

Monthly Indicators



November 2020

Percent changes calculated using year-over-year comparisons.

New Listings were down 5.6 percent for single family homes but increased 5.6 percent for townhouse-condo properties. Under Contracts increased 14.1 percent for single family homes and 19.8 percent for townhouse-condo properties.

The Median Sales Price was up 13.8 percent to \$495,000 for single family homes and 7.3 percent to \$338,000 for townhouse-condo properties. Days on Market decreased 35.9 percent for single family homes and 23.7 percent for townhouse-condo properties.

Showing activity remains higher than the same period a year ago across most of the country, suggesting that strong buyer demand is likely to continue into what is typically the slowest time of year. With inventory remaining constrained in most market segments, sellers continue to benefit from the tight market conditions.

Activity Snapshot

- 63.2%	+ 18.1%	+ 11.0%
One-Year Change in Active Listings All Properties	One-Year Change in Sold Listings All Properties	One-Year Change in Median Sales Price All Properties

All residential real estate activity in the MLS of REcolorado® composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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Single Family Market Overview



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

Key Metrics	Historical Sparkbars	11-2019	11-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
Active Listings		9,626	2,965	- 69.2%	--	--	--
Under Contract		3,645	4,159	+ 14.1%	50,889	55,274	+ 8.6%
New Listings		3,294	3,110	- 5.6%	61,929	58,757	- 5.1%
Sold Listings		4,033	4,647	+ 15.2%	49,157	52,754	+ 7.3%
Days on Market		39	25	- 35.9%	34	30	- 11.8%
Median Sales Price		\$435,000	\$495,000	+ 13.8%	\$440,000	\$475,000	+ 8.0%
Average Sales Price		\$515,976	\$590,747	+ 14.5%	\$515,540	\$562,752	+ 9.2%
Pct. of List Price Received		98.7%	100.4%	+ 1.7%	99.1%	99.9%	+ 0.8%
Affordability Index		90	87	- 3.3%	89	90	+ 1.1%

Townhouse-Condo Market Overview



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

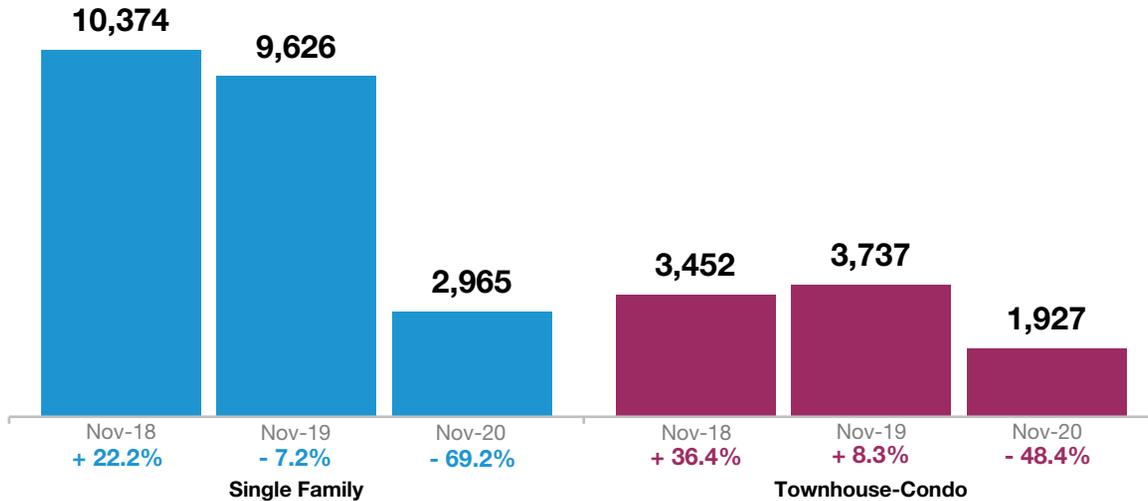
Key Metrics	Historical Sparkbars	11-2019	11-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
Active Listings		3,737	1,927	- 48.4%	--	--	--
Under Contract		1,406	1,685	+ 19.8%	18,304	20,009	+ 9.3%
New Listings		1,296	1,368	+ 5.6%	22,630	22,899	+ 1.2%
Sold Listings		1,391	1,753	+ 26.0%	17,603	18,856	+ 7.1%
Days on Market		38	29	- 23.7%	33	32	- 3.0%
Median Sales Price		\$315,000	\$338,000	+ 7.3%	\$309,000	\$329,900	+ 6.8%
Average Sales Price		\$368,078	\$397,965	+ 8.1%	\$366,961	\$386,979	+ 5.5%
Pct. of List Price Received		98.7%	99.8%	+ 1.1%	99.1%	99.5%	+ 0.4%
Affordability Index		124	127	+ 2.4%	126	130	+ 3.2%

Inventory of Active Listings

The number of properties available for sale in active status at the end of a given month.

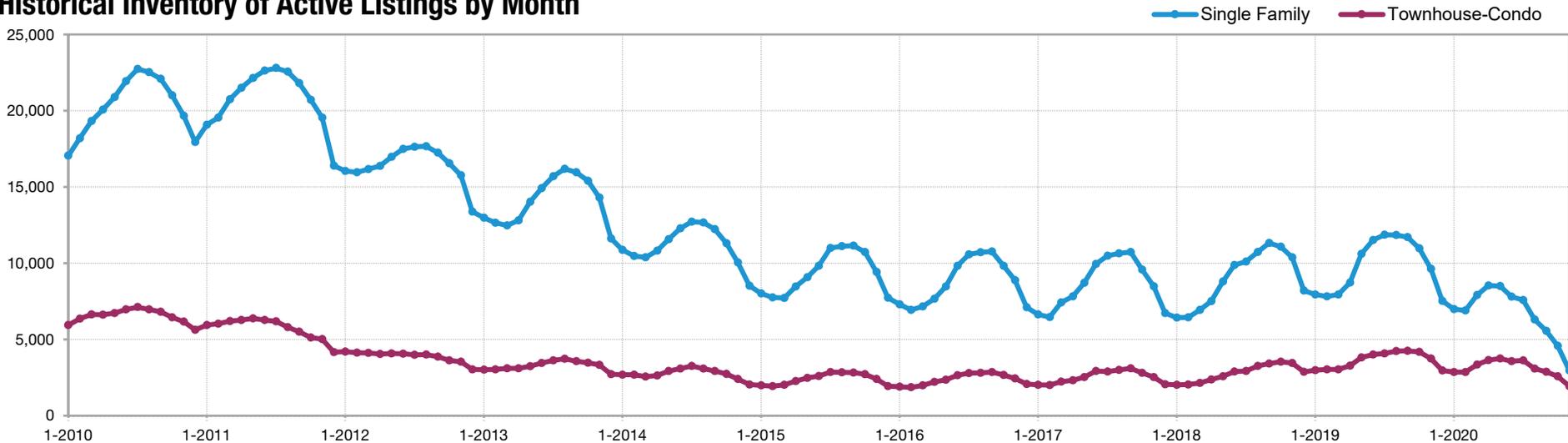


November



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2019	7,519	-8.3%	2,951	+2.9%
Jan-2020	6,988	-12.0%	2,855	-4.0%
Feb-2020	6,904	-11.8%	2,858	-5.6%
Mar-2020	7,912	-0.5%	3,335	+10.1%
Apr-2020	8,528	-2.3%	3,643	+11.1%
May-2020	8,501	-19.9%	3,738	-1.9%
Jun-2020	7,802	-32.3%	3,569	-10.9%
Jul-2020	7,571	-36.1%	3,617	-11.4%
Aug-2020	6,305	-46.8%	3,084	-27.0%
Sep-2020	5,550	-52.6%	2,864	-32.6%
Oct-2020	4,576	-58.3%	2,580	-38.3%
Nov-2020	2,965	-69.2%	1,927	-48.4%

Historical Inventory of Active Listings by Month

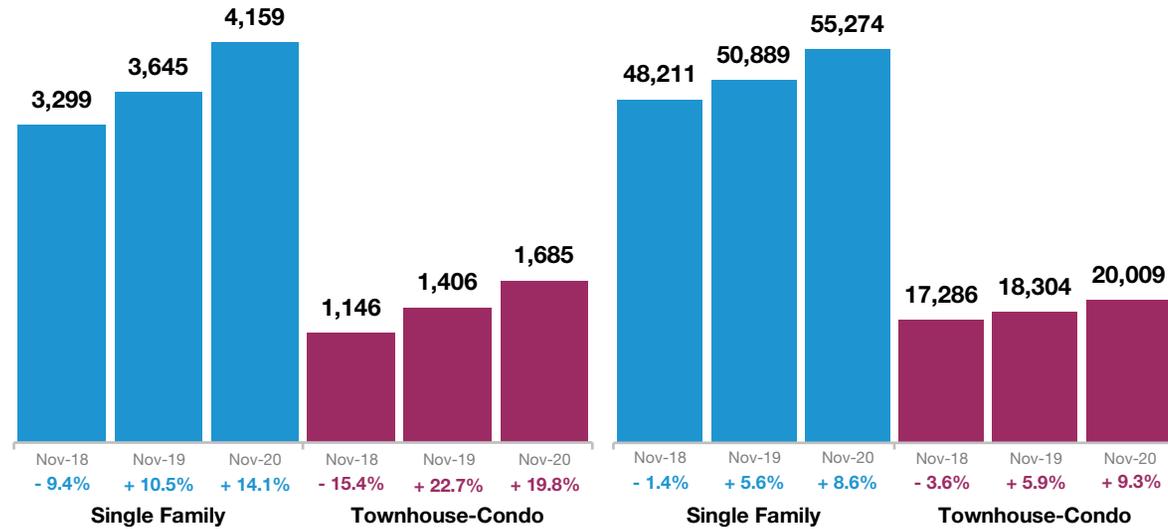


Under Contract

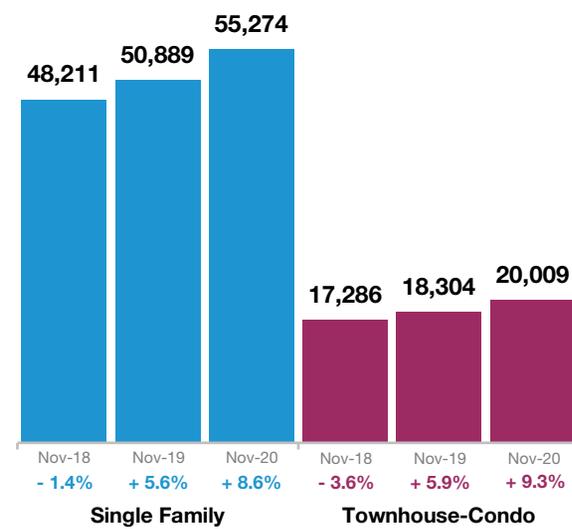
A count of the properties that have offers accepted on them in a given month.



November

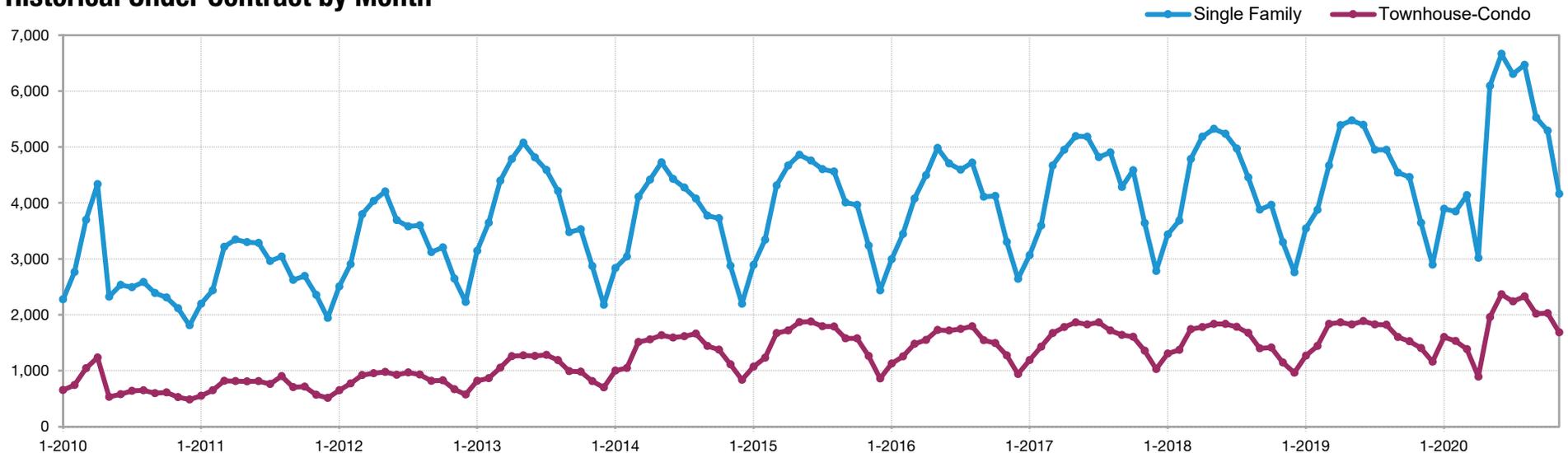


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2019	2,896	+4.9%	1,161	+20.4%
Jan-2020	3,891	+9.9%	1,600	+26.1%
Feb-2020	3,846	-0.8%	1,529	+6.0%
Mar-2020	4,139	-11.4%	1,387	-24.4%
Apr-2020	3,015	-44.1%	895	-51.9%
May-2020	6,092	+11.3%	1,957	+7.1%
Jun-2020	6,662	+23.5%	2,365	+25.3%
Jul-2020	6,304	+27.4%	2,238	+22.7%
Aug-2020	6,465	+30.6%	2,328	+27.7%
Sep-2020	5,527	+21.7%	2,020	+26.2%
Oct-2020	5,291	+18.6%	2,026	+32.6%
Nov-2020	4,159	+14.1%	1,685	+19.8%

Historical Under Contract by Month

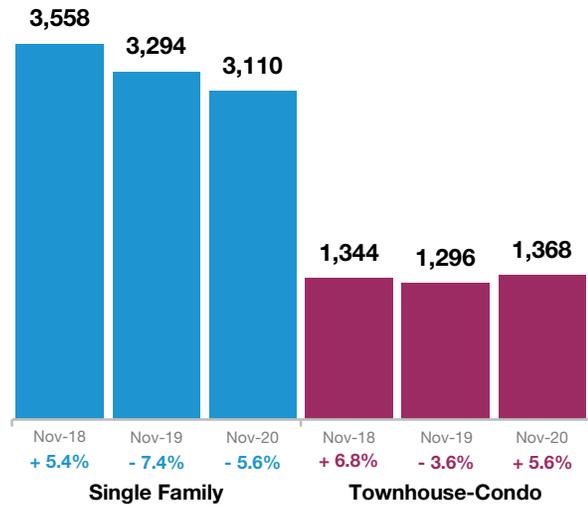


New Listings

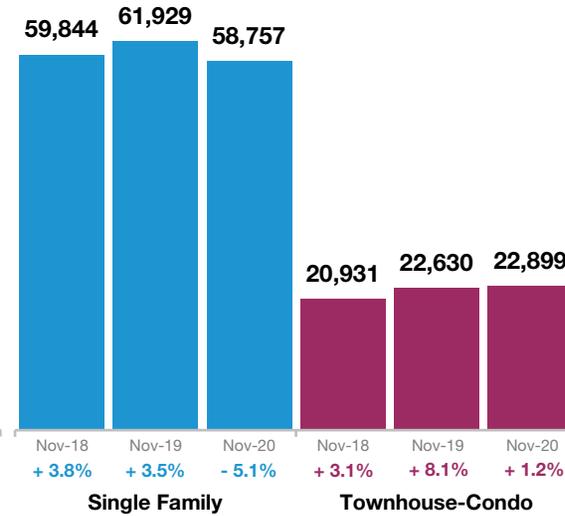
A count of the properties that have been newly listed on the market in a given month.



November

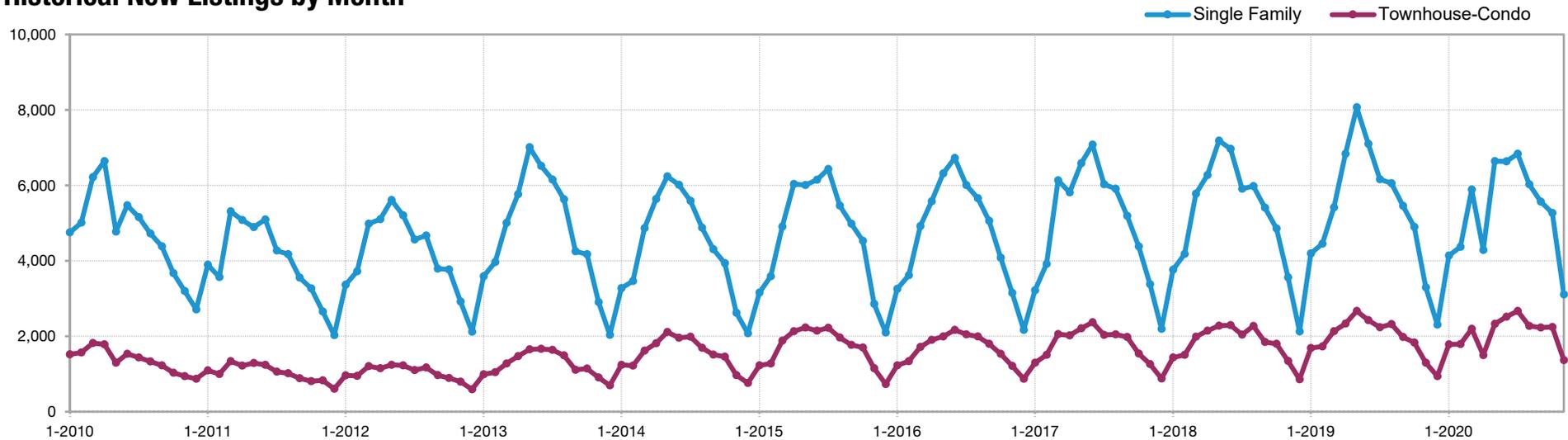


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2019	2,308	+8.5%	943	+9.9%
Jan-2020	4,139	-1.3%	1,782	+5.8%
Feb-2020	4,370	-1.8%	1,793	+3.6%
Mar-2020	5,885	+8.7%	2,197	+3.1%
Apr-2020	4,287	-37.3%	1,496	-35.8%
May-2020	6,644	-17.6%	2,325	-13.0%
Jun-2020	6,635	-6.6%	2,513	+3.7%
Jul-2020	6,834	+11.0%	2,670	+19.4%
Aug-2020	6,028	-0.4%	2,273	-1.9%
Sep-2020	5,569	+2.1%	2,229	+12.9%
Oct-2020	5,266	+7.5%	2,243	+22.2%
Nov-2020	3,110	-5.6%	1,368	+5.6%

Historical New Listings by Month

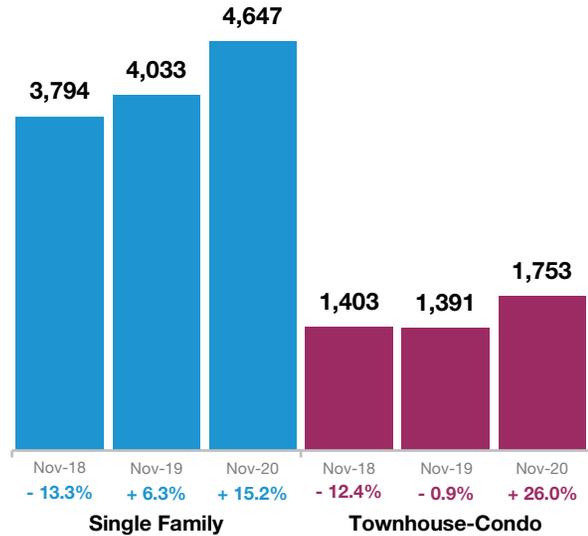


Sold Listings

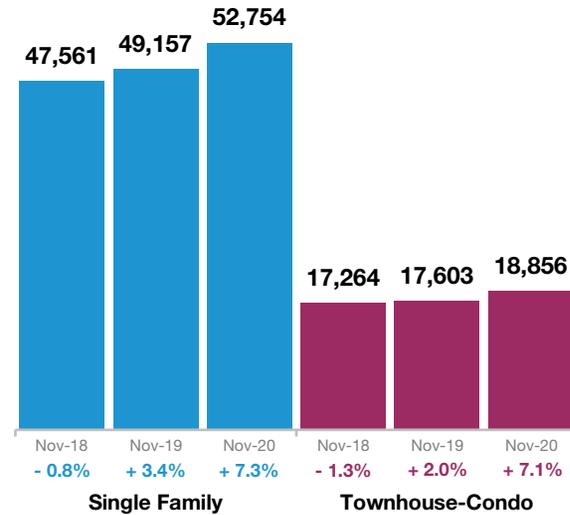
A count of the actual sales that closed in a given month.



November

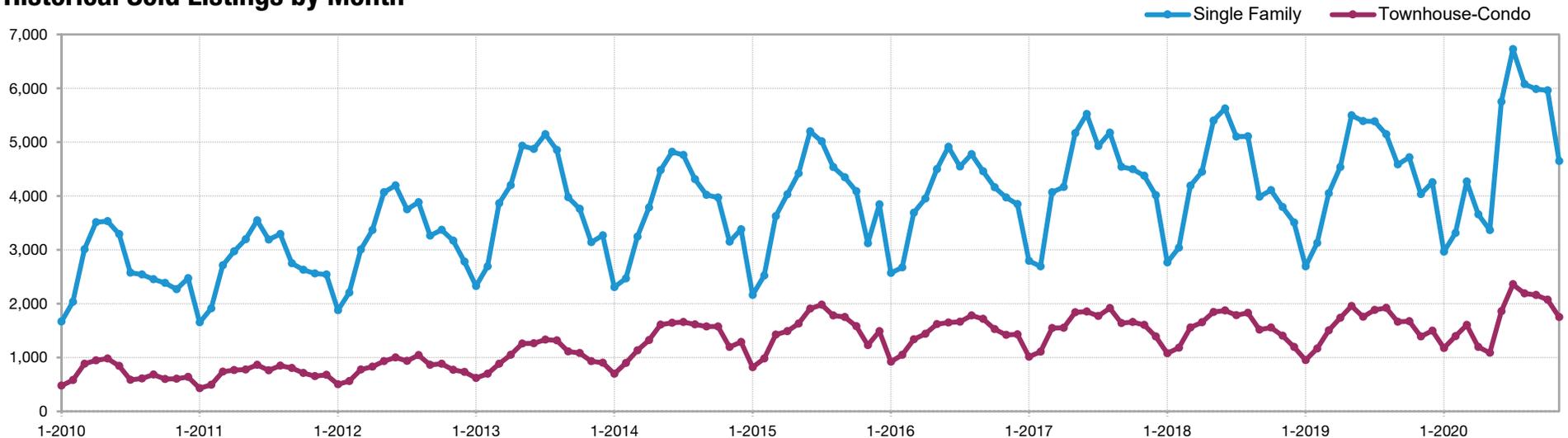


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2019	4,253	+21.3%	1,498	+25.6%
Jan-2020	2,967	+10.2%	1,174	+23.4%
Feb-2020	3,310	+6.0%	1,392	+19.3%
Mar-2020	4,266	+5.4%	1,602	+6.8%
Apr-2020	3,656	-19.4%	1,196	-31.1%
May-2020	3,364	-38.8%	1,085	-44.6%
Jun-2020	5,749	+6.6%	1,860	+5.9%
Jul-2020	6,728	+24.9%	2,358	+25.2%
Aug-2020	6,080	+18.2%	2,189	+13.8%
Sep-2020	5,984	+30.5%	2,161	+29.9%
Oct-2020	5,961	+26.4%	2,073	+23.8%
Nov-2020	4,647	+15.2%	1,753	+26.0%

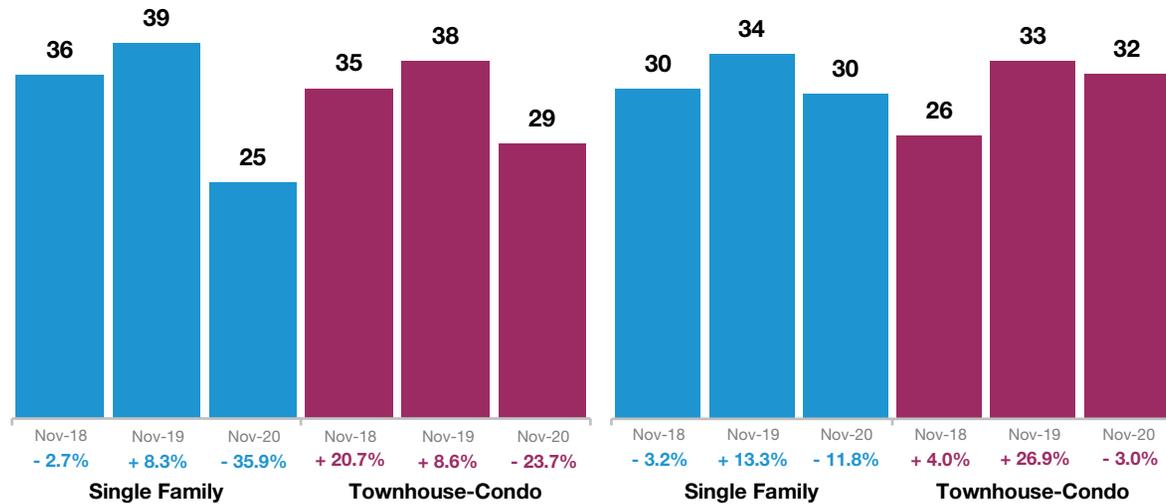
Historical Sold Listings by Month



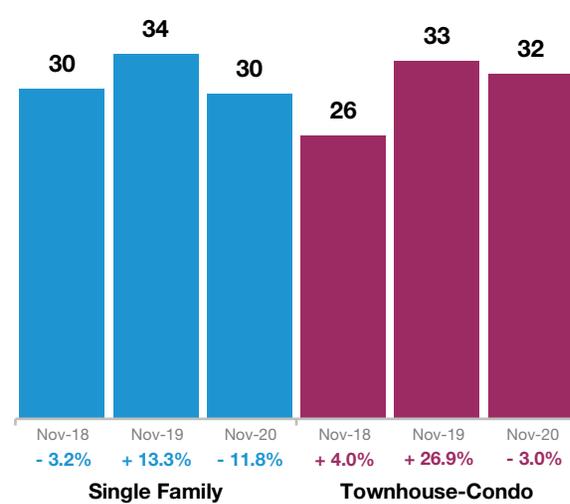
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

November

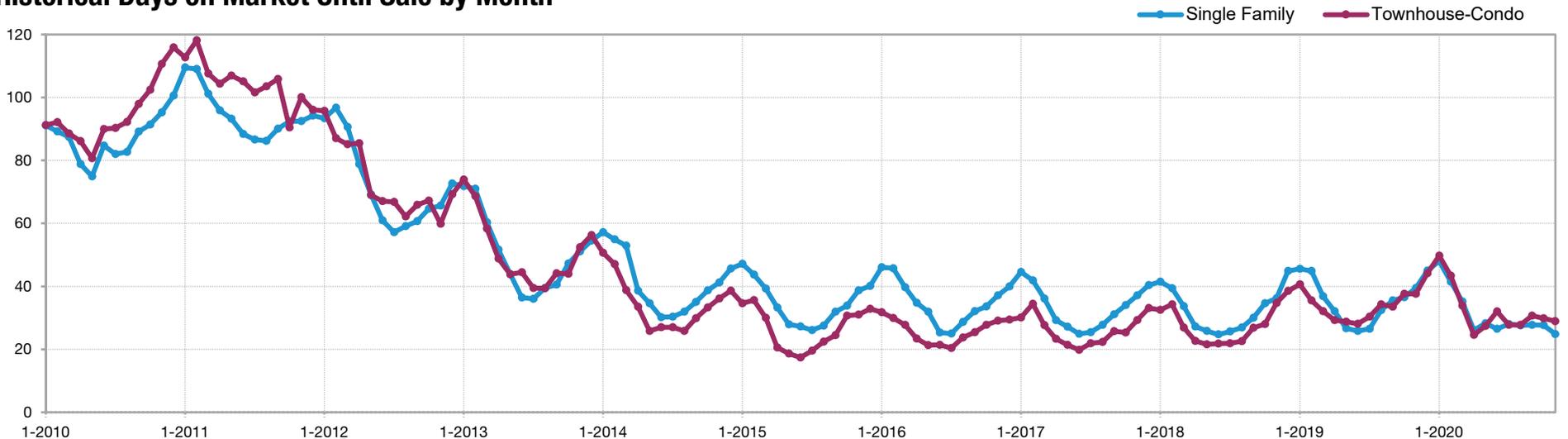


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2019	45	0.0%	44	+12.8%
Jan-2020	48	+4.3%	50	+22.0%
Feb-2020	41	-8.9%	43	+19.4%
Mar-2020	35	-5.4%	34	+6.3%
Apr-2020	26	-18.8%	25	-13.8%
May-2020	28	+3.7%	27	-6.9%
Jun-2020	26	0.0%	32	+14.3%
Jul-2020	28	+3.7%	28	-6.7%
Aug-2020	28	-12.5%	28	-17.6%
Sep-2020	28	-22.2%	31	-6.1%
Oct-2020	28	-24.3%	30	-21.1%
Nov-2020	25	-35.9%	29	-23.7%

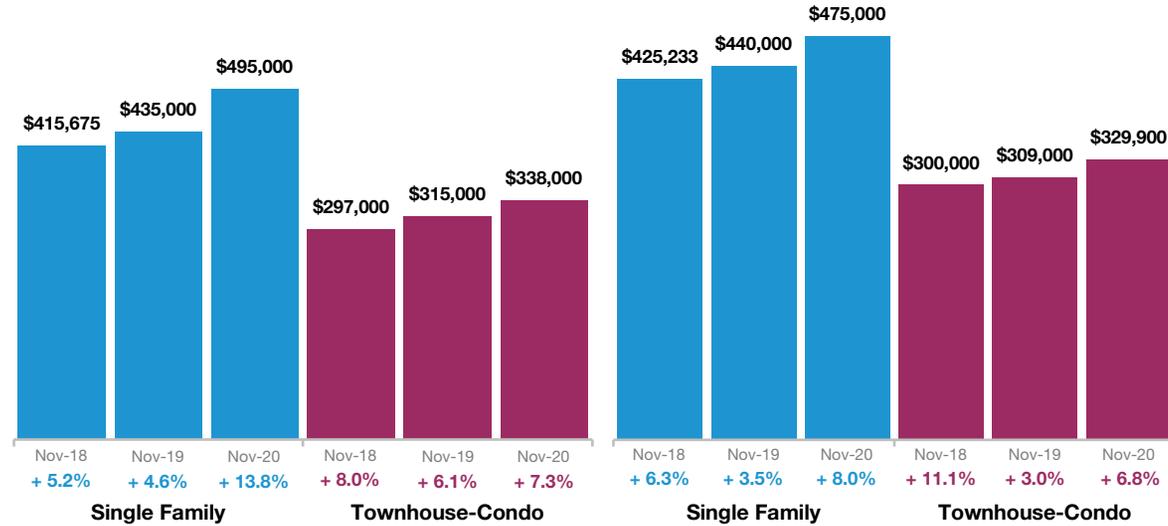
Historical Days on Market Until Sale by Month



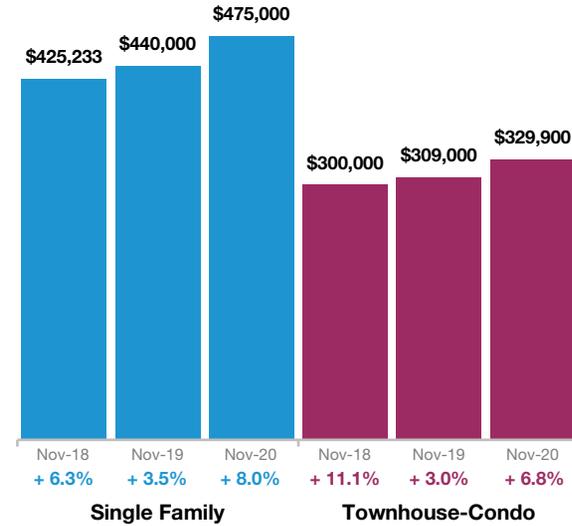
Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

November

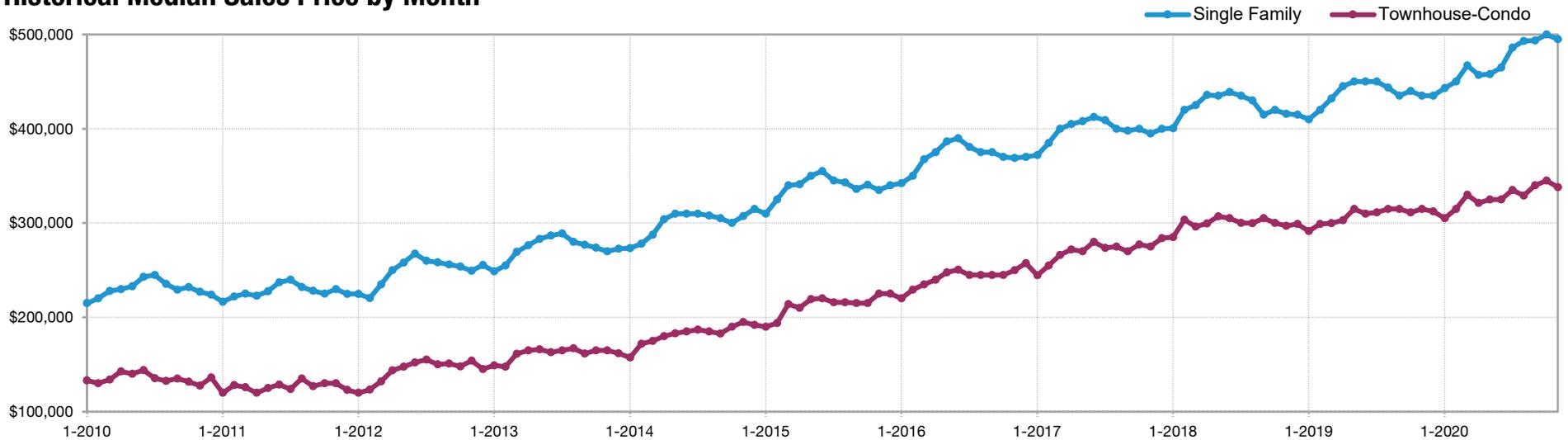


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2019	\$435,000	+4.8%	\$312,380	+4.5%
Jan-2020	\$443,000	+8.0%	\$305,000	+4.6%
Feb-2020	\$450,000	+7.2%	\$314,900	+5.3%
Mar-2020	\$467,000	+8.1%	\$330,000	+10.0%
Apr-2020	\$457,000	+2.7%	\$321,250	+6.0%
May-2020	\$457,950	+1.8%	\$325,000	+3.2%
Jun-2020	\$465,000	+3.3%	\$325,000	+4.8%
Jul-2020	\$486,050	+8.0%	\$334,900	+7.6%
Aug-2020	\$493,000	+11.1%	\$329,000	+4.4%
Sep-2020	\$493,500	+13.4%	\$340,000	+7.9%
Oct-2020	\$499,900	+13.6%	\$345,000	+10.9%
Nov-2020	\$495,000	+13.8%	\$338,000	+7.3%

Historical Median Sales Price by Month



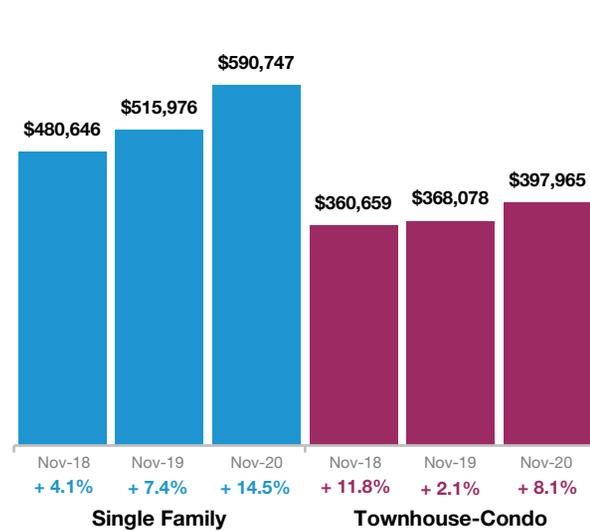
Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

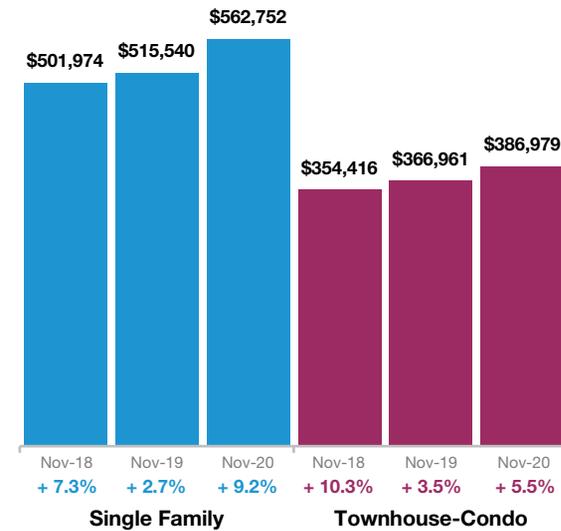


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November

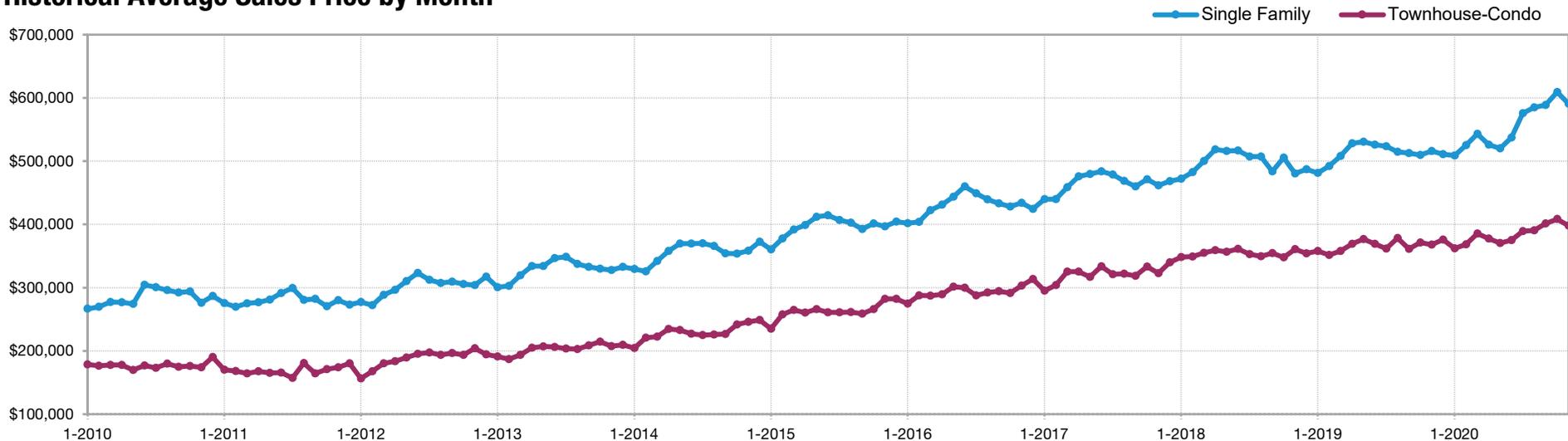


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2019	\$511,034	+4.9%	\$376,054	+6.2%
Jan-2020	\$509,006	+5.8%	\$362,129	+1.1%
Feb-2020	\$525,223	+6.7%	\$368,210	+4.7%
Mar-2020	\$543,320	+7.0%	\$385,705	+7.8%
Apr-2020	\$526,231	-0.3%	\$377,629	+2.3%
May-2020	\$520,100	-2.0%	\$370,571	-1.7%
Jun-2020	\$537,412	+2.2%	\$375,170	+1.6%
Jul-2020	\$575,959	+10.0%	\$389,122	+7.5%
Aug-2020	\$585,118	+13.7%	\$390,423	+3.2%
Sep-2020	\$588,656	+14.8%	\$401,632	+11.2%
Oct-2020	\$609,465	+19.6%	\$408,447	+10.0%
Nov-2020	\$590,747	+14.5%	\$397,965	+8.1%

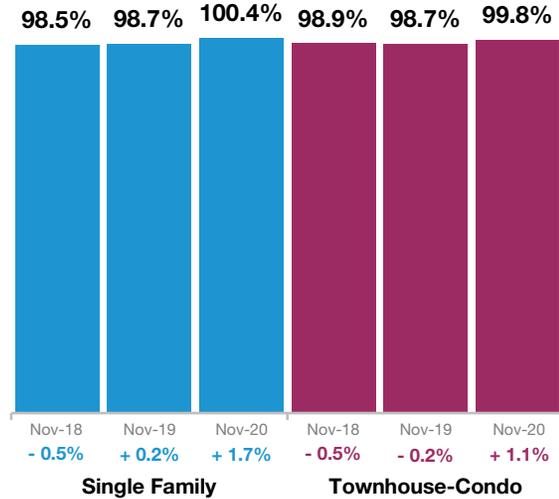
Historical Average Sales Price by Month



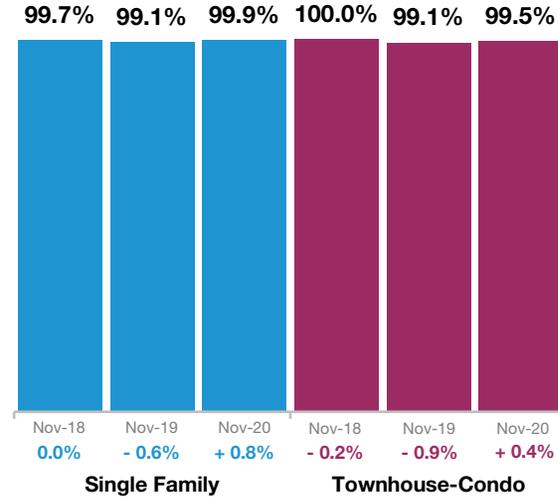
Percent of List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

November

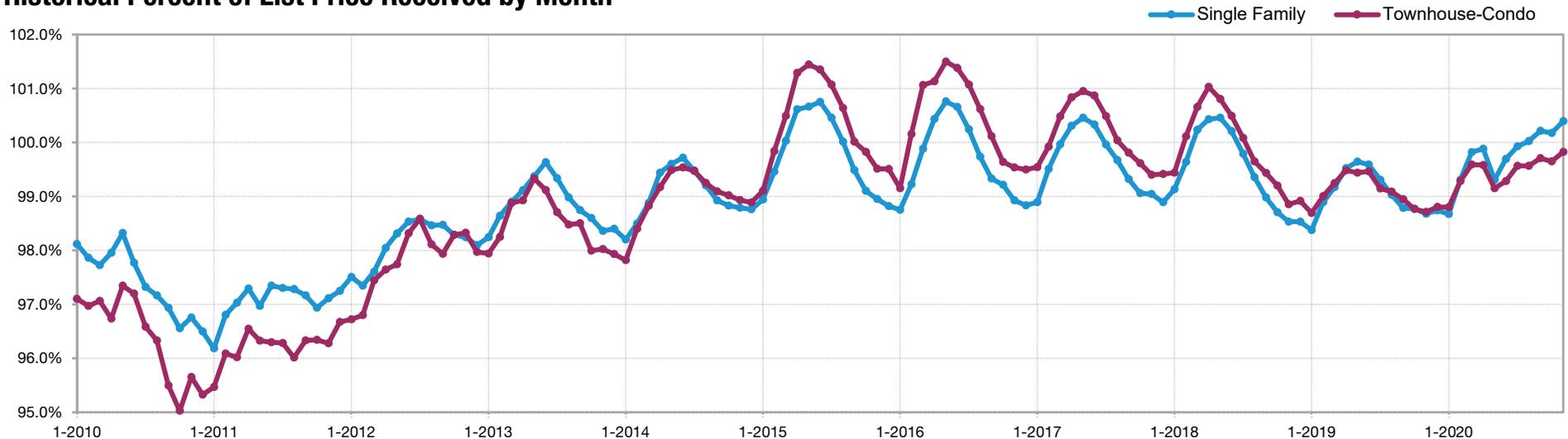


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2019	98.7%	+0.2%	98.8%	-0.1%
Jan-2020	98.7%	+0.3%	98.8%	+0.1%
Feb-2020	99.3%	+0.4%	99.3%	+0.3%
Mar-2020	99.8%	+0.6%	99.6%	+0.4%
Apr-2020	99.9%	+0.4%	99.6%	+0.1%
May-2020	99.3%	-0.3%	99.2%	-0.2%
Jun-2020	99.7%	+0.1%	99.3%	-0.2%
Jul-2020	99.9%	+0.6%	99.6%	+0.5%
Aug-2020	100.0%	+1.0%	99.6%	+0.5%
Sep-2020	100.2%	+1.4%	99.7%	+0.8%
Oct-2020	100.2%	+1.4%	99.6%	+0.8%
Nov-2020	100.4%	+1.7%	99.8%	+1.1%

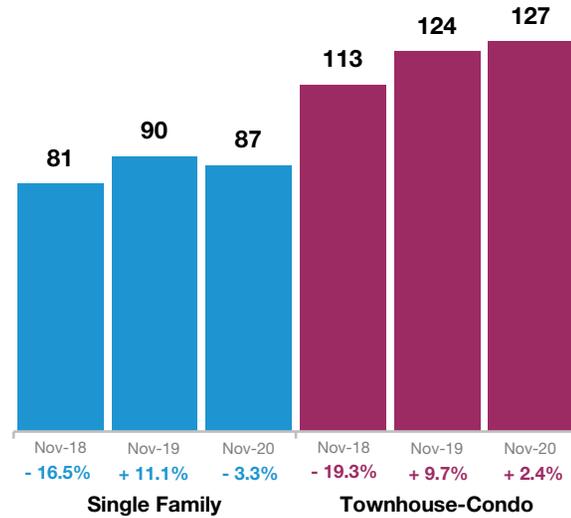
Historical Percent of List Price Received by Month



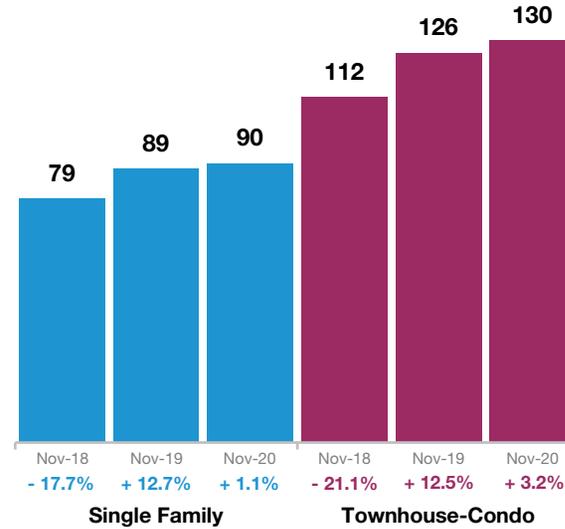
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

November

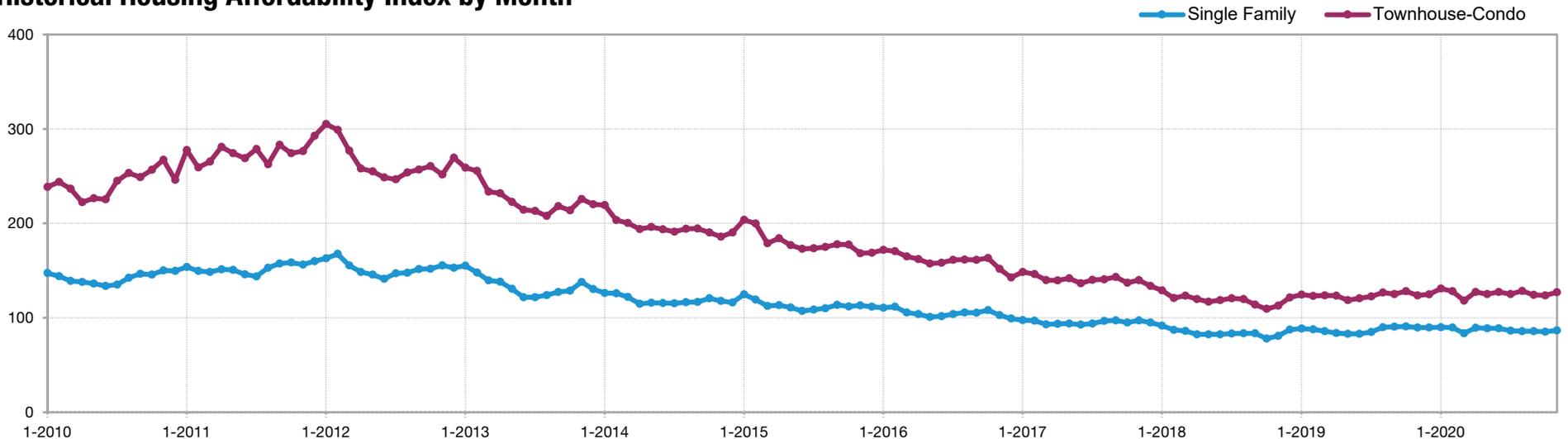


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2019	90	+3.4%	125	+3.3%
Jan-2020	90	+1.1%	131	+4.8%
Feb-2020	90	+2.3%	128	+4.1%
Mar-2020	83	-3.5%	118	-4.8%
Apr-2020	89	+6.0%	127	+3.3%
May-2020	89	+7.2%	125	+5.0%
Jun-2020	89	+7.2%	127	+5.0%
Jul-2020	86	+1.2%	125	+1.6%
Aug-2020	86	-4.4%	128	+0.8%
Sep-2020	86	-5.5%	124	-0.8%
Oct-2020	85	-6.6%	124	-3.1%
Nov-2020	87	-3.3%	127	+2.4%

Historical Housing Affordability Index by Month



Total Market Overview



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

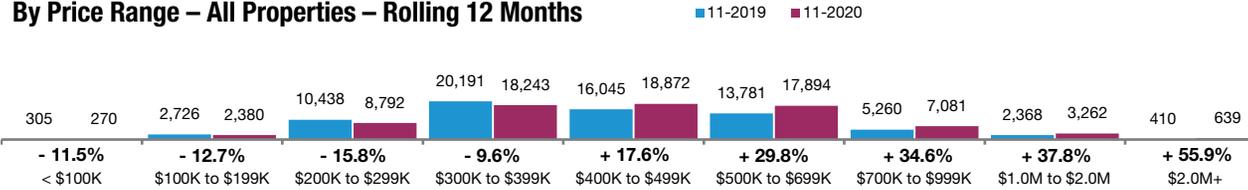
Key Metrics	Historical Sparkbars	11-2019	11-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
Active Listings		13,416	4,936	- 63.2%	--	--	--
Under Contract		5,057	5,850	+ 15.7%	69,258	75,358	+ 8.8%
New Listings		4,596	4,482	- 2.5%	84,647	81,766	- 3.4%
Sold Listings		5,429	6,412	+ 18.1%	66,823	71,676	+ 7.3%
Days on Market		39	26	- 33.3%	33	30	- 9.1%
Median Sales Price		\$410,000	\$455,000	+ 11.0%	\$410,000	\$442,000	+ 7.8%
Average Sales Price		\$477,758	\$537,157	+ 12.4%	\$476,046	\$516,139	+ 8.4%
Pct. of List Price Received		98.7%	100.2%	+ 1.5%	99.1%	99.8%	+ 0.7%
Affordability Index		95	94	- 1.1%	95	97	+ 2.1%

Sold Listings

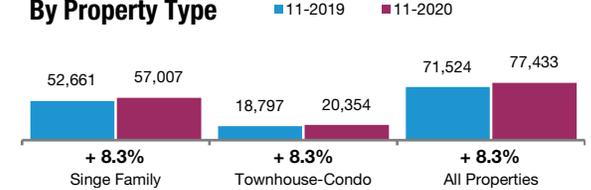
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	11-2019	11-2020	Change	11-2019	11-2020	Change
\$99,999 and Below	219	208	-5.0%	47	28	-40.4%
\$100,000 to \$199,999	650	610	-6.2%	2,062	1,753	-15.0%
\$200,000 to \$299,999	3,723	2,579	-30.7%	6,711	6,208	-7.5%
\$300,000 to \$399,999	15,431	12,409	-19.6%	4,753	5,819	+22.4%
\$400,000 to \$499,999	13,801	16,035	+16.2%	2,242	2,836	+26.5%
\$500,000 to \$699,999	11,929	15,590	+30.7%	1,852	2,304	+24.4%
\$700,000 to \$999,999	4,454	6,068	+36.2%	806	1,013	+25.7%
\$1,000,000 to \$1,999,999	2,080	2,913	+40.0%	288	349	+21.2%
\$2,000,000 and Above	374	595	+59.1%	36	44	+22.2%
All Price Ranges	52,661	57,007	+8.3%	18,797	20,354	+8.3%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	10-2020	11-2020	Change	10-2020	11-2020	Change
\$99,999 and Below	21	10	-52.4%	1	5	+400.0%
\$100,000 to \$199,999	68	46	-32.4%	160	138	-13.8%
\$200,000 to \$299,999	235	158	-32.8%	552	503	-8.9%
\$300,000 to \$399,999	1,037	865	-16.6%	574	490	-14.6%
\$400,000 to \$499,999	1,626	1,291	-20.6%	318	258	-18.9%
\$500,000 to \$699,999	1,700	1,368	-19.5%	278	225	-19.1%
\$700,000 to \$999,999	744	570	-23.4%	141	101	-28.4%
\$1,000,000 to \$1,999,999	433	274	-36.7%	46	27	-41.3%
\$2,000,000 and Above	97	65	-33.0%	3	6	+100.0%
All Price Ranges	5,961	4,647	-22.0%	2,073	1,753	-15.4%

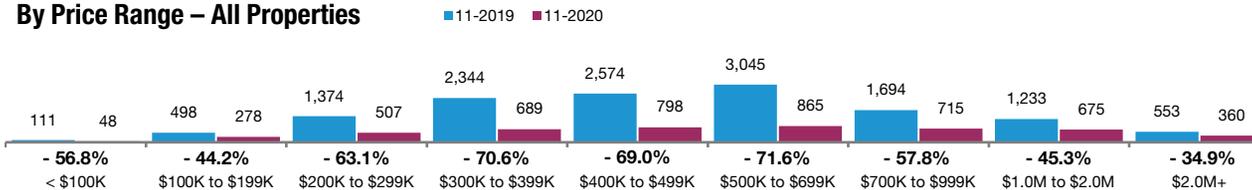
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	11-2019	11-2020	Change	11-2019	11-2020	Change
\$99,999 and Below	207	187	-9.7%	42	26	-38.1%
\$100,000 to \$199,999	600	560	-6.7%	1,910	1,584	-17.1%
\$200,000 to \$299,999	3,382	2,294	-32.2%	6,263	5,699	-9.0%
\$300,000 to \$399,999	14,236	11,119	-21.9%	4,475	5,422	+21.2%
\$400,000 to \$499,999	12,987	14,896	+14.7%	2,113	2,674	+26.5%
\$500,000 to \$699,999	11,217	14,632	+30.4%	1,748	2,160	+23.6%
\$700,000 to \$999,999	4,216	5,755	+36.5%	746	940	+26.0%
\$1,000,000 to \$1,999,999	1,957	2,753	+40.7%	271	308	+13.7%
\$2,000,000 and Above	354	558	+57.6%	36	43	+19.4%
All Price Ranges	49,156	52,754	+7.3%	17,604	18,856	+7.1%

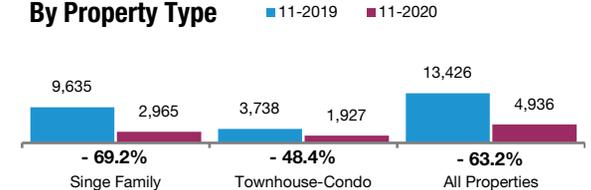
Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

By Price Range – All Properties



By Property Type



Year over Year

By Price Range	Single Family			Townhouse-Condo		
	11-2019	11-2020	Change	11-2019	11-2020	Change
\$99,999 and Below	86	27	-68.6%	4	5	+25.0%
\$100,000 to \$199,999	204	84	-58.8%	278	178	-36.0%
\$200,000 to \$299,999	477	137	-71.3%	888	367	-58.7%
\$300,000 to \$399,999	1,519	305	-79.9%	822	378	-54.0%
\$400,000 to \$499,999	1,996	515	-74.2%	578	281	-51.4%
\$500,000 to \$699,999	2,413	561	-76.8%	629	304	-51.7%
\$700,000 to \$999,999	1,366	497	-63.6%	328	217	-33.8%
\$1,000,000 to \$1,999,999	1,068	528	-50.6%	165	147	-10.9%
\$2,000,000 and Above	506	310	-38.7%	46	50	+8.7%
All Price Ranges	9,635	2,965	-69.2%	3,738	1,927	-48.4%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	10-2020	11-2020	Change	10-2020	11-2020	Change
\$99,999 and Below	41	27	-34.1%	7	5	-28.6%
\$100,000 to \$199,999	116	84	-27.6%	212	178	-16.0%
\$200,000 to \$299,999	195	137	-29.7%	525	367	-30.1%
\$300,000 to \$399,999	544	305	-43.9%	551	378	-31.4%
\$400,000 to \$499,999	886	515	-41.9%	387	281	-27.4%
\$500,000 to \$699,999	984	561	-43.0%	413	304	-26.4%
\$700,000 to \$999,999	724	497	-31.4%	263	217	-17.5%
\$1,000,000 to \$1,999,999	709	528	-25.5%	170	147	-13.5%
\$2,000,000 and Above	376	310	-17.6%	52	50	-3.8%
All Price Ranges	4,576	2,965	-35.2%	2,580	1,927	-25.3%

Year to Date

By Price Range	Single Family			Townhouse-Condo		
	11-2019	11-2020	Change	11-2019	11-2020	Change
\$99,999 and Below	41	27	-34.1%	7	5	-28.6%
\$100,000 to \$199,999	116	84	-27.6%	212	178	-16.0%
\$200,000 to \$299,999	195	137	-29.7%	525	367	-30.1%
\$300,000 to \$399,999	544	305	-43.9%	551	378	-31.4%
\$400,000 to \$499,999	886	515	-41.9%	387	281	-27.4%
\$500,000 to \$699,999	984	561	-43.0%	413	304	-26.4%
\$700,000 to \$999,999	724	497	-31.4%	263	217	-17.5%
\$1,000,000 to \$1,999,999	709	528	-25.5%	170	147	-13.5%
\$2,000,000 and Above	376	310	-17.6%	52	50	-3.8%
All Price Ranges	4,576	2,965	-35.2%	2,580	1,927	-25.3%

There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

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.
Under Contract	A count of the properties that have offers accepted on them in a given month.
New Listings	A measure of how much new supply is coming onto the market from sellers.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
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.
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.