

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



Denver Metro Real Estate Market Trends Report

May 2023

MARKET OVERVIEW

The May report, according to recent data provided by the Denver Metro Association of Realtors® Market Trends Committee, showcases the April 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	4,620	2.30%	44.19%
Closed Homes	3,701	-7.91%	-29.87%
Close Price - Average	\$682,061	2.56%	-5.60%
Close Price - Median	\$580,000	2.47%	-6.00%
Days in MLS - Average	29	-21.62%	262.50%



Detached

Active Listings at Month End	3,257	2.97%	33.21%
Closed Homes	2,590	-8.77%	-29.73%
Close Price - Average	\$772,170	3.84%	-6.12%
Close Price - Median	\$640,000	3.23%	-5.88%
Days in MLS - Average	30	-23.08%	233.33%



Attached

Active Listings at Month End	1,363	0.74%	79.58%
Closed Homes	1,111	-5.85%	-30.17%
Close Price - Average	\$471,997	-0.84%	-3.83%
Close Price - Median	\$410,000	0.68%	-6.82%
Days in MLS - Average	25	-26.47%	212.50%

MARKET INSIGHTS

✓ Realtor® Tidbits:

- Pre-market home inspections can help sellers address unexpected issues before they list their properties, and provide buyers peace of mind to submit an offer early and close quickly.

✓ Local News:

- In 2021, the Property Tax Deferral Program was created, which allows Coloradans to defer a portion of their property tax if they increase over four percent.
- Between the first quarter of 2021 and the fourth quarter of 2022, about 15 percent of homes sold in the Denver metro were to investors, that's about one in every seven homes.
- Property assessors for nine metro Denver area counties recently announced that property valuations saw double-digit increases in their biannual assessment.
- According to new research by Moneywise, Colorado ranks fourth on its list of most difficult states for first-time homebuyers due to high prices and a lack of available inventory. Others in the top five were Hawaii, California, Washington and Massachusetts.

✓ National News:

- Investment and rental properties make up the second-largest number of property listings right now.
- According to a Zillow study, 60 percent of Gen Z homebuyers consider pet-friendly features essential and 48 percent listed a fenced backyard as important to their home search.
- U.S. home prices, as measured by the Case-Shiller National Home Price Index, rose 0.15 percent between January and February, after national prices declined every month between June 2022 and January 2023.
- A new survey shows that the pandemic turned many

homeowners into homebodies. This is showing up in home remodeling with requests for features that help with socializing, including wine storage, beer taps and home-brewed coffee stations.

- Ninety-eight percent of Millennials want to become homeowners if they are not already. The top motivating factor is to build their own equity instead of someone else's.
- Many buyers are turning to new builds because of the incentives that builders offer, which can be used for rate buy-downs to help with affordability.

✓ Mortgage News:

- The 10-year treasury and mortgage rates settled into a narrow range since November, allowing buyers to grow accustomed to rates in the mid-sixes.
- 2023 Q1 gross domestic product (GDP) dropped to 1.1 percent as consumer spending flattened and consumer confidence hit a nine-month low with worries of a recession.
- Recessions bring softening inflation and lower mortgage rates. With 1.6 jobs per unemployed person, the labor market continues to be strong. Homebuyers waiting for rates to fall could give an extended selling season in the second half of 2023.

✓ Quick Stats:

- Average active listings for April are 14,296 (1985-2022).
- The record-high April was 2006 with 29,045 listings and the record-low was set in 2021 with 2,594 listings.
- The historical average increase in active listings from March to April is 10.41 percent. This year's small increase of 2.30 percent represents the lowest increase since 2014's decrease of 0.57 percent.

EXPERT OPINION



LIBBY LEVINSON-KATZ

Chair of the DMAR Market Trends Committee and Denver Realtor®



Patience is a virtue in the Denver housing market. With historically low inventory, buyers are biding their time waiting for new properties to hit the market.

We have been eagerly waiting to see how the spring market would perform and unfortunately, inventory remains extremely tight as homes go off the market almost as quickly as they become available. New listings dropped 6.71 percent month-over-month to 4,758, a decline of 30.94 percent year-over-year. Pending sales increased 10.51 percent month-over-month to 4,489, while active listings at month-end rose slightly to 4,620 properties. Median days in MLS dropped from 10 days to seven, showcasing how quickly the market is moving again. As reported in our Digging Deeper report, 87 of the 90 metro zip codes saw a significant increase in days in the MLS for the first quarter of the year.

Traditionally, at this time in the spring selling season, we see an increase in both active listings at month-end as well as new listings. The sluggish movement in these categories leaves a lot to be desired. The market segments with the largest jump in inventory are the detached segments of the Luxury and Signature Markets, with over a 4.5 percent gain.

The median price rose from \$566,000 in March to \$580,000 in April, which is considerably lower than the median price of \$617,000 this time last year. As we know, last year was a different story when bidding wars were the norm with prices escalating in some cases over 10 percent above the list price, resulting in a 106.87 close-price-to-list-price ratio. Thankfully, this escalation calmed down with a 100.21 close-price-to-list-price ratio, showcasing more stabilized pricing.

The inventory decline in an already tight market raises some concern as to what the rest of the year has in store for the Denver market. Unfortunately, affordability took a hit with the rollout of tax assessments the last week of April, reflecting sizable increases to property tax bills across the state. The state average is 33 percent; however, some areas increased by more than 60 percent. Higher tax bills, coupled with increased interest rates, are going to have a significant impact on buyers' ability to purchase throughout the state, specifically the Denver Metro area.

The real question on everyone's mind is: when will more inventory hit the market? One answer might be investors divesting themselves of properties. There are a number of tenant-friendly bills up for vote in the legislature which has resulted in some clients of mine heading to the market. House Bill 1115, which would have lifted that statewide prohibition on rental control, was killed last week, but there are more bills that have landlords looking at selling.

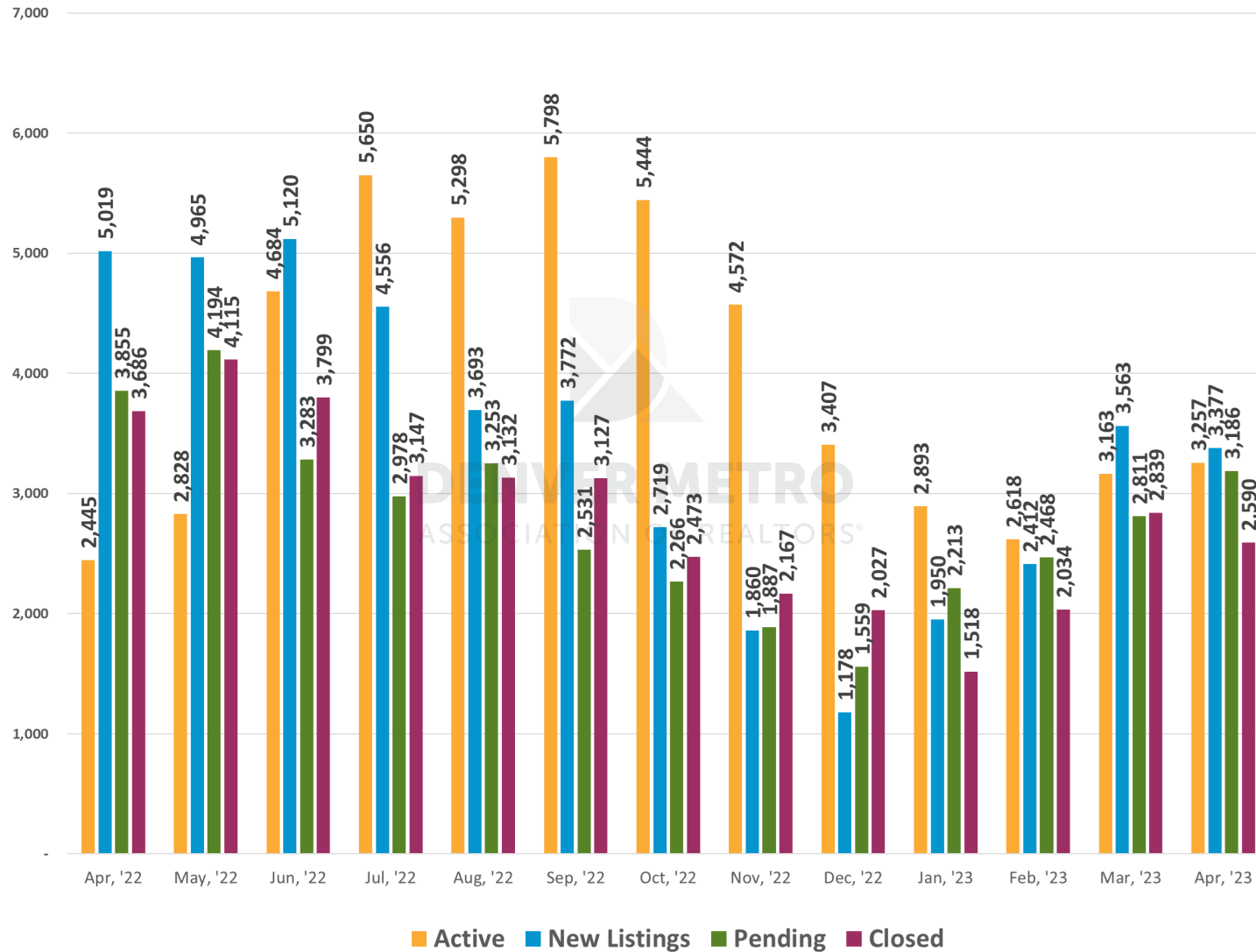
It remains to be seen what the spring market has in store for us, but I do hope we see more inventory soon.

Detached Single-Family

DMAR Market Trends | April 2023 Data

Denver Metro Association of Realtors®

Source of MLS Data: REcolorado.com

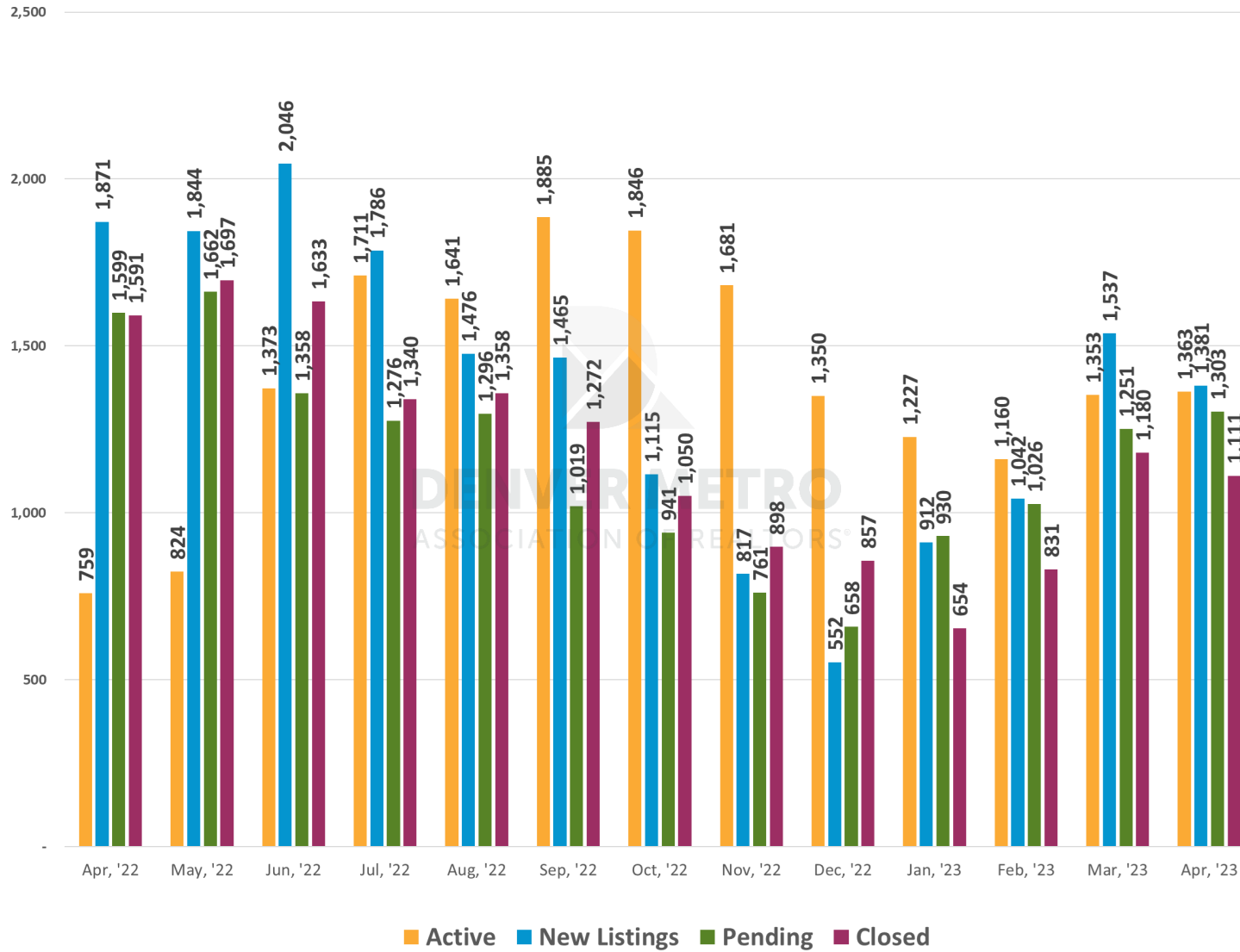

DMAR MARKET TRENDS | MAY 2023

Attached Single-Family

DMAR Market Trends | April 2023 Data

Denver Metro Association of Realtors®

Source of MLS Data: REcolorado.com

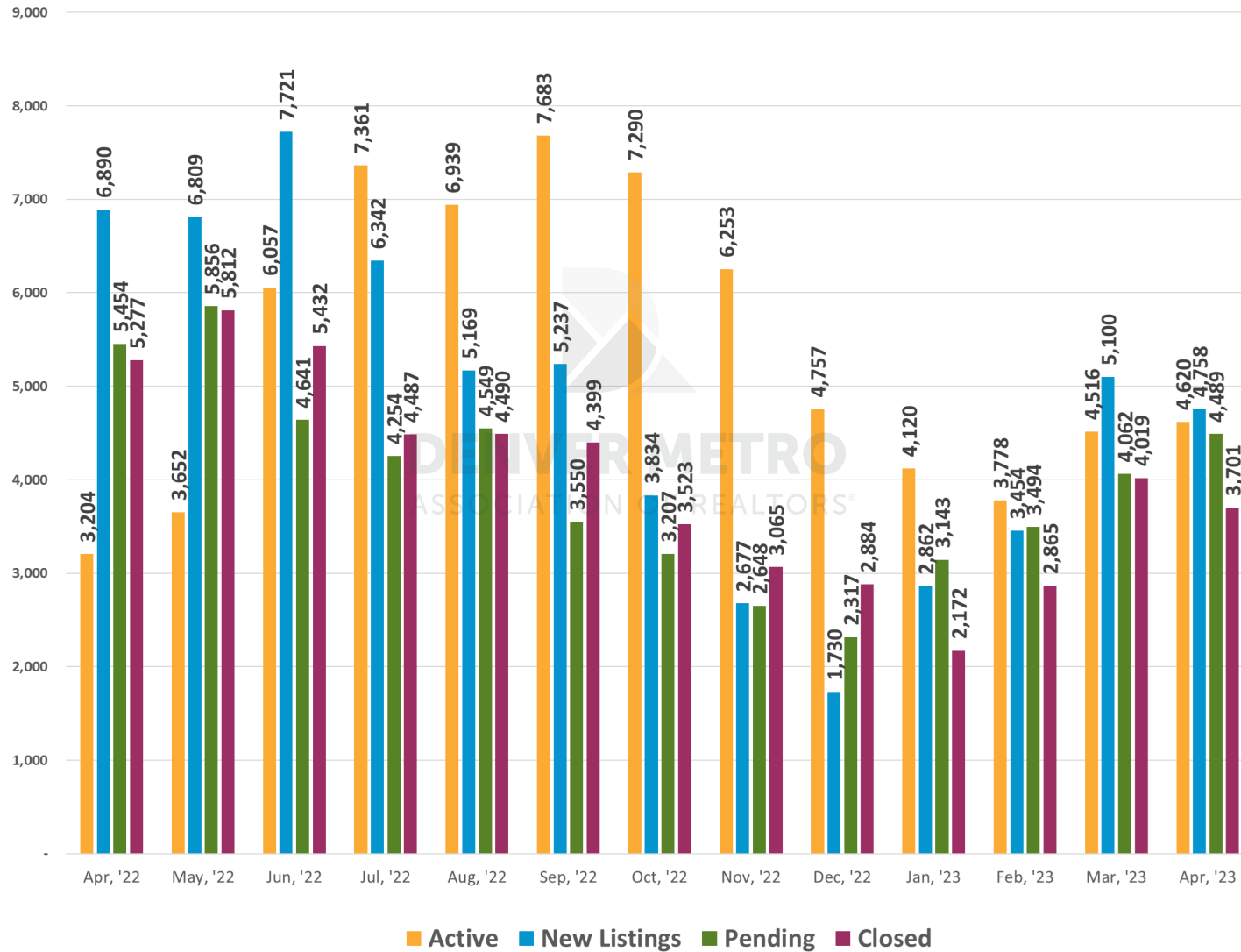


Residential (Detached + Attached)

DMAR Market Trends | April 2023 Data

Denver Metro Association of Realtors®

Source of MLS Data: REcolorado.com

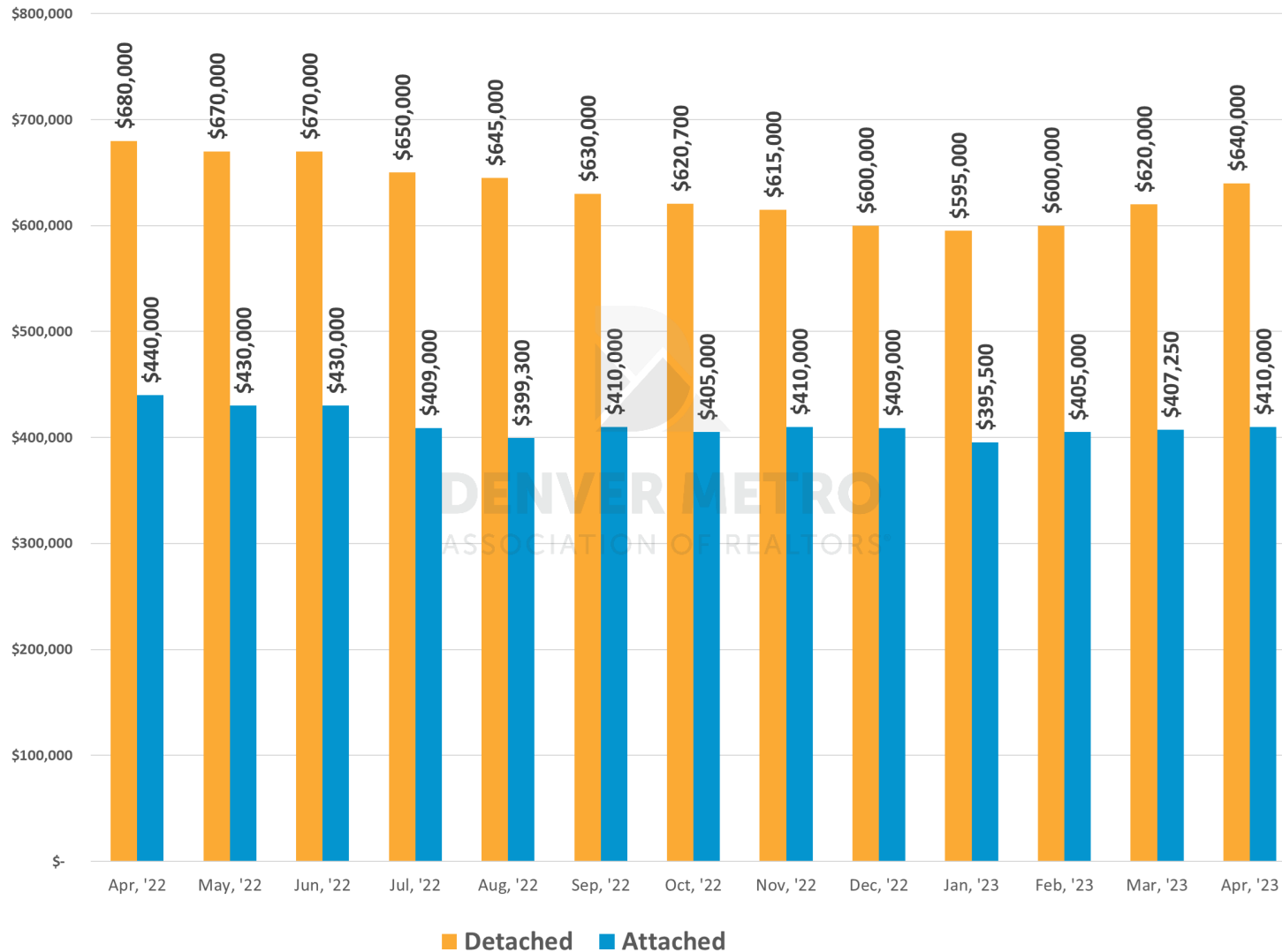


Median Close Price

DMAR Market Trends | April 2023 Data

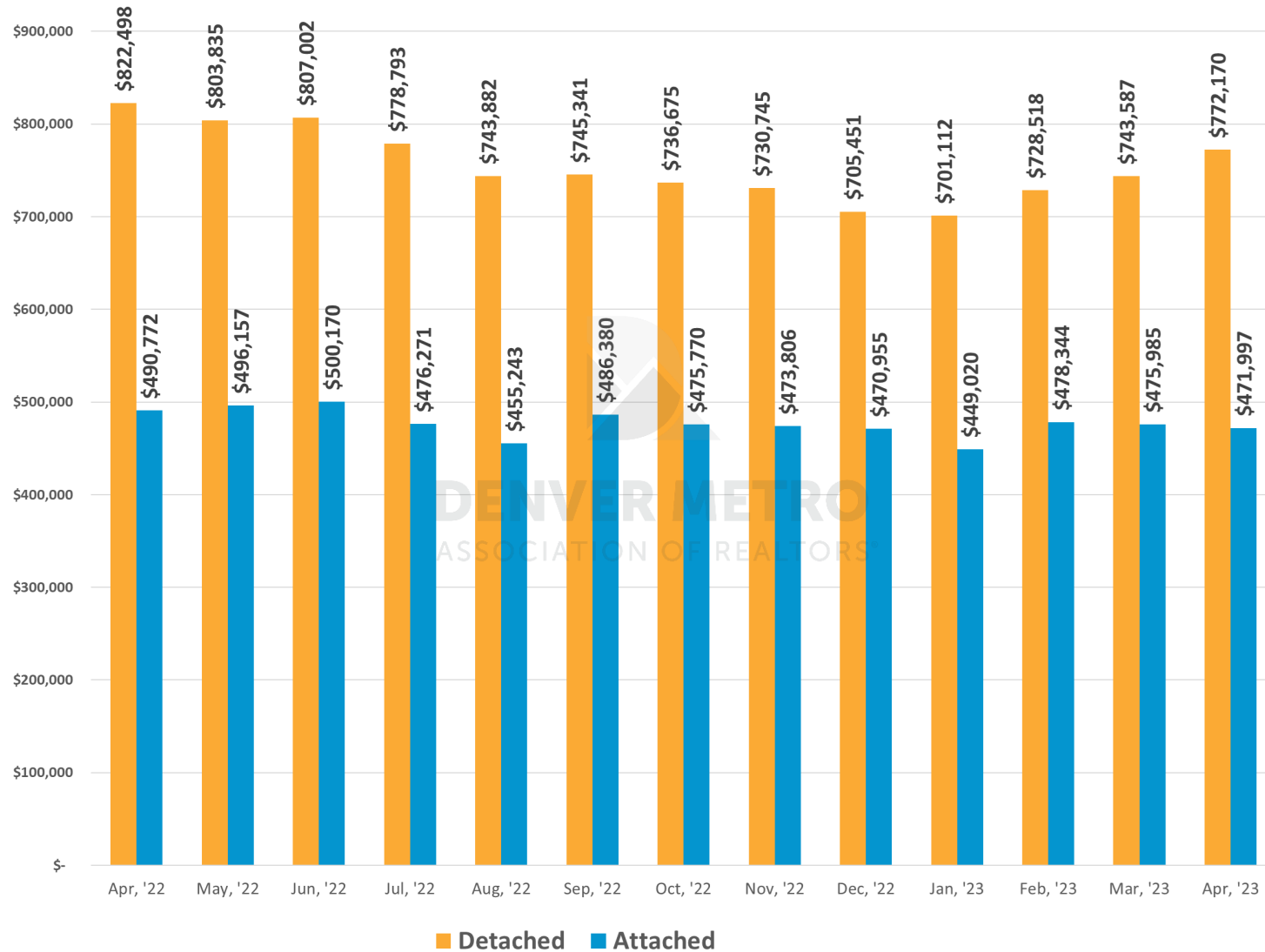
Denver Metro Association of Realtors®

Source of MLS Data: REcolorado.com


DMAR MARKET TRENDS | MAY 2023

Average Close Price

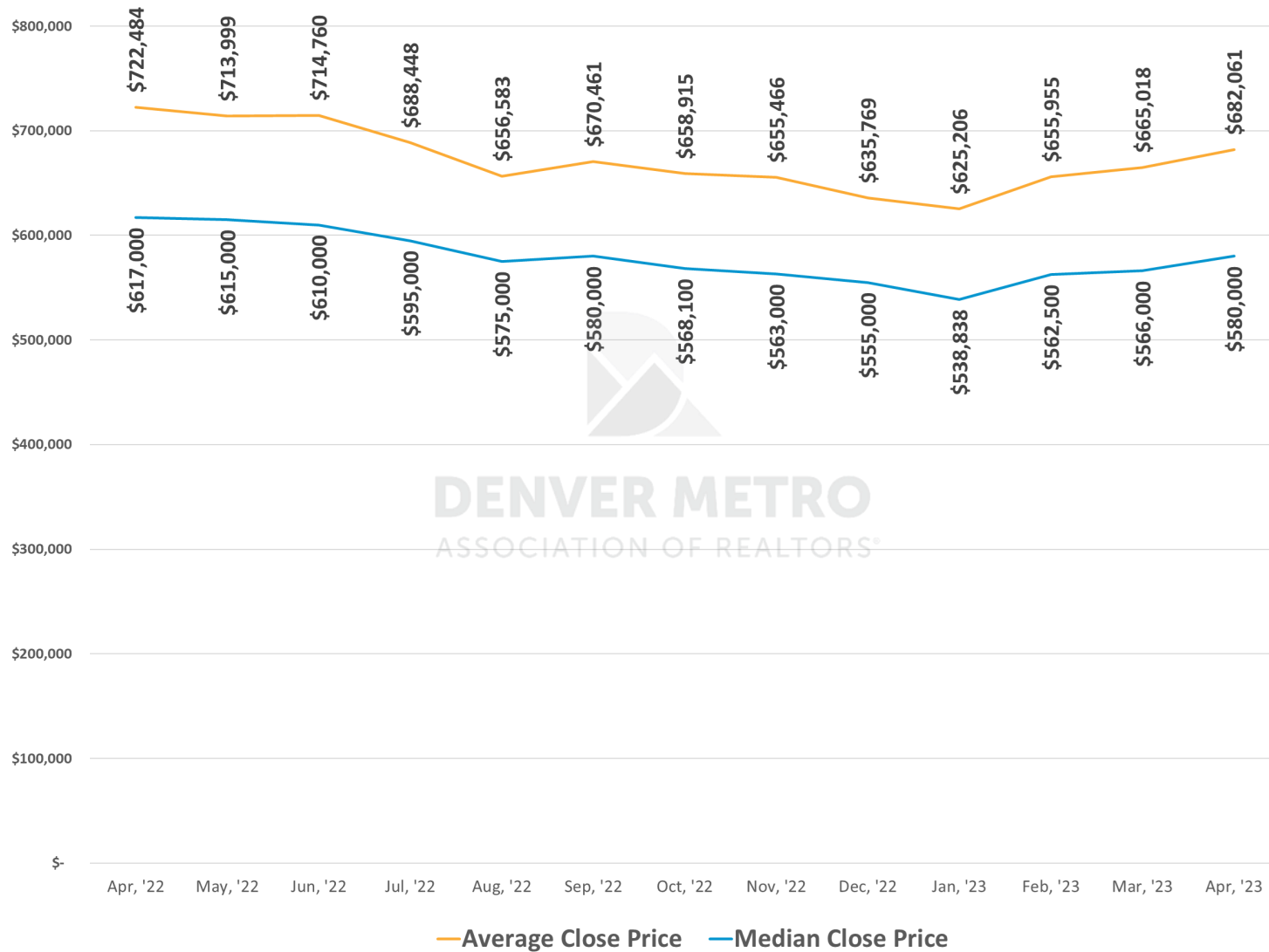
DMAR Market Trends | April 2023 Data
 Denver Metro Association of Realtors®
 Source of MLS Data: REcolorado.com



DMAR MARKET TRENDS | MAY 2023

Residential Close Price

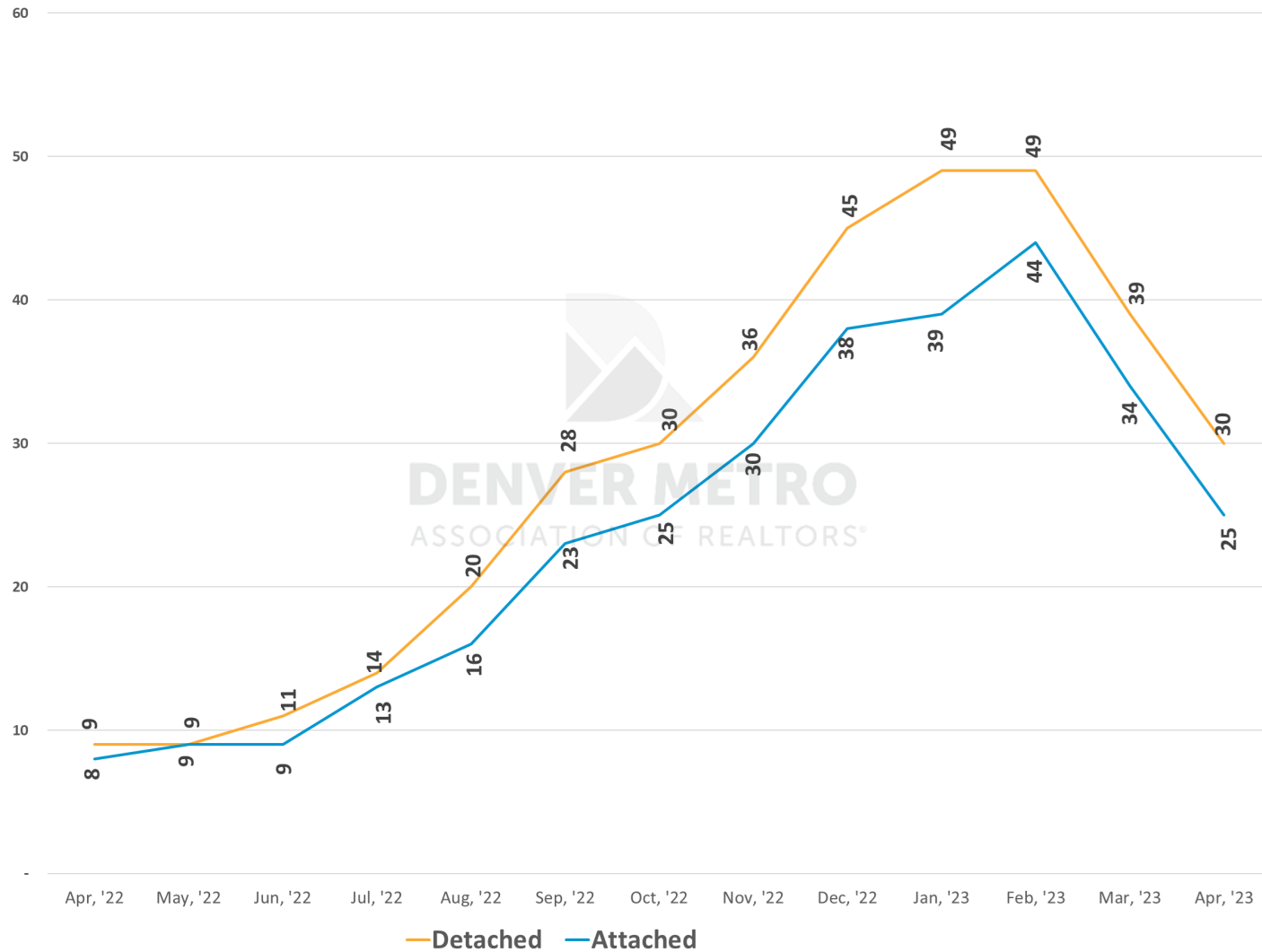
DMAR Market Trends | April 2023 Data
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



DMAR MARKET TRENDS | MAY 2023

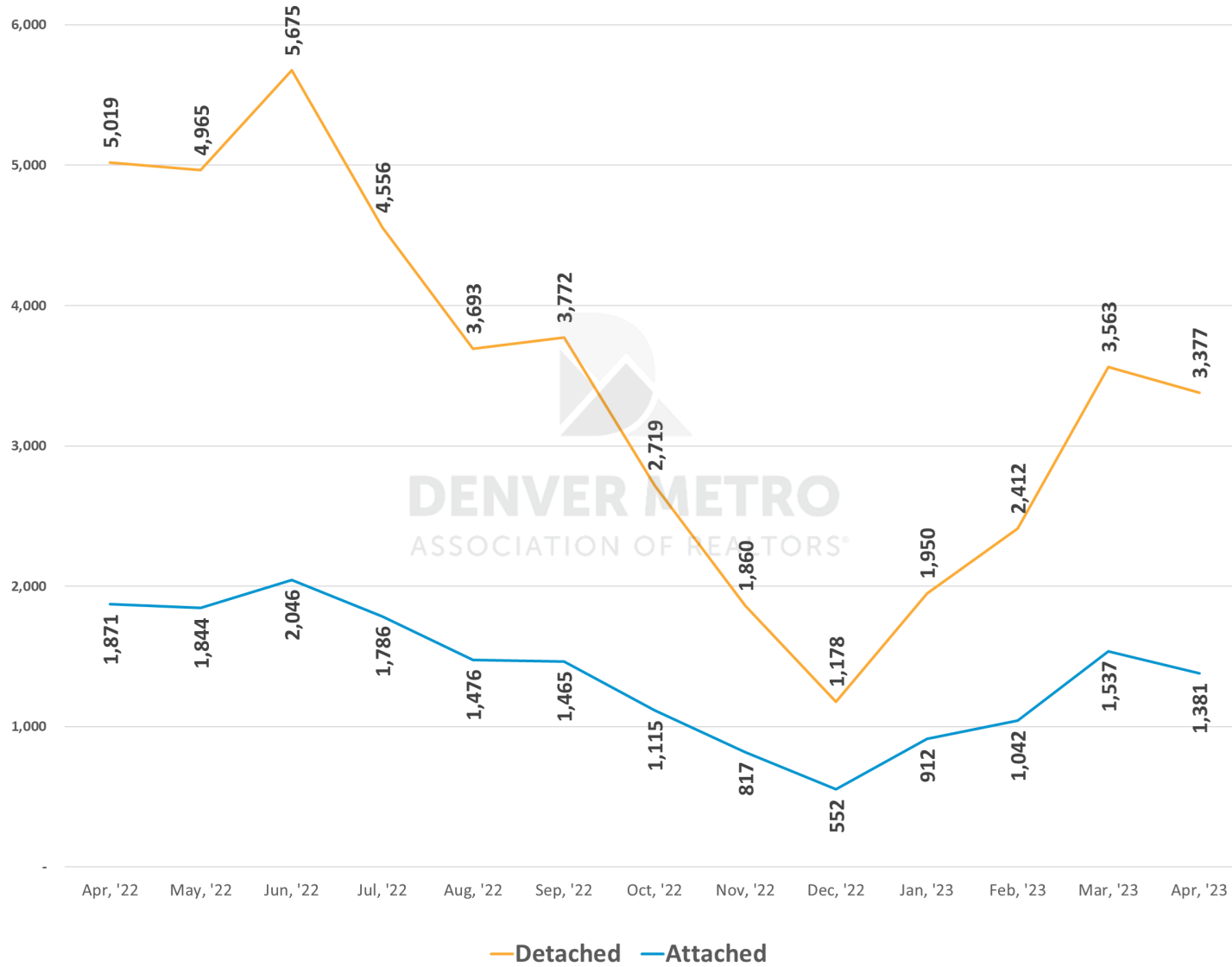
Average Days in MLS

DMAR Market Trends | April 2023 Data
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



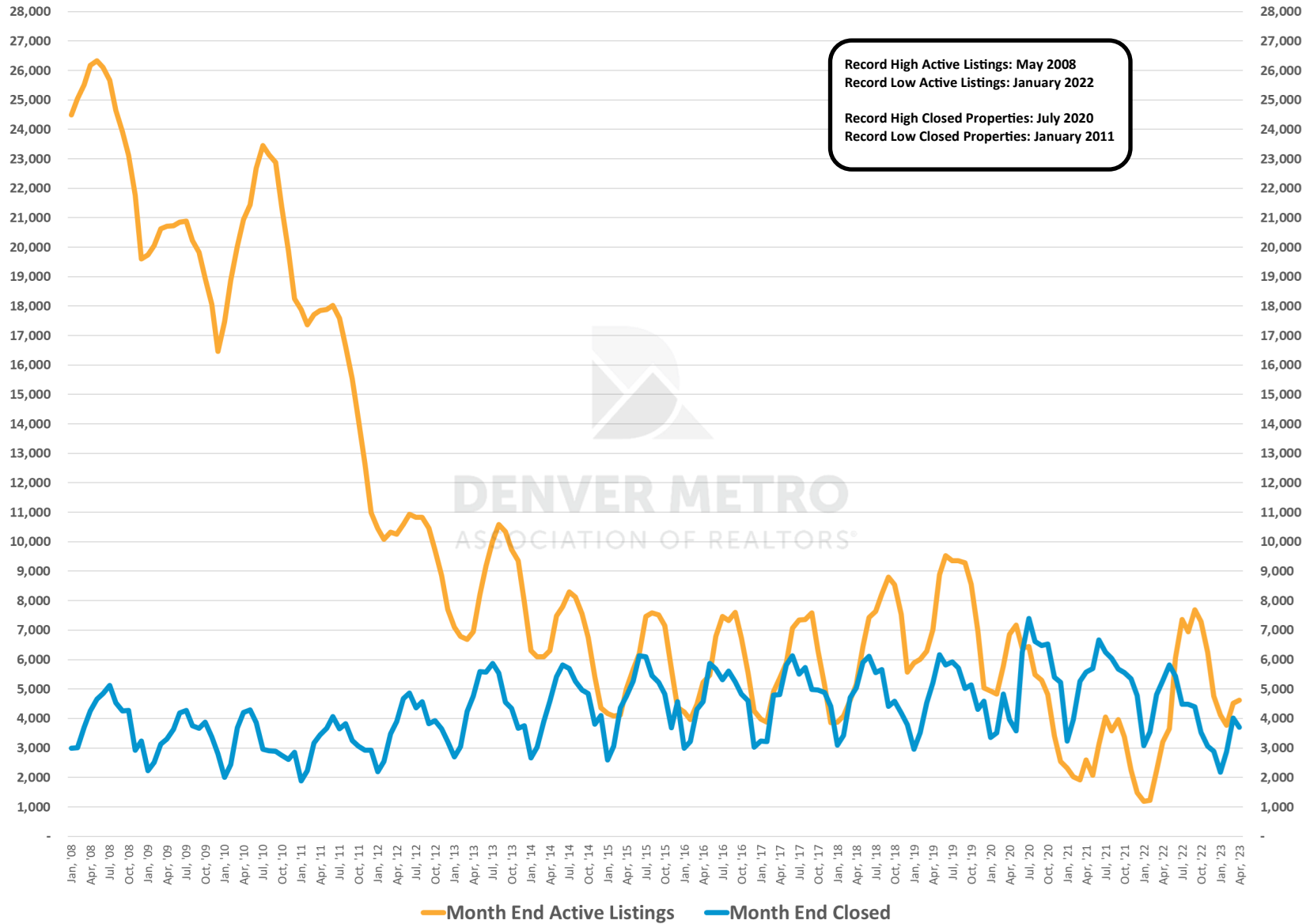
New Listings

DMAR Market Trends | April 2023 Data
 Denver Metro Association of Realtors®
 Source of MLS Data: REcolorado.com



DMAR MARKET TRENDS | MAY 2023

Month End Active Listings and Month End Closed Homes

 DMAR Market Trends | April 2023 Data
 Denver Metro Association of Realtors®
 Source of MLS Data: REColorado.com


DATA SNAPSHOT

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

	Apr, '23	Prior Month	Year Ago	Prior Month	Year Ago
Residential (Detached + Attached)					
Active Listings at Month End	4,620	4,516	3,204	2.30%	44.19%
New Listings	4,758	5,100	6,890	-6.71%	-30.94%
Pending	4,489	4,062	5,454	10.51%	-17.69%
Closed	3,701	4,019	5,277	-7.91%	-29.87%
Close Price - Average	\$ 682,061	\$ 665,018	\$ 722,484	2.56%	-5.60%
Close Price - Median	\$ 580,000	\$ 566,000	\$ 617,000	2.47%	-6.00%
Sales Volume	\$ 2,524,309,064	\$ 2,672,706,324	\$ 3,812,547,841	-5.55%	-33.79%
Days in MLS - Average	20	37	8	-45.95%	150.00%
Days in MLS - Median	7	10	4	-30.00%	75.00%
Close Price/List Price	100.21%	99.79%	106.87%	0.42%	-6.23%
Detached					
Active Listings at Month End	3,257	3,163	2,445	2.97%	33.21%
New Listings	3,377	3,563	5,019	-5.22%	-32.72%
Pending	3,186	2,811	3,855	13.34%	-17.35%
Closed	2,590	2,839	3,686	-8.77%	-29.73%
Close Price - Average	\$ 772,170	\$ 743,587	\$ 822,498	3.84%	-6.12%
Close Price - Median	\$ 640,000	\$ 620,000	\$ 680,000	3.23%	-5.88%
Sales Volume	\$ 1,999,919,877	\$ 2,111,044,293	\$ 3,031,729,049	-5.26%	-34.03%
Days in MLS - Average	30	39	9	-23.08%	233.33%
Days in MLS - Median	7	10	4	-30.00%	75.00%
Close Price/List Price	100.25%	99.82%	107.15%	0.43%	-6.44%
Attached					
Active Listings at Month End	1,363	1,353	759	0.74%	79.58%
New Listings	1,381	1,537	1,871	-10.15%	-26.19%
Pending	1,303	1,251	1,599	4.16%	-18.51%
Closed	1,111	1,180	1,591	-5.85%	-30.17%
Close Price - Average	\$ 471,997	\$ 475,985	\$ 490,772	-0.84%	-3.83%
Close Price - Median	\$ 410,000	\$ 407,250	\$ 440,000	0.68%	-6.82%
Sales Volume	\$ 524,389,187	\$ 561,662,031	\$ 780,818,792	-6.64%	-32.84%
Days in MLS - Average	25	34	8	-26.47%	212.50%
Days in MLS - Median	8	10	4	-20.00%	100.00%
Close Price/List Price	100.12%	99.73%	106.24%	0.39%	-5.76%

APRIL DATA YTD 2023 to 2019

	YTD 2023	YTD 2022	YTD 2021	YTD 2020	YTD 2019	'23 vs '22	'22 vs '21	'21 vs '20	'20 vs '19
Residential (Detached + Attached)									
Active Listings at Month End	4,620	3,204	2,594	6,855	7,012	44.19%	23.52%	-62.16%	-2.24%
New Listings	16,171	20,605	21,097	21,345	23,666	-21.52%	-2.33%	-1.16%	-9.81%
Closed	12,769	16,704	18,058	16,026	16,216	-23.56%	-7.50%	12.68%	-1.17%
Close Price - Average	\$ 661,302	\$ 680,312	\$ 583,721	\$ 495,725	\$ 477,029	-2.79%	16.55%	17.75%	3.92%
Close Price - Median	\$ 565,000	\$ 590,000	\$ 495,000	\$ 435,000	\$ 410,000	-4.24%	19.19%	13.79%	6.10%
Sales Volume	\$ 8,444,166,280	\$ 11,363,933,346	\$ 10,540,831,713	\$ 7,944,481,706	\$ 7,735,508,716	-25.69%	7.81%	32.68%	2.70%
Days in MLS - Average	39	13	20	33	34	200.00%	-35.00%	-39.39%	-2.94%
Days in MLS - Median	14	4	4	9	12	250.00%	0.00%	-55.56%	-25.00%
Close Price/List Price	99.43%	105.40%	102.91%	99.57%	99.24%	-5.66%	2.42%	3.35%	0.33%
Detached									
Active Listings at Month End	3,257	2,445	1,640	4,576	4,891	33.21%	49.09%	-64.16%	-6.44%
New Listings	11,302	14,633	14,515	14,761	16,589	-22.76%	0.81%	-1.67%	-11.02%
Closed	8,986	11,446	12,158	11,184	11,375	-21.49%	-5.86%	8.71%	-1.68%
Close Price - Average	\$ 741,584	\$ 773,350	\$ 665,380	\$ 548,905	\$ 527,288	-4.11%	16.23%	21.22%	4.10%
Close Price - Median	\$ 620,000	\$ 650,000	\$ 550,000	\$ 474,945	\$ 445,000	-4.62%	18.18%	15.80%	6.73%
Sales Volume	\$ 6,663,873,675	\$ 8,851,765,612	\$ 8,089,694,668	\$ 6,138,952,964	\$ 5,997,897,915	-24.72%	9.42%	31.78%	2.35%
Days in MLS - Average	40	12	16	32	35	233.33%	-25.00%	-50.00%	-8.57%
Days in MLS - Median	14	4	4	8	12	250.00%	0.00%	-50.00%	-33.33%
Close Price/List Price	99.41%	105.68%	103.66%	99.64%	99.23%	-5.93%	1.95%	4.03%	0.41%
Attached									
Active Listings at Month End	1,363	759	954	2,279	2,121	79.58%	-20.44%	-58.14%	7.45%
New Listings	4,869	5,972	6,582	6,584	7,077	-18.47%	-9.27%	-0.03%	-6.97%
Closed	3,783	5,258	5,900	4,842	4,841	-28.05%	-10.88%	21.85%	0.02%
Close Price - Average	\$ 470,603	\$ 477,780	\$ 415,447	\$ 372,889	\$ 358,936	-1.50%	15.00%	11.41%	3.89%
Close Price - Median	\$ 405,000	\$ 418,443	\$ 350,000	\$ 319,950	\$ 300,000	-3.21%	19.56%	9.39%	6.65%
Sales Volume	\$ 1,780,292,605	\$ 2,512,167,734	\$ 2,451,137,045	\$ 1,805,528,742	\$ 1,737,610,801	-29.13%	2.49%	35.76%	3.91%
Days in MLS - Average	34	13	27	35	32	161.54%	-51.85%	-22.86%	9.38%
Days in MLS - Median	13	4	5	11	12	225.00%	-20.00%	-54.55%	-8.33%
Close Price/List Price	99.48%	104.79%	101.38%	99.40%	99.26%	-5.07%	3.36%	1.99%	0.14%

MARKET TRENDS

Price Range	Detached			Attached		
	Closed	Active	MOI	Closed	Active	MOI
Months of Inventory						
\$0 to \$99,999	1	-	0.00	-	-	
\$100,000 to \$199,999	1	8	8.00	26	26	1.00
\$200,000 to \$299,999	9	15	1.67	170	129	0.76
\$300,000 to \$399,999	70	58	0.83	322	211	0.66
\$400,000 to \$499,999	389	231	0.59	270	241	0.89
\$500,000 to \$749,999	1,268	1,299	1.02	230	476	2.07
\$750,000 to \$999,999	468	747	1.60	47	136	2.89
\$1,000,000 and over	384	899	2.34	46	144	3.13
TOTALS	2,590	3,257	1.26	1,111	1,363	1.23

Price Range	Detached		% change	Attached		% change
	Closed Apr, '23	Closed Mar, '23		Closed Apr, '23	Closed Mar, '23	
Month-Over-Month						
\$0 to \$99,999	1	-	-100.00%	-	1	
\$100,000 to \$199,999	1	2	-50.00%	26	30	-13.33%
\$200,000 to \$299,999	9	22	-59.09%	170	184	-7.61%
\$300,000 to \$399,999	70	106	-33.96%	322	338	-4.73%
\$400,000 to \$499,999	389	487	-20.12%	270	261	3.45%
\$500,000 to \$749,999	1,268	1,409	-10.01%	230	256	-10.16%
\$750,000 to \$999,999	468	446	4.93%	47	64	-26.56%
\$1,000,000 and over	384	367	4.63%	46	46	0.00%
TOTALS	2,590	2,839	-8.77%	1,111	1,180	-5.85%

Price Range	Detached		% change	Attached		% change
	YTD Apr, '23	YTD Apr, '22		YTD Apr, '23	YTD Apr, '22	
Year-Over-Year						
\$0 to \$99,999	1	2	-50.00%	1	2	-50.00%
\$100,000 to \$199,999	6	19	-68.42%	104	205	-49.27%
\$200,000 to \$299,999	60	39	53.85%	609	770	-20.91%
\$300,000 to \$399,999	389	330	17.88%	1,088	1,326	-17.95%
\$400,000 to \$499,999	1,520	1,402	8.42%	845	1,220	-30.74%
\$500,000 to \$749,999	4,413	5,771	-23.53%	808	1,232	-34.42%
\$750,000 to \$999,999	1,452	2,237	-35.09%	182	312	-41.67%
\$1,000,000 and over	1,145	1,646	-30.44%	146	191	-23.56%
TOTALS	8,986	11,446	-21.49%	3,783	5,258	-28.05%

EXPERT OPINIONS



“Luxury Market (properties sold for \$1 million or more): On the surface, it may appear that the Luxury Market had a down month. Not only did average close price drop from \$1.64 million to \$1.61 million, but the close-price-to-list-price ratio remained under 100 percent, at 99.23 percent, while our other price segments saw homes close, on average, above list price.

However, to assess the Luxury Market, one must first understand how different it is from the others. For one, it is the smallest segment, making up 11.62 percent of April sales in the Denver Metro area, and has the smallest buyer pool. Covering any home \$1 million or higher, the Luxury Market has no upper limit and is thus susceptible to price swings larger than the other market segments combined.

For example, a home in Highlands Ranch closed in April for \$5.1 million, after 362 days in the MLS and an original list price of \$7.5 million—a price drop of \$2.4 million! Imagine how impactful this one home was to the days in MLS and close-price-to-list-price ratio reported monthly in the Luxury Market, a swing simply not seen elsewhere.

Where does that leave the Luxury Market? As a whole, it is trailing the hectic pace of 2022 and on par with 2021. Looking back further, the market is much more active than in the years leading up to the pandemic. In April, new listings saw a decline of 4.38 percent, while median days in MLS increased by two days (from seven to nine). The number of pending homes, up 4.52 percent, and closed homes, up 4.12 percent, were both on the rise, keeping the Luxury Market steady with the quickened pace we saw in March.

While the frenzy we experienced last year is unlikely to return, the Luxury Market in Denver Metro remains strong and may be the most balanced of the local markets, with a slight lean toward sellers. Deciphering the numbers requires experience and a keen eye, both of which a good Realtor® can provide. — **Nick DiPasquale, DMAR Market Trends Committee member and Denver Realtor®**



Signature Market (properties sold between \$750,000 and \$999,999): Buyers eagerly reentered the spring buying market, but sellers are still on the sidelines. All signs are shifting control of the market to sellers. Interest rates remained almost double what they were last year, so supply is the driving force in this balance. The number of new listings hitting the Signature Market in April decreased slightly from March at 1.12 percent, and year-over-year was down 33.08 percent. We saw a month-over-month increase of 18.13 percent in the number of pending units showing that buyers are out and ready to take action.

This boost in buyer activity and slow inventory decreased the median days in the MLS from 10 in March to eight in April. The close-price-to-list-price ratio also tipped back over 100 percent for both attached and detached homes in this price range.

The number of new listings that entered the market for attached and detached year-to-date is down 21.04 percent from April 2022, and the number of units closed is down 35.90 percent, making the corresponding sales volume down 35.83 percent. This decrease is due to the need for more available inventory as opposed to buyer activity. If the inventory existed, more homes would be selling.

On the flip side, the lack of inventory helped keep home values relatively steady, benefiting sellers and consumer confidence in residential real estate.

Buyers in this price segment have less competition than last year and less to choose from, making “good” properties competitive. Buyers are still finding themselves in multiple offer situations. Preapproved buyers who understand the process and risks in advance will have the advantage of writing compelling offers when they find the right home.

In this market, sellers can sell their homes quickly while buyers are active but discerning. Sellers will have the best experience if they are willing to invest the time and upfront costs to make the house show its best including finishing all remaining projects, painting, cleaning up the yard and landscaping, thoroughly cleaning and pricing the home right. — **Amanda Snitker, DMAR Market Trends Committee member and Denver Realtor®**

EXPERT OPINIONS



“Premier Market (properties sold between \$500,000 and \$749,999): The market has been challenging for those looking to purchase in this price range, and April proved to be as challenging, if not more, than March. With declining inventory at 176 fewer new listings in April 2023 compared to March 2022, the spring selling season has not yet affected this price range. But, the demand is definitely there as buyers gobbled up almost all of the new inventory. We saw 1,498 homes close, 1,859 homes move to pending and only 1,875 new listings

appear. Sellers with homes in the Premier Market could take advantage of the demand by listing their homes for sale in May.

The tilt of balance to sellers is evident in the close-price-to-list-price ratio of 100.44 percent and also the price per square foot, which increased by 2.61 percent over last month. Detached homes are moving quickly! Median days in MLS of only seven means that well-cared-for homes that are priced appropriately and in desirable locations will sell quickly.

For those looking to purchase an attached home in this price range, although inventory is still very low and quite limited, there seems to be room for negotiations on price. These homes closed just under the asking price, and took a few days longer, on average, than their similarly priced detached counterparts. That being said, sellers of attached homes in the Premier Market are still in demand. The number of homes in pending status increased by 18.55 percent in April compared to March—the largest increase of any of the market segments!

Many first-time homebuyers now find themselves purchasing in the Premier Market. Unless inventory increases substantially in May, finding homes in this price range will be challenging. While many sellers are holding on to their homes because of their low mortgage rates, those needing to sell can benefit from the lack of inventory and realize a very nice return on their investment. Premier Market buyers: be patient and diligent, and expect to see competition when you find that perfect home to buy! — **Susan Thayer, DMAR Market Trends Committee member and Denver Realtor®**



Classic Market (properties sold between \$300,000 and \$499,999): Shrinking inventory and surging activity are the top headlines for the Classic Market. If you find yourself currently working in this segment, you'll find it beneficial to make a plan and hold on tight, because you might be in for a heck of a ride.

First, shrinking inventory. Year-to-date, 22.75 percent fewer properties (1,255 overall properties) hit the market within the Classic segment compared to 2022, a marked decrease that is also seen in the month-over-month and year-over-year statistics. In April 2023, 563 fewer overall properties were listed—a 32.81 percent decrease from last April. As average and median closed sales prices across Metro Denver continue to be well above the upper price threshold of the Classic Market, do not expect inventory to meaningfully increase anytime soon.

Also notable is that the close-price-to-list-price ratio finished April above 100 percent, wrapping up the month at 100.35 percent. What had been commonplace for most of mid-2020 through mid-2022 hasn't been for much of the past year. While year-to-date figures are not quite back above 100 percent, finishing April at 99.50 percent overall, another month of strong activity could very well push them there.

Searching for additional examples of high demand within the Classic Market? Try this on for size; more properties changed to pending in April than new listings came available. This doesn't mean that every property listed in April went under contract, but it does indicate that demand outpaced supply. Additionally, when measured by the number of closings compared to the number of new listings, the Classic Market is operating at approximately 1.10 months of inventory. For now, this price range is only slightly replenishing its inventory year-to-date, with 4,261 overall new listings and 3,842 overall closings. With 4,431 overall properties shifted into pending status year-to-date, this segment continues absorbing "leftover" inventory from prior periods.

As for the 30,000-foot view of metro Denver's Classic Market, what was once a price range where a multitude of quality properties could be found is becoming less and less so. Despite shrinking inventory, demand remains strong. What gives then? Most commonly, buyers in this price range give in terms of adjusting their wish list, increasing the strength of their offers and offering as much flexibility to sellers as their circumstances will allow. With the height of the selling season around the corner, expect firm competition throughout most corners of the Classic Market. — **William Maline, 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

	Apr, '23	Prior Month	Last Year	Prior Month	Last Year
Residential (Detached + Attached)					
New Listings	677	708	850	-4.38%	-20.35%
Pending	486	465	586	4.52%	-17.06%
Closed	430	413	691	4.12%	-37.77%
Sales Volume	\$ 691,488,418	\$ 678,803,678	\$ 1,117,987,838	1.87%	-38.15%
Days in MLS - Average	32	34	13	-5.88%	146.15%
Days in MLS - Median	9	7	4	28.57%	125.00%
Close Price/List Price	99.23%	99.43%	108.11%	-0.20%	-8.21%
PSF Total	\$ 382	\$ 386	\$ 398	-1.04%	-4.02%
Detached					
New Listings	590	635	765	-7.09%	-22.88%
Pending	438	417	528	5.04%	-17.05%
Closed	384	367	631	4.63%	-39.14%
Sales Volume	\$ 622,816,668	\$ 609,061,678	\$ 1,037,128,094	2.26%	-39.95%
Days in MLS - Average	32	35	13	-8.57%	146.15%
Days in MLS - Median	9	7	4	28.57%	125.00%
Close Price/List Price	99.36%	99.49%	108.33%	-0.13%	-8.28%
PSF Total	\$ 363	\$ 371	\$ 386	-2.16%	-5.96%
Attached					
New Listings	87	73	85	19.18%	2.35%
Pending	48	48	58	0.00%	-17.24%
Closed	46	46	60	0.00%	-23.33%
Sales Volume	\$ 68,671,750	\$ 69,742,000	\$ 80,859,744	-1.53%	-15.07%
Days in MLS - Average	27	29	17	-6.90%	58.82%
Days in MLS - Median	12	8	4	50.00%	200.00%
Close Price/List Price	98.15%	98.94%	105.66%	-0.80%	-7.11%
PSF Total	\$ 543	\$ 506	\$ 524	7.31%	3.63%

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

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

	YTD 2023	YTD 2022	YTD 2021	YTD 2020	YTD 2019	'23 vs '22	'22 vs '21	'21 vs '20	'20 vs '19
Residential (Detached + Attached)									
New Listings	2,175	2,300	1,664	1,306	1,426	-5.43%	38.22%	27.41%	-8.42%
Pending	1,547	1,777	1,476	668	882	-12.94%	20.39%	120.96%	-24.26%
Closed	1,291	1,837	1,401	661	654	-29.72%	31.12%	111.95%	1.07%
Sales Volume	\$ 2,120,142,791	\$ 2,934,415,989	\$ 2,242,777,390	\$ 1,001,588,109	\$ 1,033,556,416	-27.75%	30.84%	123.92%	-3.09%
Days in MLS - Average	41	20	47	63	67	105.00%	-57.45%	-25.40%	-5.97%
Days in MLS - Median	12	4	6	23	22	200.00%	-33.33%	-73.91%	4.55%
Close Price/List Price	98.66%	106.76%	100.72%	97.05%	97.61%	-7.59%	6.00%	3.78%	-0.57%
PSF Total	\$ 386	\$ 396	\$ 357	\$ 352	\$ 335	-2.53%	10.92%	1.42%	5.07%
Detached									
New Listings	1,907	2,048	1,443	1,142	1,267	-6.88%	41.93%	26.36%	-9.87%
Pending	1,382	1,586	1,317	600	787	-12.86%	20.43%	119.50%	-23.76%
Closed	1,145	1,646	1,238	586	581	-30.44%	32.96%	111.26%	0.86%
Sales Volume	\$ 1,903,104,750	\$ 2,648,918,048	\$ 2,003,926,183	\$ 890,524,705	\$ 909,549,417	-28.16%	32.19%	125.03%	-2.09%
Days in MLS - Average	41	18	46	62	67	127.78%	-60.87%	-25.81%	-7.46%
Days in MLS - Median	12	4	6	21	22	200.00%	-33.33%	-71.43%	-4.55%
Close Price/List Price	98.73%	106.96%	100.85%	97.07%	97.60%	-7.69%	6.06%	3.89%	-0.54%
PSF Total	\$ 367	\$ 376	\$ 333	\$ 319	\$ 298	-2.39%	12.91%	4.39%	7.05%
Attached									
New Listings	268	252	221	164	159	6.35%	14.03%	34.76%	3.14%
Pending	165	191	159	68	95	-13.61%	20.13%	133.82%	-28.42%
Closed	146	191	163	75	73	-23.56%	17.18%	117.33%	2.74%
Sales Volume	\$ 217,038,041	\$ 285,497,941	\$ 238,851,207	\$ 111,063,404	\$ 124,006,999	-23.98%	19.53%	115.06%	-10.44%
Days in MLS - Average	37	37	51	71	63	0.00%	-27.45%	-28.17%	12.70%
Days in MLS - Median	14	4	7	36	24	250.00%	-42.86%	-80.56%	50.00%
Close Price/List Price	98.11%	104.96%	99.74%	96.89%	97.75%	-6.53%	5.23%	2.94%	-0.88%
PSF Total	\$ 539	\$ 566	\$ 544	\$ 613	\$ 626	-4.77%	4.04%	-11.26%	-2.08%

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

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

	Apr, '23	Prior Month	Last Year	Prior Month	Last Year
Residential (Detached + Attached)					
New Listings	795	804	1,188	-1.12%	-33.08%
Pending	671	568	900	18.13%	-25.44%
Closed	515	510	923	0.98%	-44.20%
Sales Volume	\$ 436,674,553	\$ 431,181,739	\$ 781,562,675	1.27%	-44.13%
Days in MLS - Average	29	41	8	-29.27%	262.50%
Days in MLS - Median	8	10	4	-20.00%	100.00%
Close Price/List Price	100.47%	99.87%	107.17%	0.60%	-6.25%
PSF Total	\$ 290	\$ 282	\$ 307	2.84%	-5.54%
Detached					
New Listings	704	715	1,079	-1.54%	-34.75%
Pending	616	515	807	19.61%	-23.67%
Closed	468	446	821	4.93%	-43.00%
Sales Volume	\$ 397,229,243	\$ 376,898,702	\$ 695,267,167	5.39%	-42.87%
Days in MLS - Average	29	40	8	-27.50%	262.50%
Days in MLS - Median	7	9	4	-22.22%	75.00%
Close Price/List Price	100.46%	99.97%	107.28%	0.49%	-6.36%
PSF Total	\$ 277	\$ 264	\$ 291	4.92%	-4.81%
Attached					
New Listings	91	89	109	2.25%	-16.51%
Pending	55	53	93	3.77%	-40.86%
Closed	47	64	102	-26.56%	-53.92%
Sales Volume	\$ 39,445,310	\$ 54,283,037	\$ 86,295,508	-27.33%	-54.29%
Days in MLS - Average	30	44	9	-31.82%	233.33%
Days in MLS - Median	9	14	3	-35.71%	200.00%
Close Price/List Price	100.56%	99.22%	106.22%	1.35%	-5.33%
PSF Total	\$ 427	\$ 401	\$ 442	6.48%	-3.39%

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

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

	YTD 2023	YTD 2022	YTD 2021	YTD 2020	YTD 2019	'23 vs '22	'22 vs '21	'21 vs '20	'20 vs '19
Residential (Detached + Attached)									
New Listings	2,507	3,175	2,039	1,632	1,613	-21.04%	55.71%	24.94%	1.18%
Pending	2,119	2,611	1,899	1,037	1,141	-18.84%	37.49%	83.12%	-9.11%
Closed	1,634	2,549	1,717	943	821	-35.90%	48.46%	82.08%	14.86%
Sales Volume	\$ 1,381,234,065	\$ 2,152,487,432	\$ 1,459,454,489	\$ 795,518,917	\$ 693,791,715	-35.83%	47.49%	83.46%	14.66%
Days in MLS - Average	39	14	23	44	50	178.57%	-39.13%	-47.73%	-12.00%
Days in MLS - Median	13	4	5	13	19	225.00%	-20.00%	-61.54%	-31.58%
Close Price/List Price	99.57%	106.07%	102.83%	99.09%	98.88%	-6.13%	3.15%	3.77%	0.21%
PSF Total	\$ 285	\$ 303	\$ 274	\$ 247	\$ 246	-5.94%	10.58%	10.93%	0.41%
Detached									
New Listings	2,222	2,838	1,707	1,331	1,348	-21.71%	66.26%	28.25%	-1.26%
Pending	1,915	2,322	1,593	867	958	-17.53%	45.76%	83.74%	-9.50%
Closed	1,452	2,237	1,475	783	667	-35.09%	51.66%	88.38%	17.39%
Sales Volume	\$ 1,227,418,074	\$ 1,889,140,966	\$ 1,251,210,312	\$ 658,917,552	\$ 562,918,226	-35.03%	50.99%	89.89%	17.05%
Days in MLS - Average	39	12	19	45	50	225.00%	-36.84%	-57.78%	-10.00%
Days in MLS - Median	13	4	4	12	18	225.00%	0.00%	-66.67%	-33.33%
Close Price/List Price	99.59%	106.33%	103.28%	99.11%	98.88%	-6.34%	2.95%	4.21%	0.23%
PSF Total	\$ 268	\$ 283	\$ 253	\$ 225	\$ 225	-5.30%	11.86%	12.44%	0.00%
Attached									
New Listings	285	337	332	301	265	-15.43%	1.51%	10.30%	13.58%
Pending	204	289	306	170	183	-29.41%	-5.56%	80.00%	-7.10%
Closed	182	312	242	160	154	-41.67%	28.93%	51.25%	3.90%
Sales Volume	\$ 153,815,991	\$ 263,346,466	\$ 208,244,177	\$ 136,601,365	\$ 130,873,489	-41.59%	26.46%	52.45%	4.38%
Days in MLS - Average	38	22	50	41	53	72.73%	-56.00%	21.95%	-22.64%
Days in MLS - Median	12	5	10	16	25	140.00%	-50.00%	-37.50%	-36.00%
Close Price/List Price	99.43%	104.21%	100.09%	99.00%	98.86%	-4.59%	4.12%	1.10%	0.14%
PSF Total	\$ 420	\$ 450	\$ 396	\$ 353	\$ 337	-6.67%	13.64%	12.18%	4.75%

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

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

	Apr, '23	Prior Month	Last Year	Prior Month	Last Year
Residential (Detached + Attached)					
New Listings	1,875	2,051	2,771	-8.58%	-32.33%
Pending	1,859	1,586	2,183	17.21%	-14.84%
Closed	1,498	1,665	2,219	-10.03%	-32.49%
Sales Volume	\$ 911,507,548	\$ 1,011,080,716	\$ 1,359,646,807	-9.85%	-32.96%
Days in MLS - Average	32	41	8	-21.95%	300.00%
Days in MLS - Median	8	12	4	-33.33%	100.00%
Close Price/List Price	100.44%	99.94%	106.98%	0.50%	-6.11%
PSF Total	\$ 275	\$ 268	\$ 313	2.61%	-12.14%
Detached					
New Listings	1,523	1,637	2,331	-6.96%	-34.66%
Pending	1,533	1,311	1,828	16.93%	-16.14%
Closed	1,268	1,409	1,796	-10.01%	-29.40%
Sales Volume	\$ 775,187,541	\$ 859,780,862	\$ 1,108,853,337	-9.84%	-30.09%
Days in MLS - Average	32	41	7	-21.95%	357.14%
Days in MLS - Median	7	12	4	-41.67%	75.00%
Close Price/List Price	100.53%	100.01%	107.22%	0.52%	-6.24%
PSF Total	\$ 265	\$ 256	\$ 298	3.52%	-11.07%
Attached					
New Listings	352	414	440	-14.98%	-20.00%
Pending	326	275	355	18.55%	-8.17%
Closed	230	256	423	-10.16%	-45.63%
Sales Volume	\$ 136,320,007	\$ 151,299,854	\$ 250,793,470	-9.90%	-45.64%
Days in MLS - Average	34	41	10	-17.07%	240.00%
Days in MLS - Median	11	15	4	-26.67%	175.00%
Close Price/List Price	99.89%	99.55%	105.95%	0.34%	-5.72%
PSF Total	\$ 331	\$ 333	\$ 376	-0.60%	-11.97%

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

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

	YTD 2023	YTD 2022	YTD 2021	YTD 2020	YTD 2019	'23 vs '22	'22 vs '21	'21 vs '20	'20 vs '19
Residential (Detached + Attached)									
New Listings	6,351	8,337	6,470	5,610	5,760	-23.82%	28.86%	15.33%	-2.60%
Pending	6,159	7,285	6,024	4,188	4,502	-15.46%	20.93%	43.84%	-6.97%
Closed	5,221	7,003	5,767	4,139	3,448	-25.45%	21.43%	39.33%	20.04%
Sales Volume	\$ 3,166,926,733	\$ 4,268,277,233	\$ 3,464,439,966	\$ 2,455,644,769	\$ 2,048,407,264	-25.80%	23.20%	41.08%	19.88%
Days in MLS - Average	43	12	16	40	42	258.33%	-25.00%	-60.00%	-4.76%
Days in MLS - Median	16	4	4	13	17	300.00%	0.00%	-69.23%	-23.53%
Close Price/List Price	99.68%	105.52%	104.00%	99.50%	99.11%	-5.53%	1.46%	4.52%	0.39%
PSF Total	\$ 269	\$ 299	\$ 255	\$ 219	\$ 211	-10.03%	17.25%	16.44%	3.79%
Detached									
New Listings	5,124	6,998	5,454	4,714	4,844	-26.78%	28.31%	15.70%	-2.68%
Pending	5,139	6,091	5,026	3,593	3,889	-15.63%	21.19%	39.88%	-7.61%
Closed	4,413	5,771	4,858	3,553	2,984	-23.53%	18.79%	36.73%	19.07%
Sales Volume	\$ 2,686,259,865	\$ 3,540,069,139	\$ 2,920,388,988	\$ 2,108,011,498	\$ 1,772,314,748	-24.12%	21.22%	38.54%	18.94%
Days in MLS - Average	42	11	12	38	41	281.82%	-8.33%	-68.42%	-7.32%
Days in MLS - Median	16	4	4	12	17	300.00%	0.00%	-66.67%	-29.41%
Close Price/List Price	99.74%	105.70%	104.50%	99.53%	99.12%	-5.64%	1.15%	4.99%	0.41%
PSF Total	\$ 256	\$ 284	\$ 234	\$ 198	\$ 193	-9.86%	21.37%	18.18%	2.59%
Attached									
New Listings	1,227	1,339	1,016	896	916	-8.36%	31.79%	13.39%	-2.18%
Pending	1,020	1,194	998	595	613	-14.57%	19.64%	67.73%	-2.94%
Closed	808	1,232	909	586	464	-34.42%	35.53%	55.12%	26.29%
Sales Volume	\$ 480,666,868	\$ 728,208,094	\$ 544,050,978	\$ 347,633,271	276,092,516	-33.99%	33.85%	56.50%	25.91%
Days in MLS - Average	43	16	40	51	48	168.75%	-60.00%	-21.57%	6.25%
Days in MLS - Median	19	4	6	18	23	375.00%	-33.33%	-66.67%	-21.74%
Close Price/List Price	99.35%	104.66%	101.34%	99.34%	99.03%	-5.07%	3.28%	2.01%	0.31%
PSF Total	\$ 336	\$ 368	\$ 366	\$ 351	\$ 327	-8.70%	0.55%	4.27%	7.34%

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

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

	Apr, '23	Prior Month	Last Year	Prior Month	Last Year
Residential (Detached + Attached)					
New Listings	1,163	1,282	1,731	-9.28%	-32.81%
Pending	1,228	1,208	1,473	1.66%	-16.63%
Closed	1,051	1,192	1,192	-11.83%	-11.83%
Sales Volume	\$ 434,270,525	\$ 493,344,892	\$ 494,447,148	-11.97%	-12.17%
Days in MLS - Average	23	33	6	-30.30%	283.33%
Days in MLS - Median	7	9	4	-22.22%	75.00%
Close Price/List Price	100.35%	99.83%	106.44%	0.52%	-5.72%
PSF Total	\$ 319	\$ 305	\$ 339	4.59%	-5.90%
Detached					
New Listings	534	558	821	-4.30%	-34.96%
Pending	580	549	684	5.65%	-15.20%
Closed	459	593	424	-22.60%	8.25%
Sales Volume	\$ 202,135,364	\$ 259,491,051	\$ 187,538,251	-22.10%	7.78%
Days in MLS - Average	26	34	6	-23.53%	333.33%
Days in MLS - Median	6	10	4	-40.00%	50.00%
Close Price/List Price	100.21%	99.72%	105.41%	0.49%	-4.93%
PSF Total	\$ 314	\$ 295	\$ 337	6.44%	-6.82%
Attached					
New Listings	629	724	910	-13.12%	-30.88%
Pending	648	659	789	-1.67%	-17.87%
Closed	592	599	768	-1.17%	-22.92%
Sales Volume	\$ 232,135,161	\$ 233,853,841	\$ 306,908,897	-0.73%	-24.36%
Days in MLS - Average	21	32	6	-34.38%	250.00%
Days in MLS - Median	7	9	4	-22.22%	75.00%
Close Price/List Price	100.46%	99.93%	107.00%	0.53%	-6.11%
PSF Total	\$ 322	\$ 315	\$ 341	2.22%	-5.57%

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

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

	YTD 2023	YTD 2022	YTD 2021	YTD 2020	YTD 2019	'23 vs '22	'22 vs '21	'21 vs '20	'20 vs '19
Residential (Detached + Attached)									
New Listings	4,261	5,516	8,552	9,741	11,052	-22.75%	-35.50%	-12.21%	-11.86%
Pending	4,431	5,054	8,234	8,181	9,798	-12.33%	-38.62%	0.65%	-16.50%
Closed	3,842	4,278	7,065	7,724	8,241	-10.19%	-39.45%	-8.53%	-6.27%
Sales Volume	\$ 1,586,470,269	\$ 1,764,552,536	\$ 2,880,934,247	\$ 3,087,871,009	\$ 3,234,155,435	-10.09%	-38.75%	-6.70%	-4.52%
Days in MLS - Average	34	10	14	26	30	240.00%	-28.57%	-46.15%	-13.33%
Days in MLS - Median	13	4	4	7	11	225.00%	0.00%	-42.86%	-36.36%
Close Price/List Price	99.50%	104.97%	103.21%	100.04%	99.57%	-5.21%	1.71%	3.17%	0.47%
PSF Total	\$ 304	\$ 327	\$ 267	\$ 220	\$ 208	-7.03%	22.47%	21.36%	5.77%
Detached									
New Listings	1,973	2,679	5,713	7,042	8,385	-26.35%	-53.11%	-18.87%	-16.02%
Pending	2,142	2,438	5,409	6,177	7,617	-12.14%	-54.93%	-12.43%	-18.91%
Closed	1,909	1,732	4,395	5,783	6,502	10.22%	-60.59%	-24.00%	-11.06%
Sales Volume	\$ 830,632,325	\$ 760,075,643	\$ 1,865,296,745	\$ 2,360,242,915	\$ 2,585,556,559	9.28%	-59.25%	-20.97%	-8.71%
Days in MLS - Average	36	10	10	24	29	260.00%	0.00%	-58.33%	-17.24%
Days in MLS - Median	14	4	4	6	10	250.00%	0.00%	-33.33%	-40.00%
Close Price/List Price	99.19%	104.02%	103.86%	100.17%	99.57%	-4.64%	0.15%	3.68%	0.60%
PSF Total	\$ 294	\$ 324	\$ 253	\$ 207	\$ 195	-9.26%	28.06%	22.22%	6.15%
Attached									
New Listings	2,288	2,837	2,839	2,699	2,667	-19.35%	-0.07%	5.19%	1.20%
Pending	2,289	2,616	2,825	2,004	2,181	-12.50%	-7.40%	40.97%	-8.12%
Closed	1,933	2,546	2,670	1,941	1,739	-24.08%	-4.64%	37.56%	11.62%
Sales Volume	\$ 755,837,944	\$ 1,004,476,893	\$ 1,015,637,502	\$ 727,628,094	\$ 648,598,876	-24.75%	-1.10%	39.58%	12.18%
Days in MLS - Average	32	20	22	33	32	60.00%	-9.09%	-33.33%	3.13%
Days in MLS - Median	11	4	5	10	12	175.00%	-20.00%	-50.00%	-16.67%
Close Price/List Price	99.80%	105.61%	102.14%	99.66%	99.53%	-5.50%	3.40%	2.49%	0.13%
PSF Total	\$ 314	\$ 328	\$ 290	\$ 258	\$ 255	-4.27%	13.10%	12.40%	1.18%

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.

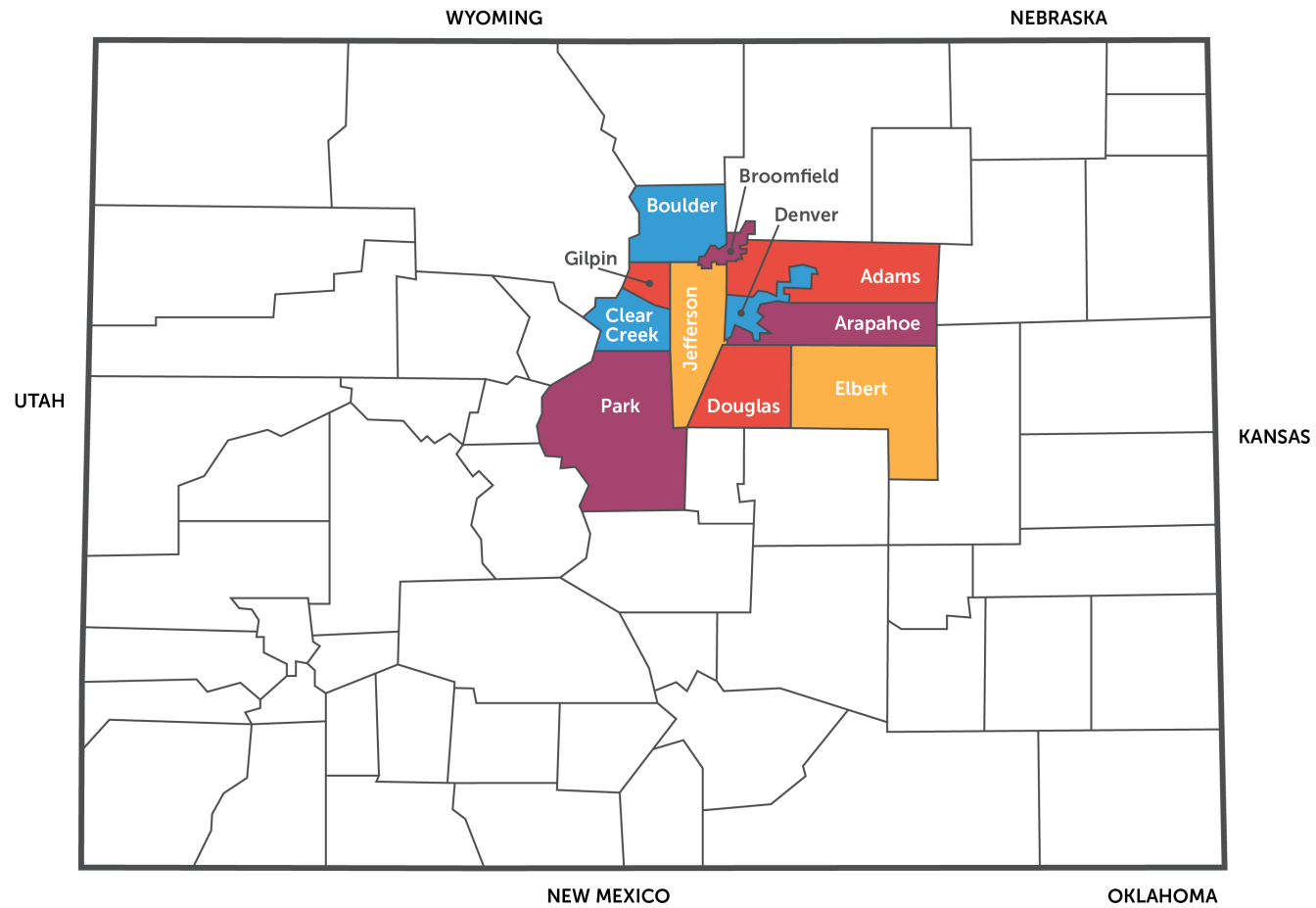
Signature Market: Properties priced between \$750,000 and \$999,999.

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
- Colleen Covell
- Steve Danyliw
- Nick DiPasquale
- Libby Levinson-Katz
- William Maline
- Jessica Reinhardt
- Nicole Rueth
- Michelle Schwinghammer
- Amanda Snitker
- Susan Thayer

Contact: 303-756-0553 | communications@dmarealtors.com

Media Contact: 817-395-3491 | lindsey@decibelblue.com | Lindsey Hall, Decibel Blue Creative Marketing & PR on behalf of the Denver Metro Association of Realtors®

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.

USAGE POLICY: © Copyright

DMAR Realtor® and Industry Partner members are encouraged to share this report in any form or by any means of redistribution including: electronic, mechanical, photocopying or otherwise; without the prior written permission of the publisher. However, all DMAR logos, watermarks, sourcing and copyright information shall not be removed or edited in any way.

To stay up to date with relevant real estate news and statistics, please visit www.dmarealtors.com, and join the conversation using the #dmarstats on social media.

DENVER METRO ASSOCIATION OF REALTORS®

The Denver Metro Association of Realtors®, *The Voice of Real Estate® in the Denver Metro Area*, is a membership-based organization comprised of over 8,000 real estate professionals in the Denver Metropolitan area. The Association offers continuing education, advocacy for the real estate community and is a resource for industry news and market statistics. For more information, visit www.dmarealtors.com or call 303-756-0553.

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).

RE  COLORADO®



Exposure for your listings. Leads for you.

REcolorado is on a mission to get more free leads to you! To do just that, we've teamed up with Nestfully, a public home search site that delivers national advertising for your listings, plus no-cost leads from across the country. Talk about a feather in your cap!

Encourage your clients to join the flock of consumers who are using Nestfully.com for their home searches today.

REcolorado.com/pros/nestfully

