

Monthly Indicators



February 2020

Percent changes calculated using year-over-year comparisons.

New Listings were up 7.5 percent for single family homes but decreased 1.2 percent for townhouse-condo properties. Under Contracts increased 20.2 percent for single family homes and 11.7 percent for townhouse-condo properties.

The Median Sales Price was up 7.2 percent to \$417,000 for single family homes and 3.9 percent to \$277,150 for townhouse-condo properties. Days on Market decreased 20.0 percent for single family homes but increased 18.8 percent for townhouse-condo properties.

The recently released January ShowingTime Showing Index® saw a 20.2 percent year-over-year increase in showing traffic nationwide. All regions of the country were up double digits from the year before, with the Midwest Region up 15.7 percent and the West Region up 34.1 percent. As showing activity is a leading indicator for future home sales, the 2020 housing market is off to a strong start, though it will be important to watch the spread of COVID-19 and its potential impacts to the overall economy in the coming months.

Activity Snapshot

- 45.1%

One-Year Change in
Active Listings
All Properties

- 1.7%

One-Year Change in
Sold Listings
All Properties

+ 5.6%

One-Year Change in
Median Sales Price
All Properties

Residential real estate activity in Arapahoe and Adams counties 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	2-2019	2-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
Active Listings		1,726	944	- 45.3%	--	--	--
Under Contract		1,054	1,267	+ 20.2%	2,083	2,401	+ 15.3%
New Listings		1,166	1,253	+ 7.5%	2,342	2,399	+ 2.4%
Sold Listings		926	912	- 1.5%	1,729	1,756	+ 1.6%
Days on Market		40	32	- 20.0%	40	36	- 10.0%
Median Sales Price		\$389,029	\$417,000	+ 7.2%	\$385,000	\$415,000	+ 7.8%
Average Sales Price		\$439,831	\$468,570	+ 6.5%	\$431,087	\$458,774	+ 6.4%
Pct. of List Price Received		99.2%	99.7%	+ 0.5%	99.0%	99.5%	+ 0.5%
Affordability Index		102	106	+ 3.9%	102	106	+ 3.9%

Townhouse/Condo Market Overview

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

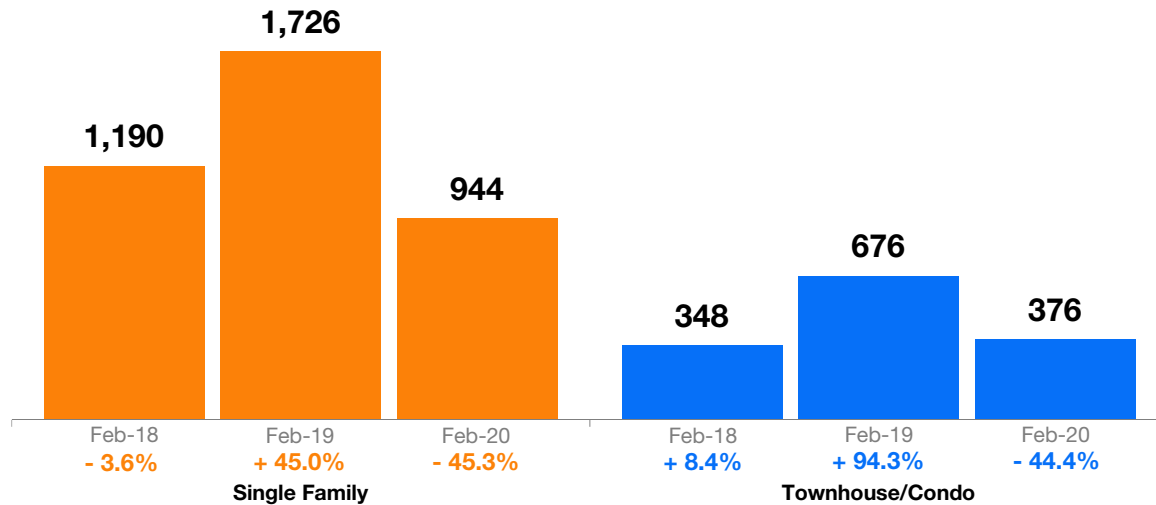


Key Metrics	Historical Sparkbars	2-2019	2-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
Active Listings		676	376	- 44.4%	--	--	--
Under Contract		471	526	+ 11.7%	893	1,016	+ 13.8%
New Listings		504	498	- 1.2%	1,047	997	- 4.8%
Sold Listings		396	388	- 2.0%	720	753	+ 4.6%
Days on Market		32	38	+ 18.8%	33	41	+ 24.2%
Median Sales Price		\$266,750	\$277,150	+ 3.9%	\$265,000	\$272,400	+ 2.8%
Average Sales Price		\$280,107	\$289,766	+ 3.4%	\$278,354	\$288,139	+ 3.5%
Pct. of List Price Received		99.3%	99.6%	+ 0.3%	99.2%	99.2%	0.0%
Affordability Index		95	97	+ 2.1%	96	97	+ 1.0%

Inventory of Active Listings

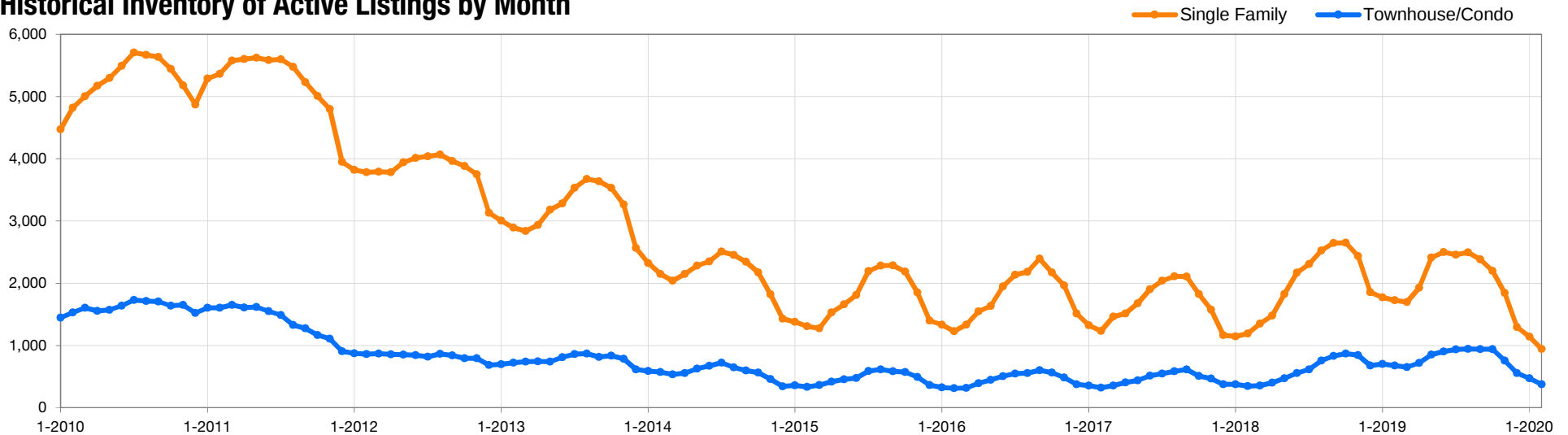


February



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Mar-2019	1,697	+25.7%	653	+84.5%
Apr-2019	1,925	+30.0%	720	+79.1%
May-2019	2,412	+32.1%	852	+80.9%
Jun-2019	2,499	+15.3%	902	+61.9%
Jul-2019	2,457	+6.5%	936	+52.4%
Aug-2019	2,496	-1.1%	946	+25.0%
Sep-2019	2,383	-10.0%	939	+12.9%
Oct-2019	2,197	-17.1%	939	+7.8%
Nov-2019	1,844	-24.4%	756	-10.4%
Dec-2019	1,295	-30.3%	555	-17.9%
Jan-2020	1,141	-35.6%	471	-32.9%
Feb-2020	944	-45.3%	376	-44.4%

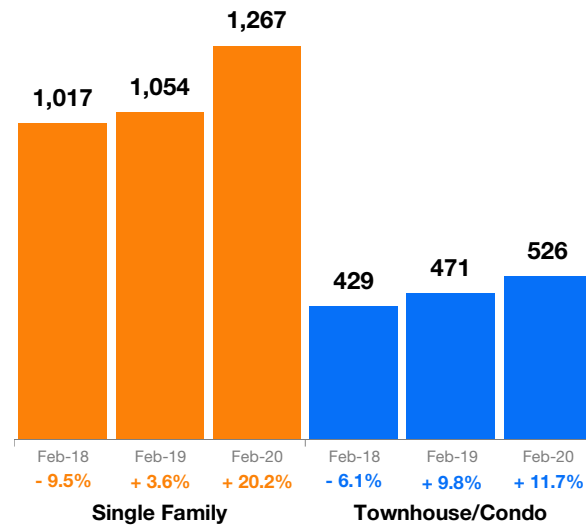
Historical Inventory of Active Listings by Month



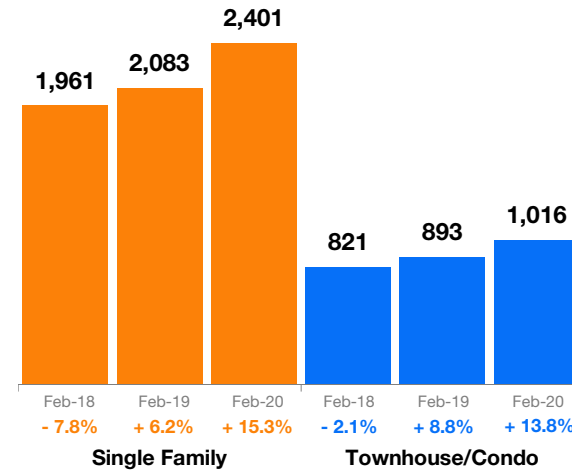
Under Contract



February

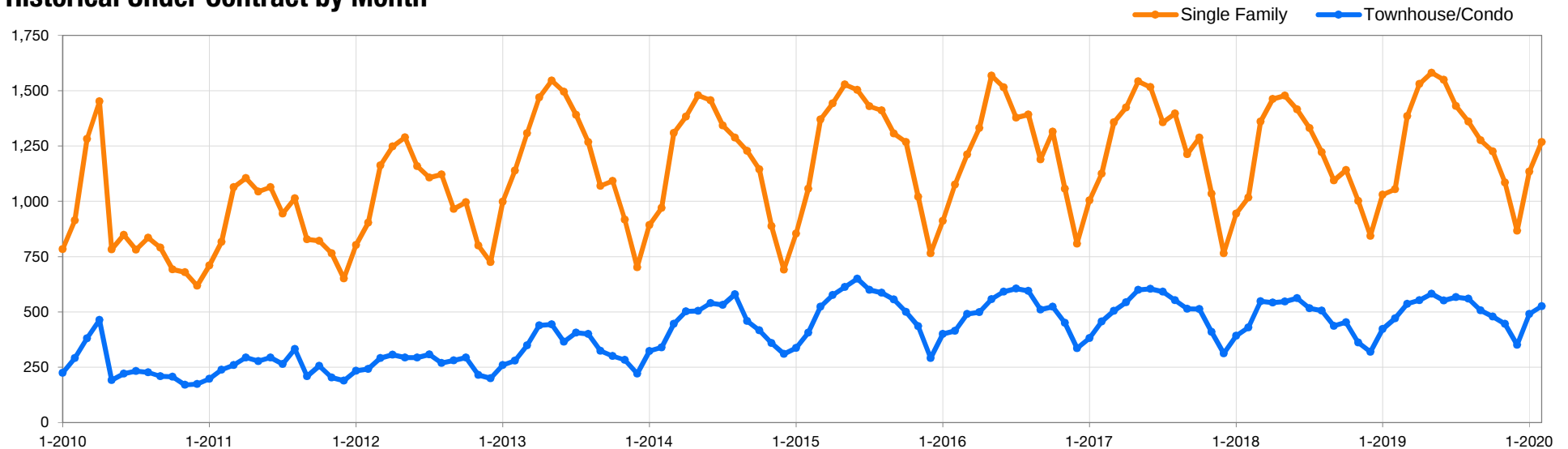


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Mar-2019	1,385	+1.8%	536	-2.2%
Apr-2019	1,530	+4.7%	553	+2.0%
May-2019	1,581	+7.0%	582	+6.4%
Jun-2019	1,549	+9.5%	551	-2.0%
Jul-2019	1,431	+7.5%	567	+9.9%
Aug-2019	1,360	+11.3%	560	+10.7%
Sep-2019	1,276	+16.6%	507	+16.0%
Oct-2019	1,225	+7.4%	479	+5.7%
Nov-2019	1,085	+8.3%	446	+23.2%
Dec-2019	867	+2.8%	351	+10.0%
Jan-2020	1,134	+10.2%	490	+16.1%
Feb-2020	1,267	+20.2%	526	+11.7%

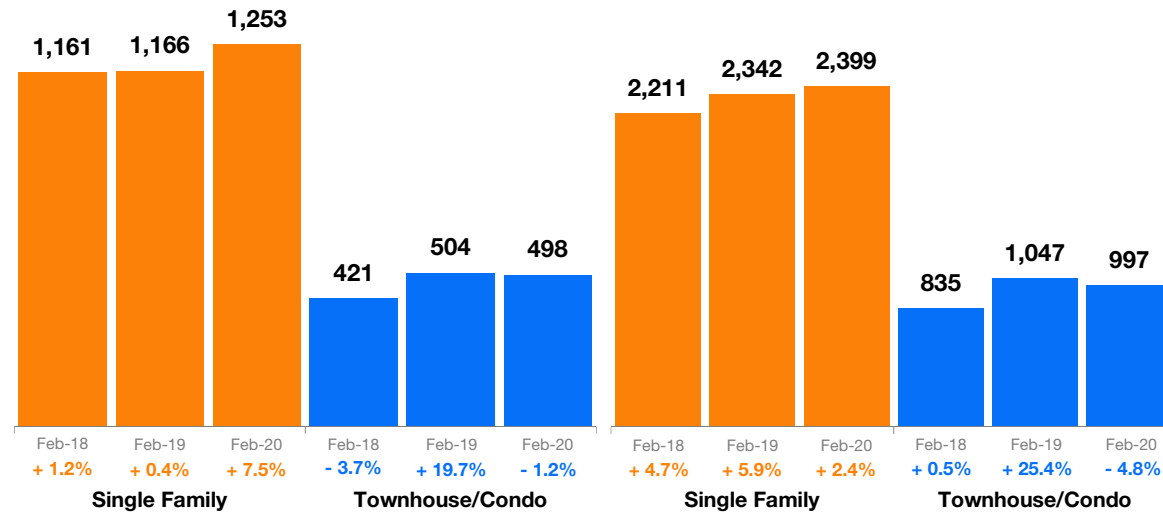
Historical Under Contract by Month



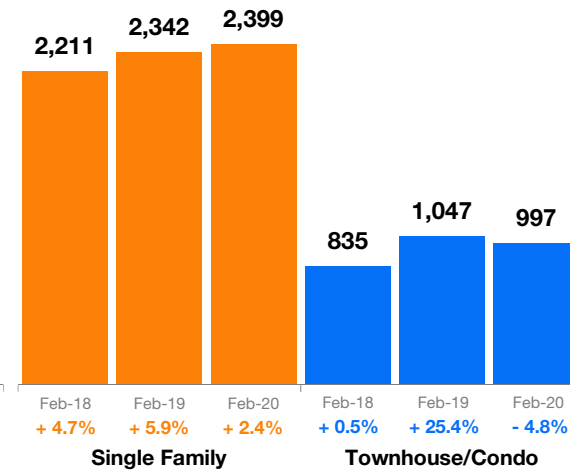
New Listings



February

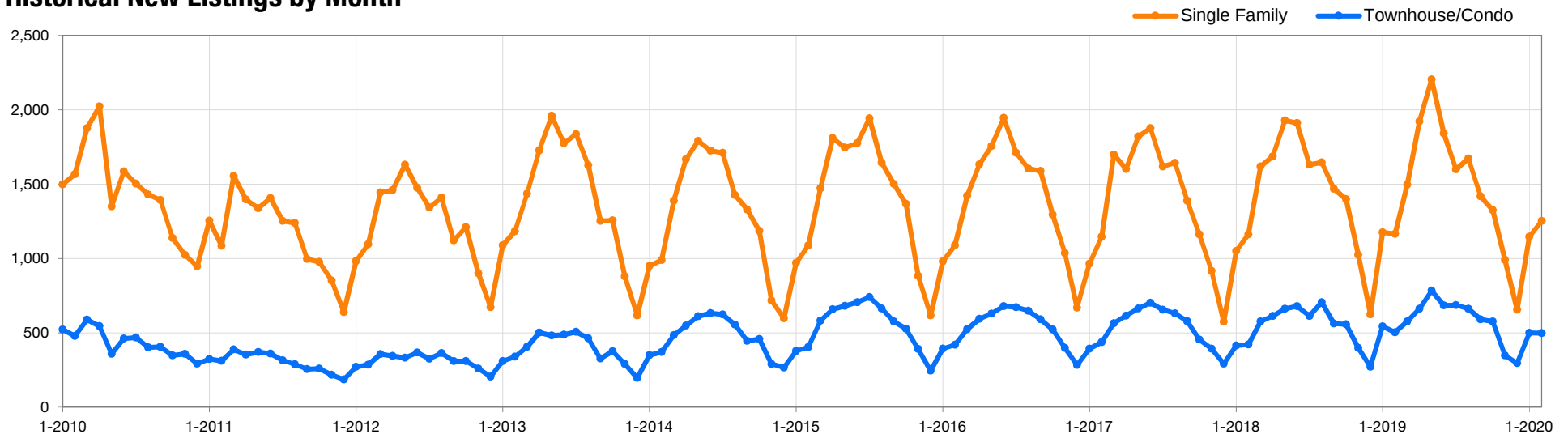


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Mar-2019	1,497	-7.5%	577	+0.2%
Apr-2019	1,921	+13.9%	662	+8.0%
May-2019	2,204	+14.3%	783	+18.3%
Jun-2019	1,841	-3.7%	685	+0.9%
Jul-2019	1,600	-1.9%	687	+12.1%
Aug-2019	1,673	+1.6%	662	-6.2%
Sep-2019	1,418	-3.4%	590	+4.8%
Oct-2019	1,326	-5.2%	577	+3.4%
Nov-2019	991	-3.2%	349	-12.5%
Dec-2019	655	+5.0%	296	+8.8%
Jan-2020	1,146	-2.6%	499	-8.1%
Feb-2020	1,253	+7.5%	498	-1.2%

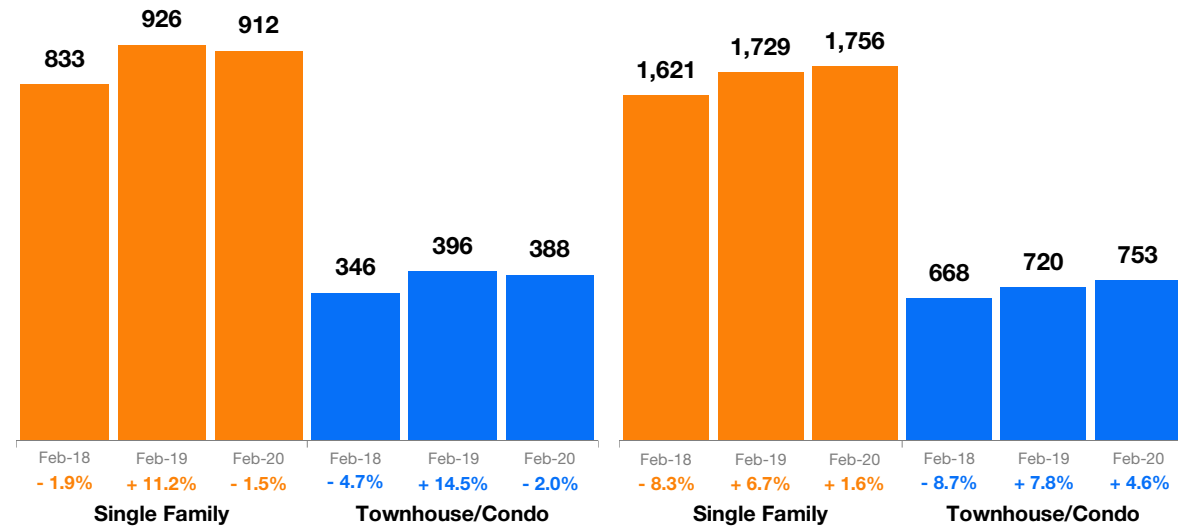
Historical New Listings by Month



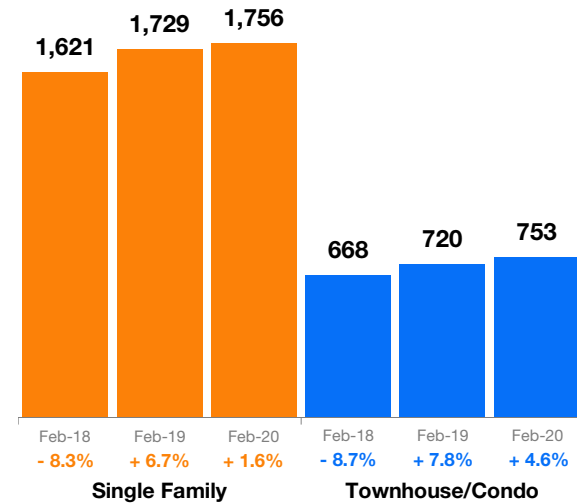
Sold Listings



February

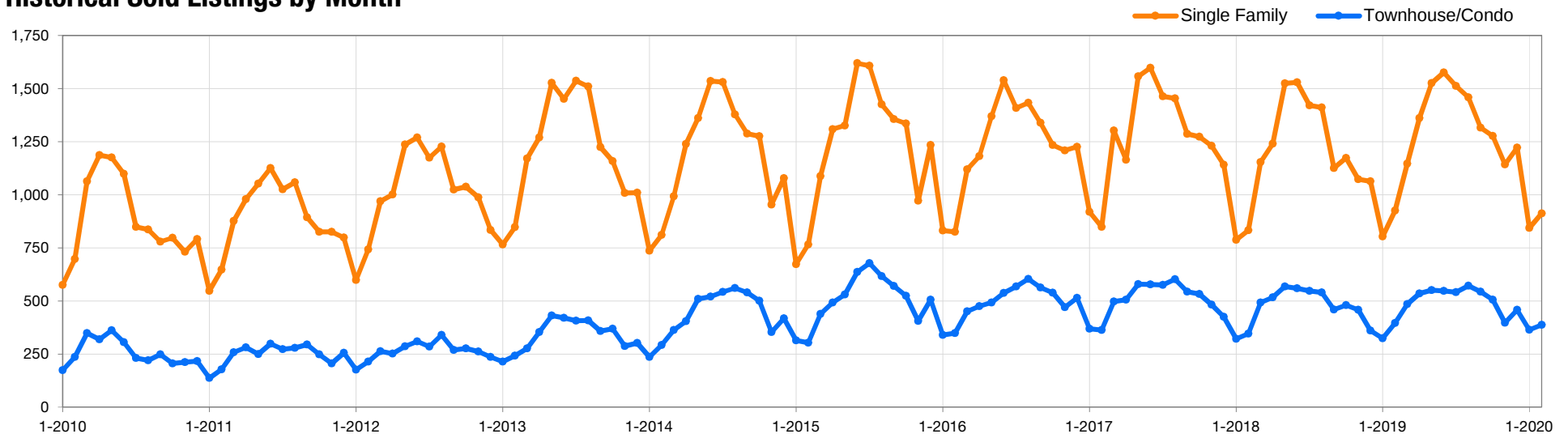


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Mar-2019	1,146	-0.6%	485	-1.6%
Apr-2019	1,361	+9.8%	535	+3.5%
May-2019	1,525	+0.1%	551	-3.0%
Jun-2019	1,575	+3.0%	547	-2.3%
Jul-2019	1,512	+6.4%	541	-1.1%
Aug-2019	1,458	+3.3%	572	+5.9%
Sep-2019	1,316	+16.9%	544	+18.3%
Oct-2019	1,277	+8.9%	506	+5.4%
Nov-2019	1,143	+6.5%	397	-13.3%
Dec-2019	1,222	+15.0%	458	+26.9%
Jan-2020	844	+5.1%	365	+12.7%
Feb-2020	912	-1.5%	388	-2.0%

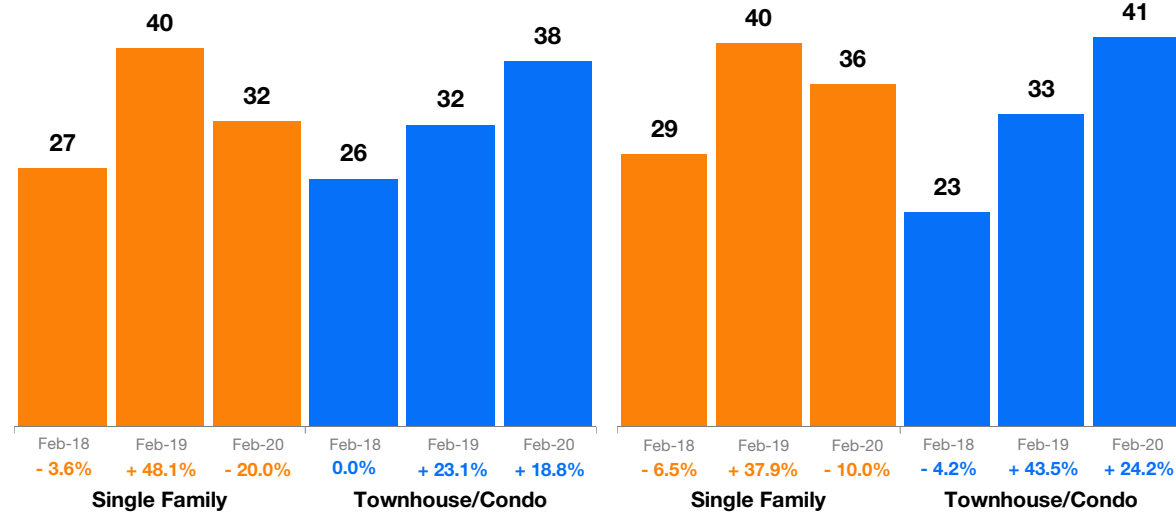
Historical Sold Listings by Month



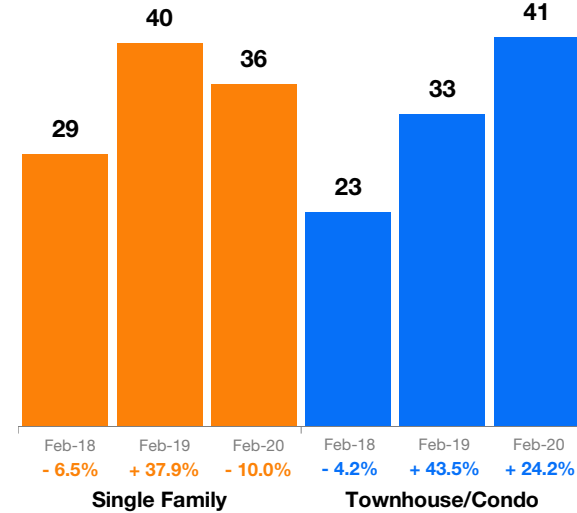
Days on Market Until Sale



February

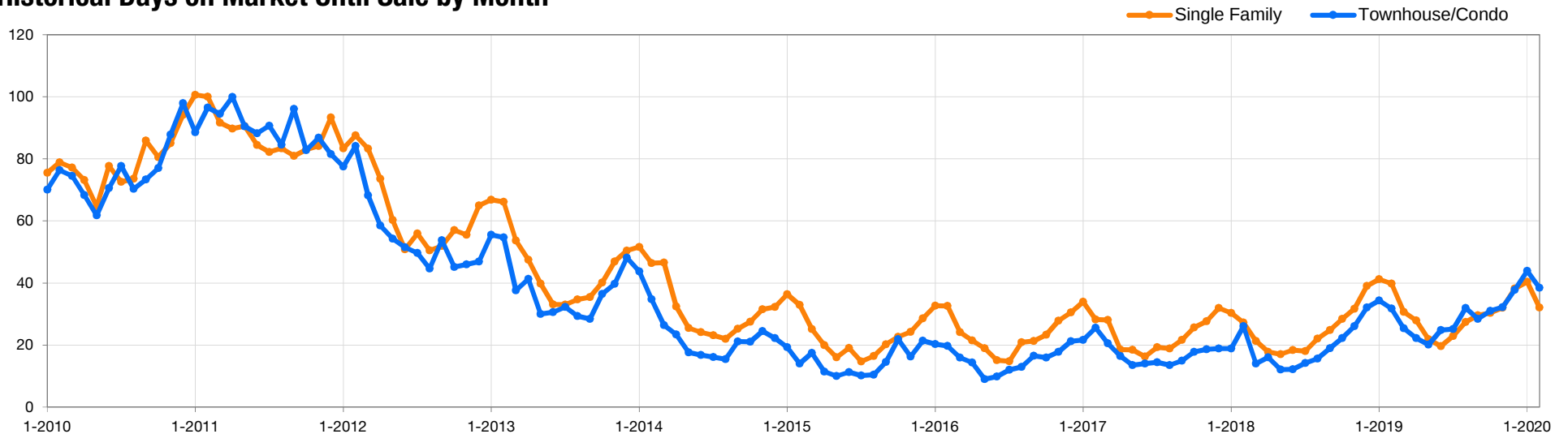


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Mar-2019	31	+47.6%	25	+78.6%
Apr-2019	28	+55.6%	22	+37.5%
May-2019	22	+29.4%	20	+66.7%
Jun-2019	20	+11.1%	25	+108.3%
Jul-2019	23	+27.8%	25	+78.6%
Aug-2019	27	+22.7%	32	+100.0%
Sep-2019	30	+20.0%	28	+47.4%
Oct-2019	30	+7.1%	31	+40.9%
Nov-2019	32	0.0%	32	+23.1%
Dec-2019	38	-2.6%	38	+18.8%
Jan-2020	40	-2.4%	44	+29.4%
Feb-2020	32	-20.0%	38	+18.8%

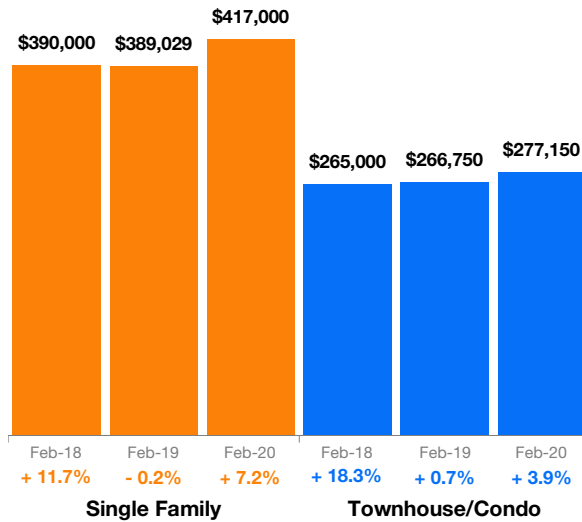
Historical Days on Market Until Sale by Month



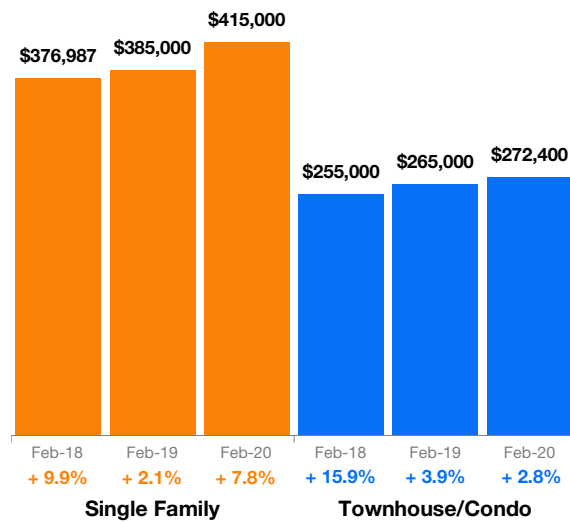
Median Sales Price



February

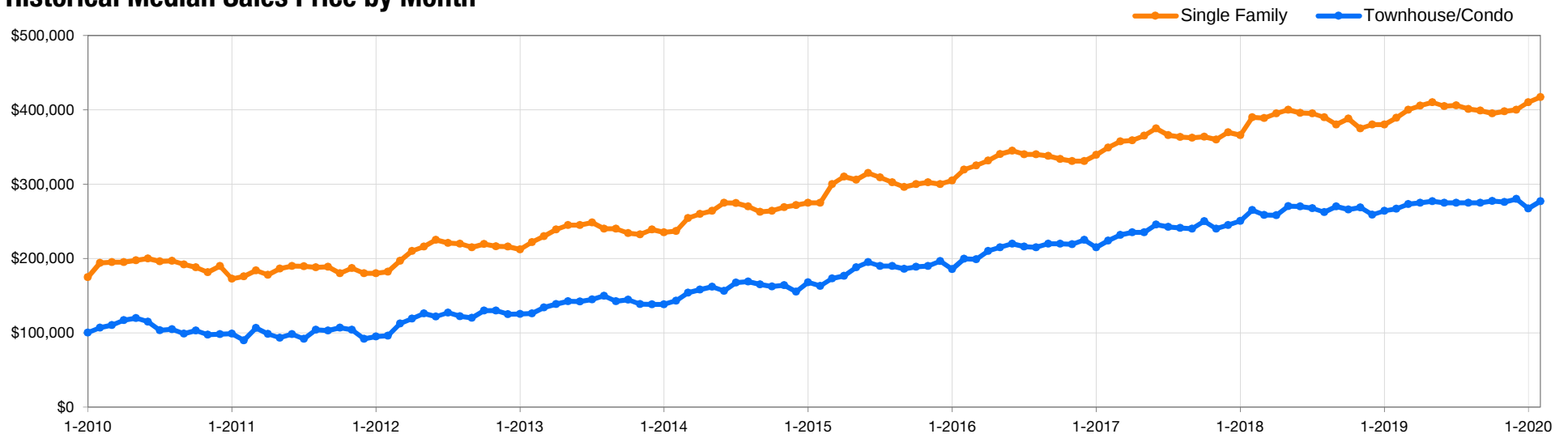


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Mar-2019	\$399,925	+2.8%	\$273,000	+5.6%
Apr-2019	\$405,590	+2.7%	\$275,000	+6.6%
May-2019	\$410,000	+2.5%	\$277,000	+2.5%
Jun-2019	\$405,000	+2.3%	\$275,000	+1.9%
Jul-2019	\$406,000	+2.8%	\$275,000	+2.8%
Aug-2019	\$401,186	+2.9%	\$275,000	+4.8%
Sep-2019	\$399,000	+5.0%	\$275,000	+1.9%
Oct-2019	\$395,000	+1.8%	\$277,500	+4.3%
Nov-2019	\$398,000	+6.1%	\$276,000	+2.7%
Dec-2019	\$400,000	+5.3%	\$280,000	+8.1%
Jan-2020	\$410,000	+7.9%	\$267,100	+1.2%
Feb-2020	\$417,000	+7.2%	\$277,150	+3.9%

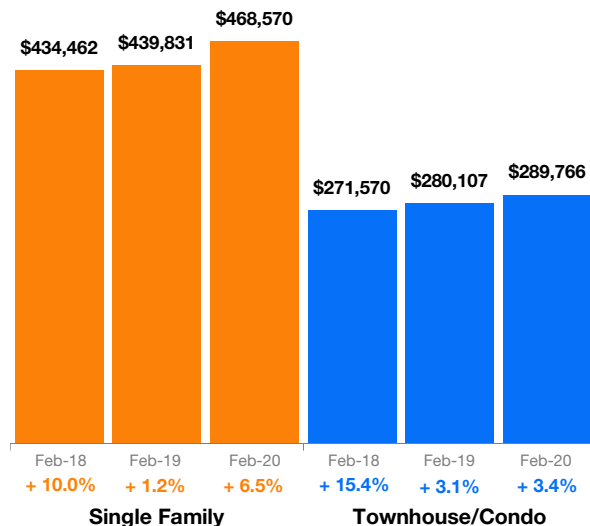
Historical Median Sales Price by Month



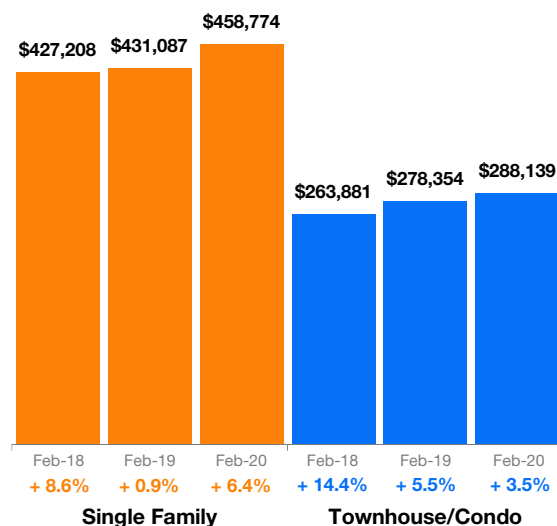
Average Sales Price



February

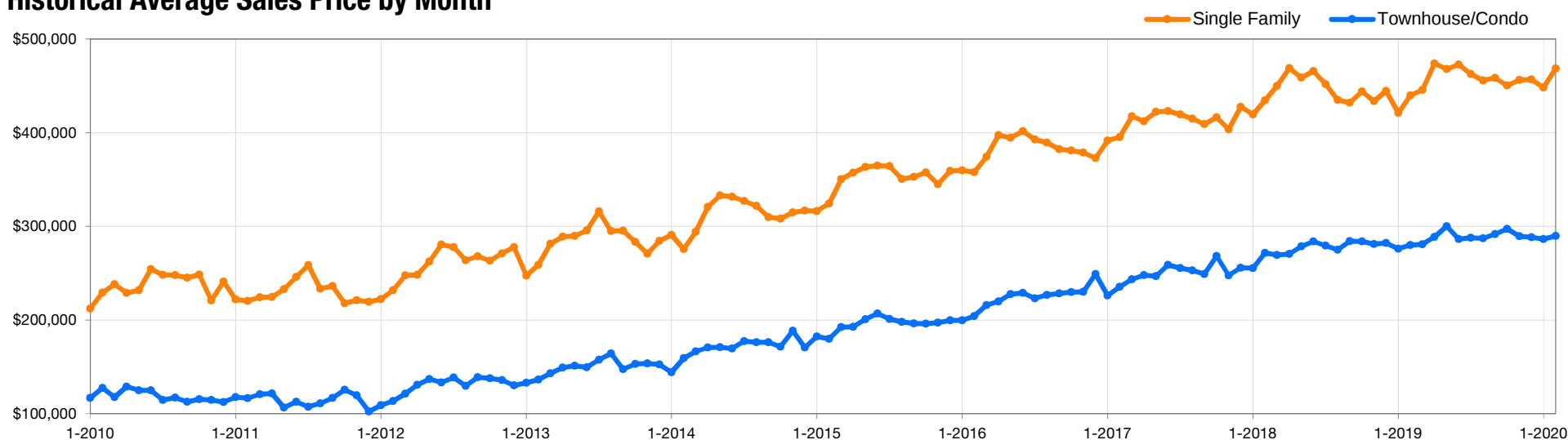


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Mar-2019	\$445,504	-1.0%	\$281,000	+4.3%
Apr-2019	\$473,698	+1.1%	\$288,697	+6.7%
May-2019	\$468,044	+2.0%	\$300,208	+7.8%
Jun-2019	\$472,642	+1.5%	\$286,340	+0.8%
Jul-2019	\$462,620	+2.4%	\$287,903	+3.0%
Aug-2019	\$455,602	+4.8%	\$287,340	+4.5%
Sep-2019	\$458,338	+6.1%	\$291,699	+2.6%
Oct-2019	\$450,277	+1.4%	\$297,239	+4.7%
Nov-2019	\$456,261	+5.2%	\$289,634	+3.0%
Dec-2019	\$456,825	+2.8%	\$288,369	+2.1%
Jan-2020	\$448,212	+6.5%	\$286,404	+3.7%
Feb-2020	\$468,570	+6.5%	\$289,766	+3.4%

Historical Average Sales Price by Month

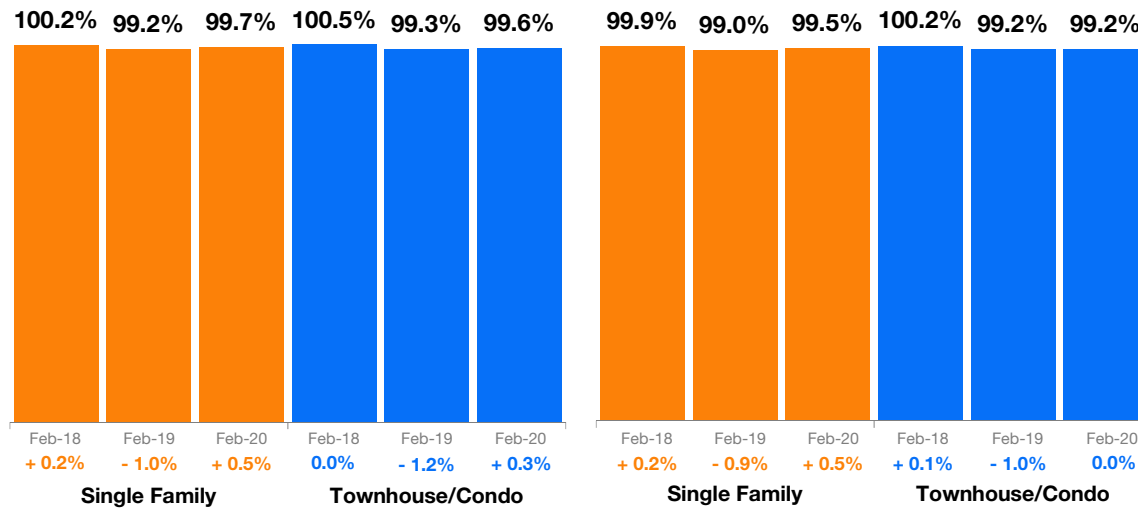


Percent of List Price Received



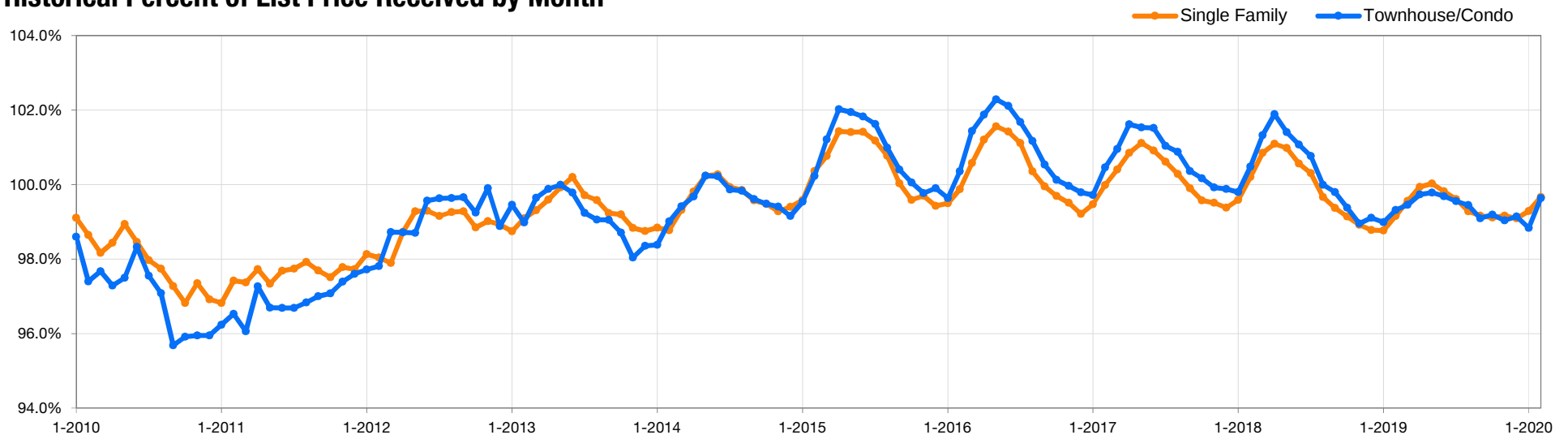
February

Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Mar-2019	99.6%	-1.3%	99.5%	-1.8%
Apr-2019	99.9%	-1.2%	99.7%	-2.2%
May-2019	100.0%	-1.0%	99.8%	-1.6%
Jun-2019	99.8%	-0.8%	99.7%	-1.4%
Jul-2019	99.6%	-0.7%	99.6%	-1.2%
Aug-2019	99.3%	-0.4%	99.4%	-0.6%
Sep-2019	99.2%	-0.2%	99.1%	-0.7%
Oct-2019	99.1%	0.0%	99.2%	-0.2%
Nov-2019	99.2%	+0.3%	99.0%	0.0%
Dec-2019	99.1%	+0.3%	99.1%	0.0%
Jan-2020	99.3%	+0.5%	98.8%	-0.2%
Feb-2020	99.7%	+0.5%	99.6%	+0.3%

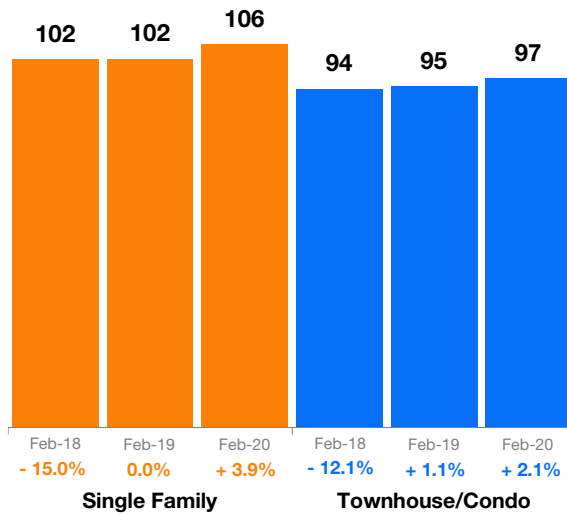
Historical Percent of List Price Received by Month



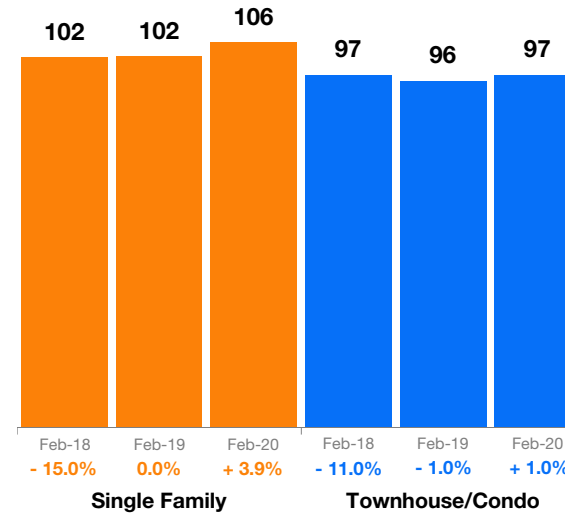
Housing Affordability Index



February

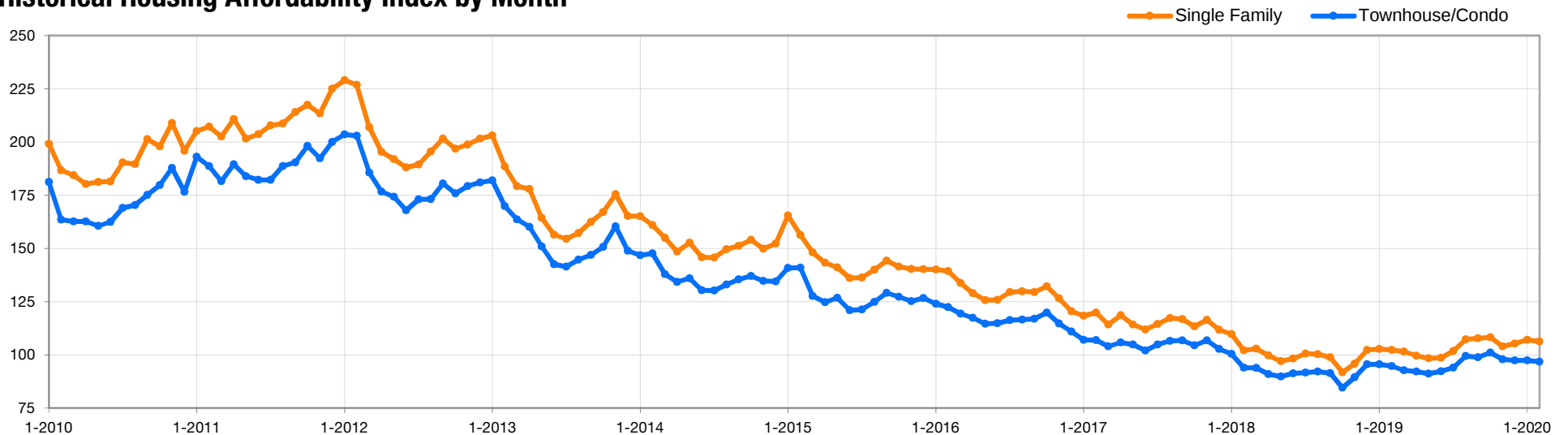


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Mar-2019	102	-1.0%	93	-1.1%
Apr-2019	100	0.0%	92	+1.1%
May-2019	98	+1.0%	91	+1.1%
Jun-2019	99	+1.0%	92	+1.1%
Jul-2019	102	+1.0%	94	+2.2%
Aug-2019	107	+7.0%	100	+8.7%
Sep-2019	108	+9.1%	99	+8.8%
Oct-2019	108	+17.4%	101	+18.8%
Nov-2019	104	+8.3%	98	+10.1%
Dec-2019	105	+2.9%	97	+1.0%
Jan-2020	107	+3.9%	97	+1.0%
Feb-2020	106	+3.9%	97	+2.1%

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	2-2019	2-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
Active Listings		2,403	1,320	- 45.1%	--	--	--
Under Contract		1,525	1,793	+ 17.6%	2,976	3,417	+ 14.8%
New Listings		1,670	1,751	+ 4.9%	3,389	3,396	+ 0.2%
Sold Listings		1,322	1,300	- 1.7%	2,449	2,509	+ 2.4%
Days on Market		37	34	- 8.1%	38	38	0.0%
Median Sales Price		\$360,000	\$380,000	+ 5.6%	\$355,750	\$376,000	+ 5.7%
Average Sales Price		\$391,986	\$415,122	+ 5.9%	\$386,228	\$407,570	+ 5.5%
Pct. of List Price Received		99.2%	99.7%	+ 0.5%	99.0%	99.4%	+ 0.4%
Affordability Index		102	106	+ 3.9%	102	106	+ 3.9%

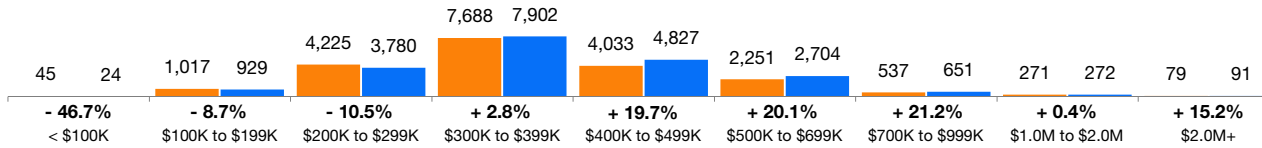
Sold Listings

Actual sales that have closed in a given month.



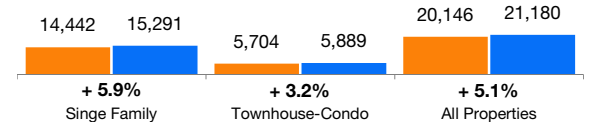
By Price Range – All Properties – Rolling 12 Months

2-2019 2-2020



By Property Type

2-2019 2-2020



Rolling 12 Months

By Price Range	Single Family			Condo		
	2-2019	2-2020	Change	2-2019	2-2020	Change
\$99,999 and Below	15	10	- 33.3%	30	14	- 53.3%
\$100,000 to \$199,999	66	42	- 36.4%	951	887	- 6.7%
\$200,000 to \$299,999	1,344	1,028	- 23.5%	2,881	2,752	- 4.5%
\$300,000 to \$399,999	6,360	6,294	- 1.0%	1,328	1,608	+ 21.1%
\$400,000 to \$499,999	3,667	4,399	+ 20.0%	366	428	+ 16.9%
\$500,000 to \$699,999	2,143	2,548	+ 18.9%	108	156	+ 44.4%
\$700,000 to \$999,999	507	622	+ 22.7%	30	29	- 3.3%
\$1,000,000 to \$1,999,999	262	258	- 1.5%	9	14	+ 55.6%
\$2,000,000 and Above	78	90	+ 15.4%	1	1	0.0%
All Price Ranges	14,442	15,291	+ 5.9%	5,704	5,889	+ 3.2%

Compared to Prior Month

	Single Family			Condo		
	1-2020	2-2020	Change	1-2020	2-2020	Change
	1	1	0.0%	0	0	--
	2	4	+ 100.0%	73	58	- 20.5%
	82	57	- 30.5%	166	169	+ 1.8%
	301	324	+ 7.6%	89	116	+ 30.3%
	246	303	+ 23.2%	20	34	+ 70.0%
	161	176	+ 9.3%	15	10	- 33.3%
	38	28	- 26.3%	0	1	--
	12	13	+ 8.3%	1	0	- 100.0%
	1	6	+ 500.0%	1	0	- 100.0%
All Price Ranges	844	912	+ 8.1%	365	388	+ 6.3%

Year to Date

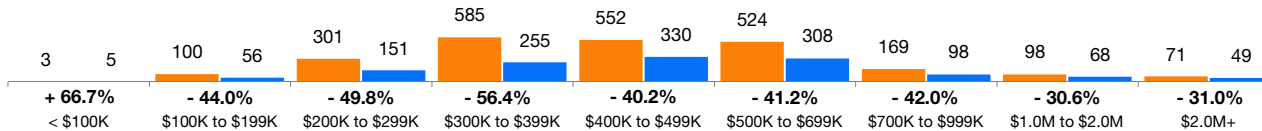
	Single Family			Condo		
	2-2019	2-2020	Change	2-2019	2-2020	Change
	2	2	0.0%	6	0	- 100.0%
	10	6	- 40.0%	130	131	+ 0.8%
	149	139	- 6.7%	358	335	- 6.4%
	806	625	- 22.5%	157	205	+ 30.6%
	441	549	+ 24.5%	45	54	+ 20.0%
	247	337	+ 36.4%	18	25	+ 38.9%
	49	66	+ 34.7%	5	1	- 80.0%
	21	25	+ 19.0%	1	1	0.0%
	4	7	+ 75.0%	0	1	--
All Price Ranges	1,729	1,756	+ 1.6%	720	753	+ 4.6%

Inventory of Active Listings

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

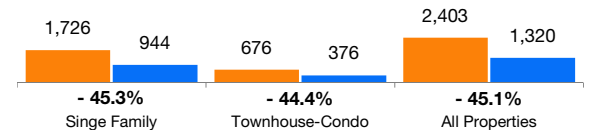
By Price Range – All Properties

2-2019 2-2020



By Property Type

2-2019 2-2020



Compared to Prior Year

By Price Range	Single Family			Condo		
	2-2019	2-2020	Change	2-2019	2-2020	Change
\$99,999 and Below	2	5	+ 150.0%	1	0	- 100.0%
\$100,000 to \$199,999	3	4	+ 33.3%	97	52	- 46.4%
\$200,000 to \$299,999	63	29	- 54.0%	238	122	- 48.7%
\$300,000 to \$399,999	406	152	- 62.6%	179	103	- 42.5%
\$400,000 to \$499,999	462	270	- 41.6%	90	60	- 33.3%
\$500,000 to \$699,999	470	282	- 40.0%	54	26	- 51.9%
\$700,000 to \$999,999	154	89	- 42.2%	14	9	- 35.7%
\$1,000,000 to \$1,999,999	95	65	- 31.6%	3	3	0.0%
\$2,000,000 and Above	71	48	- 32.4%	0	1	--
All Price Ranges	1,726	944	- 45.3%	676	376	- 44.4%

Compared to Prior Month

	Single Family			Condo		
	1-2020	2-2020	Change	1-2020	2-2020	Change
	4	5	+ 25.0%	1	0	- 100.0%
	4	4	0.0%	69	52	- 24.6%
	48	29	- 39.6%	162	122	- 24.7%
	234	152	- 35.0%	138	103	- 25.4%
	320	270	- 15.6%	65	60	- 7.7%
	307	282	- 8.1%	25	26	+ 4.0%
	109	89	- 18.3%	8	9	+ 12.5%
	67	65	- 3.0%	3	3	0.0%
	48	48	0.0%	0	1	--
All Price Ranges	1,141	944	- 17.3%	471	376	- 20.2%

Year to Date

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

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



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.