

Monthly Indicators



November 2024

Percent changes calculated using year-over-year comparisons.

New Listings were up 1.7 percent for single family homes but decreased 3.8 percent for townhouse-condo properties. Under Contracts increased 29.9 percent for single family homes and 3.3 percent for townhouse-condo properties.

The Median Sales Price was up 3.3 percent to \$620,000 for single family homes and 0.4 percent to \$421,500 for townhouse-condo properties. Days on Market increased 19.0 percent for single family homes and 41.5 percent for townhouse-condo properties.

The number of homes for sale continues to improve nationwide, climbing 0.7% month-over-month and 19.1% year-over-year to 1.37 million units heading into November, for a 4.2-month supply at the current sales pace, according to NAR. Despite a wider selection of properties on the market, sales prices have remained strong at the national level, with a median existing-home price of \$407,200 as of last measure, a 4% increase from the same time last year.

Activity Snapshot

+ 4.3%	+ 10.4%	+ 3.6%
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	11-2023	11-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
Active Listings		9,112	9,166	+ 0.6%	--	--	--
Under Contract		2,276	2,956	+ 29.9%	35,010	37,618	+ 7.4%
New Listings		2,577	2,620	+ 1.7%	44,058	50,395	+ 14.4%
Sold Listings		2,520	3,000	+ 19.0%	34,669	36,329	+ 4.8%
Days on Market		42	50	+ 19.0%	35	40	+ 14.3%
Median Sales Price		\$600,000	\$620,000	+ 3.3%	\$615,000	\$625,000	+ 1.6%
Average Sales Price		\$720,273	\$743,875	+ 3.3%	\$735,795	\$748,333	+ 1.7%
Pct. of List Price Received		98.3%	98.4%	+ 0.1%	99.3%	99.1%	- 0.2%
Affordability Index		66	66	0.0%	64	66	+ 3.1%

Townhouse-Condo Market Overview



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

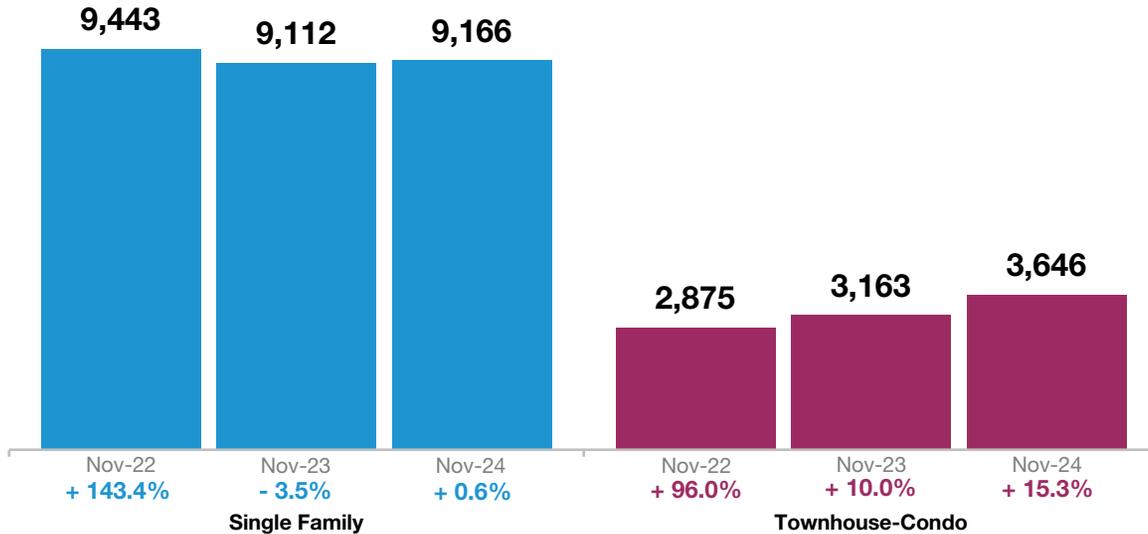
Key Metrics	Historical Sparkbars	11-2023	11-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
Active Listings		3,163	3,646	+ 15.3%	--	--	--
Under Contract		827	854	+ 3.3%	12,977	11,034	- 15.0%
New Listings		958	922	- 3.8%	16,165	16,991	+ 5.1%
Sold Listings		939	823	- 12.4%	12,916	10,846	- 16.0%
Days on Market		41	58	+ 41.5%	32	43	+ 34.4%
Median Sales Price		\$420,000	\$421,500	+ 0.4%	\$420,000	\$410,000	- 2.4%
Average Sales Price		\$497,669	\$490,409	- 1.5%	\$499,386	\$479,580	- 4.0%
Pct. of List Price Received		98.8%	98.4%	- 0.4%	99.5%	98.9%	- 0.6%
Affordability Index		96	100	+ 4.2%	96	102	+ 6.3%

Inventory of Active Listings

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

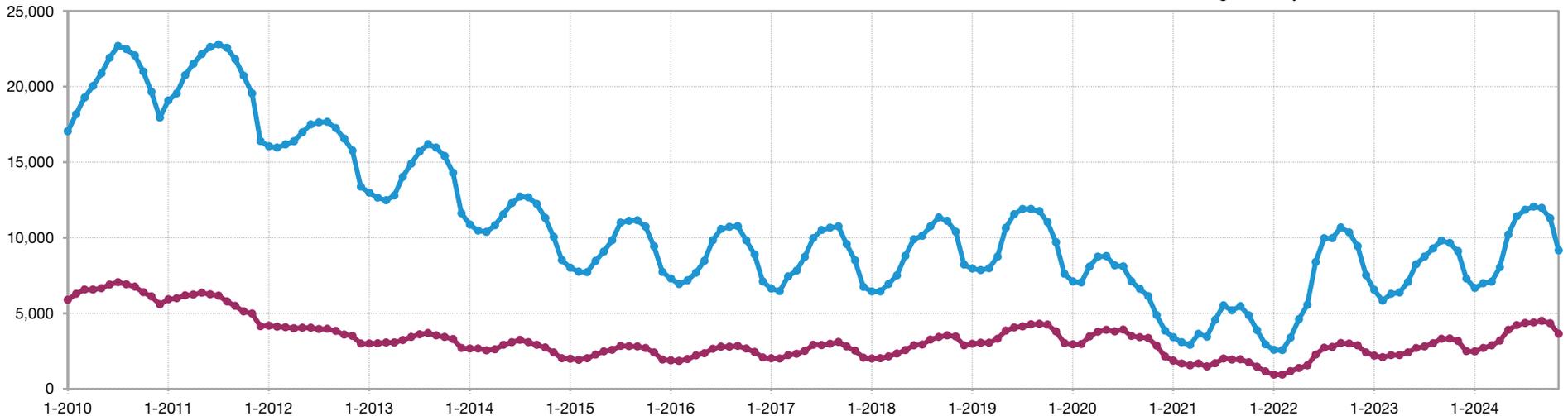


November



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2023	7,292	-3.1%	2,495	+4.2%
Jan-2024	6,675	+2.0%	2,471	+12.4%
Feb-2024	6,988	+19.7%	2,693	+28.8%
Mar-2024	7,092	+12.9%	2,869	+29.2%
Apr-2024	8,047	+26.3%	3,192	+43.5%
May-2024	10,212	+44.5%	3,900	+61.8%
Jun-2024	11,411	+38.4%	4,218	+56.9%
Jul-2024	11,845	+35.4%	4,354	+55.1%
Aug-2024	12,062	+29.8%	4,382	+45.4%
Sep-2024	11,965	+22.0%	4,494	+35.8%
Oct-2024	11,291	+17.1%	4,327	+30.3%
Nov-2024	9,166	+0.6%	3,646	+15.3%

Historical Inventory of Active Listings by Month

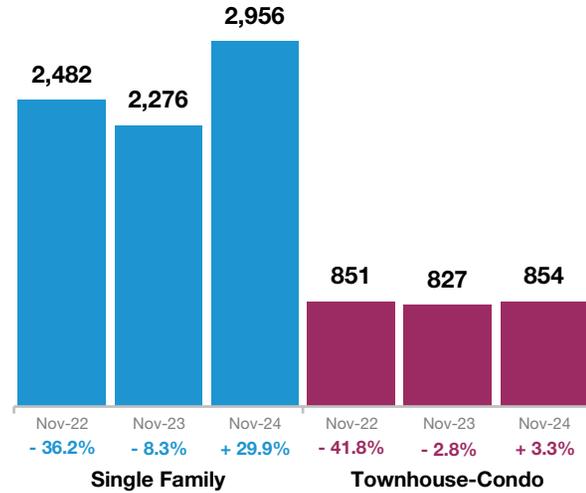


Under Contract

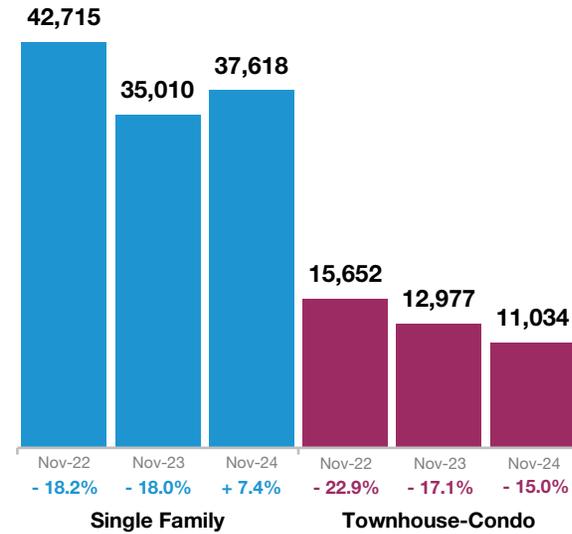
A count of the properties that have offers accepted on them in a given month.



November

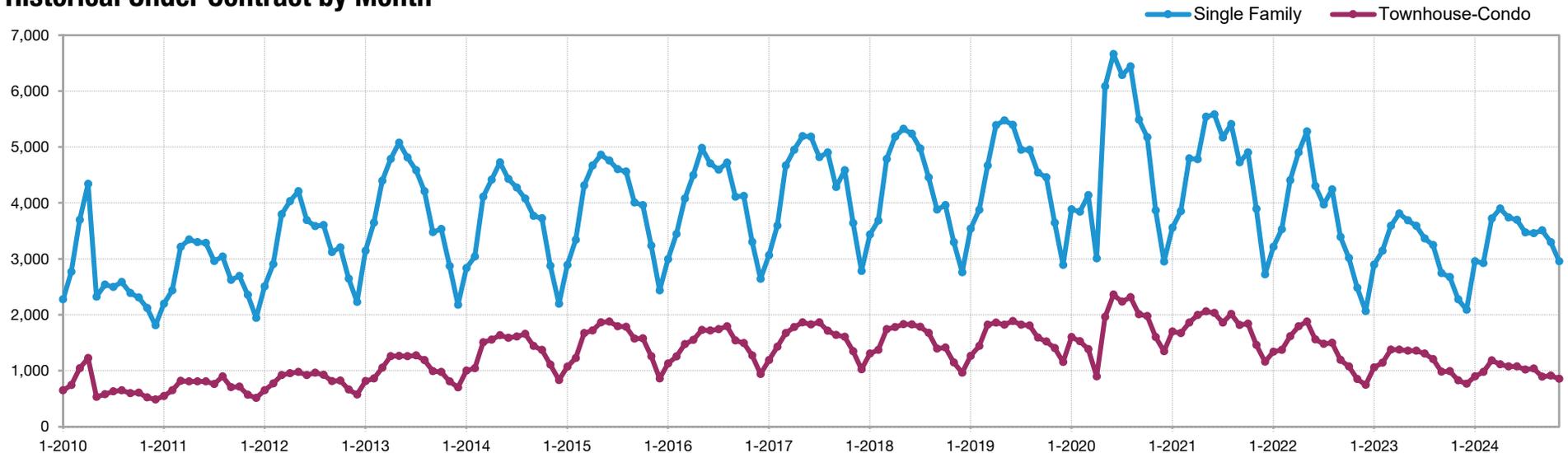


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2023	2,089	+1.2%	764	+2.1%
Jan-2024	2,955	+2.1%	896	-15.2%
Feb-2024	2,924	-7.0%	979	-14.3%
Mar-2024	3,718	+3.6%	1,185	-13.8%
Apr-2024	3,896	+2.3%	1,112	-19.1%
May-2024	3,739	+1.5%	1,074	-21.0%
Jun-2024	3,695	+3.0%	1,074	-20.9%
Jul-2024	3,471	+3.2%	1,019	-21.9%
Aug-2024	3,458	+6.5%	1,036	-14.0%
Sep-2024	3,507	+27.8%	895	-9.0%
Oct-2024	3,299	+23.5%	910	-8.4%
Nov-2024	2,956	+29.9%	854	+3.3%

Historical Under Contract by Month

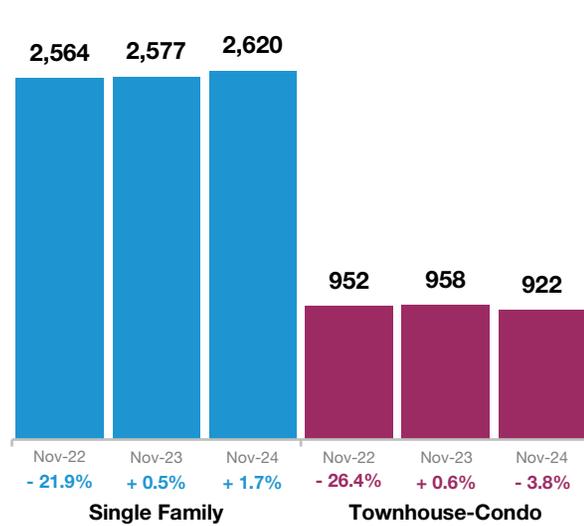


New Listings

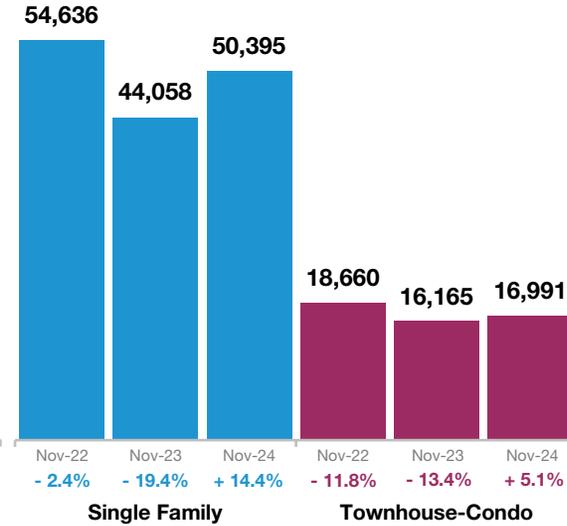
A count of the properties that have been newly listed on the market in a given month.



November

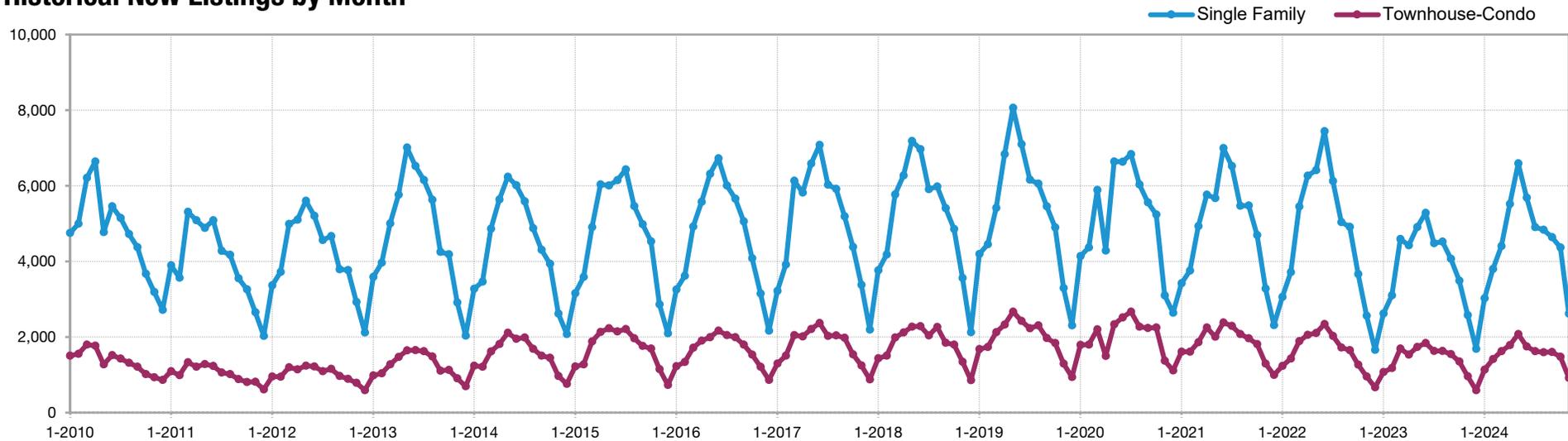


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2023	1,686	+1.6%	592	-11.5%
Jan-2024	3,027	+15.6%	1,132	+5.5%
Feb-2024	3,797	+22.6%	1,413	+19.8%
Mar-2024	4,407	-4.1%	1,620	-4.2%
Apr-2024	5,516	+24.7%	1,786	+16.4%
May-2024	6,589	+34.4%	2,074	+19.8%
Jun-2024	5,689	+7.7%	1,746	-5.0%
Jul-2024	4,907	+9.6%	1,623	-0.6%
Aug-2024	4,836	+6.9%	1,597	-1.9%
Sep-2024	4,638	+13.9%	1,599	+3.3%
Oct-2024	4,369	+25.2%	1,479	+9.4%
Nov-2024	2,620	+1.7%	922	-3.8%

Historical New Listings by Month

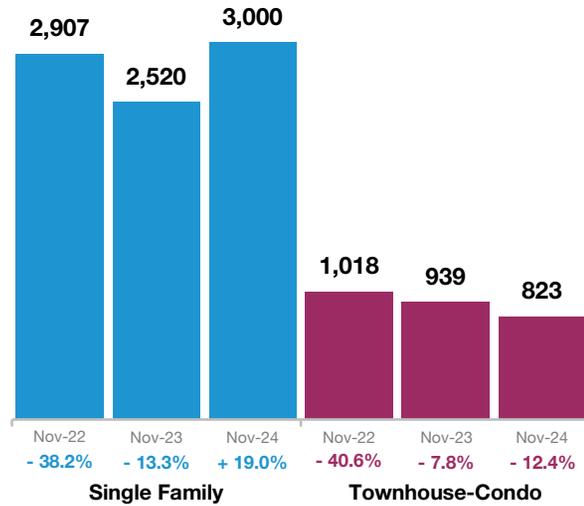


Sold Listings

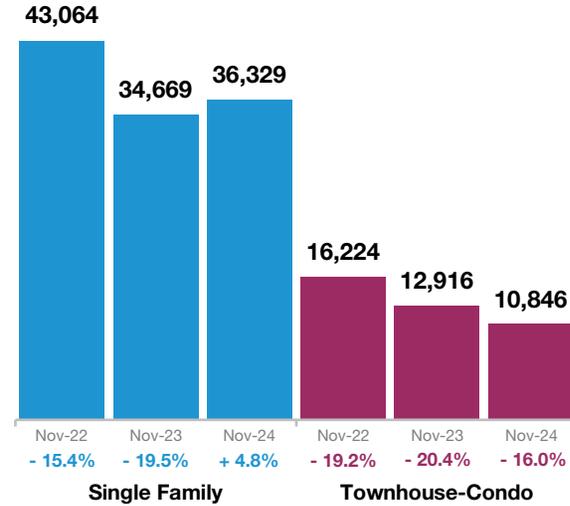
A count of the actual sales that closed in a given month.



November

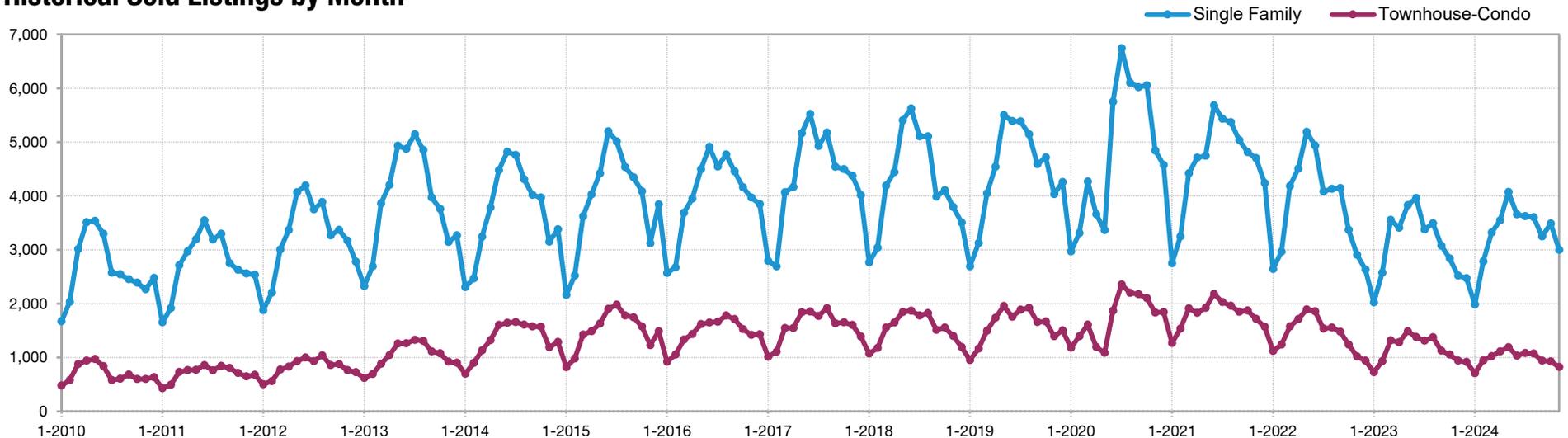


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2023	2,475	-6.0%	917	-2.7%
Jan-2024	1,983	-2.0%	705	-3.2%
Feb-2024	2,786	+8.1%	944	+1.5%
Mar-2024	3,320	-6.7%	1,025	-22.0%
Apr-2024	3,544	+3.9%	1,110	-13.5%
May-2024	4,075	+6.4%	1,188	-20.0%
Jun-2024	3,656	-7.7%	1,034	-25.0%
Jul-2024	3,626	+7.4%	1,081	-17.5%
Aug-2024	3,603	+3.2%	1,072	-21.9%
Sep-2024	3,248	+5.5%	940	-16.4%
Oct-2024	3,488	+22.9%	924	-12.1%
Nov-2024	3,000	+19.0%	823	-12.4%

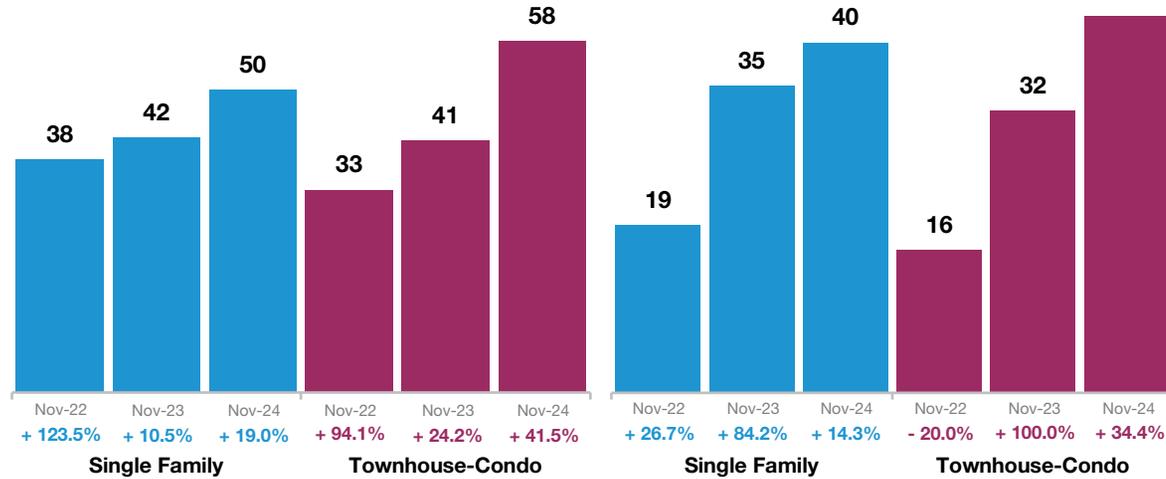
Historical Sold Listings by Month



Days on Market Until Sale

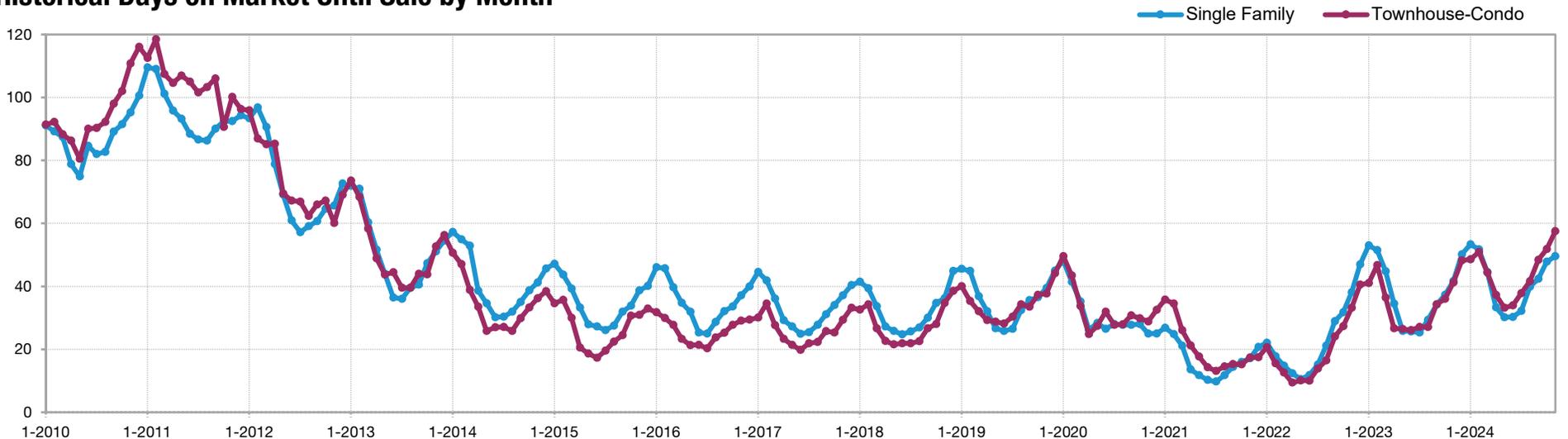
Average number of days between when a property is listed and when an offer is accepted in a given month.

November



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2023	50	+6.4%	48	+17.1%
Jan-2024	53	0.0%	49	+19.5%
Feb-2024	52	+2.0%	51	+8.5%
Mar-2024	45	0.0%	44	+22.2%
Apr-2024	33	-5.7%	37	+37.0%
May-2024	30	+15.4%	33	+26.9%
Jun-2024	30	+15.4%	34	+30.8%
Jul-2024	32	+28.0%	38	+40.7%
Aug-2024	40	+37.9%	42	+55.6%
Sep-2024	42	+23.5%	48	+41.2%
Oct-2024	48	+29.7%	52	+44.4%
Nov-2024	50	+19.0%	58	+41.5%

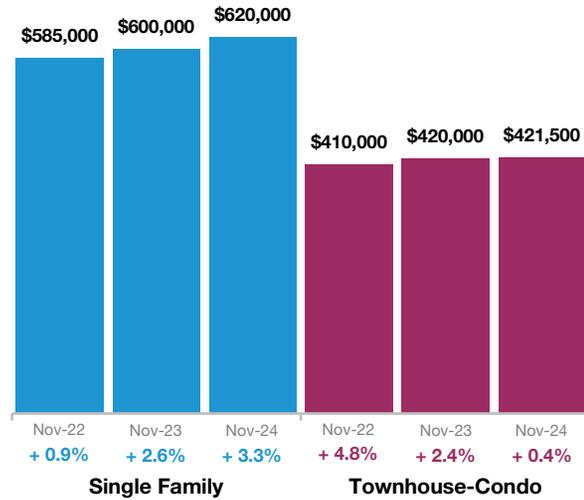
Historical Days on Market Until Sale by Month



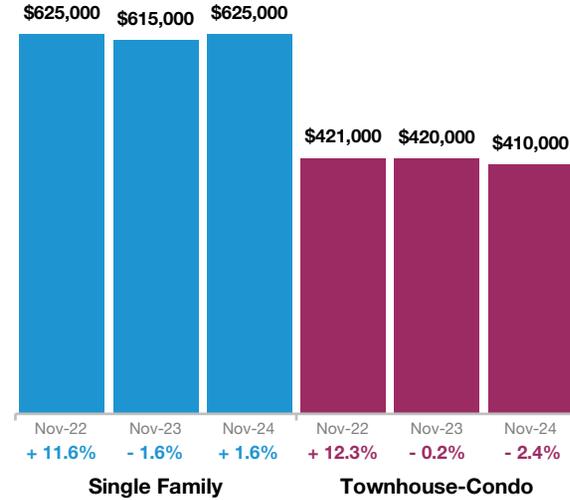
Median Sales Price

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

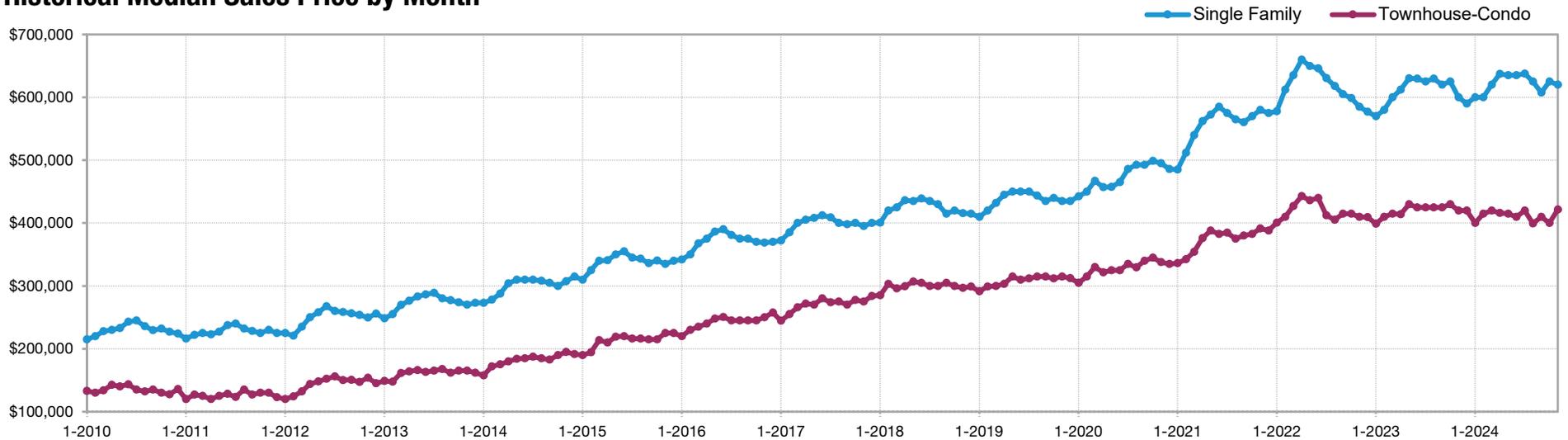


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2023	\$590,000	+2.3%	\$420,000	+2.6%
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	\$637,250	+4.1%	\$416,250	+0.5%
May-2024	\$635,000	+0.8%	\$414,900	-3.5%
Jun-2024	\$635,000	+0.8%	\$410,000	-3.5%
Jul-2024	\$637,500	+2.0%	\$420,000	-1.2%
Aug-2024	\$625,000	-0.7%	\$399,250	-6.1%
Sep-2024	\$607,725	-2.0%	\$410,000	-3.5%
Oct-2024	\$625,000	+0.0%	\$400,000	-7.0%
Nov-2024	\$620,000	+3.3%	\$421,500	+0.4%

Historical Median Sales Price by Month



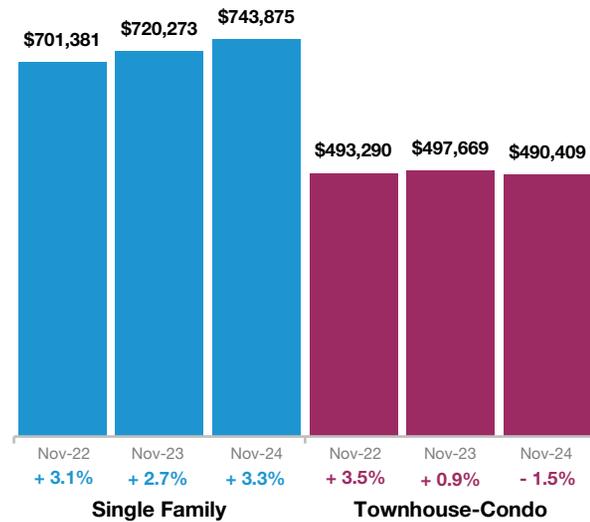
Average Sales Price

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

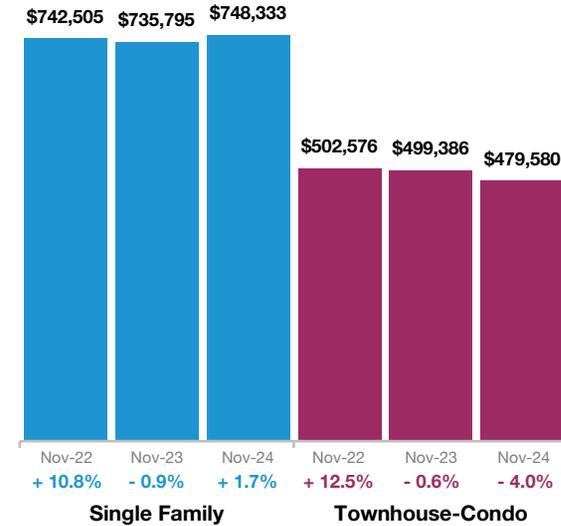


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November

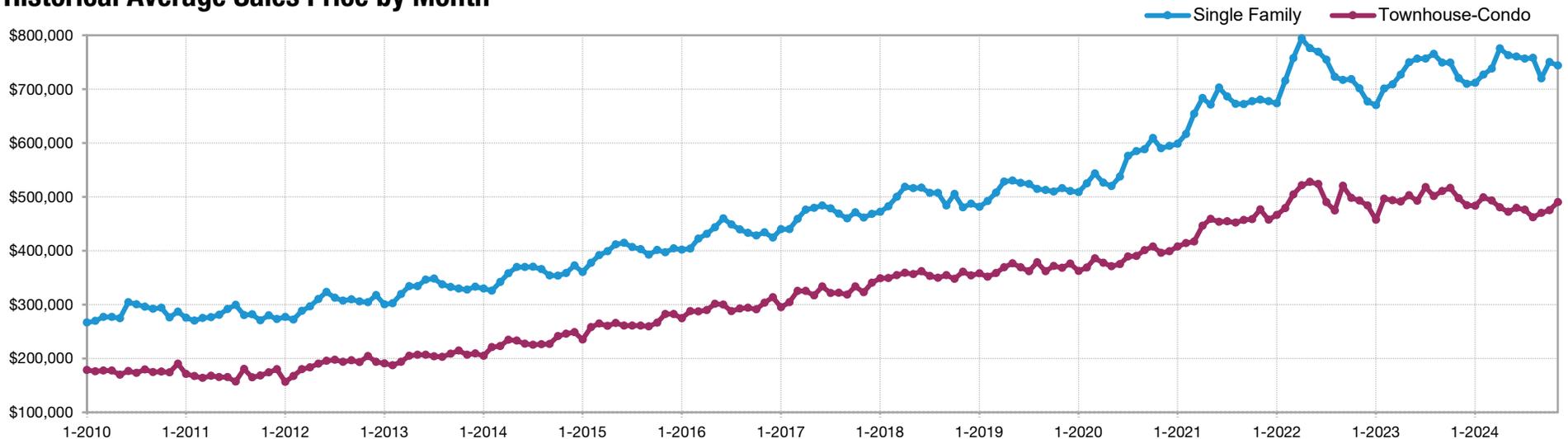


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2023	\$709,557	+4.8%	\$484,481	+0.1%
Jan-2024	\$711,942	+6.3%	\$483,174	+5.6%
Feb-2024	\$726,672	+3.6%	\$499,032	+0.5%
Mar-2024	\$737,912	+4.1%	\$493,063	-0.1%
Apr-2024	\$775,488	+6.7%	\$480,642	-2.1%
May-2024	\$763,025	+1.8%	\$472,113	-6.1%
Jun-2024	\$760,612	+0.5%	\$479,369	-2.7%
Jul-2024	\$756,683	+0.0%	\$476,156	-8.0%
Aug-2024	\$758,101	-0.9%	\$461,902	-7.9%
Sep-2024	\$720,062	-3.9%	\$470,306	-7.9%
Oct-2024	\$750,012	+0.1%	\$474,886	-8.1%
Nov-2024	\$743,875	+3.3%	\$490,409	-1.5%

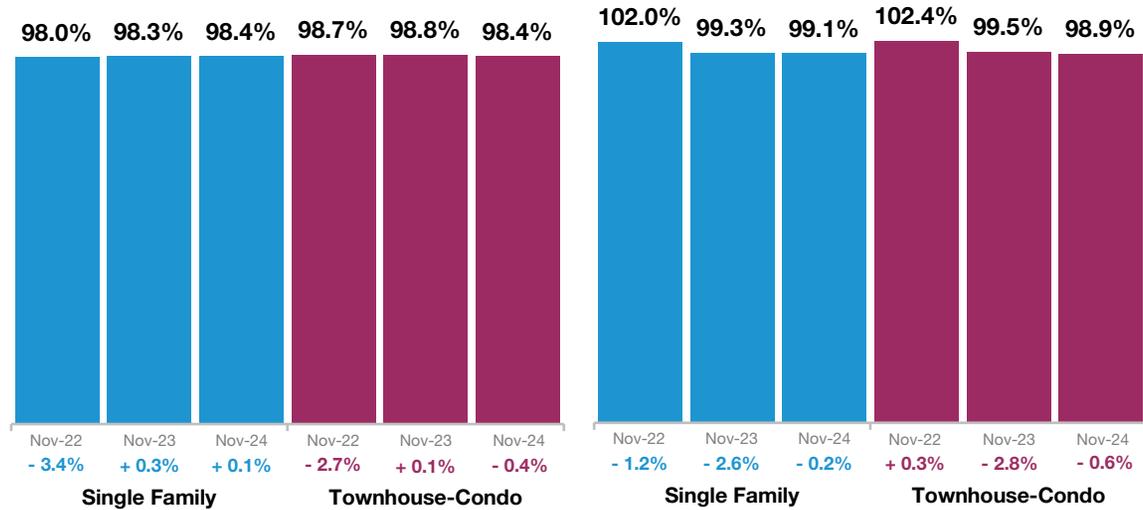
Historical Average Sales Price by Month



Percent of List Price Received

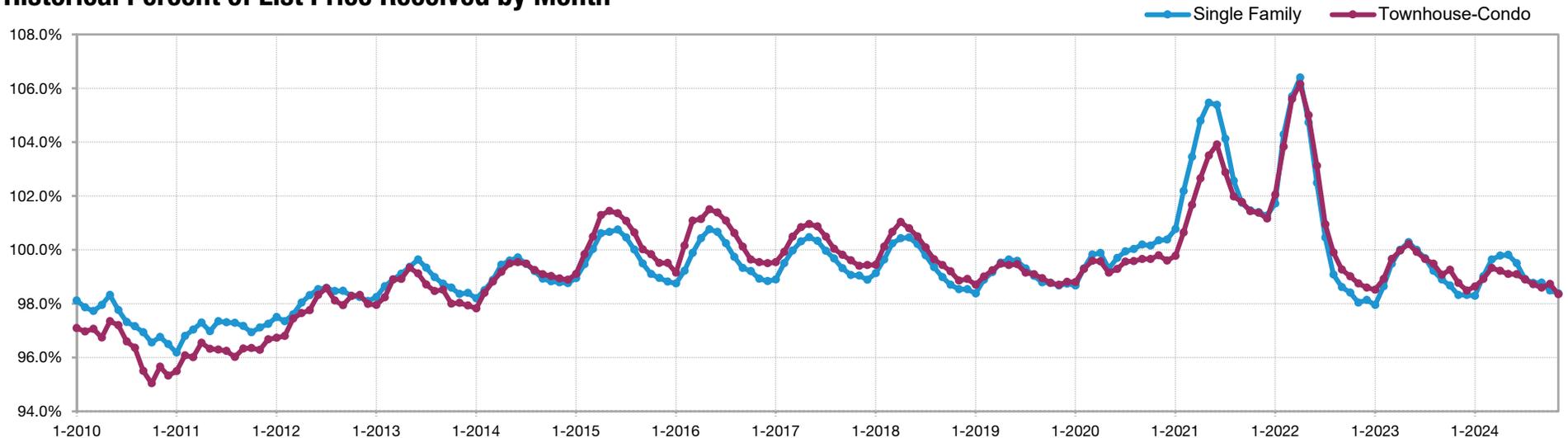
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

November



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
May-2024	99.8%	-0.5%	99.1%	-1.1%
Jun-2024	99.5%	-0.5%	99.1%	-0.8%
Jul-2024	98.9%	-0.8%	98.9%	-0.8%
Aug-2024	98.8%	-0.4%	98.7%	-0.8%
Sep-2024	98.8%	-0.1%	98.6%	-0.5%
Oct-2024	98.5%	-0.2%	98.7%	-0.6%
Nov-2024	98.4%	+0.1%	98.4%	-0.4%

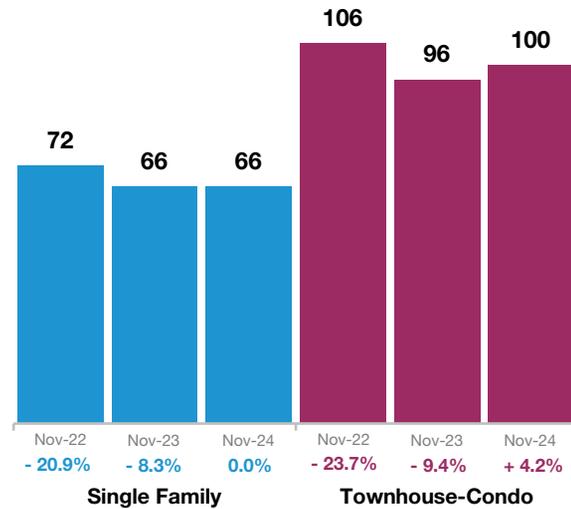
Historical Percent of List Price Received by Month



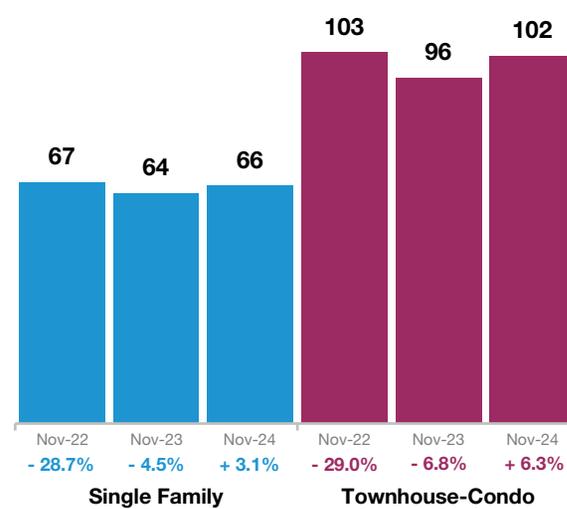
Housing Affordability Index

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

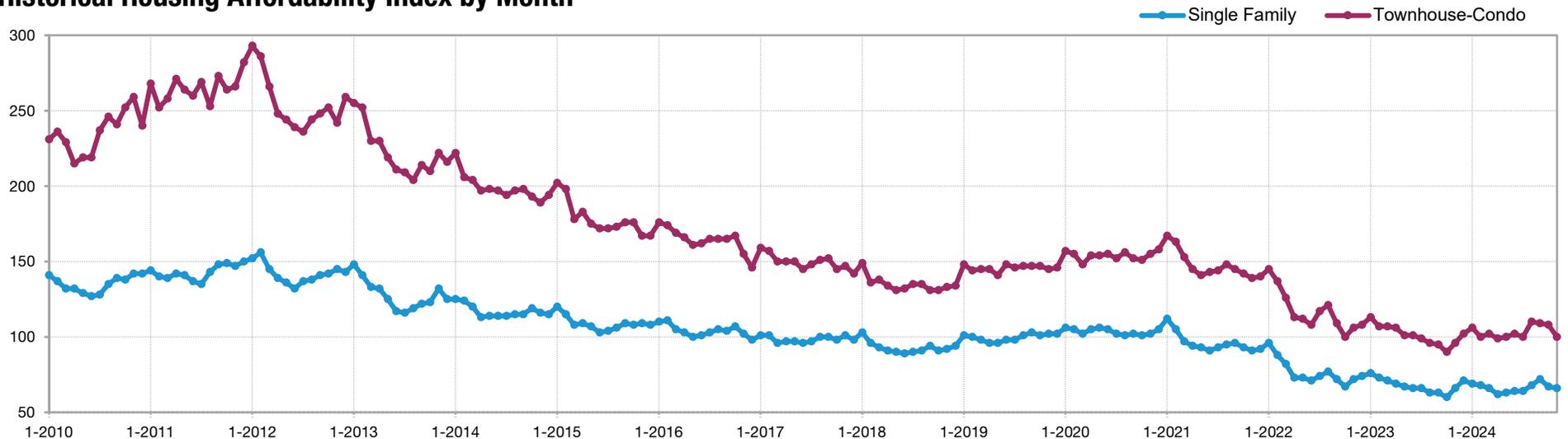


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2023	71	-4.1%	102	-5.6%
Jan-2024	69	-9.2%	106	-6.2%
Feb-2024	68	-6.8%	100	-6.5%
Mar-2024	66	-7.0%	102	-4.7%
Apr-2024	62	-10.1%	99	-6.6%
May-2024	63	-6.0%	100	-1.0%
Jun-2024	64	-3.0%	102	+1.0%
Jul-2024	64	-3.0%	100	+1.0%
Aug-2024	68	+7.9%	110	+14.6%
Sep-2024	72	+14.3%	109	+14.7%
Oct-2024	67	+11.7%	108	+20.0%
Nov-2024	66	0.0%	100	+4.2%

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	11-2023	11-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
Active Listings		12,297	12,822	+ 4.3%	--	--	--
Under Contract		3,110	3,811	+ 22.5%	48,085	48,685	+ 1.2%
New Listings		3,542	3,546	+ 0.1%	60,319	67,428	+ 11.8%
Sold Listings		3,466	3,825	+ 10.4%	47,682	47,214	- 1.0%
Days on Market		42	51	+ 21.4%	35	41	+ 17.1%
Median Sales Price		\$555,000	\$575,000	+ 3.6%	\$565,000	\$577,000	+ 2.1%
Average Sales Price		\$658,968	\$689,086	+ 4.6%	\$670,768	\$686,178	+ 2.3%
Pct. of List Price Received		98.4%	98.4%	0.0%	99.4%	99.0%	- 0.4%
Affordability Index		66	66	0.0%	64	66	+ 3.1%

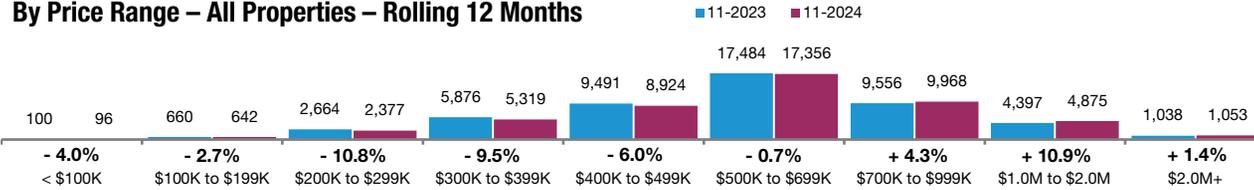
Sold Listings

Actual sales that have closed in a given month.

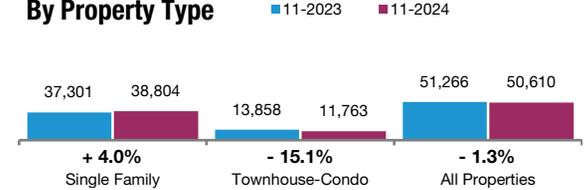


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By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	11-2023	11-2024	Change	11-2023	11-2024	Change
\$99,999 and Below	74	72	-2.7%	3	15	+400.0%
\$100,000 to \$199,999	265	268	+1.1%	356	365	+2.5%
\$200,000 to \$299,999	607	566	-6.8%	2,041	1,798	-11.9%
\$300,000 to \$399,999	2,211	2,033	-8.1%	3,661	3,283	-10.3%
\$400,000 to \$499,999	6,323	6,251	-1.1%	3,149	2,664	-15.4%
\$500,000 to \$699,999	14,617	15,001	+2.6%	2,863	2,355	-17.7%
\$700,000 to \$999,999	8,496	9,188	+8.1%	1,060	780	-26.4%
\$1,000,000 to \$1,999,999	3,771	4,441	+17.8%	625	434	-30.6%
\$2,000,000 and Above	937	984	+5.0%	100	69	-31.0%
All Price Ranges	37,301	38,804	+4.0%	13,858	11,763	-15.1%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	10-2024	11-2024	Change	10-2024	11-2024	Change
\$99,999 and Below	9	7	-22.2%	0	4	--
\$100,000 to \$199,999	30	25	-16.7%	34	36	+5.9%
\$200,000 to \$299,999	48	49	+2.1%	147	113	-23.1%
\$300,000 to \$399,999	201	156	-22.4%	274	217	-20.8%
\$400,000 to \$499,999	564	497	-11.9%	188	180	-4.3%
\$500,000 to \$699,999	1,303	1,135	-12.9%	169	171	+1.2%
\$700,000 to \$999,999	833	725	-13.0%	75	60	-20.0%
\$1,000,000 to \$1,999,999	401	327	-18.5%	32	36	+12.5%
\$2,000,000 and Above	99	79	-20.2%	5	6	+20.0%
All Price Ranges	3,488	3,000	-14.0%	924	823	-10.9%

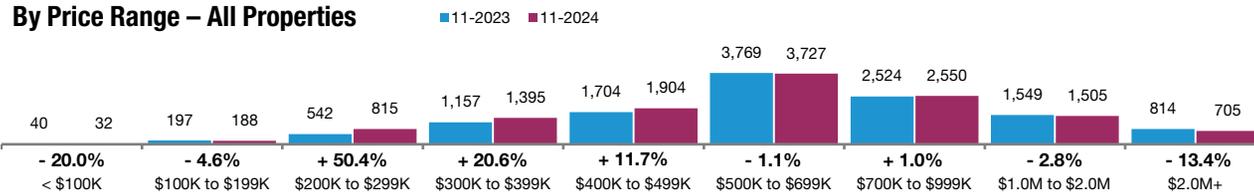
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	11-2023	11-2024	Change	11-2023	11-2024	Change
\$99,999 and Below	64	64	0.0%	3	14	+366.7%
\$100,000 to \$199,999	240	246	+2.5%	324	341	+5.2%
\$200,000 to \$299,999	556	516	-7.2%	1,878	1,653	-12.0%
\$300,000 to \$399,999	2,016	1,873	-7.1%	3,415	3,043	-10.9%
\$400,000 to \$499,999	5,752	5,773	+0.4%	2,941	2,431	-17.3%
\$500,000 to \$699,999	13,611	14,016	+3.0%	2,686	2,171	-19.2%
\$700,000 to \$999,999	7,966	8,725	+9.5%	989	721	-27.1%
\$1,000,000 to \$1,999,999	3,583	4,186	+16.8%	587	409	-30.3%
\$2,000,000 and Above	881	930	+5.6%	93	63	-32.3%
All Price Ranges	34,669	36,329	+4.8%	12,916	10,846	-16.0%

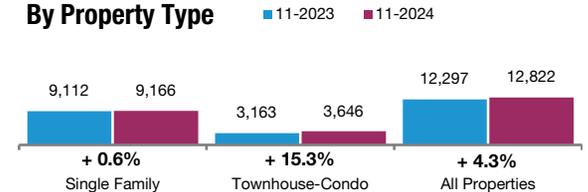
Inventory of Active Listings

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		
	11-2023	11-2024	Change	11-2023	11-2024	Change
\$99,999 and Below	35	22	-37.1%	4	8	+100.0%
\$100,000 to \$199,999	103	75	-27.2%	90	110	+22.2%
\$200,000 to \$299,999	197	176	-10.7%	336	639	+90.2%
\$300,000 to \$399,999	456	431	-5.5%	700	964	+37.7%
\$400,000 to \$499,999	1,114	1,197	+7.5%	589	706	+19.9%
\$500,000 to \$699,999	2,977	3,059	+2.8%	790	667	-15.6%
\$700,000 to \$999,999	2,175	2,239	+2.9%	348	310	-10.9%
\$1,000,000 to \$1,999,999	1,304	1,318	+1.1%	242	186	-23.1%
\$2,000,000 and Above	750	648	-13.6%	64	56	-12.5%
All Price Ranges	9,112	9,166	+0.6%	3,163	3,646	+15.3%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	10-2024	11-2024	Change	10-2024	11-2024	Change
\$99,999 and Below	29	22	-24.1%	4	8	+100.0%
\$100,000 to \$199,999	83	75	-9.6%	130	110	-15.4%
\$200,000 to \$299,999	200	176	-12.0%	711	639	-10.1%
\$300,000 to \$399,999	473	431	-8.9%	1,195	964	-19.3%
\$400,000 to \$499,999	1,358	1,197	-11.9%	839	706	-15.9%
\$500,000 to \$699,999	3,749	3,059	-18.4%	808	667	-17.5%
\$700,000 to \$999,999	2,881	2,239	-22.3%	364	310	-14.8%
\$1,000,000 to \$1,999,999	1,717	1,318	-23.2%	218	186	-14.7%
\$2,000,000 and Above	800	648	-19.0%	58	56	-3.4%
All Price Ranges	11,291	9,166	-18.8%	4,327	3,646	-15.7%

Year to Date

By Price Range	Single Family			Townhouse-Condo		
	11-2023	11-2024	Change	11-2023	11-2024	Change
\$99,999 and Below	35	22	-37.1%	4	8	+100.0%
\$100,000 to \$199,999	103	75	-27.2%	90	110	+22.2%
\$200,000 to \$299,999	197	176	-10.7%	336	639	+90.2%
\$300,000 to \$399,999	456	431	-5.5%	700	964	+37.7%
\$400,000 to \$499,999	1,114	1,197	+7.5%	589	706	+19.9%
\$500,000 to \$699,999	2,977	3,059	+2.8%	790	667	-15.6%
\$700,000 to \$999,999	2,175	2,239	+2.9%	348	310	-10.9%
\$1,000,000 to \$1,999,999	1,304	1,318	+1.1%	242	186	-23.1%
\$2,000,000 and Above	750	648	-13.6%	64	56	-12.5%
All Price Ranges	9,112	9,166	+0.6%	3,163	3,646	+15.3%

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.