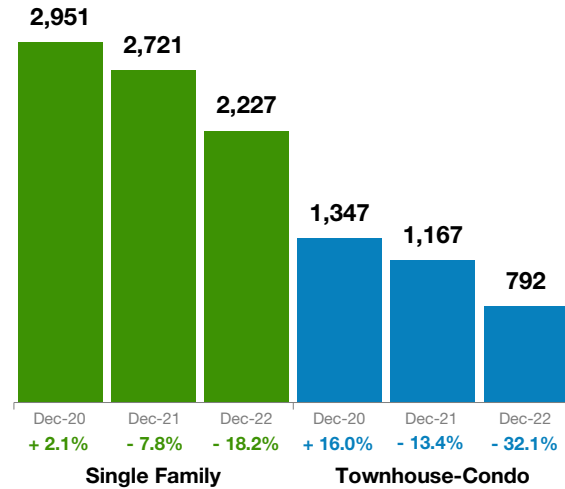
Pending / Under Contract

December 2022
Metro Denver Region

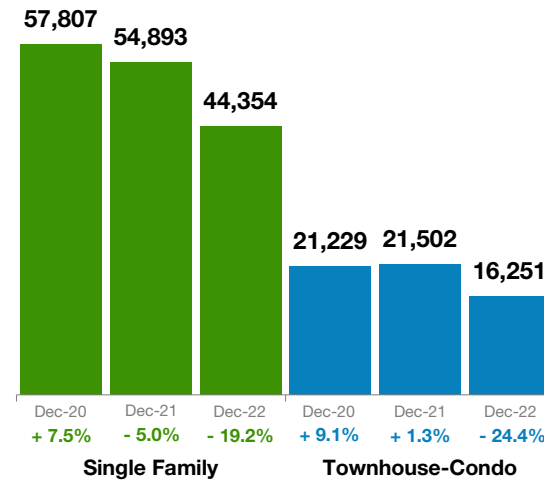
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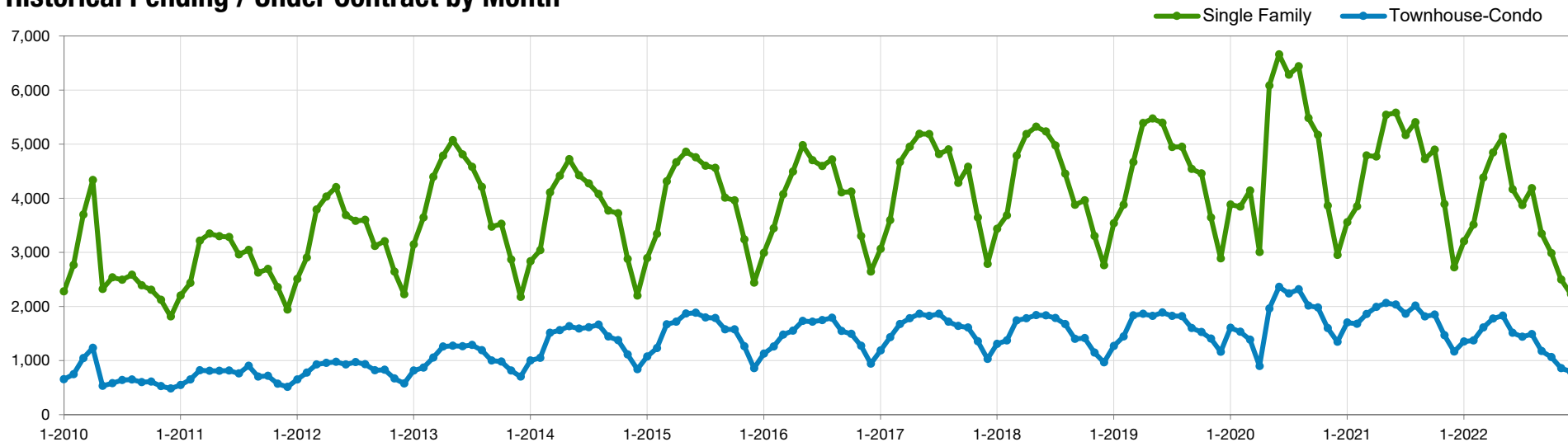


Year to Date



Pending / Under Contract	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jan-2022	3,206	-9.9%	+17.8%	1,349	-20.7%	+15.6%
Feb-2022	3,512	-8.8%	+9.5%	1,371	-18.2%	+1.6%
Mar-2022	4,382	-8.5%	+24.8%	1,610	-13.3%	+17.4%
Apr-2022	4,844	+1.6%	+10.5%	1,775	-10.9%	+10.2%
May-2022	5,134	-7.3%	+6.0%	1,827	-11.4%	+2.9%
Jun-2022	4,164	-25.4%	-18.9%	1,512	-25.7%	-17.2%
Jul-2022	3,874	-25.0%	-7.0%	1,437	-22.9%	-5.0%
Aug-2022	4,183	-22.6%	+8.0%	1,485	-26.3%	+3.3%
Sep-2022	3,345	-29.2%	-20.0%	1,174	-35.3%	-20.9%
Oct-2022	2,984	-39.1%	-10.8%	1,063	-42.5%	-9.5%
Nov-2022	2,499	-35.8%	-16.3%	856	-41.7%	-19.5%
Dec-2022	2,227	-18.2%	-10.9%	792	-32.1%	-7.5%

Historical Pending / Under Contract by Month



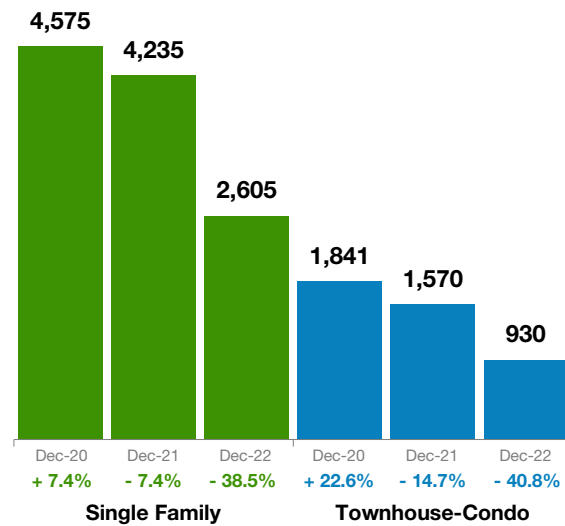
Sold Listings

December 2022
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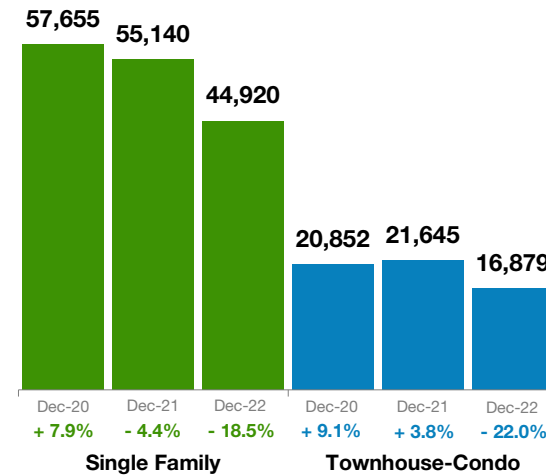
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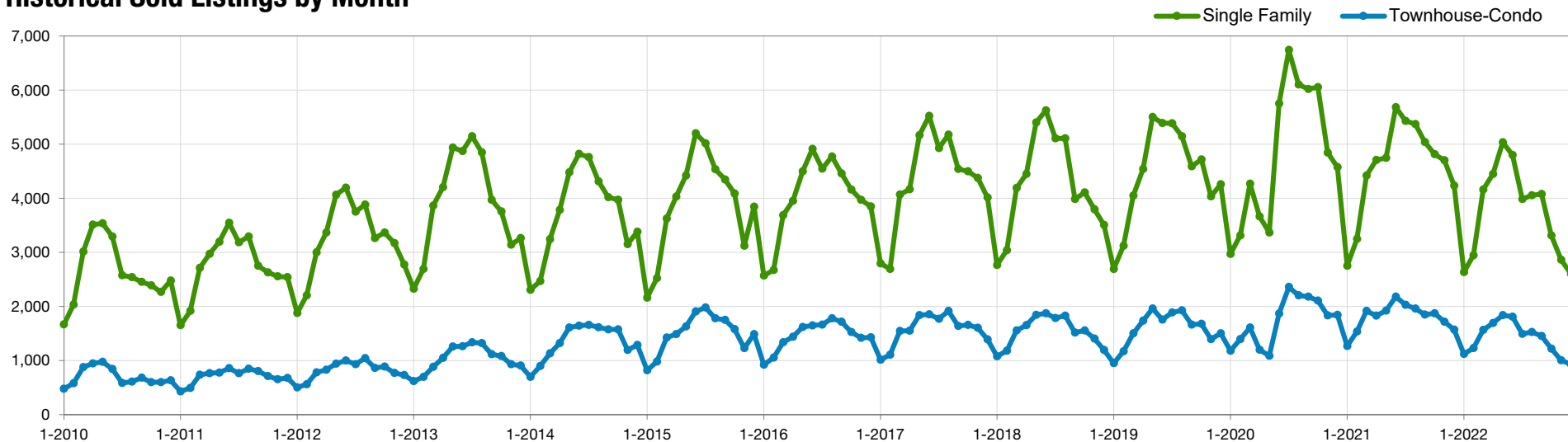


Year to Date



Sold Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
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	4,159	-5.9%	+41.1%	1,563	-18.4%	+27.1%
Apr-2022	4,450	-5.5%	+7.0%	1,693	-7.4%	+8.3%
May-2022	5,035	+6.1%	+13.1%	1,836	-4.4%	+8.4%
Jun-2022	4,798	-15.6%	-4.7%	1,811	-17.0%	-1.4%
Jul-2022	3,984	-26.6%	-17.0%	1,494	-26.4%	-17.5%
Aug-2022	4,053	-24.5%	+1.7%	1,528	-22.0%	+2.3%
Sep-2022	4,078	-19.1%	+0.6%	1,451	-21.5%	-5.0%
Oct-2022	3,311	-31.2%	-18.8%	1,218	-34.9%	-16.1%
Nov-2022	2,863	-39.1%	-13.5%	1,003	-41.5%	-17.7%
Dec-2022	2,605	-38.5%	-9.0%	930	-40.8%	-7.3%

Historical Sold Listings by Month



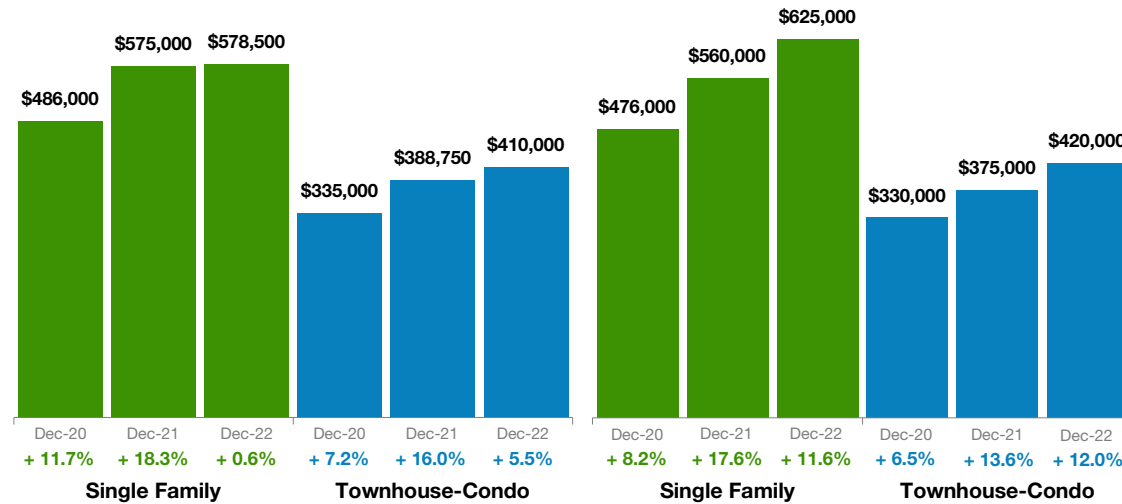
Median Sales Price

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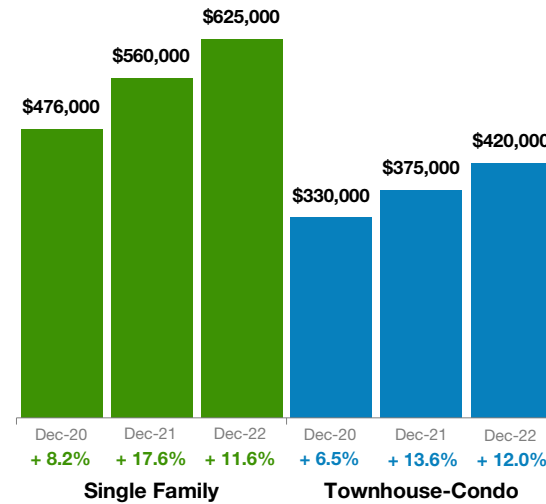
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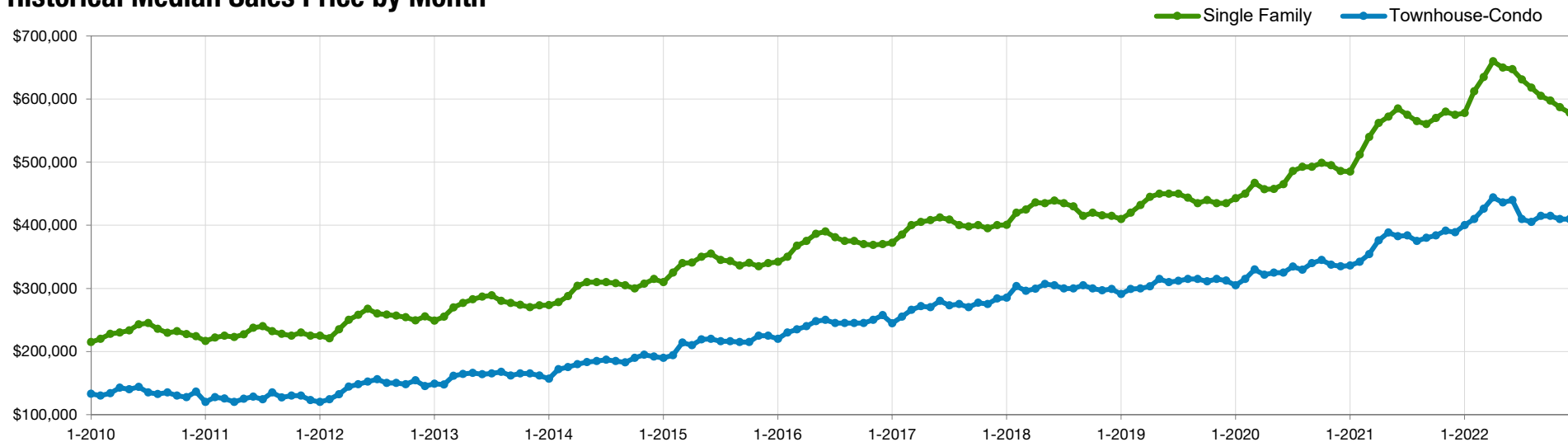


Year to Date



Median Sales Price	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
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	\$634,950	+17.6%	+3.8%	\$426,000	+20.3%	+3.9%
Apr-2022	\$660,000	+17.4%	+3.9%	\$444,100	+18.1%	+4.2%
May-2022	\$650,000	+13.6%	-1.5%	\$436,000	+12.2%	-1.8%
Jun-2022	\$647,250	+10.6%	-0.4%	\$440,000	+15.0%	+0.9%
Jul-2022	\$631,000	+9.7%	-2.5%	\$410,000	+6.8%	-6.8%
Aug-2022	\$617,928	+9.4%	-2.1%	\$405,000	+8.0%	-1.2%
Sep-2022	\$605,000	+8.0%	-2.1%	\$415,000	+9.2%	+2.5%
Oct-2022	\$597,400	+4.8%	-1.3%	\$415,000	+8.2%	0.0%
Nov-2022	\$587,000	+1.2%	-1.7%	\$410,000	+4.8%	-1.2%
Dec-2022	\$578,500	+0.6%	-1.4%	\$410,000	+5.5%	0.0%

Historical Median Sales Price by Month



Average Sales Price

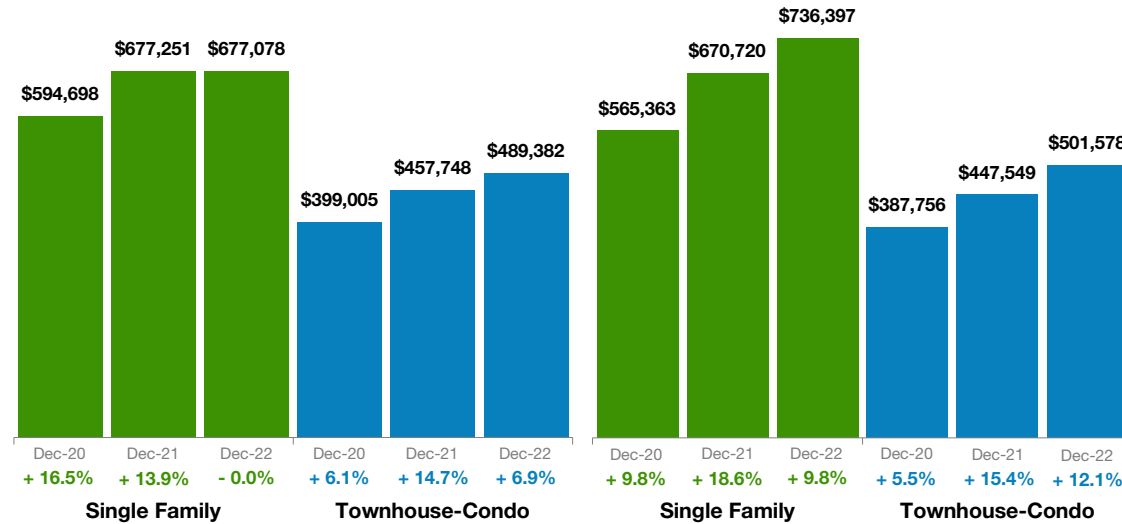
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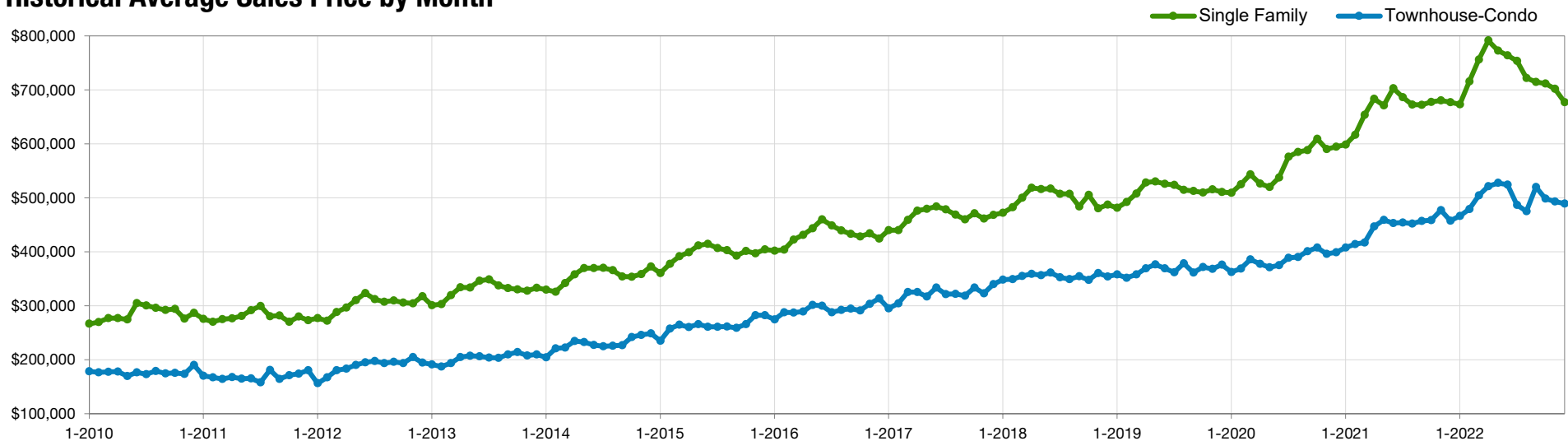
December

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
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	\$756,186	+15.7%	+5.7%	\$504,270	+21.0%	+5.3%
Apr-2022	\$791,662	+15.9%	+4.7%	\$521,303	+16.7%	+3.4%
May-2022	\$772,826	+15.2%	-2.4%	\$527,609	+14.9%	+1.2%
Jun-2022	\$764,037	+8.7%	-1.1%	\$524,287	+15.7%	-0.6%
Jul-2022	\$753,570	+9.8%	-1.4%	\$486,999	+7.2%	-7.1%
Aug-2022	\$721,813	+7.3%	-4.2%	\$474,901	+5.0%	-2.5%
Sep-2022	\$714,461	+6.3%	-1.0%	\$520,156	+13.8%	+9.5%
Oct-2022	\$711,568	+5.0%	-0.4%	\$498,318	+8.6%	-4.2%
Nov-2022	\$701,751	+3.1%	-1.4%	\$493,074	+3.4%	-1.1%
Dec-2022	\$677,078	-0.0%	-3.5%	\$489,382	+6.9%	-0.7%

Historical Average Sales Price by Month



Percent of List Price Received

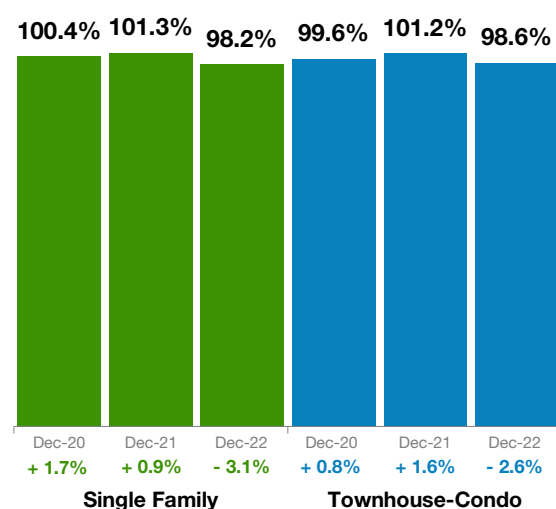
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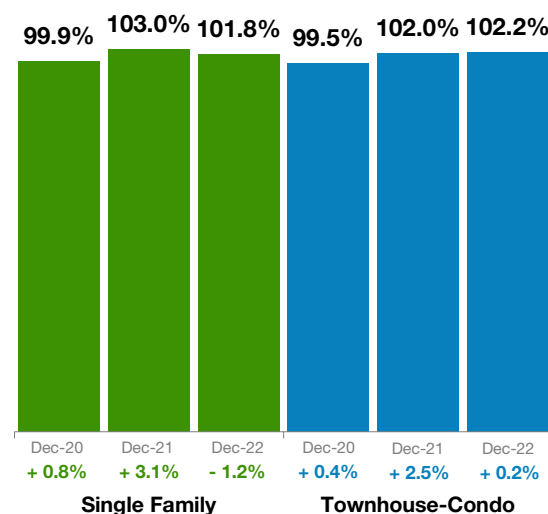
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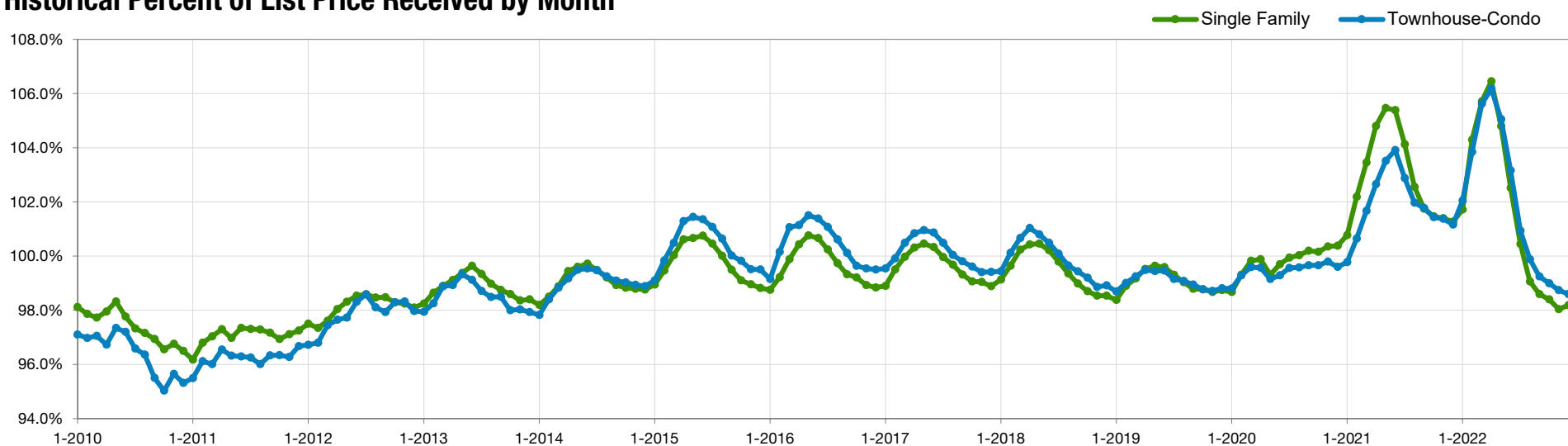


Year to Date



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
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%	-0.3%
Nov-2022	98.0%	-3.4%	-0.4%	98.7%	-2.7%	-0.3%
Dec-2022	98.2%	-3.1%	+0.1%	98.6%	-2.6%	-0.1%

Historical Percent of List Price Received by Month



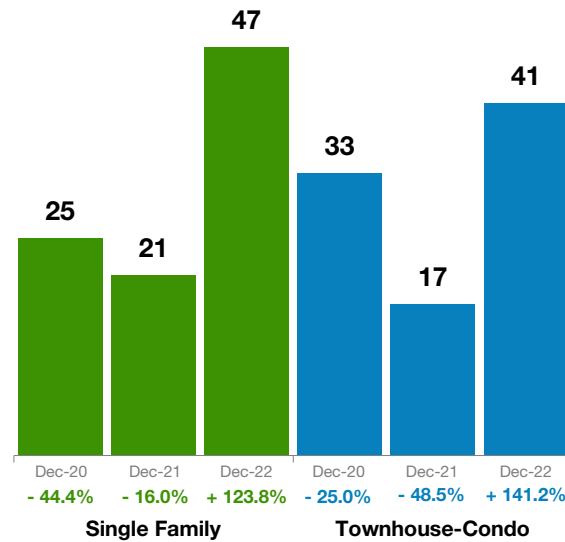
Days on Market Until Sale

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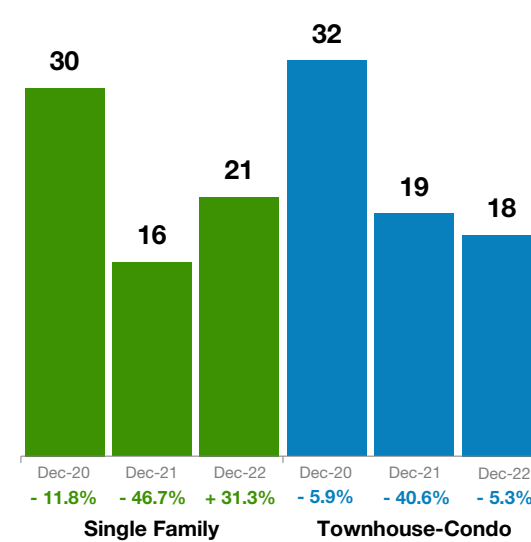
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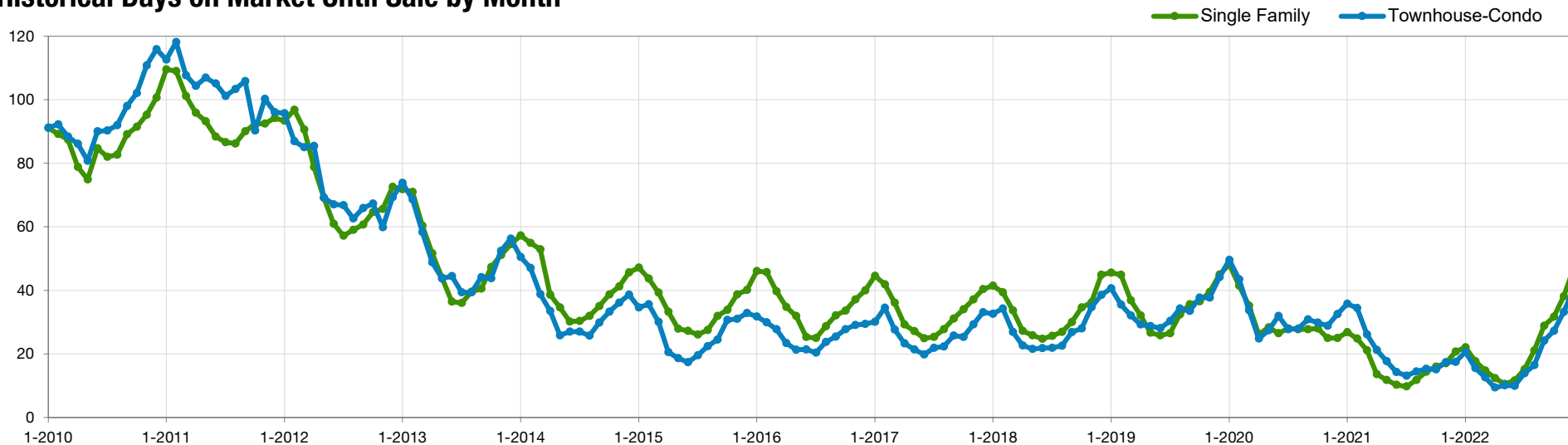


Year to Date



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
Jan-2022	22	-18.5%	+6.6%	21	-41.7%	+18.1%
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%	-14.6%	10	-44.4%	+7.4%
Jun-2022	12	+20.0%	+10.6%	10	-28.6%	-1.4%
Jul-2022	15	+50.0%	+29.5%	14	+7.7%	+39.3%
Aug-2022	21	+75.0%	+39.5%	16	+14.3%	+18.5%
Sep-2022	29	+107.1%	+37.2%	24	+60.0%	+46.8%
Oct-2022	32	+100.0%	+9.6%	27	+80.0%	+13.0%
Nov-2022	38	+123.5%	+20.5%	33	+94.1%	+21.6%
Dec-2022	47	+123.8%	+23.2%	41	+141.2%	+22.2%

Historical Days on Market Until Sale by Month



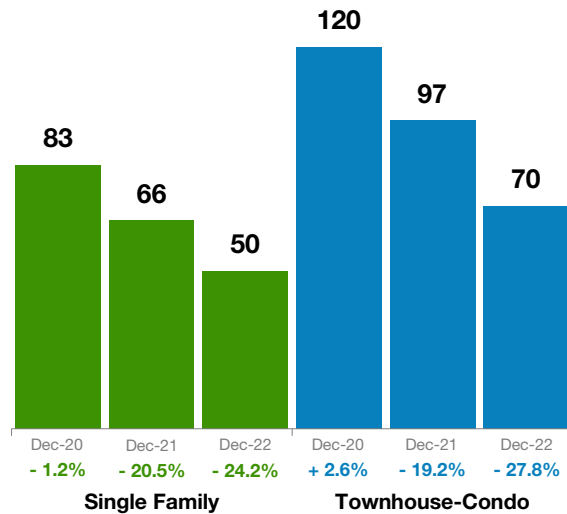
Housing Affordability Index

December 2022
Metro Denver Region

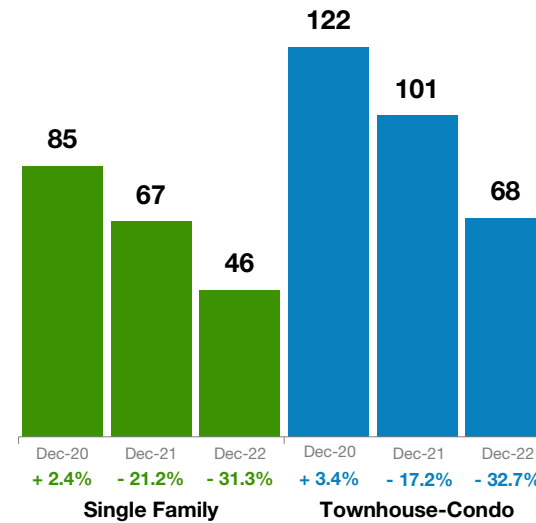
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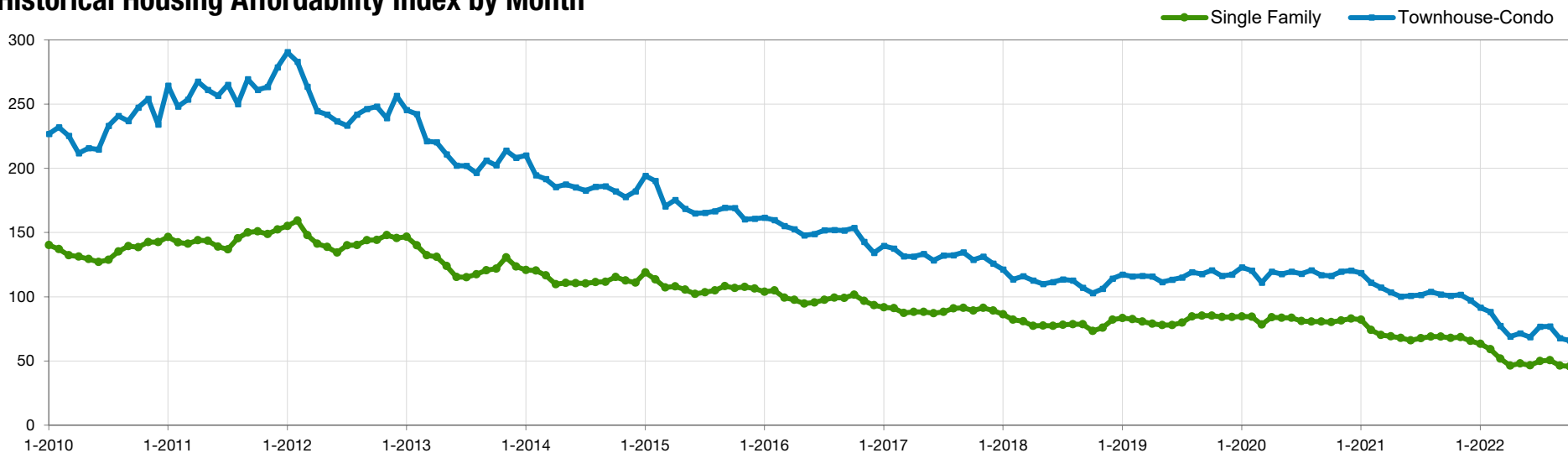


Year to Date



Housing Affordability Index	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
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%	-3.0%	68	-32.7%	-4.3%
Jul-2022	50	-26.5%	+7.1%	77	-23.8%	+12.1%
Aug-2022	50	-27.5%	+1.2%	77	-26.0%	+0.3%
Sep-2022	46	-33.3%	-8.0%	68	-33.3%	-12.1%
Oct-2022	46	-32.4%	-1.3%	66	-34.7%	-2.5%
Nov-2022	47	-31.9%	+3.5%	68	-33.3%	+2.9%
Dec-2022	50	-24.2%	+4.8%	70	-27.8%	+3.3%

Historical Housing Affordability Index by Month



Inventory of Active Listings

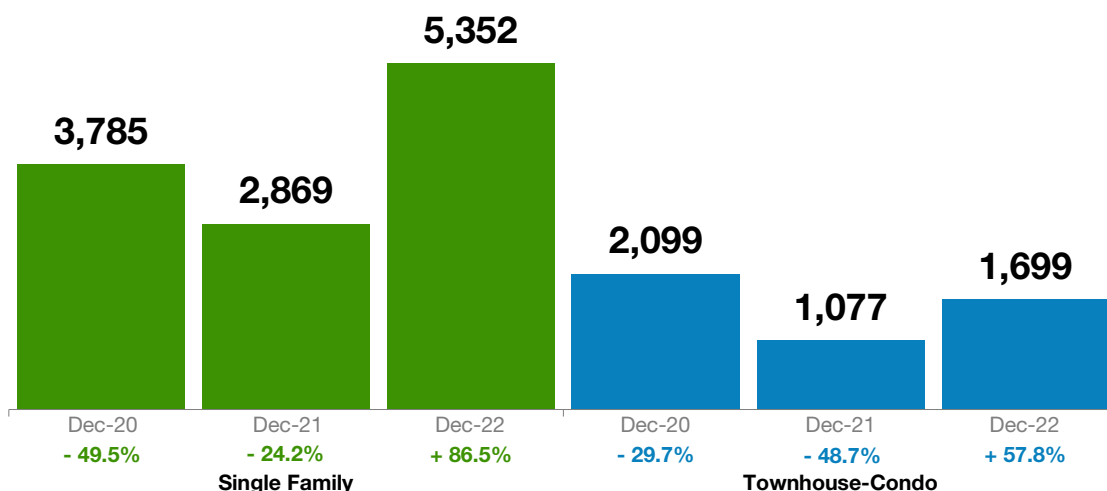
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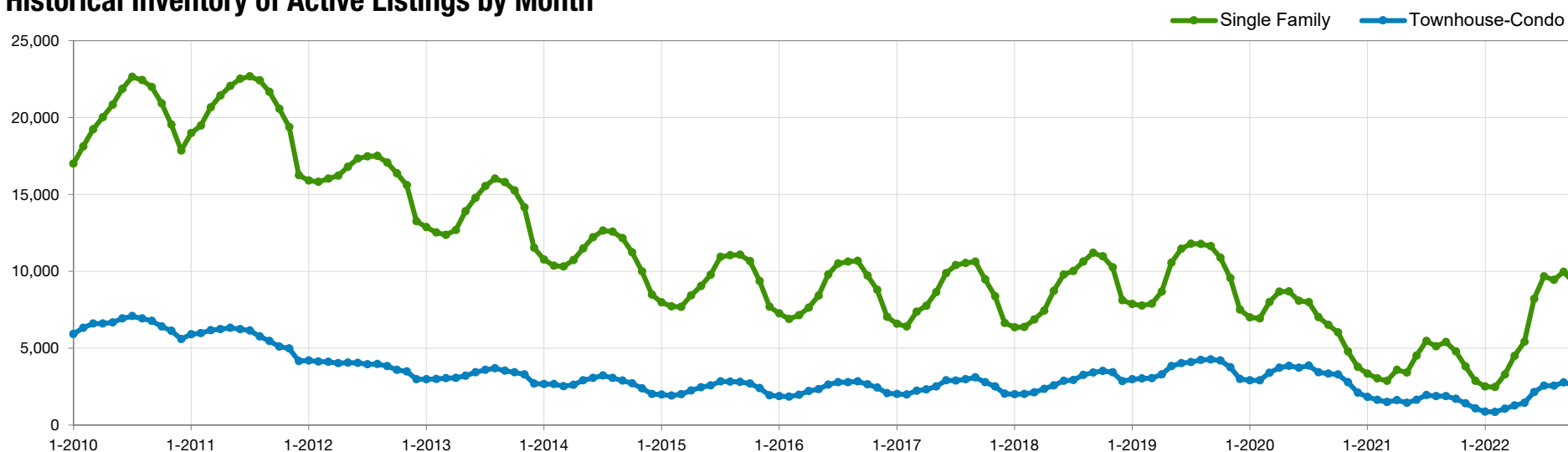


December



Active Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jan-2022	2,500	-25.3%	-12.9%	865	-52.5%	-19.7%
Feb-2022	2,469	-18.3%	-1.2%	858	-47.2%	-0.8%
Mar-2022	3,293	+14.8%	+33.4%	1,066	-28.8%	+24.2%
Apr-2022	4,491	+25.1%	+36.4%	1,270	-21.7%	+19.1%
May-2022	5,410	+58.7%	+20.5%	1,447	+0.8%	+13.9%
Jun-2022	8,197	+81.8%	+51.5%	2,148	+31.1%	+48.4%
Jul-2022	9,666	+76.8%	+17.9%	2,558	+31.3%	+19.1%
Aug-2022	9,449	+84.8%	-2.2%	2,559	+36.3%	+0.0%
Sep-2022	9,955	+84.6%	+5.4%	2,764	+46.6%	+8.0%
Oct-2022	9,309	+94.3%	-6.5%	2,614	+53.4%	-5.4%
Nov-2022	7,911	+107.7%	-15.0%	2,355	+67.7%	-9.9%
Dec-2022	5,352	+86.5%	-32.3%	1,699	+57.8%	-27.9%

Historical Inventory of Active Listings by Month



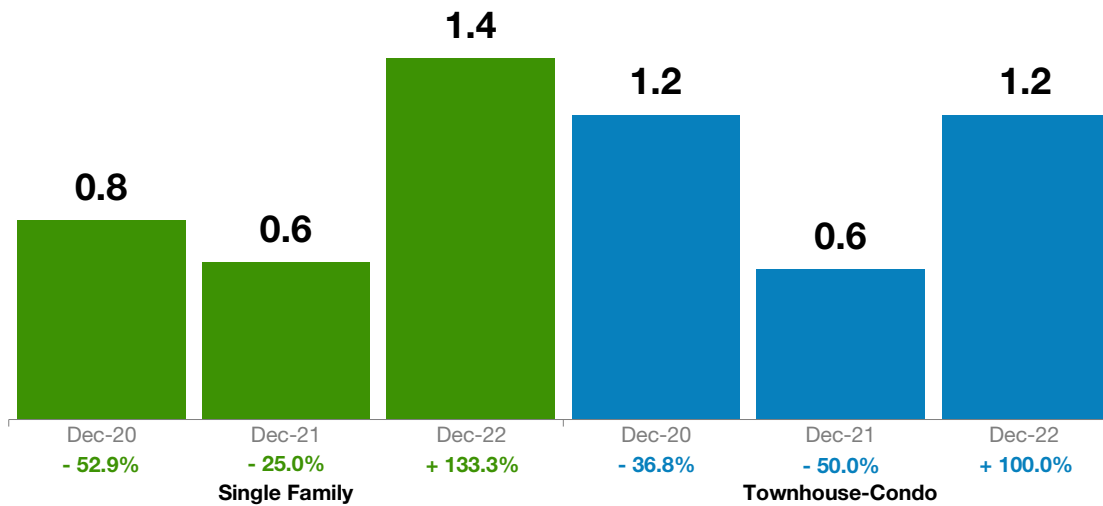
Months Supply of Inventory

December 2022
Metro Denver Region

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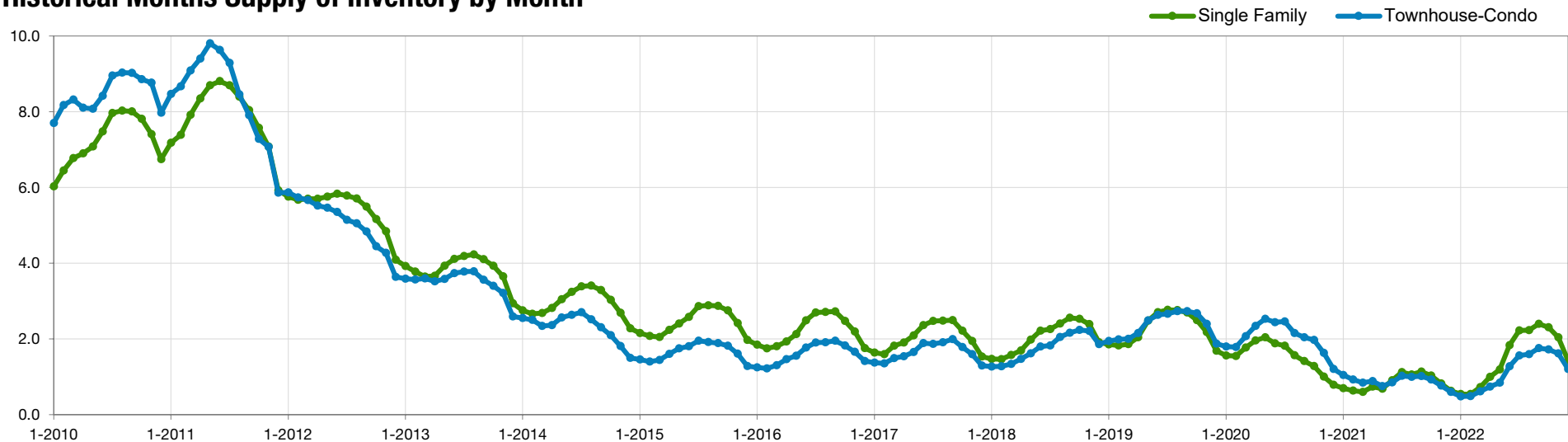
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December



Months Supply	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Jan-2022	0.5	-28.6%	-12.7%	0.5	-50.0%	-19.1%
Feb-2022	0.5	-16.7%	-0.7%	0.5	-44.4%	+0.6%
Mar-2022	0.7	+16.7%	+34.0%	0.6	-25.0%	+26.3%
Apr-2022	1.0	+42.9%	+37.0%	0.7	-22.2%	+19.9%
May-2022	1.2	+71.4%	+19.8%	0.8	0.0%	+14.4%
Jun-2022	1.8	+100.0%	+54.0%	1.3	+62.5%	+51.2%
Jul-2022	2.2	+100.0%	+21.2%	1.6	+60.0%	+22.3%
Aug-2022	2.2	+100.0%	+0.3%	1.6	+60.0%	+2.3%
Sep-2022	2.4	+118.2%	+7.4%	1.8	+80.0%	+10.3%
Oct-2022	2.3	+130.0%	-3.6%	1.7	+88.9%	-2.0%
Nov-2022	2.0	+150.0%	-11.7%	1.6	+100.0%	-6.2%
Dec-2022	1.4	+133.3%	-29.9%	1.2	+100.0%	-25.1%

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.

December 2022
Metro Denver Region

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Key Metrics	Historical Sparkbars	12-2021	12-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		3,315	2,340	- 29.4%	80,459	75,532	- 6.1%
Pending / Under Contract		3,897	3,027	- 22.3%	76,503	60,698	- 20.7%
Sold Listings		5,815	3,545	- 39.0%	76,895	61,892	- 19.5%
Median Sales Price		\$530,000	\$540,000	+ 1.9%	\$516,257	\$575,000	+ 11.4%
Average Sales Price		\$617,192	\$626,435	+ 1.5%	\$607,213	\$671,643	+ 10.6%
Percent of List Price Received		101.2%	98.3%	- 2.9%	102.7%	101.9%	- 0.8%
Days on Market Until Sale		20	45	+ 125.0%	17	20	+ 17.6%
Housing Affordability Index		71	53	- 25.4%	73	50	- 31.5%
Inventory of Active Listings		3,962	7,089	+ 78.9%	--	--	--
Months Supply of Inventory		0.6	1.4	+ 133.3%	--	--	--

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

