

Monthly Indicators



April 2024

Percent changes calculated using year-over-year comparisons.

New Listings were up 24.9 percent for single family homes and 16.5 percent for townhouse-condo properties. Under Contracts increased 11.7 percent for single family homes but decreased 11.9 percent for townhouse-condo properties.

The Median Sales Price was up 4.4 percent to \$639,000 for single family homes and 0.6 percent to \$416,500 for townhouse-condo properties. Days on Market decreased 5.7 percent for single family homes but increased 37.0 percent for townhouse-condo properties.

Warmer temperatures appear to have helped bring some sellers back to the market, providing additional options to home shoppers during the spring buying season. Total inventory was up 4.7% month-over-month and 14.4% year-over-year, for a 3.2 months' supply at the current sales pace, according to NAR. Nevertheless, demand continues to outpace supply and properties are selling quickly, with the typical home spending 33 days on market nationwide, down from 38 days the month before.

Activity Snapshot

+ 12.7%	- 1.7%	+ 4.4%
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	4-2023	4-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
Active Listings		6,348	6,921	+ 9.0%	--	--	--
Under Contract		3,811	4,257	+ 11.7%	13,441	13,971	+ 3.9%
New Listings		4,426	5,529	+ 24.9%	14,738	16,806	+ 14.0%
Sold Listings		3,409	3,514	+ 3.1%	11,566	11,600	+ 0.3%
Days on Market		35	33	- 5.7%	45	44	- 2.2%
Median Sales Price		\$612,000	\$639,000	+ 4.4%	\$594,000	\$620,000	+ 4.4%
Average Sales Price		\$727,066	\$776,068	+ 6.7%	\$705,619	\$743,672	+ 5.4%
Pct. of List Price Received		100.0%	99.8%	- 0.2%	99.2%	99.3%	+ 0.1%
Affordability Index		50	45	- 10.0%	51	46	- 9.8%

Townhouse-Condo Market Overview



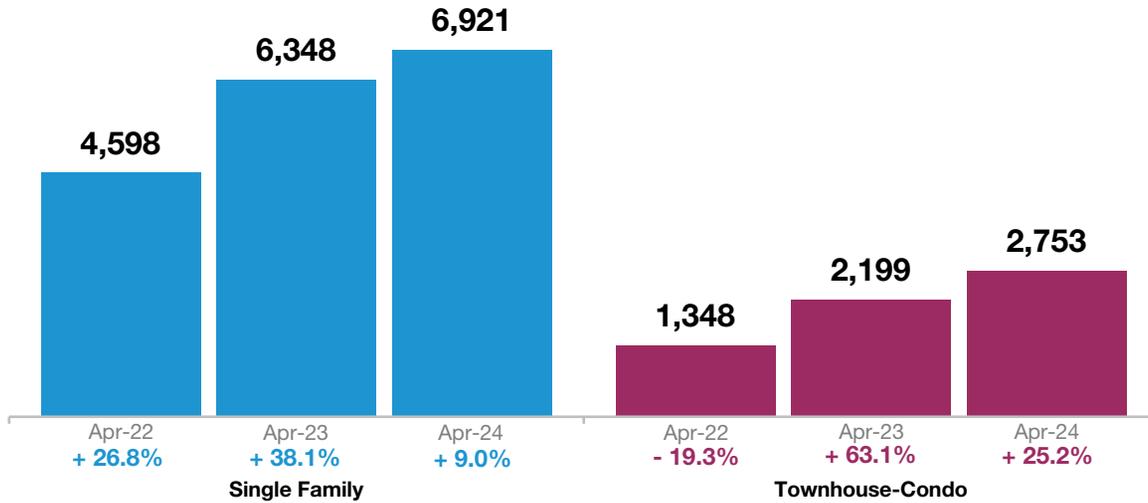
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	4-2023	4-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
Active Listings		2,199	2,753	+ 25.2%	--	--	--
Under Contract		1,376	1,212	- 11.9%	4,948	4,347	- 12.1%
New Listings		1,536	1,790	+ 16.5%	5,481	6,000	+ 9.5%
Sold Listings		1,284	1,105	- 13.9%	4,259	3,775	- 11.4%
Days on Market		27	37	+ 37.0%	36	45	+ 25.0%
Median Sales Price		\$414,000	\$416,500	+ 0.6%	\$410,000	\$415,000	+ 1.2%
Average Sales Price		\$490,765	\$480,201	- 2.2%	\$487,270	\$489,236	+ 0.4%
Pct. of List Price Received		100.0%	99.2%	- 0.8%	99.4%	99.1%	- 0.3%
Affordability Index		74	69	- 6.8%	75	69	- 8.0%

Inventory of Active Listings

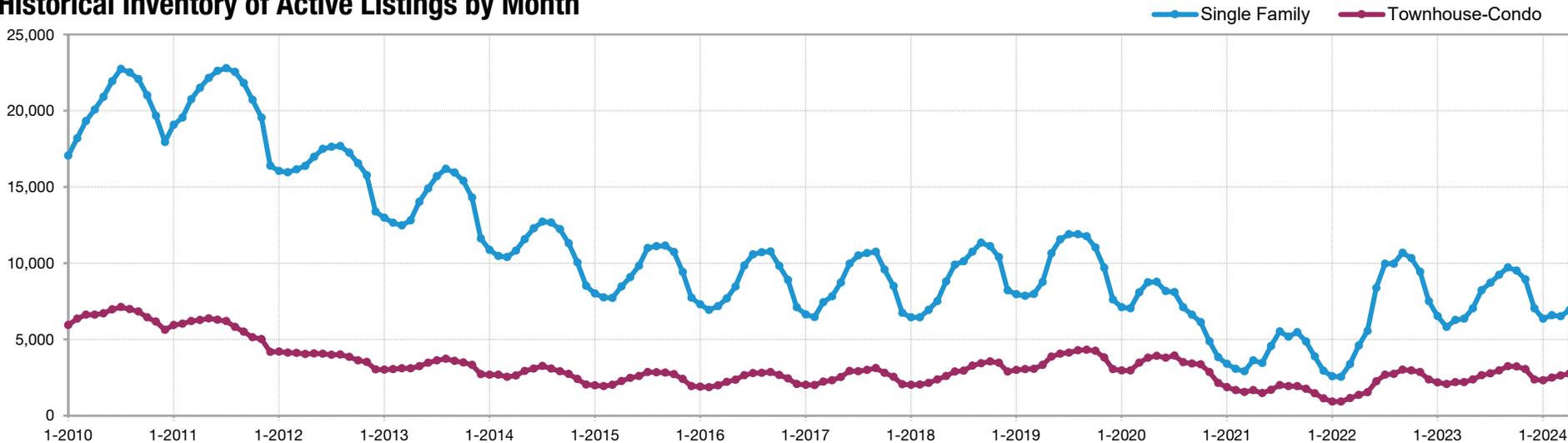
The number of properties available for sale in active status at the end of a given month.

April



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	7,044	+26.9%	2,373	+54.4%
Jun-2023	8,222	-2.0%	2,649	+17.9%
Jul-2023	8,716	-12.5%	2,760	+2.7%
Aug-2023	9,230	-7.4%	2,957	+7.9%
Sep-2023	9,713	-9.0%	3,239	+7.8%
Oct-2023	9,511	-7.9%	3,226	+8.8%
Nov-2023	8,928	-5.3%	3,048	+6.8%
Dec-2023	7,041	-6.3%	2,367	-0.2%
Jan-2024	6,357	-2.6%	2,312	+6.5%
Feb-2024	6,580	+13.0%	2,495	+20.9%
Mar-2024	6,520	+4.1%	2,620	+19.3%
Apr-2024	6,921	+9.0%	2,753	+25.2%

Historical Inventory of Active Listings by Month

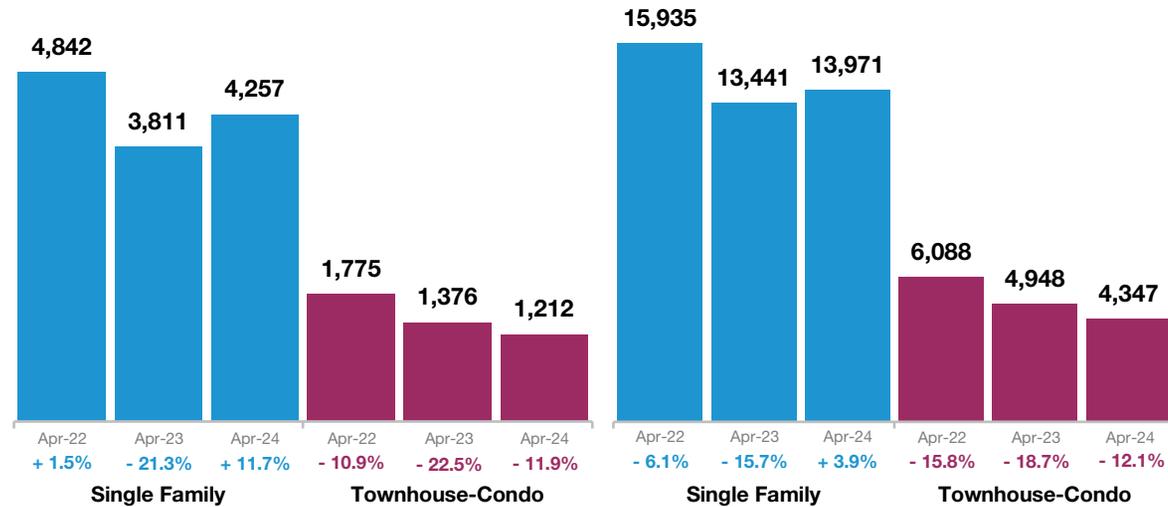


Under Contract

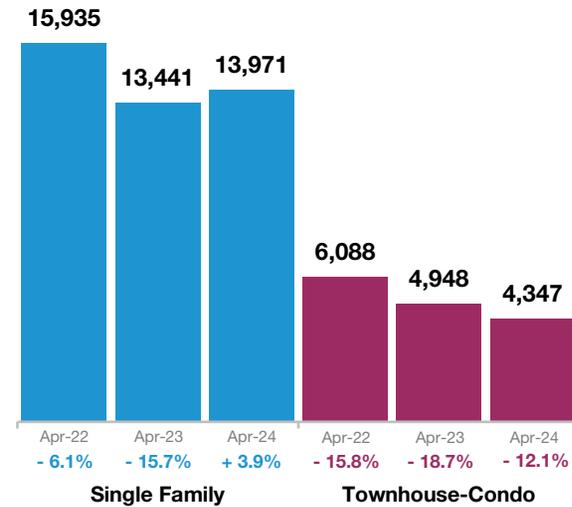
A count of the properties that have offers accepted on them in a given month.



April

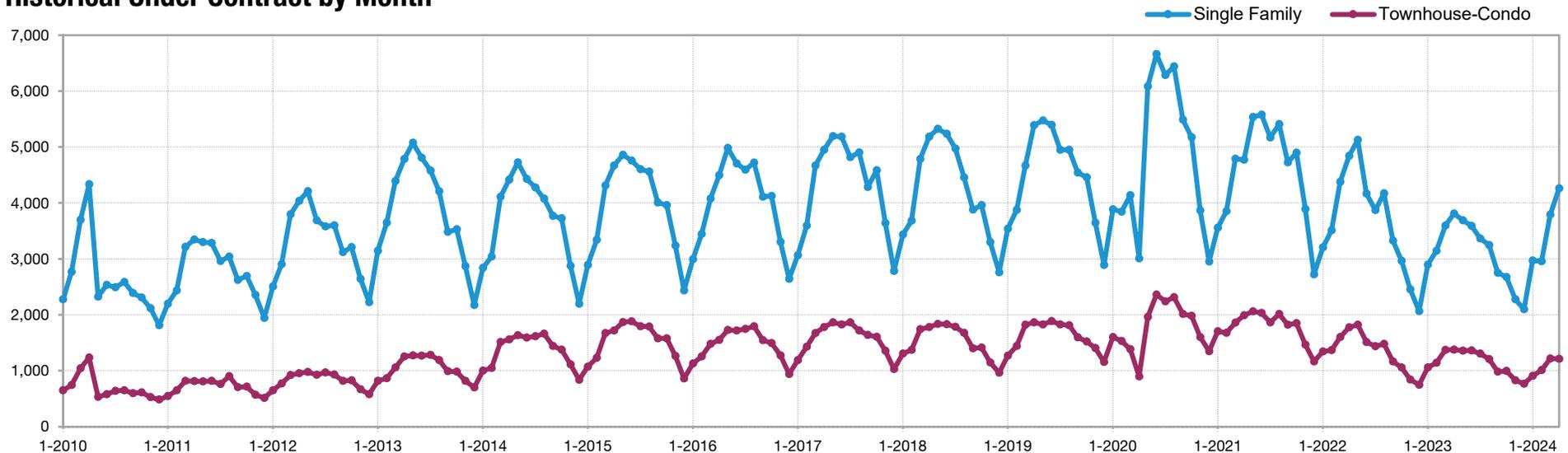


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	3,686	-28.1%	1,359	-25.3%
Jun-2023	3,590	-13.8%	1,361	-10.0%
Jul-2023	3,364	-13.1%	1,307	-8.9%
Aug-2023	3,247	-22.2%	1,208	-18.3%
Sep-2023	2,747	-17.4%	984	-15.5%
Oct-2023	2,674	-9.8%	997	-5.8%
Nov-2023	2,278	-7.2%	829	-1.4%
Dec-2023	2,097	+1.6%	764	+2.0%
Jan-2024	2,969	+2.6%	908	-14.2%
Feb-2024	2,956	-5.9%	1,012	-11.4%
Mar-2024	3,789	+5.5%	1,215	-11.4%
Apr-2024	4,257	+11.7%	1,212	-11.9%

Historical Under Contract by Month

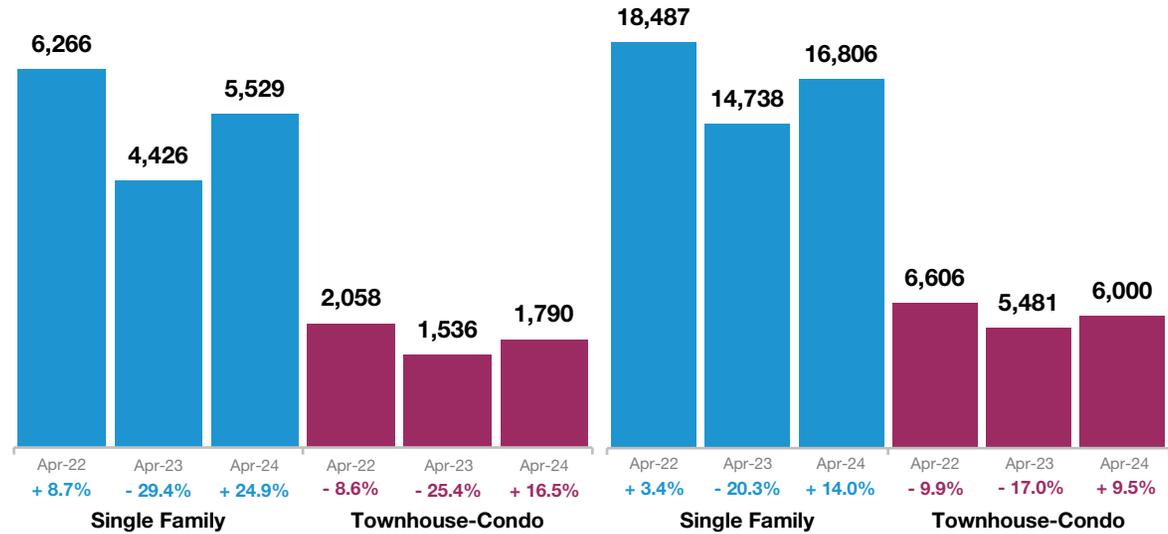


New Listings

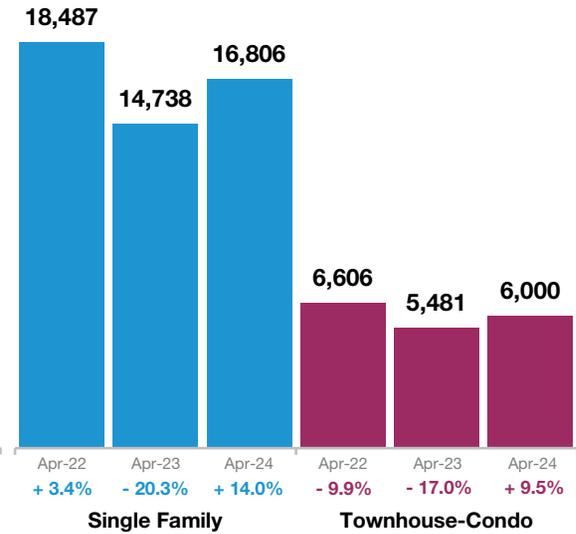
A count of the properties that have been newly listed on the market in a given month.



April

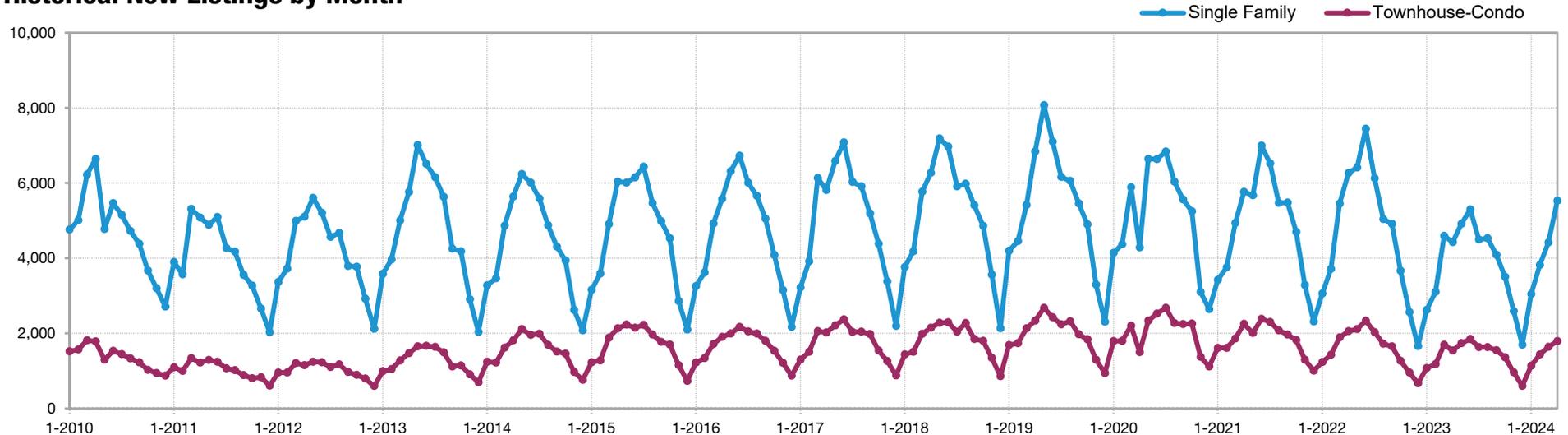


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	4,910	-23.4%	1,733	-17.8%
Jun-2023	5,293	-28.9%	1,843	-21.1%
Jul-2023	4,493	-26.6%	1,633	-19.4%
Aug-2023	4,530	-10.1%	1,631	-5.2%
Sep-2023	4,087	-16.8%	1,548	-6.1%
Oct-2023	3,504	-4.3%	1,356	+6.9%
Nov-2023	2,589	+1.0%	964	+1.3%
Dec-2023	1,694	+2.0%	600	-10.6%
Jan-2024	3,042	+16.1%	1,136	+5.8%
Feb-2024	3,815	+23.1%	1,434	+21.6%
Mar-2024	4,420	-3.8%	1,640	-3.1%
Apr-2024	5,529	+24.9%	1,790	+16.5%

Historical New Listings by Month

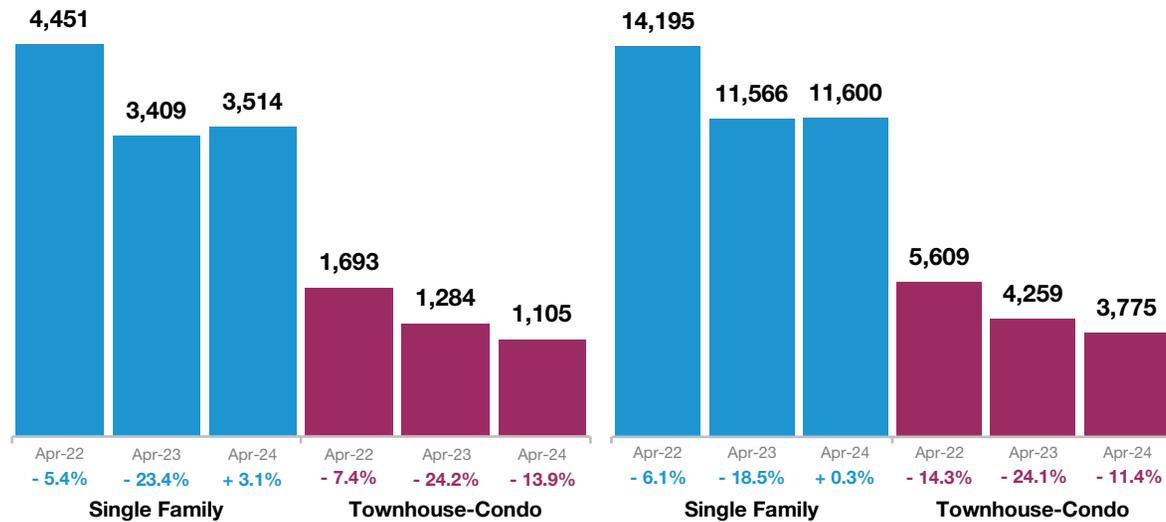


Sold Listings

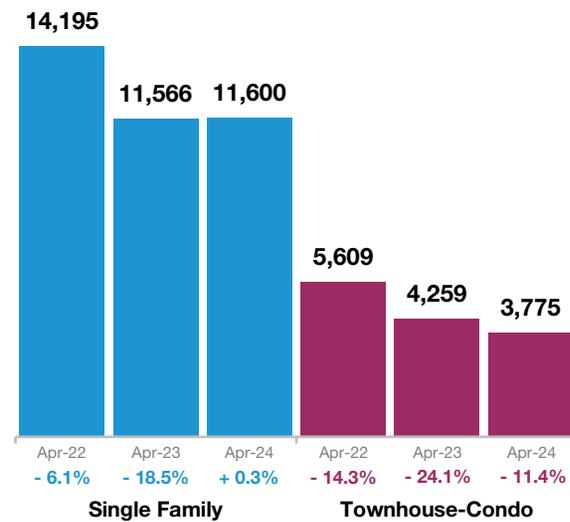
A count of the actual sales that closed in a given month.



April

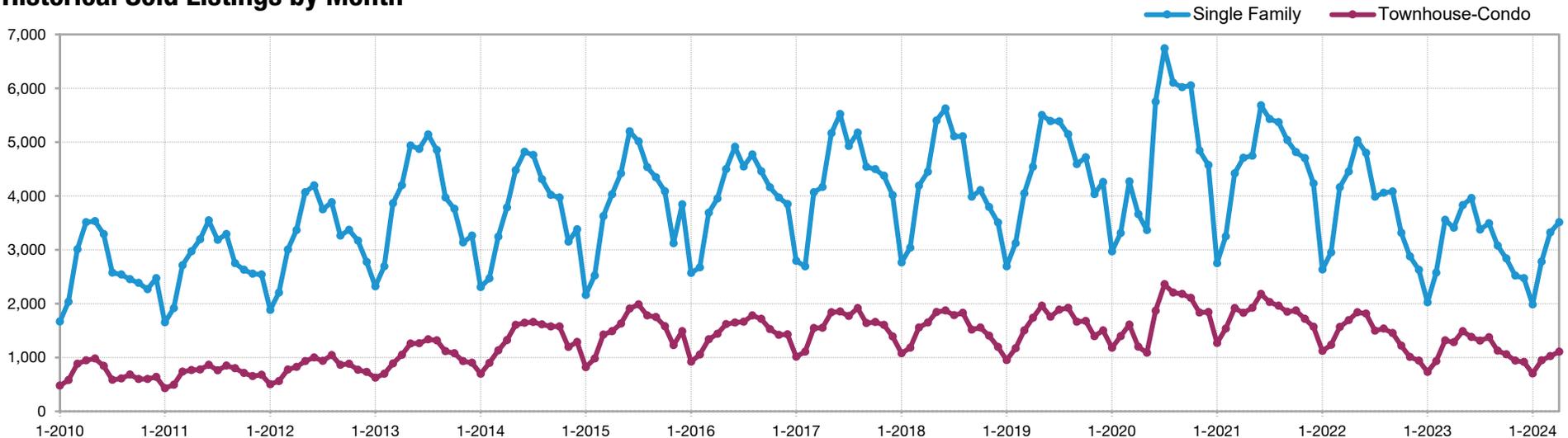


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	3,829	-23.9%	1,485	-19.1%
Jun-2023	3,963	-17.4%	1,379	-23.9%
Jul-2023	3,375	-15.3%	1,310	-12.4%
Aug-2023	3,491	-14.0%	1,376	-10.3%
Sep-2023	3,080	-24.6%	1,124	-22.5%
Oct-2023	2,838	-14.4%	1,057	-13.4%
Nov-2023	2,520	-12.5%	941	-6.7%
Dec-2023	2,474	-6.0%	918	-2.7%
Jan-2024	1,985	-1.9%	704	-3.4%
Feb-2024	2,781	+7.9%	944	+1.4%
Mar-2024	3,320	-6.7%	1,022	-22.3%
Apr-2024	3,514	+3.1%	1,105	-13.9%

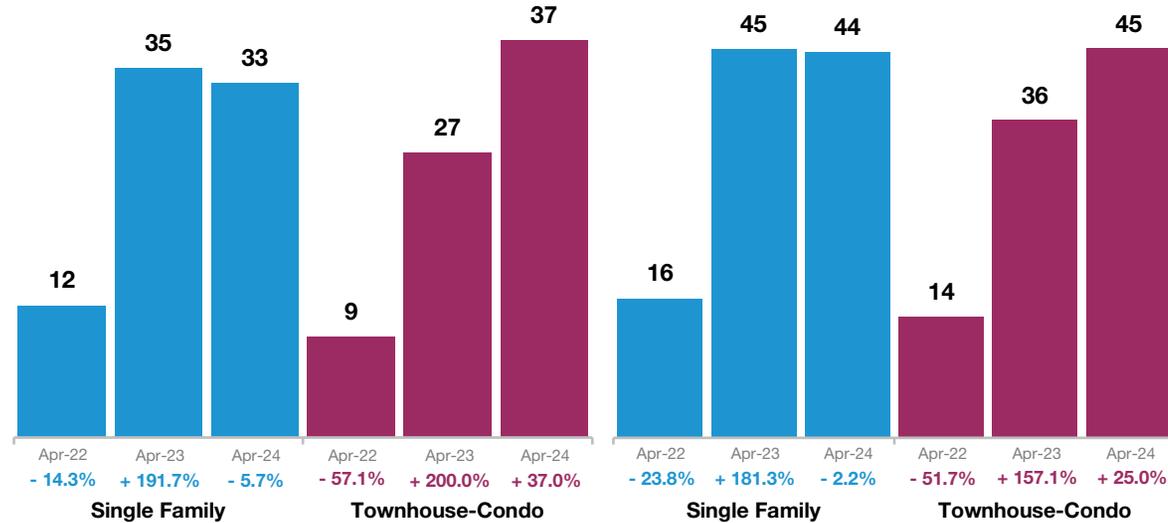
Historical Sold Listings by Month



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.

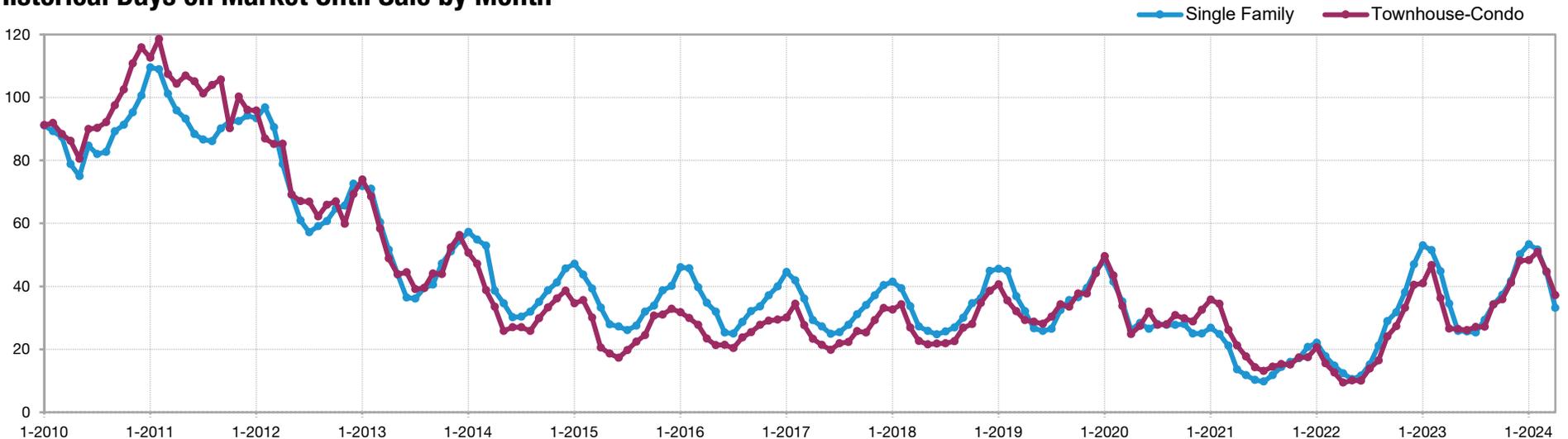
April



Year to Date

Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	26	+136.4%	26	+160.0%
Jun-2023	26	+116.7%	26	+160.0%
Jul-2023	25	+66.7%	27	+92.9%
Aug-2023	29	+38.1%	27	+68.8%
Sep-2023	34	+17.2%	34	+41.7%
Oct-2023	37	+15.6%	36	+33.3%
Nov-2023	42	+10.5%	41	+24.2%
Dec-2023	50	+6.4%	48	+20.0%
Jan-2024	53	0.0%	48	+17.1%
Feb-2024	52	+2.0%	51	+8.5%
Mar-2024	45	0.0%	45	+25.0%
Apr-2024	33	-5.7%	37	+37.0%

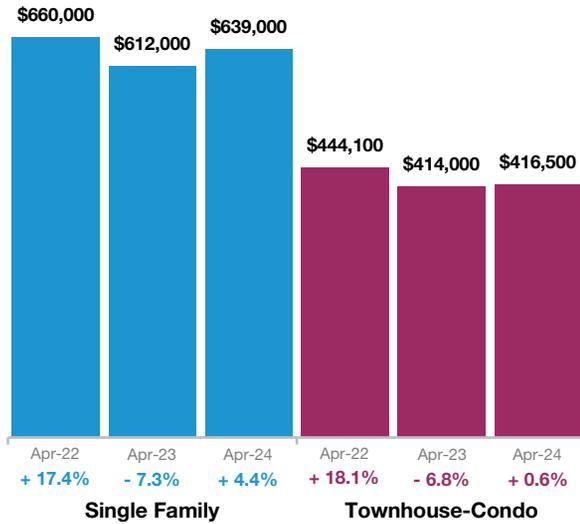
Historical Days on Market Until Sale by Month



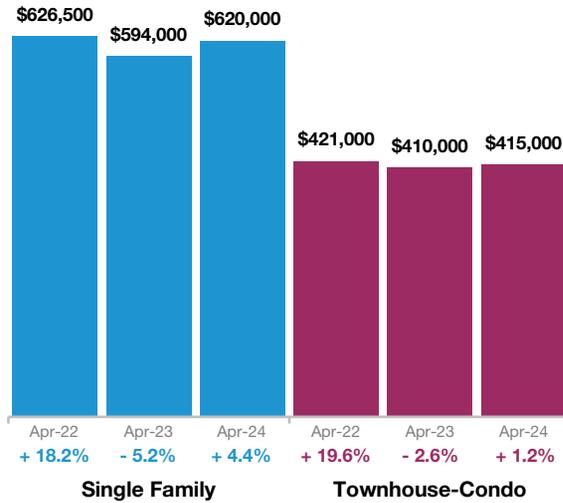
Median Sales Price

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

April

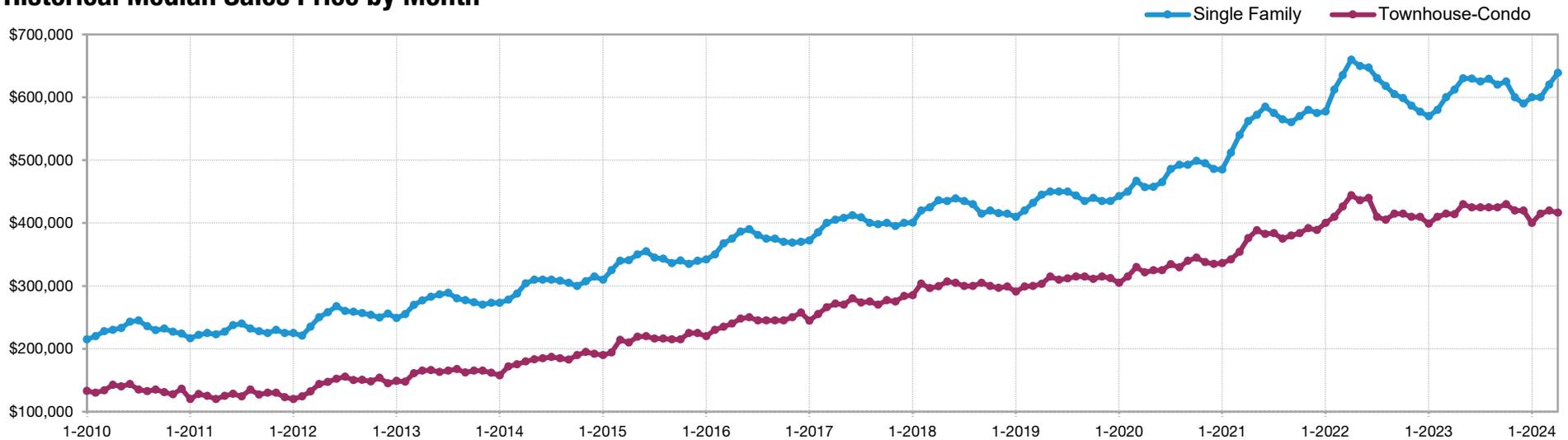


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	\$630,000	-3.1%	\$430,000	-1.4%
Jun-2023	\$629,900	-2.7%	\$425,000	-3.4%
Jul-2023	\$625,000	-0.9%	\$425,000	+3.7%
Aug-2023	\$629,500	+1.9%	\$425,000	+4.9%
Sep-2023	\$620,000	+2.5%	\$425,000	+2.4%
Oct-2023	\$624,970	+4.3%	\$430,000	+3.6%
Nov-2023	\$600,000	+2.3%	\$420,000	+2.4%
Dec-2023	\$590,000	+2.3%	\$420,000	+2.4%
Jan-2024	\$599,950	+5.3%	\$400,000	+0.3%
Feb-2024	\$600,000	+3.4%	\$415,000	+1.2%
Mar-2024	\$620,000	+3.4%	\$420,000	+1.2%
Apr-2024	\$639,000	+4.4%	\$416,500	+0.6%

Historical Median Sales Price by Month

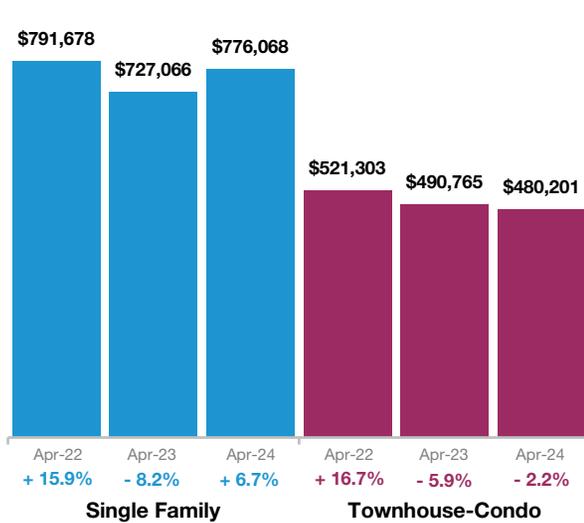


Average Sales Price

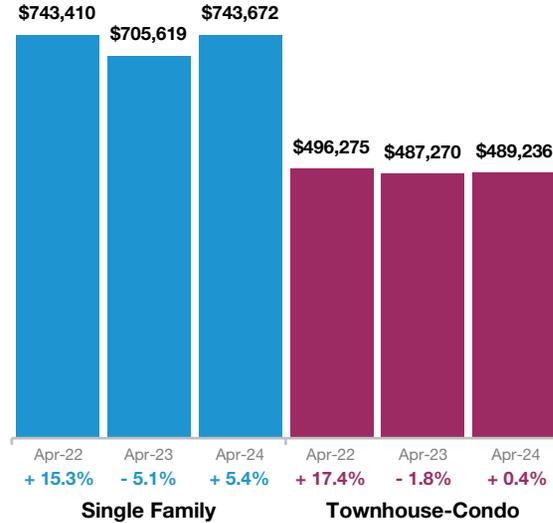
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



April

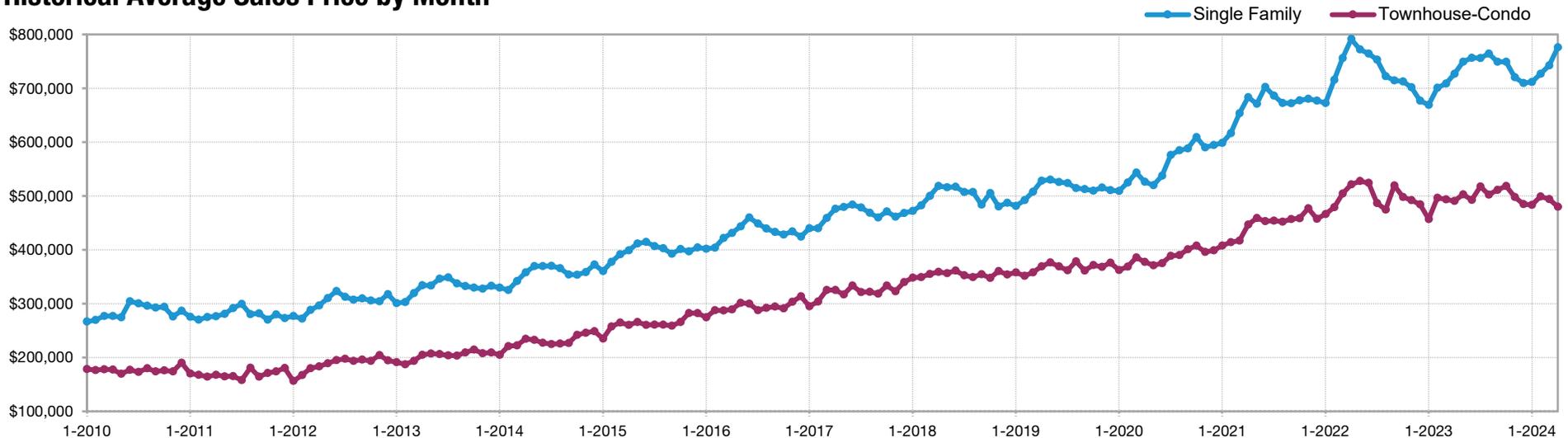


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	\$749,347	-3.0%	\$502,795	-4.7%
Jun-2023	\$756,592	-1.0%	\$492,522	-6.1%
Jul-2023	\$756,294	+0.4%	\$517,731	+6.3%
Aug-2023	\$764,565	+5.8%	\$502,417	+5.8%
Sep-2023	\$749,424	+4.9%	\$511,161	-1.6%
Oct-2023	\$749,360	+5.1%	\$518,449	+4.1%
Nov-2023	\$720,277	+2.6%	\$498,243	+1.2%
Dec-2023	\$709,668	+4.8%	\$484,785	+0.1%
Jan-2024	\$711,705	+6.3%	\$483,185	+5.7%
Feb-2024	\$726,805	+3.7%	\$499,032	+0.5%
Mar-2024	\$742,623	+4.8%	\$494,123	+0.1%
Apr-2024	\$776,068	+6.7%	\$480,201	-2.2%

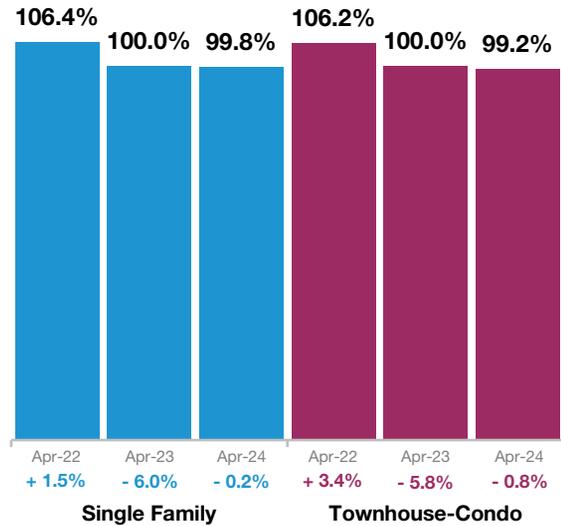
Historical Average Sales Price by Month



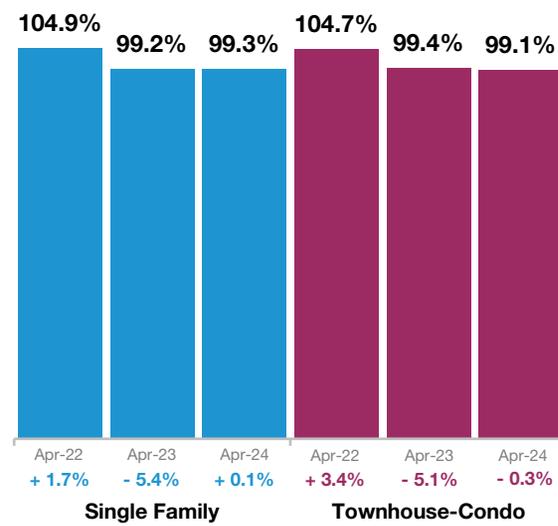
Percent of List Price Received

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.

April

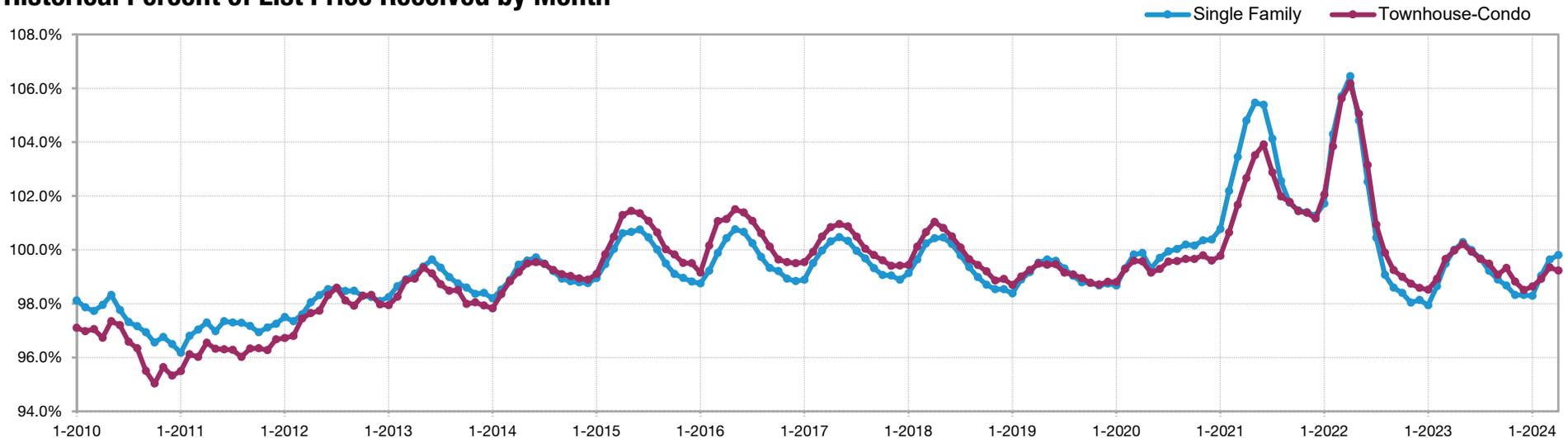


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	100.3%	-4.3%	100.2%	-4.7%
Jun-2023	100.0%	-2.4%	99.9%	-3.2%
Jul-2023	99.7%	-0.8%	99.7%	-1.2%
Aug-2023	99.2%	+0.1%	99.5%	-0.4%
Sep-2023	98.9%	+0.3%	99.1%	-0.1%
Oct-2023	98.7%	+0.3%	99.3%	+0.3%
Nov-2023	98.3%	+0.3%	98.8%	+0.1%
Dec-2023	98.3%	+0.2%	98.5%	-0.1%
Jan-2024	98.3%	+0.4%	98.6%	+0.1%
Feb-2024	99.0%	+0.4%	98.9%	0.0%
Mar-2024	99.6%	+0.1%	99.3%	-0.4%
Apr-2024	99.8%	-0.2%	99.2%	-0.8%

Historical Percent of List Price Received by Month

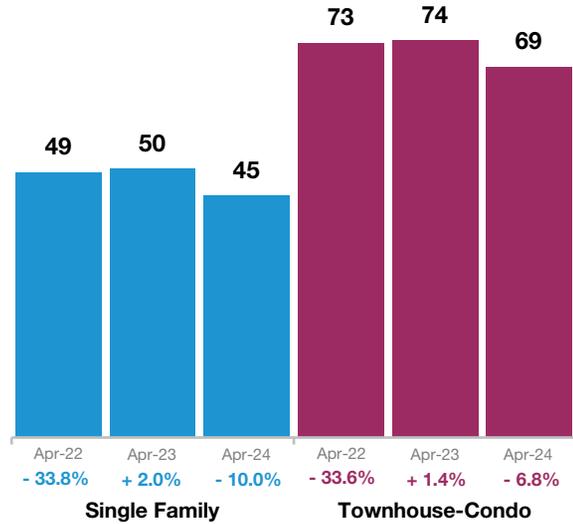


Housing Affordability Index

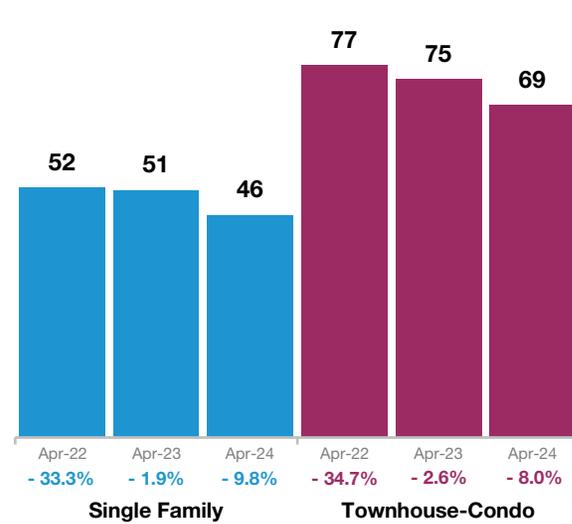


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

April

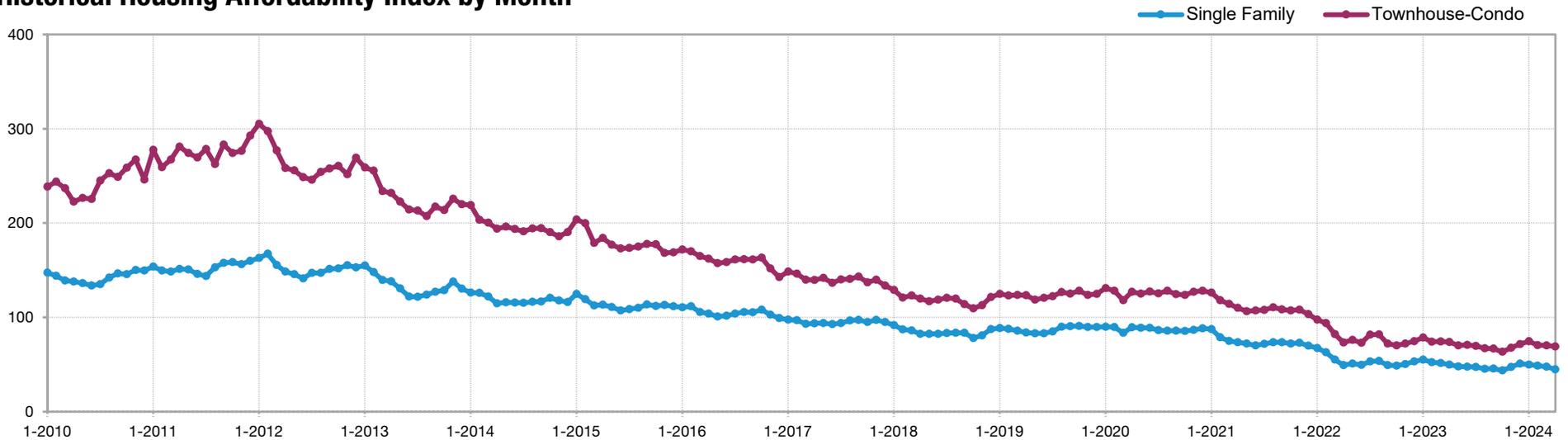


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	48	-5.9%	70	-7.9%
Jun-2023	48	-4.0%	71	-2.7%
Jul-2023	47	-11.3%	70	-14.6%
Aug-2023	45	-16.7%	67	-18.3%
Sep-2023	46	-6.1%	67	-6.9%
Oct-2023	44	-10.2%	63	-10.0%
Nov-2023	47	-7.8%	68	-5.6%
Dec-2023	51	-3.8%	72	-4.0%
Jan-2024	50	-9.1%	75	-5.1%
Feb-2024	49	-5.8%	71	-4.1%
Mar-2024	48	-5.9%	70	-5.4%
Apr-2024	45	-10.0%	69	-6.8%

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.

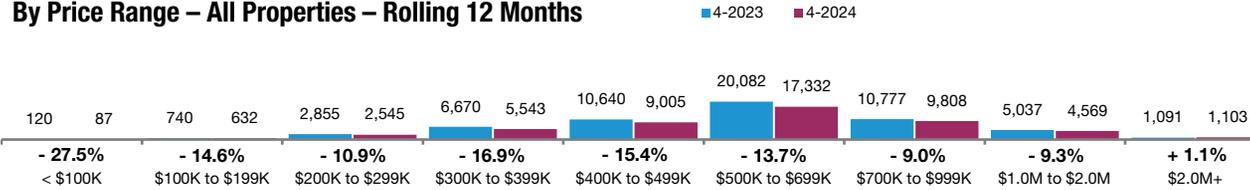
Key Metrics	Historical Sparkbars	4-2023	4-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
Active Listings		8,594	9,683	+ 12.7%	--	--	--
Under Contract		5,197	5,470	+ 5.3%	18,437	18,352	- 0.5%
New Listings		5,971	7,323	+ 22.6%	20,275	22,839	+ 12.6%
Sold Listings		4,700	4,621	- 1.7%	15,866	15,404	- 2.9%
Days on Market		32	34	+ 6.3%	43	44	+ 2.3%
Median Sales Price		\$565,000	\$590,000	+ 4.4%	\$550,000	\$574,950	+ 4.5%
Average Sales Price		\$661,777	\$705,120	+ 6.5%	\$645,870	\$680,394	+ 5.3%
Pct. of List Price Received		100.0%	99.7%	- 0.3%	99.2%	99.2%	0.0%
Affordability Index		54	49	- 9.3%	56	50	- 10.7%

Sold Listings

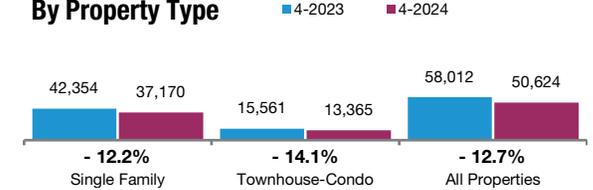
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	4-2023	4-2024	Change	4-2023	4-2024	Change
\$99,999 and Below	83	70	-15.7%	13	6	-53.8%
\$100,000 to \$199,999	289	257	-11.1%	431	340	-21.1%
\$200,000 to \$299,999	658	586	-10.9%	2,178	1,936	-11.1%
\$300,000 to \$399,999	2,376	2,036	-14.3%	4,283	3,501	-18.3%
\$400,000 to \$499,999	7,072	5,947	-15.9%	3,551	3,047	-14.2%
\$500,000 to \$699,999	16,980	14,501	-14.6%	3,099	2,829	-8.7%
\$700,000 to \$999,999	9,591	8,788	-8.4%	1,186	1,020	-14.0%
\$1,000,000 to \$1,999,999	4,329	3,987	-7.9%	705	582	-17.4%
\$2,000,000 and Above	976	998	+2.3%	115	104	-9.6%
All Price Ranges	42,354	37,170	-12.2%	15,561	13,365	-14.1%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	3-2024	4-2024	Change	3-2024	4-2024	Change
\$99,999 and Below	4	4	0.0%	1	2	+100.0%
\$100,000 to \$199,999	22	19	-13.6%	22	30	+36.4%
\$200,000 to \$299,999	39	39	0.0%	152	156	+2.6%
\$300,000 to \$399,999	154	155	+0.6%	273	299	+9.5%
\$400,000 to \$499,999	541	533	-1.5%	230	259	+12.6%
\$500,000 to \$699,999	1,336	1,353	+1.3%	213	234	+9.9%
\$700,000 to \$999,999	775	881	+13.7%	82	77	-6.1%
\$1,000,000 to \$1,999,999	370	417	+12.7%	44	43	-2.3%
\$2,000,000 and Above	79	113	+43.0%	5	5	0.0%
All Price Ranges	3,320	3,514	+5.8%	1,022	1,105	+8.1%

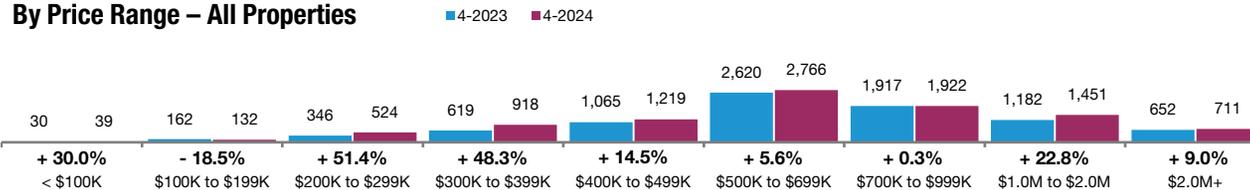
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	4-2023	4-2024	Change	4-2023	4-2024	Change
\$99,999 and Below	20	18	-10.0%	2	4	+100.0%
\$100,000 to \$199,999	83	78	-6.0%	114	106	-7.0%
\$200,000 to \$299,999	185	165	-10.8%	657	571	-13.1%
\$300,000 to \$399,999	736	596	-19.0%	1,201	1,046	-12.9%
\$400,000 to \$499,999	2,212	1,931	-12.7%	944	816	-13.6%
\$500,000 to \$699,999	4,646	4,554	-2.0%	825	778	-5.7%
\$700,000 to \$999,999	2,370	2,729	+15.1%	311	276	-11.3%
\$1,000,000 to \$1,999,999	1,060	1,210	+14.2%	183	151	-17.5%
\$2,000,000 and Above	254	319	+25.6%	22	27	+22.7%
All Price Ranges	11,566	11,600	+0.3%	4,259	3,775	-11.4%

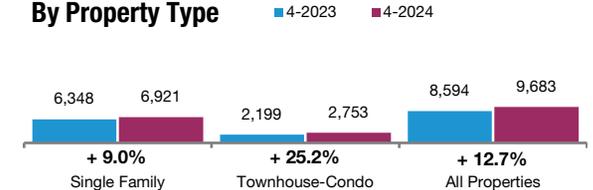
Inventory of Active Listings

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		
	4-2023	4-2024	Change	4-2023	4-2024	Change
\$99,999 and Below	17	31	+82.4%	5	6	+20.0%
\$100,000 to \$199,999	93	61	-34.4%	51	70	+37.3%
\$200,000 to \$299,999	153	141	-7.8%	185	381	+105.9%
\$300,000 to \$399,999	292	300	+2.7%	324	617	+90.4%
\$400,000 to \$499,999	631	730	+15.7%	427	488	+14.3%
\$500,000 to \$699,999	1,995	2,142	+7.4%	625	623	-0.3%
\$700,000 to \$999,999	1,600	1,631	+1.9%	316	291	-7.9%
\$1,000,000 to \$1,999,999	983	1,227	+24.8%	197	223	+13.2%
\$2,000,000 and Above	583	657	+12.7%	69	54	-21.7%
All Price Ranges	6,348	6,921	+9.0%	2,199	2,753	+25.2%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	3-2024	4-2024	Change	3-2024	4-2024	Change
\$99,999 and Below	35	31	-11.4%	7	6	-14.3%
\$100,000 to \$199,999	74	61	-17.6%	68	70	+2.9%
\$200,000 to \$299,999	143	141	-1.4%	348	381	+9.5%
\$300,000 to \$399,999	313	300	-4.2%	585	617	+5.5%
\$400,000 to \$499,999	747	730	-2.3%	465	488	+4.9%
\$500,000 to \$699,999	2,012	2,142	+6.5%	633	623	-1.6%
\$700,000 to \$999,999	1,495	1,631	+9.1%	275	291	+5.8%
\$1,000,000 to \$1,999,999	1,076	1,227	+14.0%	189	223	+18.0%
\$2,000,000 and Above	624	657	+5.3%	50	54	+8.0%
All Price Ranges	6,520	6,921	+6.2%	2,620	2,753	+5.1%

Year to Date

By Price Range	Single Family	Townhouse-Condo
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.