

**DENVER METRO**  
ASSOCIATION OF REALTORS®  
*The Voice of Real Estate® in the Denver Metro Area*



# Denver Metro Real Estate Market Trends Report

July 2022

# MARKET OVERVIEW

The July report, according to recent data provided by the Denver Metro Association of Realtors® Market Trends Committee, showcases the June market transactions encompassing the 11 counties of the Denver Metro Area (Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson and Park).

Here are the highlights:



## Residential (Detached plus Attached)

		Prior Month	Year-Over-Year
Active Listings at Month End	6,057	65.85%	94.01%
Closed Homes	5,090	-12.42%	-23.64%
Close Price - Average	\$719,210	0.73%	12.11%
Close Price - Median	\$615,000	0.00%	12.84%
Days in MLS - Average	10	11.11%	0.00%



## Detached

Active Listings at Month End	4,684	65.63%	119.19%
Closed Homes	3,574	-13.15%	-24.10%
Close Price - Average	\$810,415	0.82%	11.46%
Close Price - Median	\$673,873	0.58%	12.31%
Days in MLS - Average	10	11.11%	25.00%



## Attached

Active Listings at Month End	1,373	66.63%	39.39%
Closed Homes	1,516	-10.67%	-22.53%
Close Price - Average	\$504,193	1.62%	15.72%
Close Price - Median	\$430,000	0.00%	13.46%
Days in MLS - Average	9	0.00%	-30.77%

# MARKET INSIGHTS

## ✓ Realtor® Tidbits:

- With interest rates climbing, price reductions are on the rise. Pricing is the single most important decision when listing a home. As a general rule of thumb, if you haven't received an offer after 20 showings, it's time to re-evaluate the price.
- It's the perfect time to call buyers who may have been burned out by the extreme market. Now is a great opportunity to find a new home without competing in many scenarios.
- Don't forget the importance of an open house. Open houses are in full swing again and can create great opportunities for sellers as well as newer agents.
- June saw many buyers put the breaks on their home search. These buyers were mostly "want to buy" clients who didn't necessarily *have* to buy a home. With the rise in interest rates, their budget for a new home fell below what they had thought they could spend and was significantly more than the rate on their current mortgage.

## ✓ Local News:

- UHaul says its Colorado teams are seeing a stream of one-way outbound moves this year.
- "In 2022 so far, we have seen Colorado shift from an inbound state to more of an outbound move state," said United Van Lines Vice President for Corporate Communications. "It's jumped to 18th on our list, whereas in years past, we've seen it more of an inbound move state."
- Denver is the nation's ninth-best large city for renters, while two neighboring cities are among the nation's top 50 for renters, according to a recent report from RentCafe. Denver's local economy was the best performing, and having the 18th-highest number of highly rated schools helped boost the Mile High City's ranking.
- On average, Denver residents have 553 square feet per renter, Lakewood renters have 611 square feet and those in Westminster have 519 square feet, according to a May report from RentCafe.
- Denver City Council voted to change the city's zoning code to force developers to play a larger role in solving the city's affordable housing issue. Developers building multi-family projects with 10 or more units will be required to create income-restricted housing for households earning between 60 and 90 percent of the area median income — currently, between \$56,592 and \$84,888 for a family of three. Those projects will be required to maintain between eight and 15 percent of the units as income-restricted for 99 years. Those percentages will be slightly higher in high-cost parts of the city including downtown and Cherry Creek.

## ✓ National News:

- Nearly half of U.S. homeowners plan to upgrade or remodel their homes

this year. The trend is most prominent among homeowners between the ages of 25 to 44, who are undertaking the most renovations and looking to bring new trends and renovations to the aging homes they purchase.

- Green is the paint color of the year for 2022.
- Hardwood flooring has long been the top choice for buyers and agents alike and remains so in today's market. According to one study, finishing hardwood floors yielded 147 percent cost recovery, and installing new wood floors yielded 118 percent cost recovery in terms of the increased resale value as compared to the cost of the project. But some less expensive options are gaining popularity. Twenty years ago carpet was in and then hardwoods started coming back. Experts now say we are trending toward the luxury vinyl tile and laminate flooring.
- Year-over-year, building materials prices are up 19.2 percent and have risen 35.6 percent since the start of the pandemic.

## ✓ Mortgage News:

- Mortgage rates are always impacted by inflation; however, June saw that impact amplified as the Consumer Price Index's (CPI) one percent month-over-month increase surprised the market and pushed 30-year mortgage rates from 5.55 percent to 6.28 percent in just three days. The opposite happened when the Personal Consumption Expenditures Index's (PCE) inflation excluding food and energy decreased and personal spending was half what was expected. Mortgage rates dropped from 5.9 to 5.5 percent overnight.
- We're doing a lot (more than we've done in decades) to fight inflation right now, but we're not sure we understand inflation. Even Federal Reserve Chair Jerome Powell admitted, "We now understand better how little we understand about inflation." We may soon see that we didn't need to be doing quite so much quite so fast, or maybe we'll see we needed to do more.
- Q2 2022 Home Price Expectation Survey was released highlighting expectations from 110 economists and housing experts. The most pessimistic of them believe we will have an average national appreciation of 1.8 percent over the next five years, even through a recession. The mean of all panelists believe the five year average is 4.8 percent. This is above the historical 3.6 percent appreciation. Housing will remain strong.

## ✓ Quick Stats:

- Average active listings for June are 15,747 (1985-2021).
- Record-high June was 2006 with 31,900 listings and the record-low was set last year with 3,122 listings.
- The historical average increase in active listings from May to June is 8.0 percent. An increase of 65.85 percent this year represents a significant increase in housing inventory.

# EXPERT OPINION



## ANDREW ABRAMS

Chair of the DMAR Market Trends Committee and Denver Realtor®



As month-end active inventory skyrockets, the Denver Metro hit a new record for the average price of attached properties at \$504,193. The dichotomy of these stats reflects the first six months of this year (the record high prices) and where we are going (the dramatic increase in inventory). At the end of June 2021, we ended with 3,122 properties on the market. We almost doubled that amount over the year, with a total of 6,057 properties currently sitting on the market. This increase in supply will impact pricing, days in the MLS and the relationship between buyers and sellers... but not yet. The same can be said for interest rates, which have negatively impacted buyers' purchasing power.

Two recent experiences properly reflect the shift we see in the market. First-time homebuyers were initially pre-approved towards the beginning of the year with a five percent interest rate up to \$550,000. They decided to wait to buy until it wasn't as competitive. They restarted their search in May with a six percent interest rate. Within just a few months, their pre-approval dropped to \$500,000, decreasing their buying power by almost 10 percent. They eventually found a home and had an opportunity to start building equity, albeit with a higher payment and a slightly smaller house.

In another example, individuals owned a home and decided to get a bridge loan to purchase a new home before selling theirs. A bridge loan takes the equity for their current house and uses it as a down payment for a future house. The bridge loan created an opportunity for them not to be rushed into buying, and that's exactly what happened. They closed on a home in April, meaning they went under contract in March, with a 4.5 percent interest rate, beating out multiple other offers and closing considerably above asking price. They decided to wait to sell their home until they moved into their new one. They listed at the end of May, eventually making a slight price reduction before going under contract. Because of their experience as a buyer, they expected their house to sell above asking. Realigning expectations in that short amount of time was a tough pill to swallow.

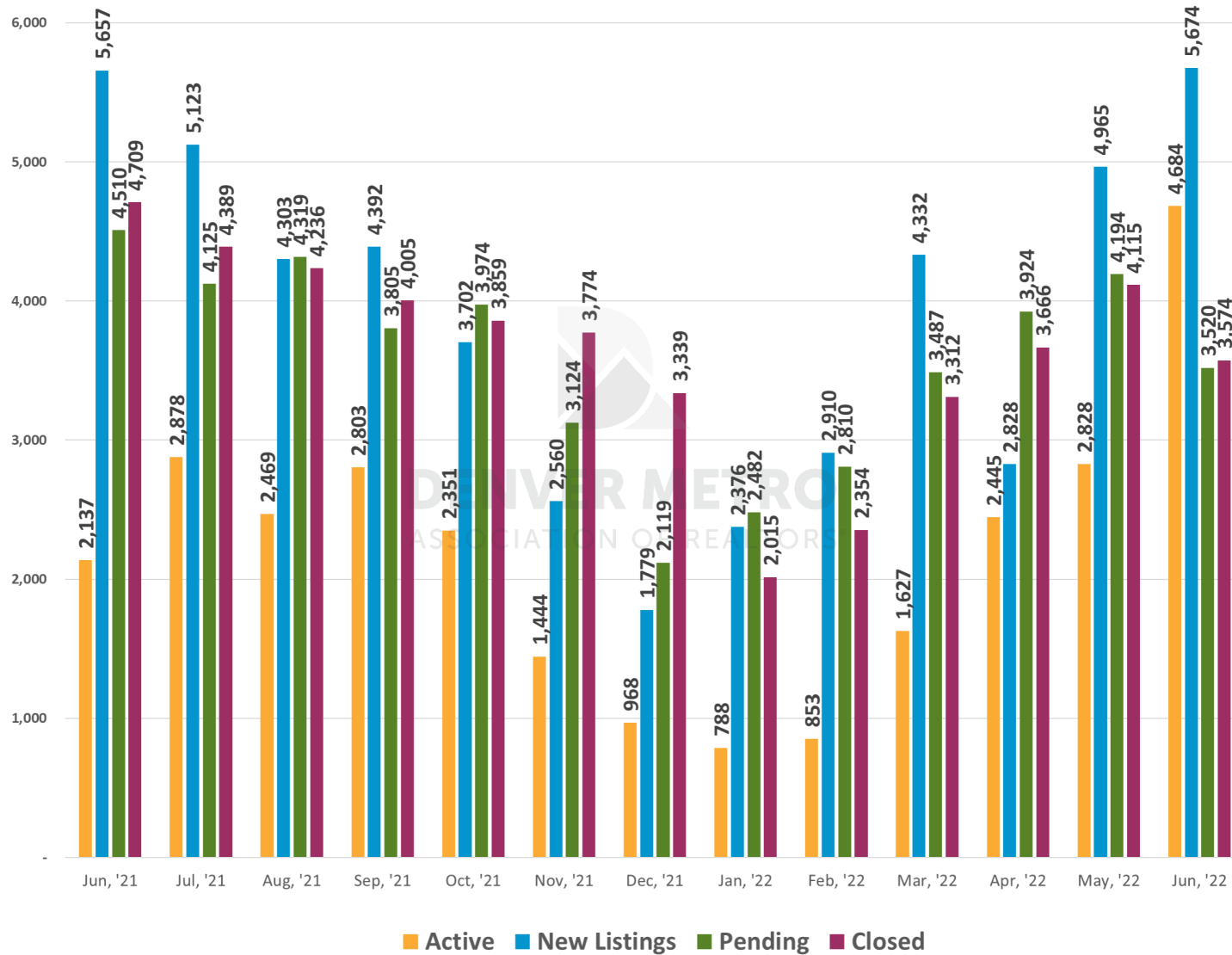
As we enter the second half of 2022, each story has lessons to be learned. While getting into this market has less competition, the cost of waiting has been significant for many first-time homebuyers. Interest rates are perceived to be high at the moment but could very easily continue to increase if inflation doesn't decrease at a more rapid pace. The second story also shows the difference between perceived net worth and reality and how to set realistic expectations as the market shifts. With the 65.85 percent increase in inventory compared to the previous month, expect more balance and multiple months with prices remaining stable. This is also reflected in months-of-inventory, which is now at 1.19. This is the first time it has been above one since June of 2020. The stock market, inflation and crypto currency have all taken a hit in the last few months. Housing will eventually be a victim to the economy as a whole. Just how much is yet to be seen. It is realistic to see days in the MLS, currently sitting at a historic low of four, increase in the coming months.

# Detached Single-Family

**DMAR Market Trends | June 2022 Data**

Denver Metro Association of Realtors®

Source of MLS Data: REcolorado.com

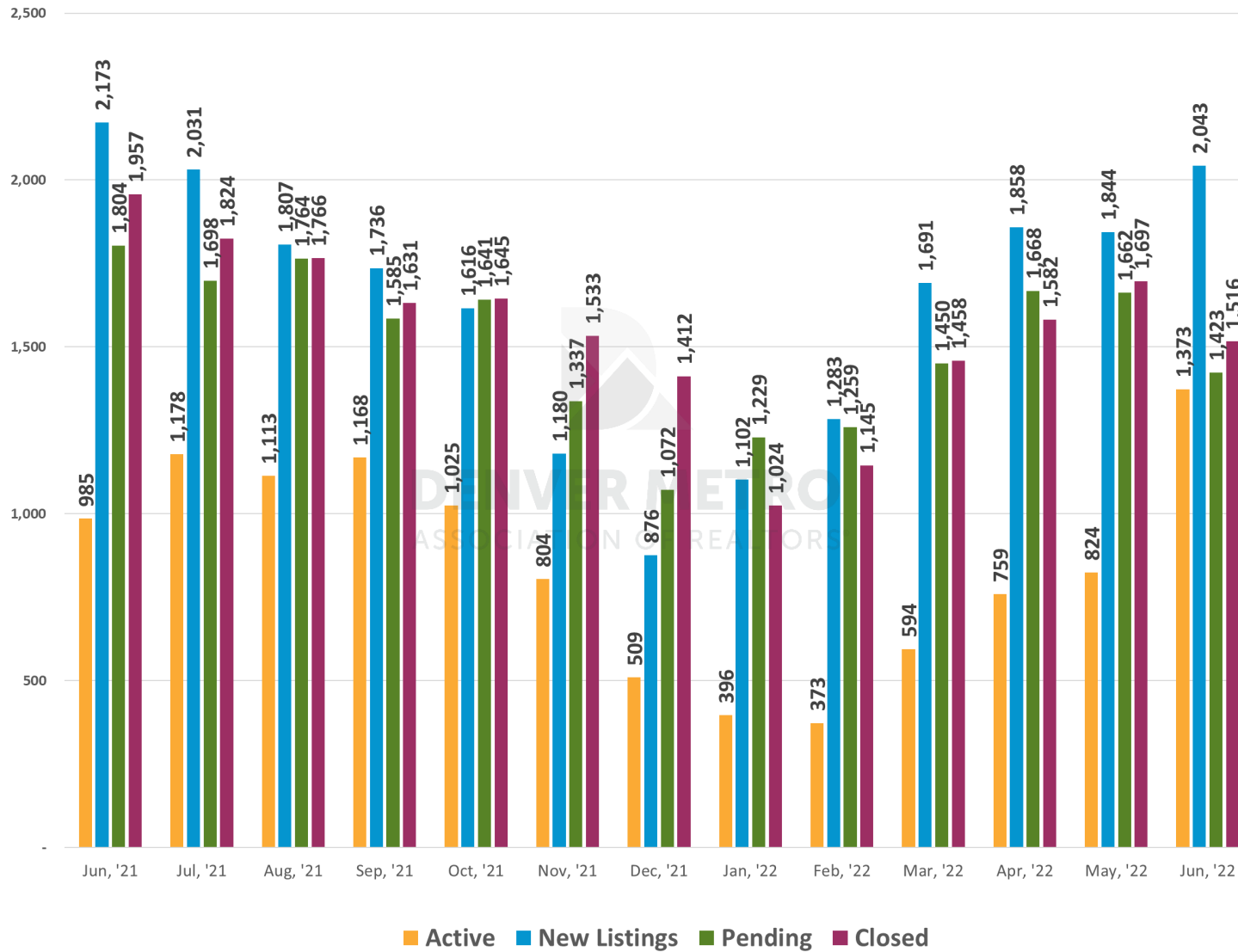

**DMAR MARKET TRENDS | JULY 2022**

# Attached Single-Family

**DMAR Market Trends | June 2022 Data**

Denver Metro Association of Realtors®

Source of MLS Data: REcolorado.com

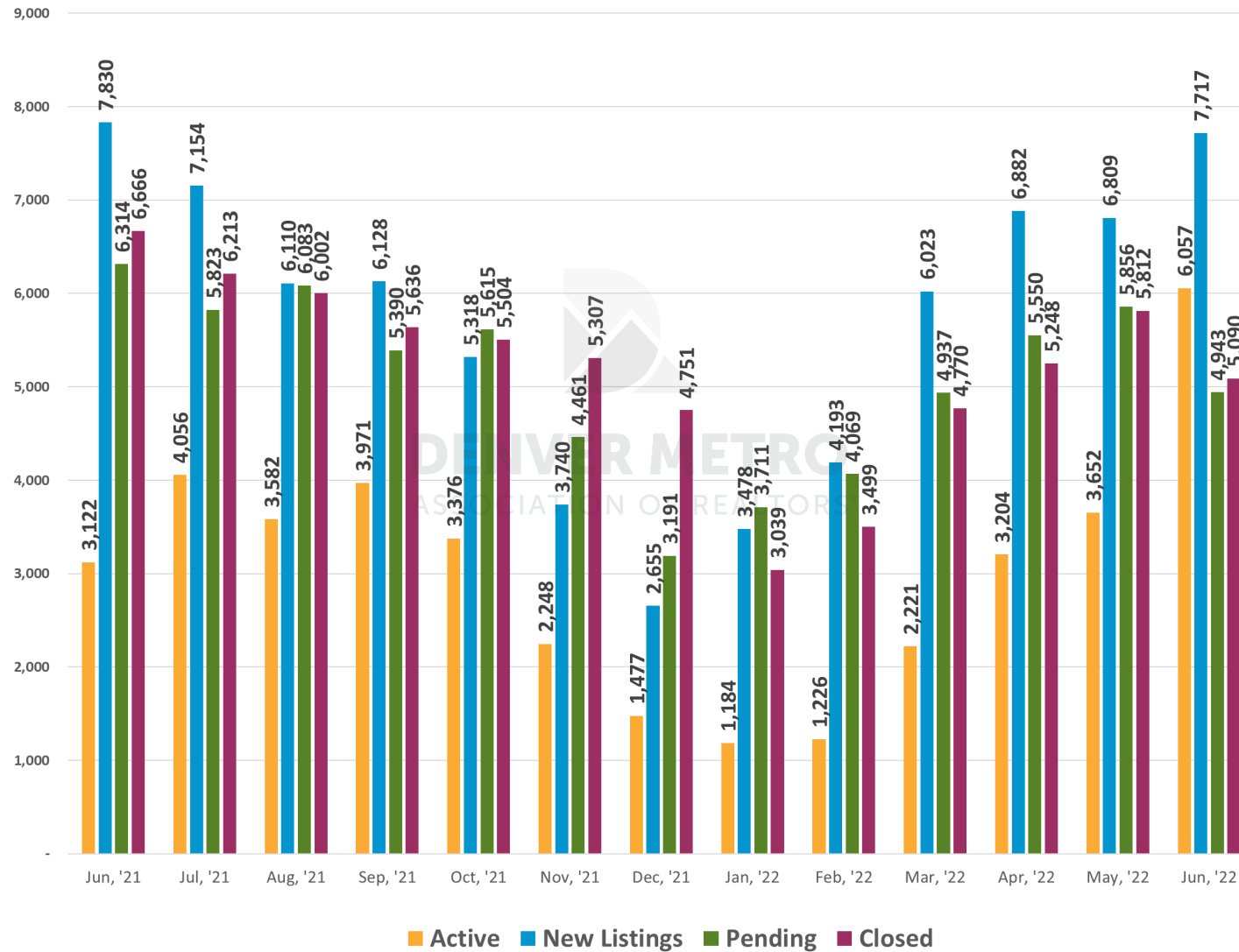

**DMAR MARKET TRENDS | JULY 2022**

# Residential (Detached + Attached)

DMAR Market Trends | June 2022 Data

Denver Metro Association of Realtors®

Source of MLS Data: REcolorado.com



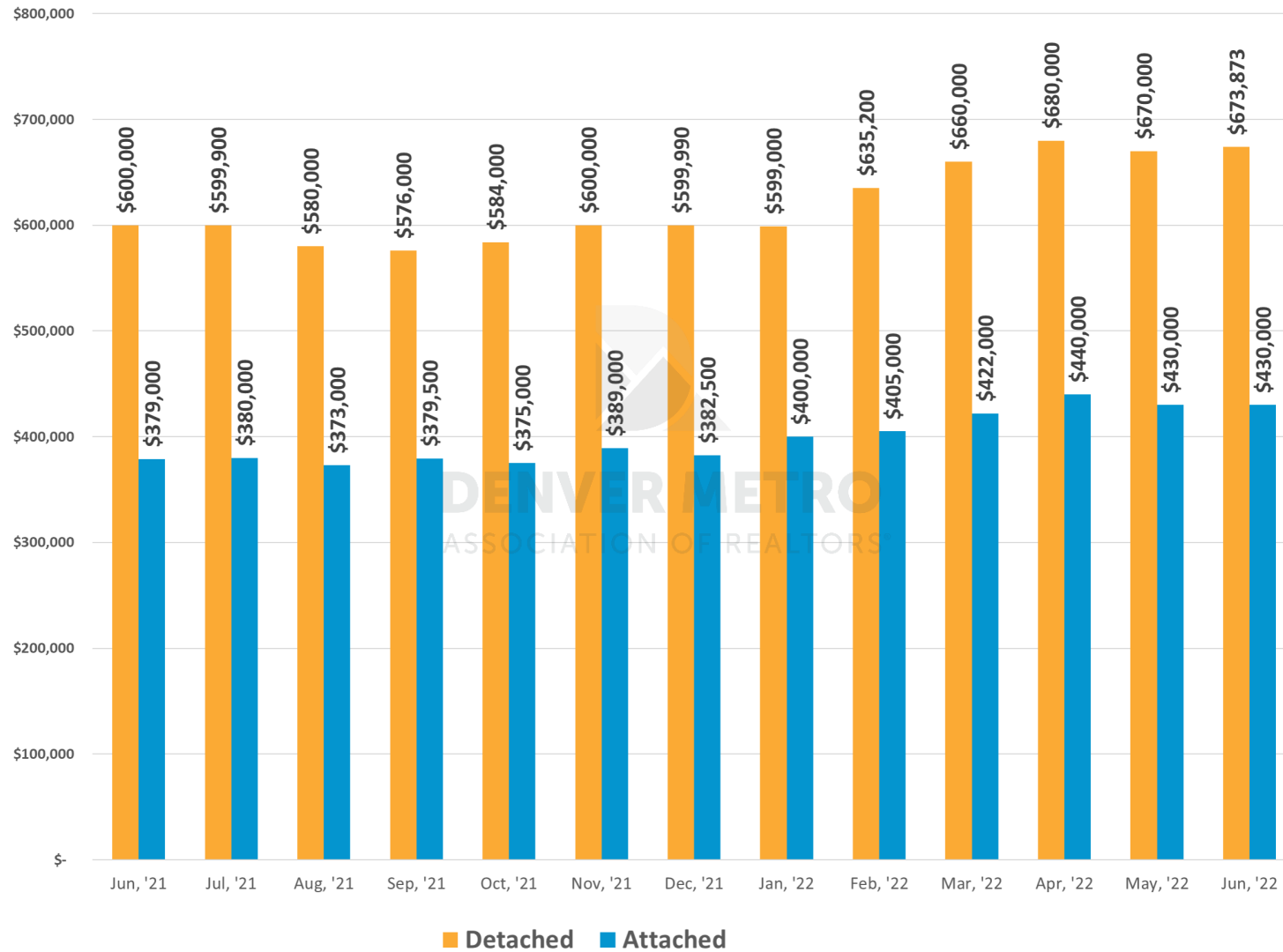
## DMAR MARKET TRENDS | JULY 2022

# Median Close Price

**DMAR Market Trends | June 2022 Data**

Denver Metro Association of Realtors®

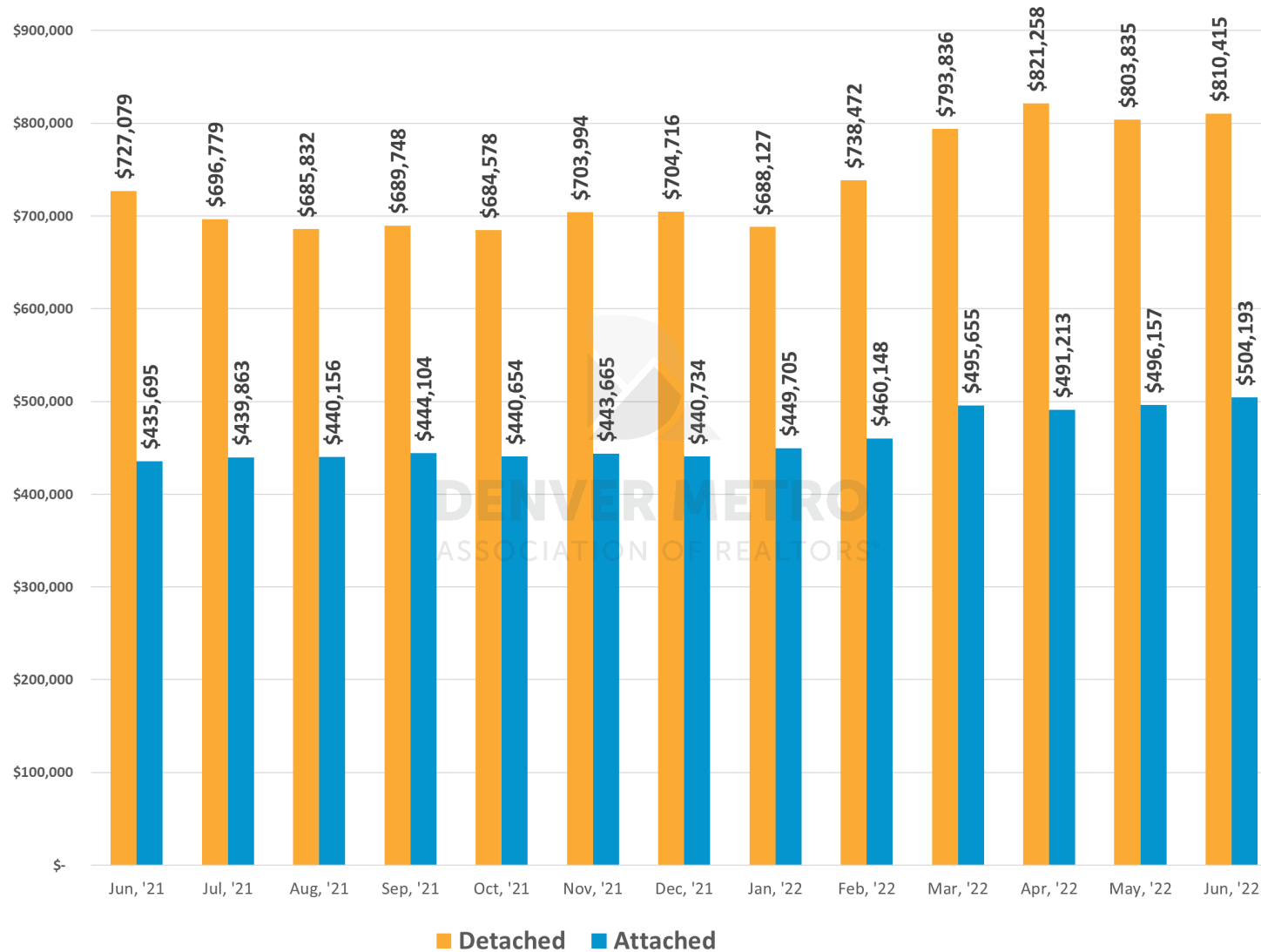
Source of MLS Data: REcolorado.com


**DMAR MARKET TRENDS | JULY 2022**



# Average Close Price

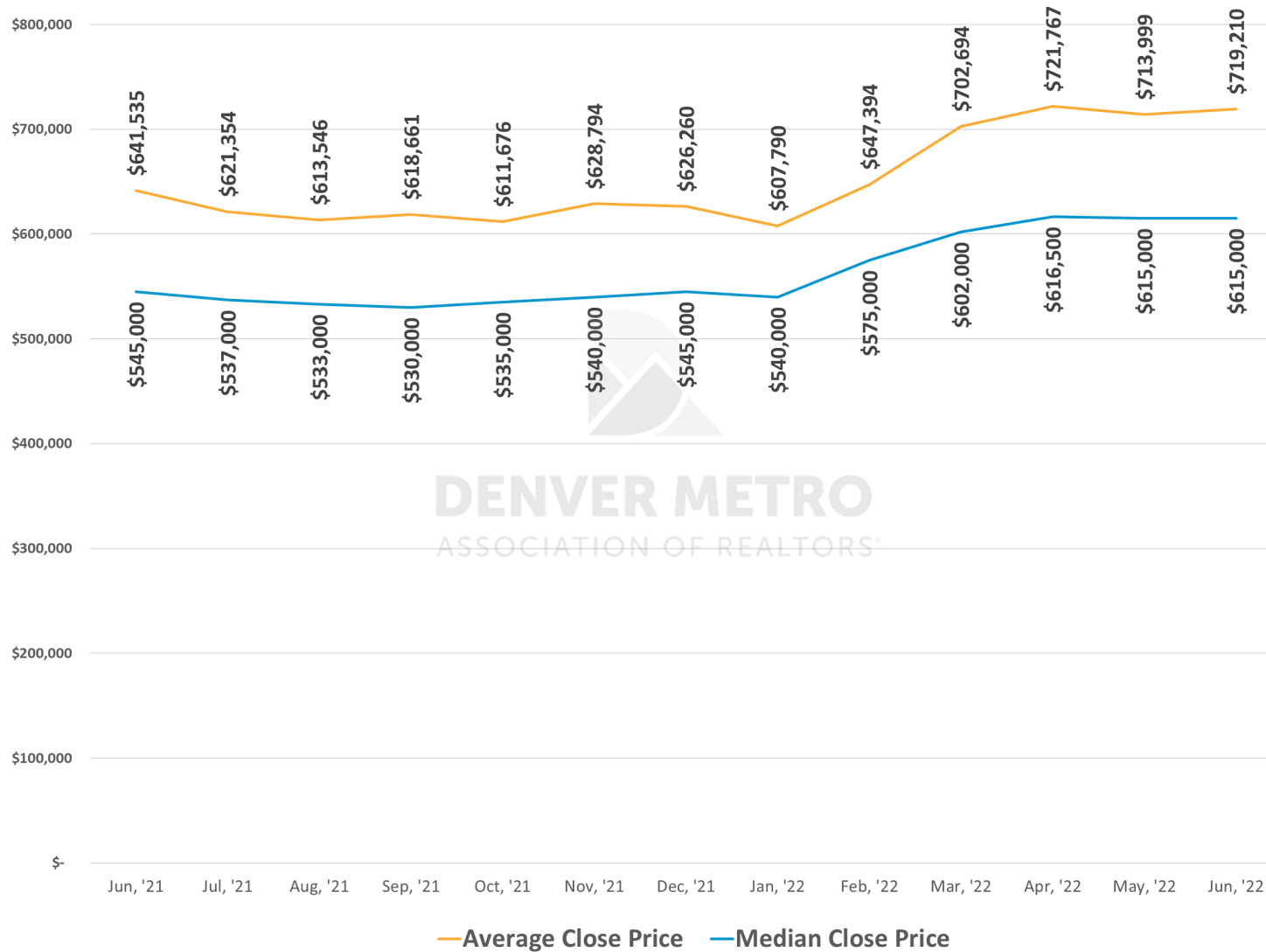
**DMAR Market Trends | June 2022 Data**  
 Denver Metro Association of Realtors®  
 Source of MLS Data: REcolorado.com



## DMAR MARKET TRENDS | JULY 2022

# Residential Close Price

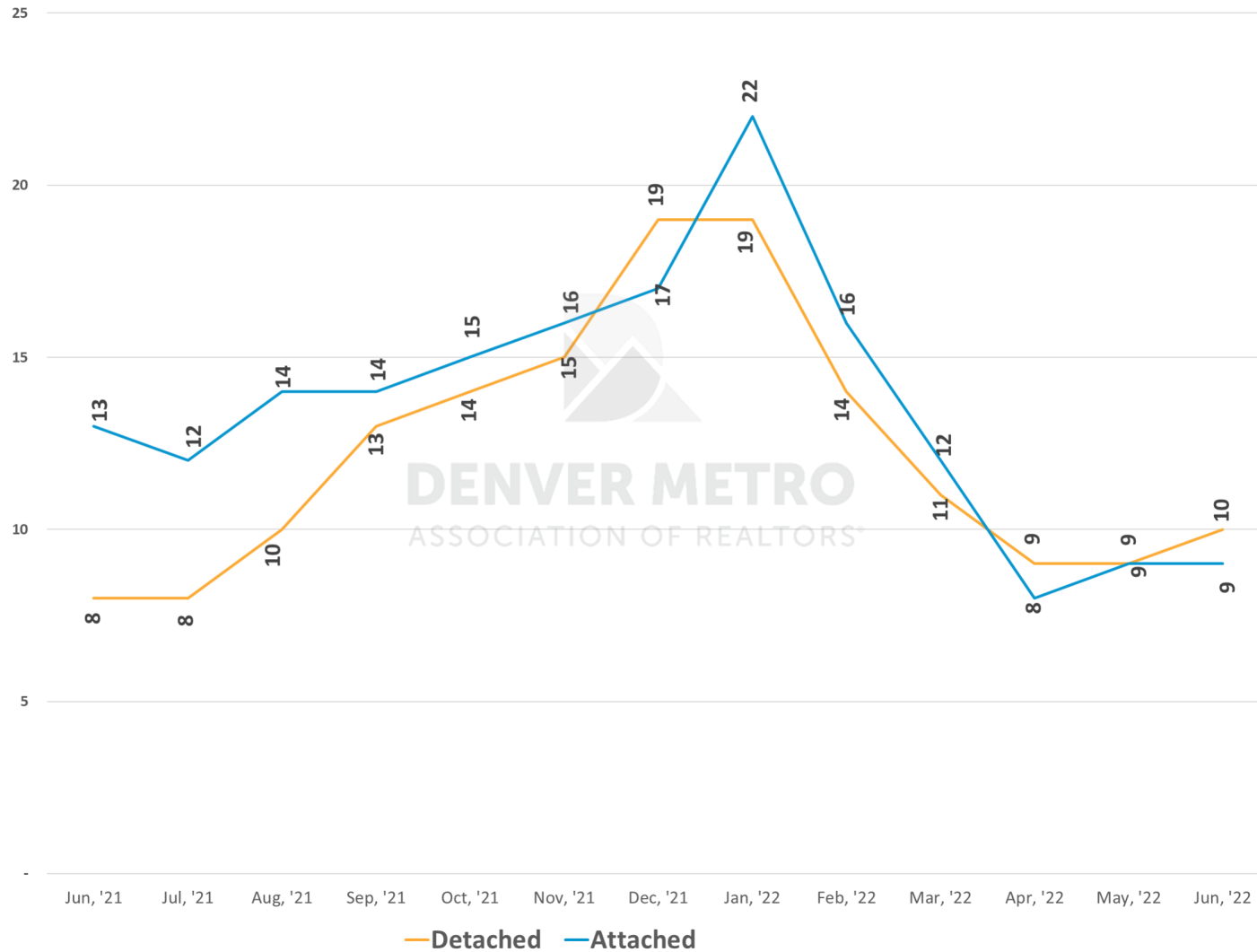
**DMAR Market Trends | June 2022 Data**  
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 Source of MLS Data: REcolorado.com



## DMAR MARKET TRENDS | JULY 2022

# Average Days in MLS

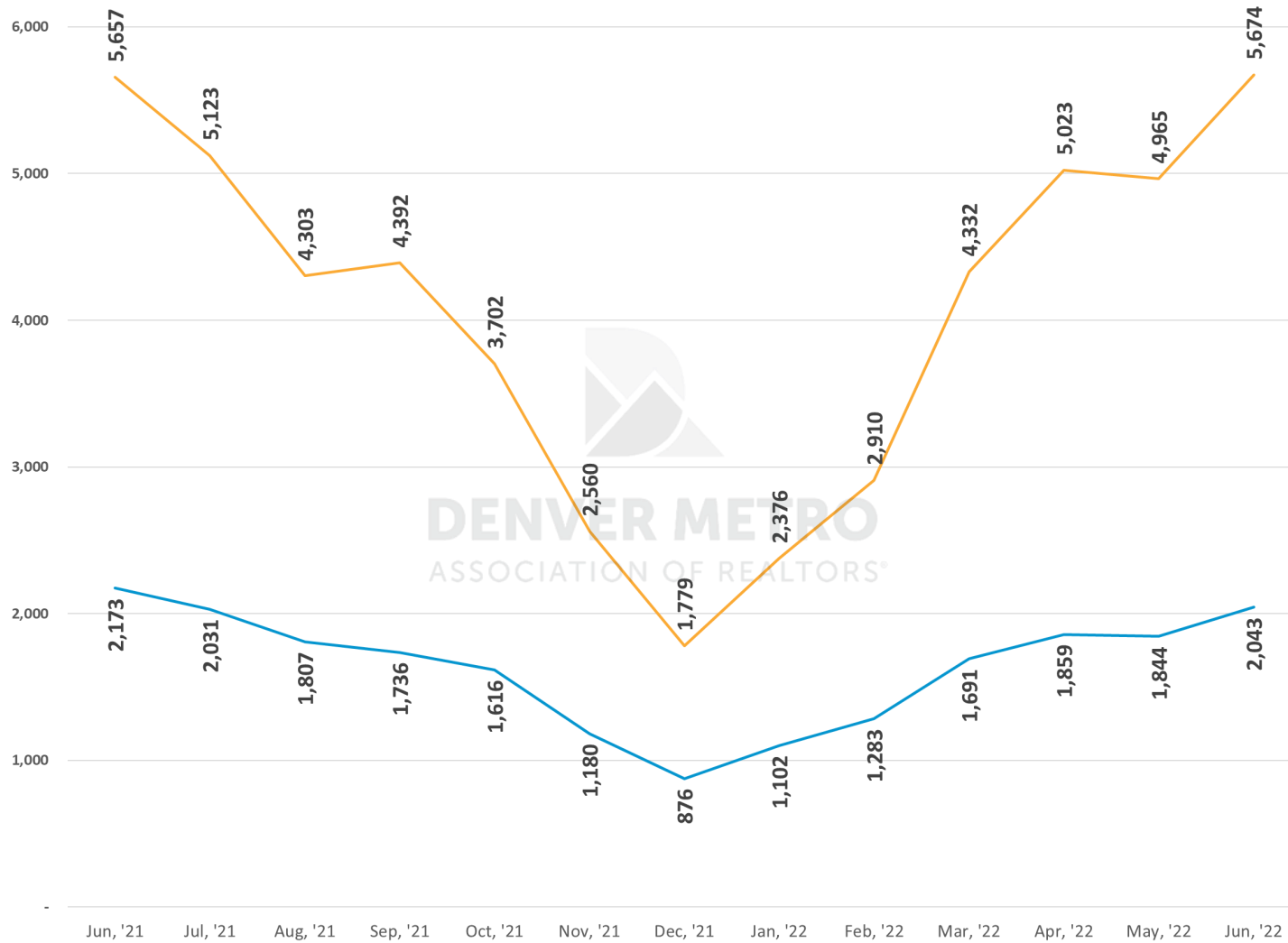
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Source of MLS Data: REcolorado.com



**DMAR MARKET TRENDS | JULY 2022**

# New Listings

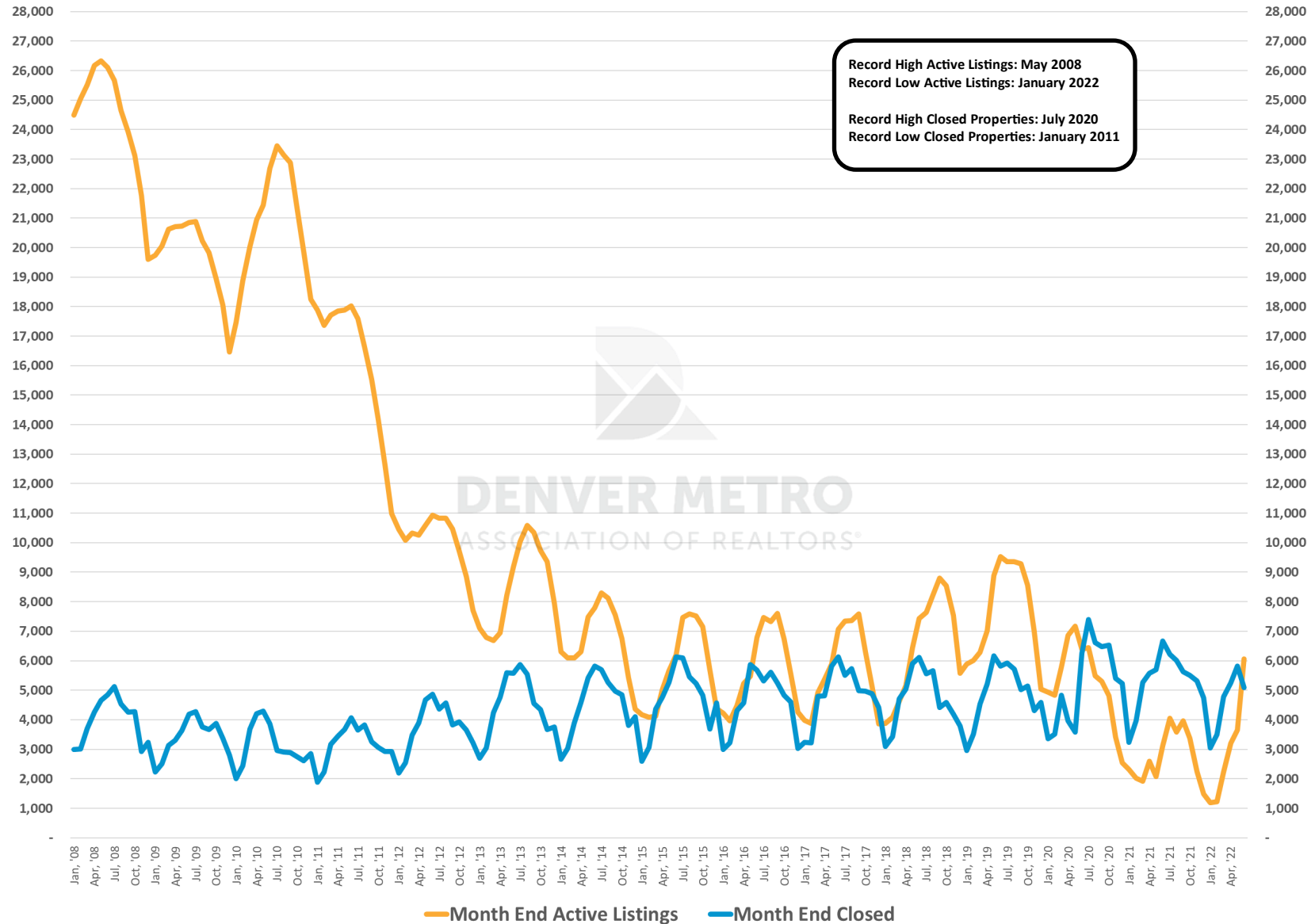
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Denver Metro Association of Realtors®  
Source of MLS Data: REcolorado.com



## DMAR MARKET TRENDS | JULY 2022

# Month End Active Listings and Month End Closed Homes

DMAR Market Trends | June 2022 Data  
 Denver Metro Association of Realtors®  
 Source of MLS Data: REcolorado.com



# DATA SNAPSHOT

## Snapshot Month-Over-Month and Year-Over-Year Comparisons

	Jun, '22	Prior Month	Year Ago	Prior Month	Year Ago
<b>Residential (Detached + Attached)</b>					
Active Listings at Month End	6,057	3,652	3,122	65.85%	94.01%
New Listings	7,717	6,809	7,830	13.34%	-1.44%
Pending	4,943	5,856	6,314	-15.59%	-21.71%
Closed	5,090	5,812	6,666	-12.42%	-23.64%
Close Price - Average	\$ 719,210	\$ 713,999	\$ 641,535	0.73%	12.11%
Close Price - Median	\$ 615,000	\$ 615,000	\$ 545,000	0.00%	12.84%
Sales Volume	\$ 3,660,780,658	\$ 4,149,761,298	\$ 4,276,472,894	-11.78%	-14.40%
Days in MLS - Average	10	9	10	11.11%	0.00%
Days in MLS - Median	4	4	4	0.00%	0.00%
Close Price/List Price	103.08%	105.26%	105.36%	-2.07%	-2.16%
<b>Detached</b>					
Active Listings at Month End	4,684	2,828	2,137	65.63%	119.19%
New Listings	5,674	4,965	5,657	14.28%	0.30%
Pending	3,520	4,194	4,510	-16.07%	-21.95%
Closed	3,574	4,115	4,709	-13.15%	-24.10%
Close Price - Average	\$ 810,415	\$ 803,835	\$ 727,079	0.82%	11.46%
Close Price - Median	\$ 673,873	\$ 670,000	\$ 600,000	0.58%	12.31%
Sales Volume	\$ 2,896,424,070	\$ 3,307,782,889	\$ 3,423,816,872	-12.44%	-15.40%
Days in MLS - Average	10	9	8	11.11%	25.00%
Days in MLS - Median	5	4	4	25.00%	25.00%
Close Price/List Price	102.96%	105.27%	105.89%	-2.19%	-2.77%
<b>Attached</b>					
Active Listings at Month End	1,373	824	985	66.63%	39.39%
New Listings	2,043	1,844	2,173	10.79%	-5.98%
Pending	1,423	1,662	1,804	-14.38%	-21.12%
Closed	1,516	1,697	1,957	-10.67%	-22.53%
Close Price - Average	\$ 504,193	\$ 496,157	\$ 435,695	1.62%	15.72%
Close Price - Median	\$ 430,000	\$ 430,000	\$ 379,000	0.00%	13.46%
Sales Volume	\$ 764,356,588	\$ 841,978,409	\$ 852,656,022	-9.22%	-10.36%
Days in MLS - Average	9	9	13	0.00%	-30.77%
Days in MLS - Median	4	4	4	0.00%	0.00%
Close Price/List Price	103.36%	105.22%	104.07%	-1.77%	-0.68%

# JUNE DATA YTD 2022 to 2018

	YTD 2022	YTD 2021	YTD 2020	YTD 2019	YTD 2018	'22 vs '21	'21 vs '20	'20 vs '19	'19 vs '18
<b>Residential (Detached + Attached)</b>									
Active Listings at Month End	6,057	3,122	6,383	9,520	7,436	94.01%	-51.09%	-32.95%	28.03%
New Listings	35,126	35,196	36,062	40,060	37,740	-0.20%	-2.40%	-9.98%	6.15%
Closed	27,526	30,426	25,850	28,198	28,307	-9.53%	17.70%	-8.33%	-0.39%
Close Price - Average	\$ 694,382	\$ 603,496	\$ 498,403	\$ 487,180	\$ 479,176	15.06%	21.09%	2.30%	1.67%
Close Price - Median	\$ 600,000	\$ 515,000	\$ 437,952	\$ 419,000	\$ 415,000	16.50%	17.59%	4.52%	0.96%
Sales Volume	\$ 19,113,547,465	\$ 18,361,956,664	\$ 12,883,707,804	\$ 13,737,487,678	\$ 13,564,036,326	4.09%	42.52%	-6.21%	1.28%
Days in MLS - Average	11	16	30	30	24	-31.25%	-46.67%	0.00%	25.00%
Days in MLS - Median	4	4	9	10	6	0.00%	-55.56%	-10.00%	66.67%
Close Price/List Price	104.95%	103.88%	99.58%	99.41%	100.44%	1.03%	4.32%	0.17%	-1.03%
<b>Detached</b>									
Active Listings at Month End	4,684	2,137	4,082	6,845	5,670	119.19%	-47.65%	-40.37%	20.72%
New Listings	25,281	24,679	25,106	28,501	27,278	2.44%	-1.70%	-11.91%	4.48%
Closed	19,077	20,811	18,344	20,034	20,082	-8.33%	13.45%	-8.44%	-0.24%
Close Price - Average	\$ 786,654	\$ 685,820	\$ 550,343	\$ 537,032	\$ 530,022	14.70%	24.62%	2.48%	1.32%
Close Price - Median	\$ 658,500	\$ 570,000	\$ 475,000	\$ 453,000	\$ 447,000	15.53%	20.00%	4.86%	1.34%
Sales Volume	\$ 15,006,999,718	\$ 14,272,589,933	\$ 10,095,500,992	\$ 10,758,893,406	\$ 10,643,892,481	5.15%	41.38%	-6.17%	1.08%
Days in MLS - Average	11	13	29	30	25	-15.38%	-55.17%	-3.33%	20.00%
Days in MLS - Median	4	4	8	10	6	0.00%	-50.00%	-20.00%	66.67%
Close Price/List Price	105.09%	104.59%	99.66%	99.44%	100.35%	0.48%	4.95%	0.22%	-0.91%
<b>Attached</b>									
Active Listings at Month End	1,373	985	2,301	2,675	1,766	39.39%	-57.19%	-13.98%	51.47%
New Listings	9,845	10,517	10,956	11,559	10,462	-6.39%	-4.01%	-5.22%	10.49%
Closed	8,449	9,615	7,506	8,164	8,225	-12.13%	28.10%	-8.06%	-0.74%
Close Price - Average	\$ 486,040	\$ 425,311	\$ 371,464	\$ 364,845	\$ 355,033	14.28%	14.50%	1.81%	2.76%
Close Price - Median	\$ 424,000	\$ 362,500	\$ 322,000	\$ 305,000	\$ 300,000	16.97%	12.58%	5.57%	1.67%
Sales Volume	\$ 4,106,547,747	\$ 4,089,366,731	\$ 2,788,206,812	\$ 2,978,594,272	\$ 2,920,143,845	0.42%	46.67%	-6.39%	2.00%
Days in MLS - Average	12	23	32	30	22	-47.83%	-28.13%	6.67%	36.36%
Days in MLS - Median	4	5	11	11	6	-20.00%	-54.55%	0.00%	83.33%
Close Price/List Price	104.62%	102.32%	99.38%	99.36%	100.67%	2.25%	2.96%	0.02%	-1.30%

# MARKET TRENDS

Price Range	Detached			Attached			
	Closed	Active	MOI	Closed	Active	MOI	
Months of Inventory	\$0 to \$99,999	-	-	-	1		
	\$100,000 to \$199,999	-	15		31	38	1.23
	\$200,000 to \$299,999	10	28	2.80	183	116	0.63
	\$300,000 to \$399,999	59	80	1.36	403	245	0.61
	\$400,000 to \$499,999	334	332	0.99	366	295	0.81
	\$500,000 to \$749,999	1,816	2,172	1.20	372	419	1.13
	\$750,000 to \$999,999	754	1,128	1.50	81	112	1.38
	\$1,000,000 and over	601	929	1.55	80	147	1.84
TOTALS	3,574	4,684	1.31	1,516	1,373	0.91	

Price Range	Detached		% change	Attached		% change	
	Closed Jun, '22	Closed May '22		Closed Jun, '22	Closed May '22		
Month-Over-Month	\$0 to \$99,999	-	-	-	1		
	\$100,000 to \$199,999	-	1	-100.00%	31	39	-20.51%
	\$200,000 to \$299,999	10	12	-16.67%	183	202	-9.41%
	\$300,000 to \$399,999	59	69	-14.49%	403	411	-1.95%
	\$400,000 to \$499,999	334	405	-17.53%	366	465	-21.29%
	\$500,000 to \$749,999	1,816	2,074	-12.44%	372	413	-9.93%
	\$750,000 to \$999,999	754	874	-13.73%	81	94	-13.83%
	\$1,000,000 and over	601	680	-11.62%	80	72	11.11%
TOTALS	3,574	4,115	-13.15%	1,516	1,697	-10.67%	

Price Range	Detached		% change	Attached		% change	
	YTD Jun, '22	YTD Jun, '21		YTD Jun, '22	YTD Jun, '21		
Year-Over-Year	\$0 to \$99,999	2	8	-75.00%	3	-	
	\$100,000 to \$199,999	20	24	-16.67%	274	649	-57.78%
	\$200,000 to \$299,999	61	235	-74.04%	1,153	2,218	-48.02%
	\$300,000 to \$399,999	457	1,689	-72.94%	2,137	2,744	-22.12%
	\$400,000 to \$499,999	2,133	4,872	-56.22%	2,044	1,773	15.28%
	\$500,000 to \$749,999	9,641	8,967	7.52%	2,010	1,514	32.76%
	\$750,000 to \$999,999	3,847	2,752	39.79%	486	422	15.17%
	\$1,000,000 and over	2,916	2,264	28.80%	342	295	15.93%
TOTALS	19,077	20,811	-8.33%	8,449	9,615	-12.13%	



# EXPERT OPINIONS



**“Luxury Market (properties sold for \$1 million or more):** Like the overall market, luxury homes saw an adjustment as we hit the midway point of 2022. There were more new listings in June, giving buyers more options. All other pricing segments saw double-digit increases in new listings, but only 6.82 percent new listings were added to the Luxury Market.

The number of pending sales of detached homes dropped 21.87 percent month-over-month as buyers recalibrated to the higher interest rates. Attached home pending sales were down 42.86 percent from May but closed sales increased 11.11 percent month-over-month. The luxury attached home sales were boosted by the completed sales of nine of 10 units at 1955 3rd Street in Boulder. Odonata is a boutique community with the nine units closing between \$2,980,390 and \$3,542,863.

The amount buyers paid over the listing price also dropped from 106.85 percent in May to 103.71 percent in June. But that also means, on average, they still paid above the list price and more per square foot. That is the highest above asking price of all of the market segments.

The average total price per square foot for detached luxury homes was up to \$379 year-to-date, an 11.80 percent increase from 2021.

As more homes pushed above the \$1 million price point, the sales volume of luxury homes increased significantly over \$5 billion year-to-date for the first time at the midway point of the year. That’s a lot of luxury home sales, especially considering that two years ago at this time sales volume of luxury homes was only about \$1.58 billion.

Those who sold homes above \$1 million didn’t have to wait long for an offer as the days in the MLS remained at an average of four for detached homes but inched up a day to five for attached homes. The stats show it is still important to act fast and be willing to go above the asking price when you find that superior luxury home. — **Jill Schafer, DMAR Market Trends Committee member and Denver Realtor®**



**Signature Market (properties sold between \$750,000 and \$999,999):** Halfway through the year, we have a firmer grasp of what the rest of 2022 has in store for the Denver Metro real estate market. Within the Signature Market, new listings increased 15.33 percent from last month and over 45.75 percent from last year. These numbers are a direct result of a shift in the market that could be felt as early as last month due to rising interest rates, seasonal market sales and buyer burnout.

As a buyer myself in this market, the shift has been a welcome change as the velocity of bidding wars has slowed and inventory has grown. Additionally, sellers who may have missed the market by a few weeks are adjusting quickly with swift price reductions. For many buyers hesitant to jump into the market over the past few years, this may be the perfect time to make a move. For sellers, this market is merely normalizing as buyers are more particular about how far their dollar extends. Let’s take a closer look at the numbers.

Detached single-family home inventory increased 16.81 percent month-over-month to 1,251 listings, up 51.82 percent year-over-year. Conversely, pending sales dropped 20.99 percent while closed sales declined 13.73 percent to 754. Sales volume followed suit dropping 13.42 percent while the average days in MLS climbed 33.33 percent to 12 days from nine. Of note, the price per square foot increased 1.04 percent to \$292, which is up 9.77 percent year-over-year from \$266.

The attached market did not experience a change with new listings staying strong at 103; however, pending sales dropped 30.38 percent to 55. Closed sales declined 13.83 percent, while sales volume dropped 15.12 percent. Interestingly, average days in MLS declined by 13.33 percent to 13 days from 15 while median days in MLS increased 25 percent to five days. — **Libby Levinson-Katz, DMAR Market Trends Committee member and Denver Realtor®**

# EXPERT OPINIONS



**“Premier Market (properties sold between \$500,000 and \$749,999):** Home sellers who waited until June to list their homes may have missed the buying frenzy of the past several months. While the summer temperatures heat up, the Premier Market is slowly cooling down.

June of 2022 realized quite an increase in new listings – 14.82 percent over May and 14.06 percent compared to June of 2021; however, both pending and closed sales saw a significant double-digit decrease over last month and last year. Inventory is improving for buyers still looking for that new home and not wanting to compete with several over-asking offers and huge appraisal gaps.

Inventory in the attached homes category of this market is significantly increasing, while sales of those homes are decreasing. In addition, buyers in this category were able to get more value per square footage as June saw a total of \$17 per square foot less – which on a 1,500 square foot condo or townhome could mean a savings of over \$25,000 when compared to the same home last month. With inventory up and price per square foot down, the summer of 2022 could be a great time to buy an attached home! And although we see the market starting to cool off, don't be fooled by declining numbers. June of 2022 still saw the majority of buyers paying, on average, nearly three percent over list price for their homes at 102.73 percent overall and in near-record times! The average days in MLS in this price category was still only nine and median was five, which, when compared to the pre-2020 average and median of 36 and 12, respectively, is still indicative of a strong seller's market.

My prediction for July and August is that the Premier Market sellers will still want to price their homes high, but with increasing days in MLS will start to offer buyers incentives. Mortgage rate buydowns and seller concessions will become more prevalent, and buyers will start to negotiate inspection items and reduce post-closing occupancy times as the balance of the market starts to shift ever so slightly to the buyers. — **Susan Thayer, DMAR Market Trends Committee member and Denver Realtor®**



**Classic Market (properties sold between \$300,000 and \$499,999):** As we move into June, we see a much broader picture of the 2022 market. Historically, we expect an increase in inventory and a slight decrease in buyer demand in June, coming from the heated spring buying season. Is there more to this feeling of slowing down than the typical summer vacation break? And is a feeling the same as reality?

The Classic Market saw a 12.84 percent month-over-month increase in inventory with 1,775 properties for sale, 1,345 changed to pending during the month. Although this increase in inventory is beneficial to buyers in this price segment, this is down 54.25 percent from June 2021 for detached homes and down 3.92 percent for attached homes. Demand remained high, with buyers on average paying 103.46 percent over the list price, and the median days in the MLS for both detached and attached homes have held steady at just four.

Year-to-date, the price per square foot in June for detached homes was \$332—an increase of 27.20 percent year-over-year—and \$333 for attached homes—an increase of 13.65 percent year-over-year.

Detached homes in the Classic Market are currently a shrinking market segment. Year-to-date, the number of detached homes sold between \$300,000 and \$399,999 decreased 72.94 percent year-over-year, and homes sold between \$400,000 and \$499,999 decreased 56.22 percent. This is also true for attached homes between \$300,000 and \$399,999; this market saw a decrease of units sold by 22.12 percent year-to-date.

We're feeling a shift but where that is moving is not entirely clear. The volatility of interest rates has motivated buyers on edge and trying to price a home is challenging without knowing the cost to a potential buyer. We predict this market segment will remain strong as it is affordable to a large buyer pool. And as rates increase, buyers initially shopping in the over-\$500,000 price point may need to move down in price, adding even more pressure to this market segment. — **Amanda Snitker, DMAR Market Trends Committee member and Denver Realtor®**

# LUXURY MARKET | Properties Sold for \$1 Million or More

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	Jun, '22	Prior Month	Last Year	Prior Month	Last Year
<b>Residential</b> (Detached + Attached)					
New Listings	956	895	668	6.82%	43.11%
Pending	543	695	489	-21.87%	11.04%
Closed	681	752	653	-9.44%	4.29%
Sales Volume	\$ 1,079,140,958	\$ 1,186,063,840	\$ 1,060,797,349	-9.01%	1.73%
Days in MLS - Average	15	12	26	25.00%	-42.31%
Days in MLS - Median	4	4	4	0.00%	0.00%
Close Price/List Price	103.71%	106.85%	104.15%	-2.94%	-0.42%
PSF Total	\$ 406	\$ 396	\$ 367	2.53%	10.63%
<b>Detached</b>					
New Listings	852	789	585	7.98%	45.64%
Pending	495	611	435	-18.99%	13.79%
Closed	601	680	587	-11.62%	2.39%
Sales Volume	\$ 959,920,858	\$ 1,076,661,324	\$ 970,819,976	-10.84%	-1.12%
Days in MLS - Average	14	12	20	16.67%	-30.00%
Days in MLS - Median	4	4	4	0.00%	0.00%
Close Price/List Price	103.85%	107.11%	104.63%	-3.04%	-0.75%
PSF Total	\$ 385	\$ 378	\$ 347	1.85%	10.95%
<b>Attached</b>					
New Listings	104	106	83	-1.89%	25.30%
Pending	48	84	54	-42.86%	-11.11%
Closed	80	72	66	11.11%	21.21%
Sales Volume	\$ 119,220,100	\$ 109,402,516	\$ 89,977,373	8.97%	32.50%
Days in MLS - Average	17	14	86	21.43%	-80.23%
Days in MLS - Median	5	4	12	25.00%	-58.33%
Close Price/List Price	102.65%	104.39%	99.82%	-1.67%	2.84%
PSF Total	\$ 564	\$ 562	\$ 544	0.36%	3.68%

# LUXURY MARKET | Properties Sold for \$1 Million or More

## Snapshot Year-to-Date and Year-Over-Year Comparisons

	YTD 2022	YTD 2021	YTD 2020	YTD 2019	YTD 2018	'22 vs '21	'21 vs '20	'20 vs '19	'19 vs '18
<b>Residential (Detached + Attached)</b>									
New Listings	4,173	2,890	2,311	2,342	2,031	44.39%	25.05%	-1.32%	15.31%
Pending	3,035	2,480	1,362	1,420	1,277	22.38%	82.09%	-4.08%	11.20%
Closed	3,258	2,559	1,050	1,198	1,167	27.32%	143.71%	-12.35%	2.66%
Sales Volume	\$ 5,179,877,609	\$ 4,097,626,232	\$ 1,578,267,352	\$ 1,865,055,137	\$ 1,781,150,201	26.41%	159.63%	-15.38%	4.71%
Days in MLS - Average	17	37	59	57	67	-54.05%	-37.29%	3.51%	-14.93%
Days in MLS - Median	4	5	21	19	24	-20.00%	-76.19%	10.53%	-20.83%
Close Price/List Price	106.16%	102.18%	97.31%	97.65%	97.56%	3.90%	5.00%	-0.35%	0.09%
PSF Total	\$ 398	\$ 364	\$ 339	\$ 335	\$ 304	9.34%	7.37%	1.19%	10.20%
<b>Detached</b>									
New Listings	3,710	2,518	2,058	2,074	1,846	47.34%	22.35%	-0.77%	12.35%
Pending	2,711	2,205	1,254	1,273	1,163	22.95%	75.84%	-1.49%	9.46%
Closed	2,916	2,264	951	1,064	1,069	28.80%	138.07%	-10.62%	-0.47%
Sales Volume	\$ 4,667,757,051	\$ 3,669,833,784	\$ 1,434,041,094	\$ 1,642,224,968	\$ 1,625,812,117	27.19%	155.91%	-12.68%	1.01%
Days in MLS - Average	16	34	58	58	67	-52.94%	-41.38%	0.00%	-13.43%
Days in MLS - Median	4	5	20	19	25	-20.00%	-75.00%	5.26%	-24.00%
Close Price/List Price	106.37%	102.48%	97.35%	97.61%	97.58%	3.80%	5.27%	-0.27%	0.03%
PSF Total	\$ 379	\$ 339	\$ 313	\$ 298	\$ 285	11.80%	8.31%	5.03%	4.56%
<b>Attached</b>									
New Listings	463	372	253	268	185	24.46%	47.04%	-5.60%	44.86%
Pending	324	275	108	147	114	17.82%	154.63%	-26.53%	28.95%
Closed	342	295	99	134	98	15.93%	197.98%	-26.12%	36.73%
Sales Volume	\$ 512,120,558	\$ 427,792,448	\$ 144,226,258	\$ 222,830,169	\$ 155,338,084	19.71%	196.61%	-35.28%	43.45%
Days in MLS - Average	28	60	68	50	66	-53.33%	-11.76%	36.00%	-24.24%
Days in MLS - Median	4	7	37	17	24	-42.86%	-81.08%	117.65%	-29.17%
Close Price/List Price	104.30%	99.86%	96.98%	97.95%	97.37%	4.45%	2.97%	-0.99%	0.60%
PSF Total	\$ 565	\$ 559	\$ 589	\$ 626	\$ 515	1.07%	-5.09%	-5.91%	21.55%

# SIGNATURE MARKET | Properties Sold Between \$750,000 and \$999,999

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	Jun, '22	Prior Month	Last Year	Prior Month	Last Year
<b>Residential</b> (Detached + Attached)					
New Listings	1354	1174	929	15.33%	45.75%
Pending	740	946	673	-21.78%	9.96%
Closed	835	968	793	-13.74%	5.30%
Sales Volume	\$ 709,861,230	\$ 821,454,929	\$ 670,794,477	-13.58%	5.82%
Days in MLS - Average	12	10	10	20.00%	20.00%
Days in MLS - Median	5	4	4	25.00%	25.00%
Close Price/List Price	102.71%	105.12%	105.34%	-2.29%	-2.50%
PSF Total	\$ 307	\$ 305	\$ 278	0.66%	10.43%
<b>Detached</b>					
New Listings	1,251	1,071	824	16.81%	51.82%
Pending	685	867	606	-20.99%	13.04%
Closed	754	874	705	-13.73%	6.95%
Sales Volume	\$ 641,859,695	\$ 741,340,162	\$ 595,807,512	-13.42%	7.73%
Days in MLS - Average	12	9	9	33.33%	33.33%
Days in MLS - Median	5	4	4	25.00%	25.00%
Close Price/List Price	102.87%	105.19%	105.80%	-2.21%	-2.77%
PSF Total	\$ 292	\$ 289	\$ 266	1.04%	9.77%
<b>Attached</b>					
New Listings	103	103	105	0.00%	-1.90%
Pending	55	79	67	-30.38%	-17.91%
Closed	81	94	88	-13.83%	-7.95%
Sales Volume	\$ 68,001,535	\$ 80,114,767	\$ 74,986,965	-15.12%	-9.32%
Days in MLS - Average	13	15	19	-13.33%	-31.58%
Days in MLS - Median	5	4	5	25.00%	0.00%
Close Price/List Price	101.26%	104.47%	101.64%	-3.07%	-0.37%
PSF Total	\$ 441	\$ 456	\$ 377	-3.29%	16.98%



# SIGNATURE MARKET | Properties Sold Between \$750,000 and \$999,999

Snapshot Year-to-Date and Year-Over-Year Comparisons

	YTD 2022	YTD 2021	YTD 2020	YTD 2019	YTD 2018	'22 vs '21	'21 vs '20	'20 vs '19	'19 vs '18
<b>Residential (Detached + Attached)</b>									
New Listings	5,726	3,682	2,852	2,787	2,416	55.51%	29.10%	2.33%	15.36%
Pending	4,333	3,260	2,051	1,917	1,733	32.91%	58.95%	6.99%	10.62%
Closed	4,333	3,174	1,565	1,570	1,573	36.52%	102.81%	-0.32%	-0.19%
Sales Volume	\$ 3,667,133,169	\$ 2,692,678,234	\$ 1,321,893,900	\$ 1,328,820,092	\$ 1,337,275,682	36.19%	103.70%	-0.52%	-0.63%
Days in MLS - Average	12	18	42	43	46	-33.33%	-57.14%	-2.33%	-6.52%
Days in MLS - Median	4	4	13	15	12	0.00%	-69.23%	-13.33%	25.00%
Close Price/List Price	105.22%	103.92%	99.03%	99.04%	99.44%	1.25%	4.94%	-0.01%	-0.40%
PSF Total	\$ 305	\$ 276	\$ 250	\$ 248	\$ 239	10.51%	10.40%	0.81%	3.77%
<b>Detached</b>									
New Listings	5,186	3,166	2,352	2,340	2,052	63.80%	34.61%	0.51%	14.04%
Pending	3,906	2,817	1,753	1,632	1,476	38.66%	60.70%	7.41%	10.57%
Closed	3,847	2,752	1,327	1,323	1,333	39.79%	107.39%	0.30%	-0.75%
Sales Volume	\$ 3,256,640,401	\$ 2,330,550,361	\$ 1,119,362,877	\$ 1,118,486,869	\$ 1,135,401,300	39.74%	108.20%	0.08%	-1.49%
Days in MLS - Average	11	14	42	40	46	-21.43%	-66.67%	5.00%	-13.04%
Days in MLS - Median	4	4	12	14	12	0.00%	-66.67%	-14.29%	16.67%
Close Price/List Price	105.40%	104.39%	99.09%	99.05%	99.44%	0.97%	5.35%	0.04%	-0.39%
PSF Total	\$ 286	\$ 258	\$ 231	\$ 227	\$ 221	10.85%	11.69%	1.76%	2.71%
<b>Attached</b>									
New Listings	540	516	500	447	364	4.65%	3.20%	11.86%	22.80%
Pending	427	443	298	285	257	-3.61%	48.66%	4.56%	10.89%
Closed	486	422	238	247	240	15.17%	77.31%	-3.64%	2.92%
Sales Volume	\$ 410,492,768	\$ 362,127,873	\$ 202,531,023	\$ 210,333,223	\$ 201,874,382	13.36%	78.80%	-3.71%	4.19%
Days in MLS - Average	19	43	42	57	44	-55.81%	2.38%	-26.32%	29.55%
Days in MLS - Median	5	7	18	23	13	-28.57%	-61.11%	-21.74%	76.92%
Close Price/List Price	103.76%	100.82%	98.72%	98.95%	99.39%	2.92%	2.13%	-0.23%	-0.44%
PSF Total	\$ 450	\$ 394	\$ 355	\$ 356	\$ 338	14.21%	10.99%	-0.28%	5.33%

# PREMIER MARKET | Properties Sold Between \$500,000 and \$749,999

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	Jun, '22	Prior Month	Last Year	Prior Month	Last Year
<b>Residential</b> (Detached + Attached)					
New Listings	3,262	2,841	2,860	14.82%	14.06%
Pending	2,024	2,432	2,221	-16.78%	-8.87%
Closed	2,188	2,487	2,573	-12.02%	-14.96%
Sales Volume	\$ 1,339,163,810	\$ 1,522,730,468	\$ 1,545,359,557	-12.06%	-13.34%
Days in MLS - Average	9	8	7	12.50%	28.57%
Days in MLS - Median	5	4	4	25.00%	25.00%
Close Price/List Price	102.73%	105.07%	105.95%	-2.23%	-3.04%
PSF Total	\$ 296	\$ 302	\$ 263	-1.99%	12.55%
<b>Detached</b>					
New Listings	2,775	2,401	2,505	15.58%	10.78%
Pending	1,727	2,061	1,938	-16.21%	-10.89%
Closed	1,816	2,074	2,252	-12.44%	-19.36%
Sales Volume	\$ 1,118,051,907	\$ 1,277,348,357	\$ 1,358,005,255	-12.47%	-17.67%
Days in MLS - Average	9	8	6	12.50%	50.00%
Days in MLS - Median	5	4	4	25.00%	25.00%
Close Price/List Price	102.67%	105.04%	106.34%	-2.26%	-3.45%
PSF Total	\$ 283	\$ 288	\$ 250	-1.74%	13.20%
<b>Attached</b>					
New Listings	487	440	355	10.68%	37.18%
Pending	297	371	283	-19.95%	4.95%
Closed	372	413	321	-9.93%	15.89%
Sales Volume	\$ 221,111,903	\$ 245,382,111	\$ 187,354,302	-9.89%	18.02%
Days in MLS - Average	8	10	14	-20.00%	-42.86%
Days in MLS - Median	4	4	4	0.00%	0.00%
Close Price/List Price	103.04%	105.22%	103.20%	-2.07%	-0.16%
PSF Total	\$ 358	\$ 375	\$ 352	-4.53%	1.70%

## DMAR MARKET TRENDS | JULY 2022

# PREMIER MARKET | Properties Sold Between \$500,000 and \$749,999

Snapshot Year-to-Date and Year-Over-Year Comparisons

	YTD 2022	YTD 2021	YTD 2020	YTD 2019	YTD 2018	'22 vs '21	'21 vs '20	'20 vs '19	'19 vs '18
<b>Residential (Detached + Attached)</b>									
New Listings	14,442	11,426	9,645	9,833	8,551	26.40%	18.47%	-1.91%	14.99%
Pending	11,817	10,377	7,979	7,341	6,795	13.88%	30.05%	8.69%	8.04%
Closed	11,651	10,481	6,726	6,347	6,244	11.16%	55.83%	5.97%	1.65%
Sales Volume	\$ 7,114,434,193	\$ 6,297,727,903	\$ 3,993,257,746	\$ 3,779,286,589	\$ 3,706,373,668	12.97%	57.71%	5.66%	1.97%
Days in MLS - Average	11	12	36	36	34	-8.33%	-66.67%	0.00%	5.88%
Days in MLS - Median	4	4	12	14	10	0.00%	-66.67%	-14.29%	40.00%
Close Price/List Price	104.90%	104.94%	99.50%	99.27%	99.92%	-0.04%	5.47%	0.23%	-0.65%
PSF Total	\$ 299	\$ 258	\$ 220	\$ 213	\$ 211	15.89%	17.27%	3.29%	0.95%
<b>Detached</b>									
New Listings	12,172	9,802	8,148	8,434	7,328	24.18%	20.30%	-3.39%	15.09%
Pending	9,921	8,831	6,891	6,380	5,844	12.34%	28.15%	8.01%	9.17%
Closed	9,641	8,967	5,825	5,511	5,344	7.52%	53.94%	5.70%	3.13%
Sales Volume	\$ 5,923,968,346	\$ 5,399,627,053	\$ 3,460,156,068	\$ 3,281,927,989	\$ 3,171,752,328	9.71%	56.05%	5.43%	3.47%
Days in MLS - Average	10	9	34	35	32	11.11%	-73.53%	-2.86%	9.38%
Days in MLS - Median	4	4	11	13	9	0.00%	-63.64%	-15.38%	44.44%
Close Price/List Price	104.99%	105.43%	99.55%	99.29%	99.96%	-0.42%	5.91%	0.26%	-0.67%
PSF Total	\$ 285	\$ 240	\$ 200	\$ 195	\$ 192	18.75%	20.00%	2.56%	1.56%
<b>Attached</b>									
New Listings	2,270	1,624	1,497	1,399	1,223	39.78%	8.48%	7.01%	114.39%
Pending	1,896	1,546	1,088	961	951	22.64%	42.10%	13.22%	1.05%
Closed	2,010	1,514	901	836	900	32.76%	68.04%	7.78%	-7.11%
Sales Volume	\$ 1,190,465,847	\$ 898,100,850	\$ 533,101,678	\$ 497,358,600	\$ 534,621,340	32.55%	68.47%	7.19%	-6.97%
Days in MLS - Average	14	30	49	44	46	-53.33%	-38.78%	11.36%	-4.35%
Days in MLS - Median	4	5	18	18	14	-20.00%	-72.22%	0.00%	28.57%
Close Price/List Price	104.47%	102.05%	99.22%	99.08%	99.68%	2.37%	2.85%	0.14%	-0.60%
PSF Total	\$ 368	\$ 366	\$ 349	\$ 330	\$ 328	0.55%	4.87%	5.76%	0.61%



# CLASSIC MARKET | Properties Sold Between \$300,000 and \$499,999

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	Jun, '22	Prior Month	Last Year	Prior Month	Last Year
<b>Residential</b> (Detached + Attached)					
New Listings	1,775	1,573	2,728	12.84%	-34.93%
Pending	1,345	1,481	2,365	-9.18%	-43.13%
Closed	1,162	1,350	2,120	-13.93%	-45.19%
Sales Volume	\$ 477,896,466	\$ 558,193,997	\$ 872,739,784	-14.39%	-45.24%
Days in MLS - Average	7	6	7	16.67%	0.00%
Days in MLS - Median	4	4	4	0.00%	0.00%
Close Price/List Price	103.46%	104.93%	105.66%	-1.40%	-2.08%
PSF Total	\$ 338	\$ 346	\$ 287	-2.31%	17.77%
<b>Detached</b>					
New Listings	769	679	1,681	13.25%	-54.25%
Pending	599	642	1,489	-6.70%	-59.77%
Closed	393	474	1,126	-17.09%	-65.10%
Sales Volume	\$ 174,091,610	\$ 209,176,045	\$ 489,596,456	-16.77%	-64.44%
Days in MLS - Average	7	7	5	0.00%	40.00%
Days in MLS - Median	4	4	4	0.00%	0.00%
Close Price/List Price	103.09%	104.05%	105.93%	-0.92%	-2.68%
PSF Total	\$ 343	\$ 345	\$ 280	-0.58%	22.50%
<b>Attached</b>					
New Listings	1,006	894	1,047	12.53%	-3.92%
Pending	746	839	876	-11.08%	-14.84%
Closed	769	876	994	-12.21%	-22.64%
Sales Volume	\$ 303,804,856	\$ 349,017,952	\$ 383,143,328	-12.95%	-20.71%
Days in MLS - Average	7	6	8	16.67%	-12.50%
Days in MLS - Median	4	4	4	0.00%	0.00%
Close Price/List Price	103.65%	105.41%	105.36%	-1.67%	-1.62%
PSF Total	\$ 336	\$ 347	\$ 295	-3.17%	13.90%

# CLASSIC MARKET | Properties Sold Between \$300,000 and \$499,999

## Snapshot Year-to-Date and Year-Over-Year Comparisons

	YTD 2022	YTD 2021	YTD 2020	YTD 2019	YTD 2018	'22 vs '21	'21 vs '20	'20 vs '19	'19 vs '18
<b>Residential (Detached + Attached)</b>									
New Listings	8,812	13,600	16,325	18,835	17,955	-35.21%	-16.69%	-13.33%	4.90%
Pending	7,901	13,041	14,746	15,851	14,977	-39.41%	-11.56%	-6.97%	5.84%
Closed	6,771	11,078	12,690	14,215	13,966	-38.88%	-12.70%	-10.73%	1.78%
Sales Volume	\$ 2,792,549,080	\$ 4,534,793,686	\$ 5,084,261,795	\$ 5,606,908,005	\$ 5,478,326,455	-38.42%	-10.81%	-9.32%	2.35%
Days in MLS - Average	9	12	24	25	18	-25.00%	-50.00%	-4.00%	38.89%
Days in MLS - Median	4	4	7	8	6	0.00%	-42.86%	-12.50%	33.33%
Close Price/List Price	104.71%	104.03%	100.03%	99.77%	100.85%	0.65%	4.00%	0.26%	-1.07%
PSF Total	\$ 333	\$ 274	\$ 222	\$ 211	\$ 205	21.53%	23.42%	5.21%	2.93%
<b>Detached</b>									
New Listings	4,093	8,879	11,734	14,423	14,213	-53.90%	-24.33%	-18.64%	1.48%
Pending	3,686	8,458	11,052	12,358	11,937	-56.42%	-23.47%	-10.57%	3.53%
Closed	2,590	6,561	9,543	11,154	11,046	-60.52%	-31.25%	-14.44%	0.98%
Sales Volume	\$ 1,139,315,103	\$ 2,805,695,154	\$ 3,904,973,660	\$ 4,461,480,037	\$ 4,378,058,374	-59.39%	-28.15%	-12.47%	1.91%
Days in MLS - Average	9	8	21	24	16	12.50%	-61.90%	-12.50%	50.00%
Days in MLS - Median	4	4	6	8	5	0.00%	-33.33%	-25.00%	60.00%
Close Price/List Price	103.89%	104.52%	100.15%	99.83%	100.92%	-0.60%	4.36%	0.32%	-1.08%
PSF Total	\$ 332	\$ 261	\$ 209	\$ 198	\$ 191	27.20%	24.88%	5.56%	3.66%
<b>Attached</b>									
New Listings	4,719	4,721	4,591	4,412	3,742	-0.04%	2.83%	4.06%	17.90%
Pending	4,215	4,583	3,694	3,493	3,040	-8.03%	24.07%	5.75%	14.90%
Closed	4,181	4,517	3,147	3,061	2,920	-7.44%	43.53%	2.81%	4.83%
Sales Volume	\$ 1,653,233,977	\$ 1,729,098,532	\$ 1,179,288,135	\$ 1,145,427,968	\$ 1,100,268,081	-4.39%	46.62%	2.96%	4.10%
Days in MLS - Average	9	17	30	30	23	-47.06%	-43.33%	0.00%	30.43%
Days in MLS - Median	4	4	11	11	6	0.00%	-63.64%	0.00%	83.33%
Close Price/List Price	105.21%	103.32%	99.67%	99.56%	100.61%	1.83%	3.66%	0.11%	-1.04%
PSF Total	\$ 333	\$ 293	\$ 260	\$ 256	\$ 259	13.65%	12.69%	1.56%	-1.16%

# GLOSSARY

**Active Listings:** The number of properties available for sale at the end of the reported period. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.

**New Listings:** The number of properties which became available during the reported period.

**Pending:** The number of listings that were changed status from Active to Pending at the end of the reported period. Pending listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes to Pending, out of Pending, then back to Pending all in one reported period, the 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.

**Days in MLS:** A measure of how long it takes a given property to sell.

**Closed Listings:** A measure of home sales that sold and closed during the reported period.

**Average Close Price:** A sum of all home sales prices divided by the total number of sales. Not considered the most accurate gauge since data from the high-end can easily skew the results.

**Median Close Price:** A measure of home values in a market area where 50 percent of activity was higher and 50 percent was lower than this price point. This method is preferred because it's more insulated from outlying activity occurring at either tail end of the market.

**Months Supply of Inventory (MOI):** 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 currently, given current levels of home sales. A balanced market ranges from four to six 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.

**Residential (RES):** Represents the overall housing market which includes activity of detached single-family homes as well as attached homes.

**Detached Homes:** Activity of Detached Single-Family Homes.

**Attached Homes:** Activity of Attached Condos & Townhomes.

**Classic Market:** Properties priced between \$300,000 and \$499,999.

**Premier Market:** Properties priced between \$500,000 and \$749,999.

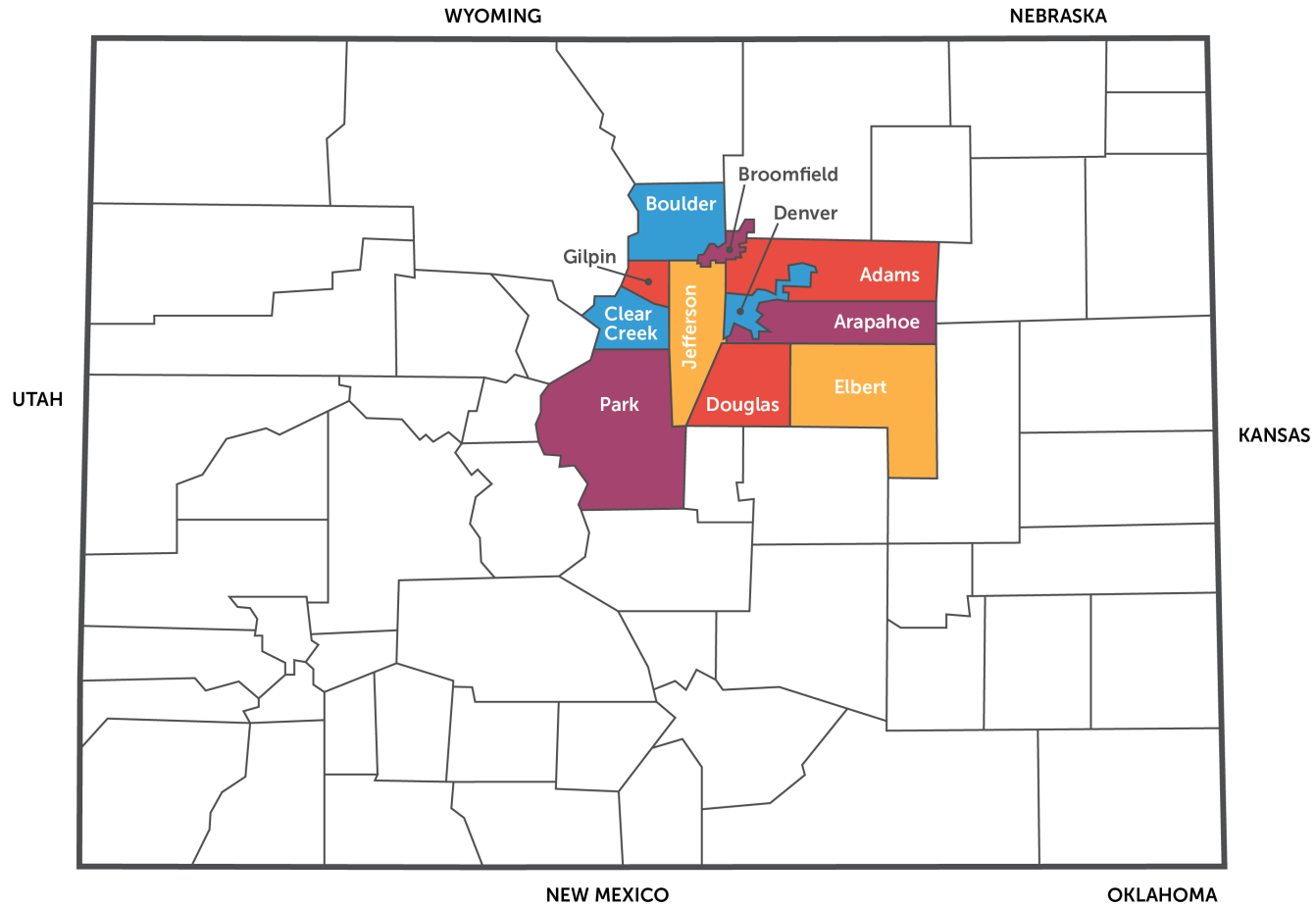
**Signature Market:** Properties priced between \$750,000 and \$999,999.

**Luxury Market:** Properties priced at \$1,000,000+ (\$1M+).

**REcolorado:** The source of our MLS listings data.

[\*\*CLICK HERE TO VISIT DMAR'S GLOSSARY - THE A TO Z OF REAL ESTATE\*\*](#)

# 11 COUNTY MAP



# ABOUT

## MARKET TRENDS COMMITTEE

The DMAR Market Trends Committee, part of the Denver Metro Association of Realtors®, *The Voice of Real Estate® in the Denver Metro Area*, provides timely, consistent and relevant monthly summaries of valuable local real estate market statistical data for both its members and the general public. Statistics from the “Denver Metro Real Estate Market Trends Report” provide data for the following counties: Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson and Park.

DMAR’s Market Trends Committee Members:

- Andrew Abrams, Guide Real Estate
- Colleen Covell, milehimodern
- Steve Danyliw, Danyliw & Associates
- Nick DiPasquale, West + Main Homes
- Libby Levinson-Katz, Kentwood Real Estate
- William Maline, HomeSmart Realty Group
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**Data Source:** REcolorado, the state’s largest network of real estate professionals, serves as the primary source of MLS data for the Market Trends Committee. REcolorado.com provides the most accurate and up-to-date property information for Realtors®, real estate professionals and consumers.

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## DISCLAIMER

All data presented in this report was provided by REcolorado. The data was pulled at 8:00 AM (mountain time) on the first day of the month for the preceding month(s).