

Monthly Indicators

Residential real estate activity in Arapahoe, Douglas, Jefferson and Denver Counties, comprised of single-family properties, townhomes and condominiums.



February 2020

Percent changes calculated using year-over-year comparisons and rounded figures.

New Listings were down 3.6 percent for single family homes but increased 4.5 percent for townhouse-condo properties. Under Contracts increased 10.6 percent for single family homes and 20.0 percent for townhouse-condo properties.

The Median Sales Price was up 8.1 percent to \$483,000 for single family homes and 5.5 percent to \$314,950 for townhouse-condo properties. Days on Market decreased 7.7 percent for single family homes but increased 17.1 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

- 37.4% **+ 5.3%** **+ 7.3%**

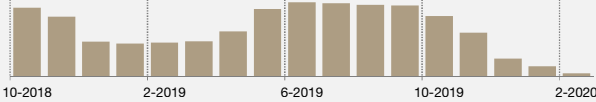
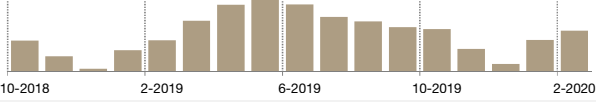
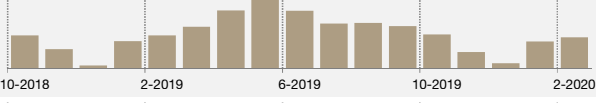
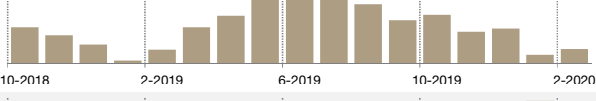
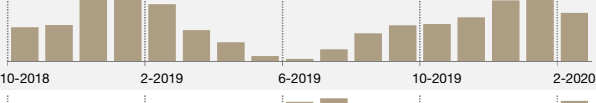
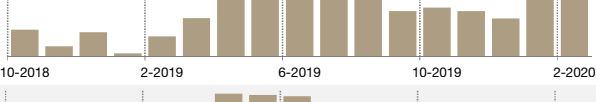
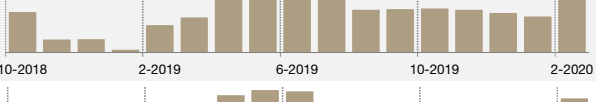
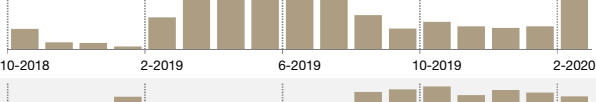
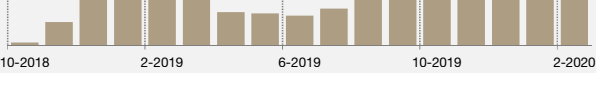
One-Year Change in Active Listings All Properties	One-Year Change in Sold Listings All Properties	One-Year Change in Median Sales Price All Properties
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Single Family Market Overview

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		3,586	2,146	- 40.2%	--	--	--
Under Contract		2,182	2,414	+ 10.6%	4,127	4,604	+ 11.6%
New Listings		2,572	2,479	- 3.6%	4,864	4,748	- 2.4%
Sold Listings		1,755	1,772	+ 1.0%	3,253	3,404	+ 4.6%
Days on Market		39	36	- 7.7%	41	40	- 2.4%
Median Sales Price		\$447,000	\$483,000	+ 8.1%	\$442,000	\$479,950	+ 8.6%
Avg. Sales Price		\$533,852	\$562,139	+ 5.3%	\$523,480	\$552,316	+ 5.5%
Pct. of List Price Received		99.0%	99.6%	+ 0.6%	98.8%	99.2%	+ 0.4%
Affordability Index		82	84	+ 2.4%	83	84	+ 1.2%

Townhouse/Condo Market Overview

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

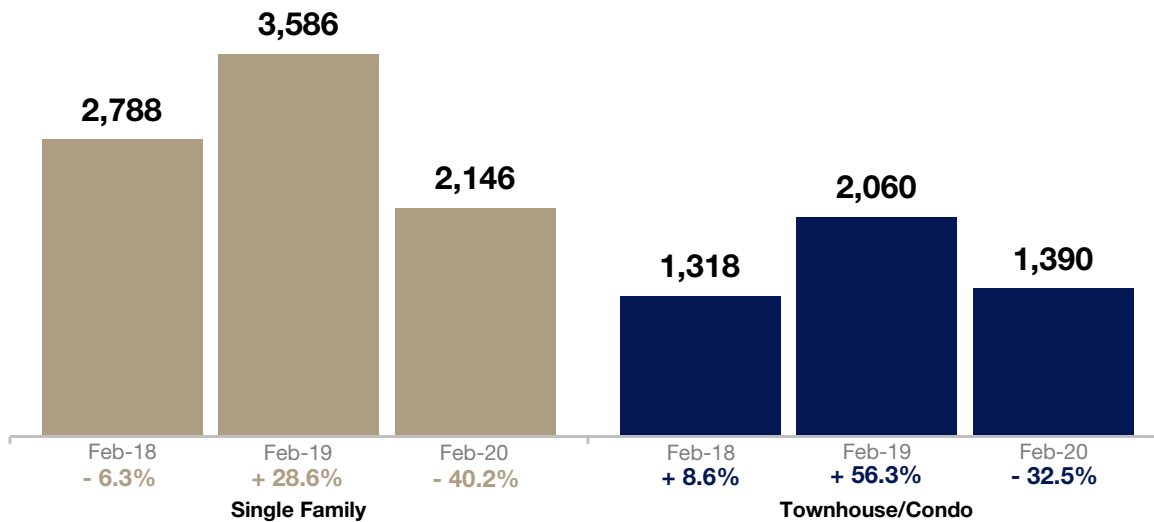


Key Metrics	Historical Sparkbars	2-2019	2-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
Active Listings		2,060	1,390	- 32.5%	--	--	--
Under Contract		1,046	1,255	+ 20.0%	1,979	2,461	+ 24.4%
New Listings		1,264	1,321	+ 4.5%	2,486	2,612	+ 5.1%
Sold Listings		890	1,012	+ 13.7%	1,557	1,869	+ 20.0%
Days on Market		35	41	+ 17.1%	37	43	+ 16.2%
Median Sales Price		\$298,550	\$314,950	+ 5.5%	\$299,000	\$310,500	+ 3.8%
Avg. Sales Price		\$353,387	\$373,502	+ 5.7%	\$361,417	\$366,525	+ 1.4%
Pct. of List Price Received		99.0%	99.3%	+ 0.3%	98.9%	99.1%	+ 0.2%
Affordability Index		123	128	+ 4.1%	123	130	+ 5.7%

Inventory of Active Listings

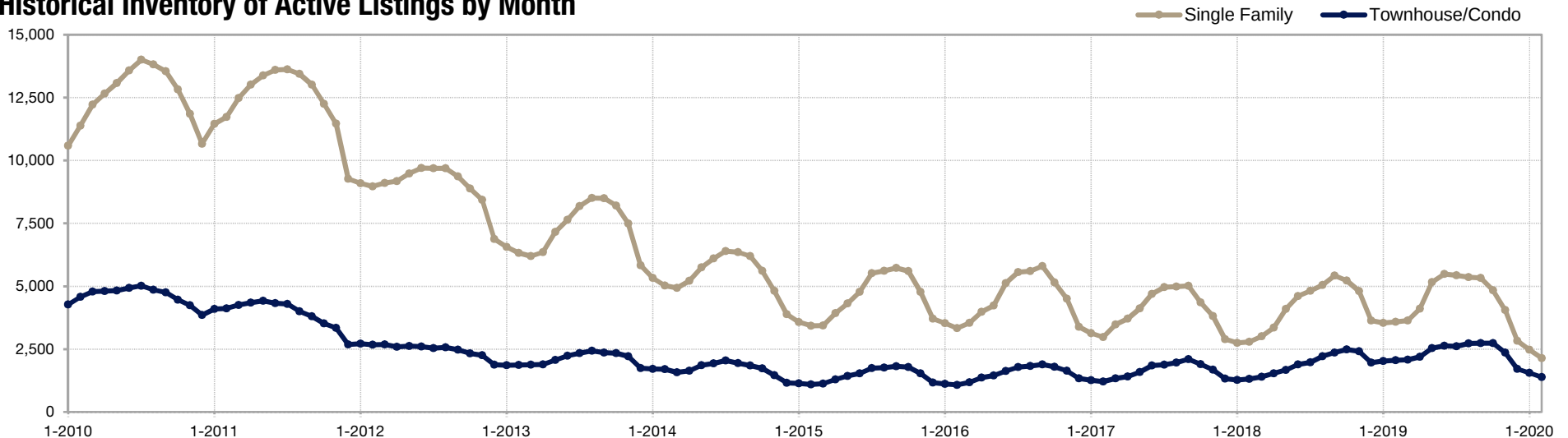


February



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Mar-2019	3,638	+21.1%	2,077	+48.6%
Apr-2019	4,108	+22.5%	2,194	+42.7%
May-2019	5,159	+25.9%	2,542	+52.3%
Jun-2019	5,482	+18.9%	2,635	+39.3%
Jul-2019	5,430	+12.6%	2,607	+32.4%
Aug-2019	5,359	+6.1%	2,728	+23.3%
Sep-2019	5,331	-1.7%	2,732	+15.5%
Oct-2019	4,834	-7.6%	2,733	+9.9%
Nov-2019	4,050	-15.7%	2,357	-2.1%
Dec-2019	2,833	-22.0%	1,714	-12.8%
Jan-2020	2,474	-30.1%	1,555	-23.3%
Feb-2020	2,146	-40.2%	1,390	-32.5%

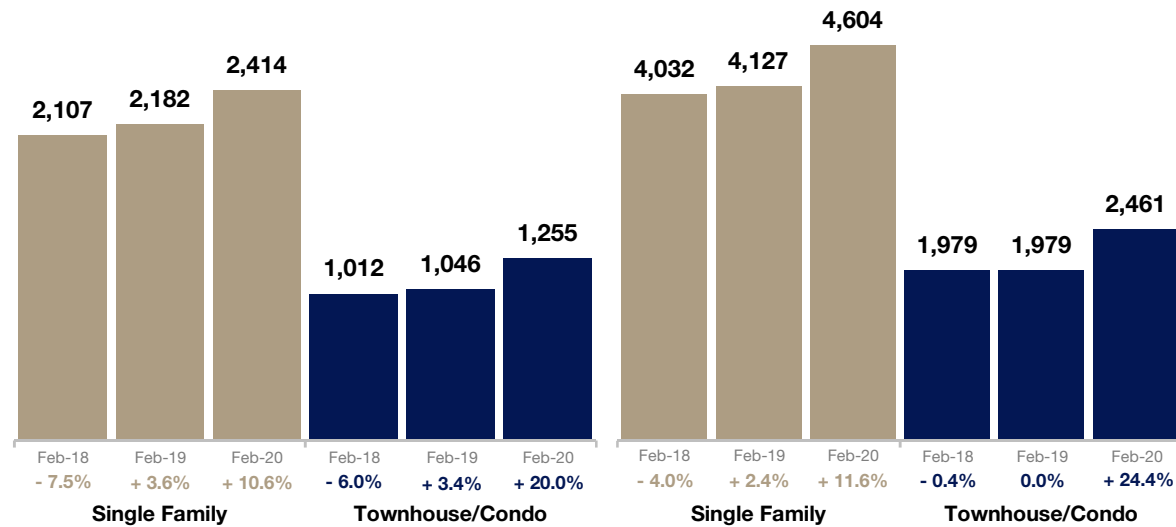
Historical Inventory of Active Listings by Month



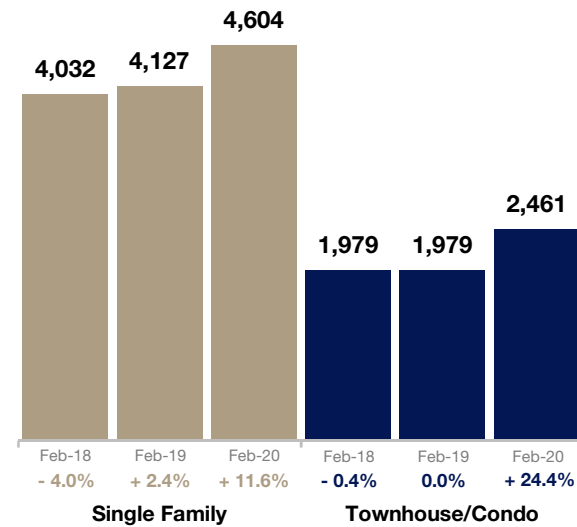
Under Contract



February

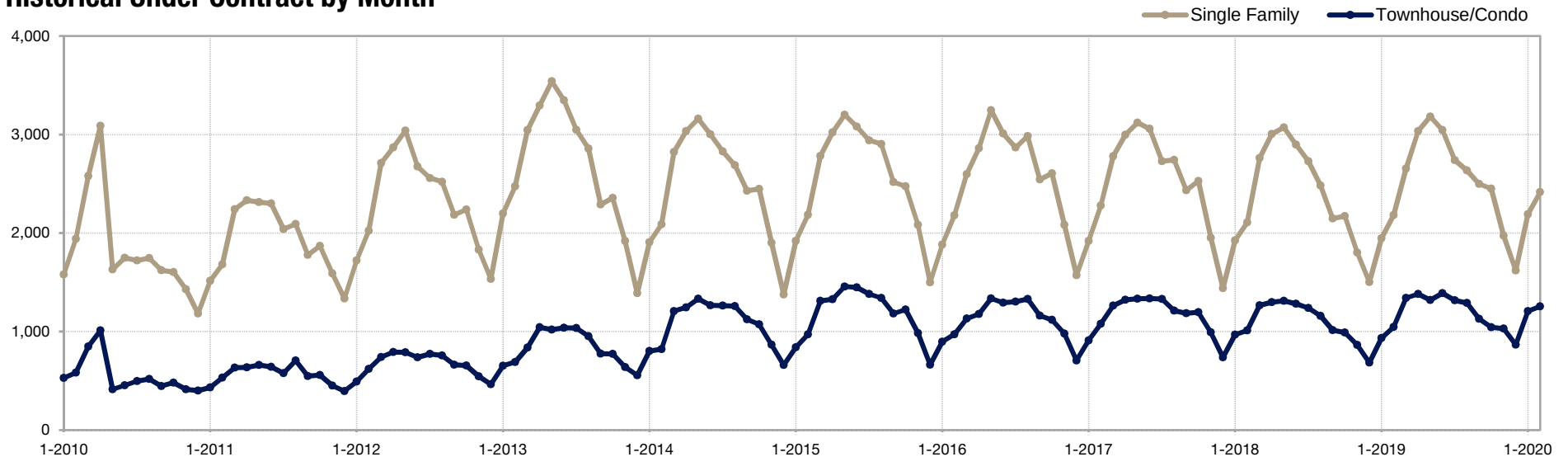


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Mar-2019	2,653	-3.9%	1,341	+6.0%
Apr-2019	3,035	+1.1%	1,380	+6.3%
May-2019	3,182	+3.6%	1,320	+0.6%
Jun-2019	3,045	+5.1%	1,389	+8.4%
Jul-2019	2,739	+0.4%	1,316	+6.2%
Aug-2019	2,634	+6.2%	1,290	+11.3%
Sep-2019	2,497	+16.4%	1,128	+11.2%
Oct-2019	2,451	+12.8%	1,043	+5.5%
Nov-2019	1,974	+9.6%	1,029	+19.1%
Dec-2019	1,618	+7.8%	866	+26.8%
Jan-2020	2,190	+12.6%	1,206	+29.3%
Feb-2020	2,414	+10.6%	1,255	+20.0%

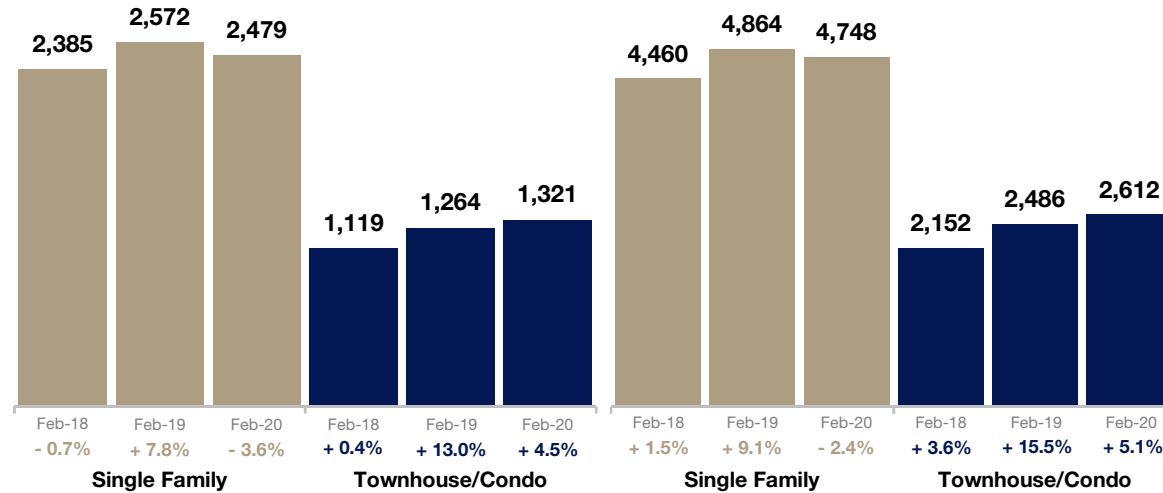
Historical Under Contract by Month



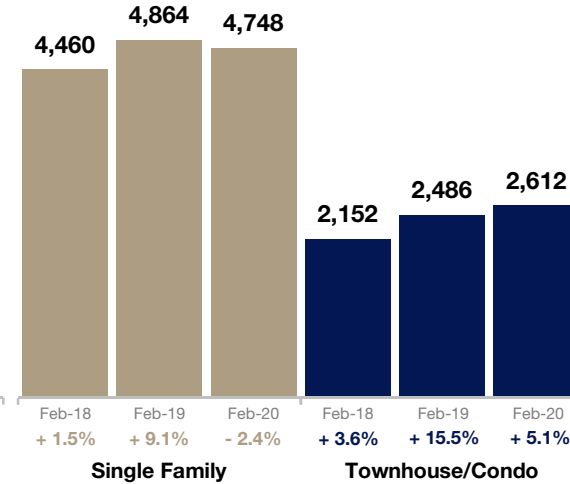
New Listings



February

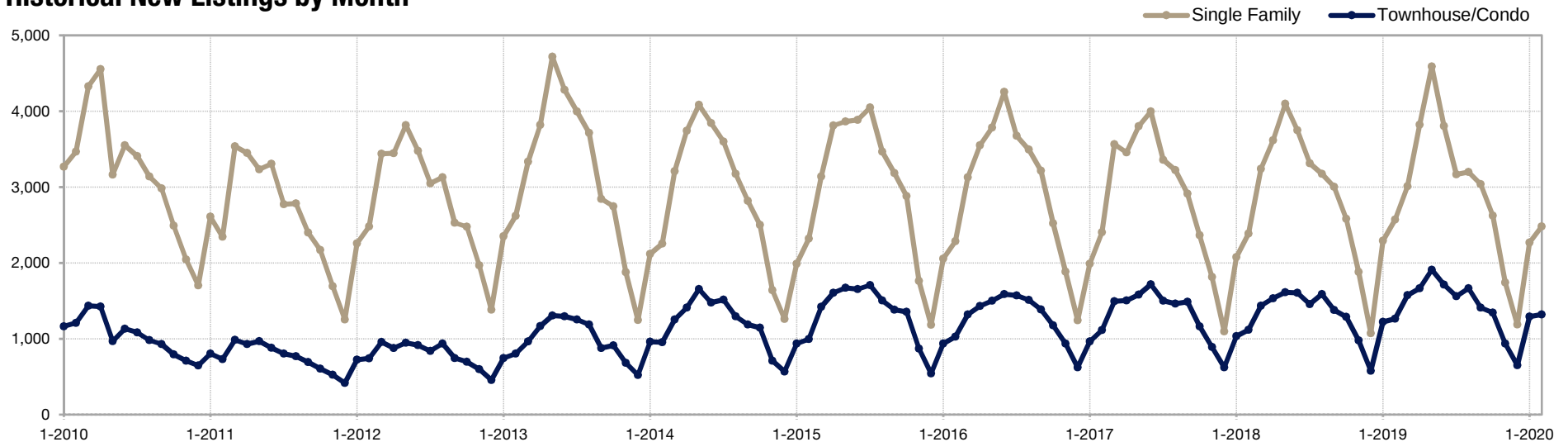


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Mar-2019	3,011	-7.0%	1,575	+9.7%
Apr-2019	3,822	+5.7%	1,664	+8.7%
May-2019	4,590	+12.1%	1,910	+18.3%
Jun-2019	3,806	+1.5%	1,714	+6.7%
Jul-2019	3,168	-4.4%	1,560	+7.1%
Aug-2019	3,197	+0.7%	1,665	+4.8%
Sep-2019	3,039	+1.1%	1,412	+2.2%
Oct-2019	2,623	+1.6%	1,344	+4.4%
Nov-2019	1,741	-7.5%	936	-4.5%
Dec-2019	1,187	+10.7%	651	+12.6%
Jan-2020	2,269	-1.0%	1,291	+5.6%
Feb-2020	2,479	-3.6%	1,321	+4.5%

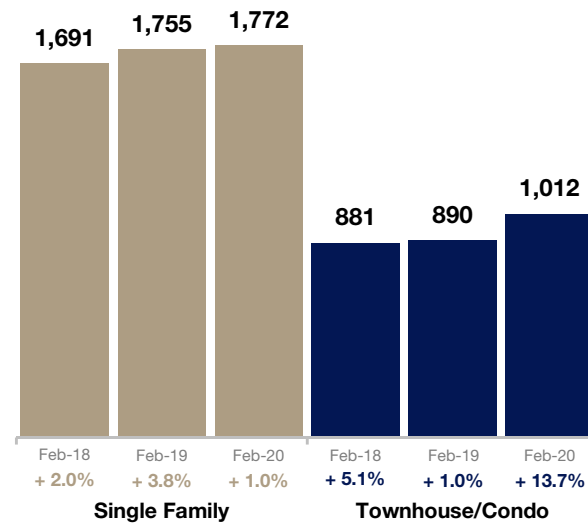
Historical New Listings by Month



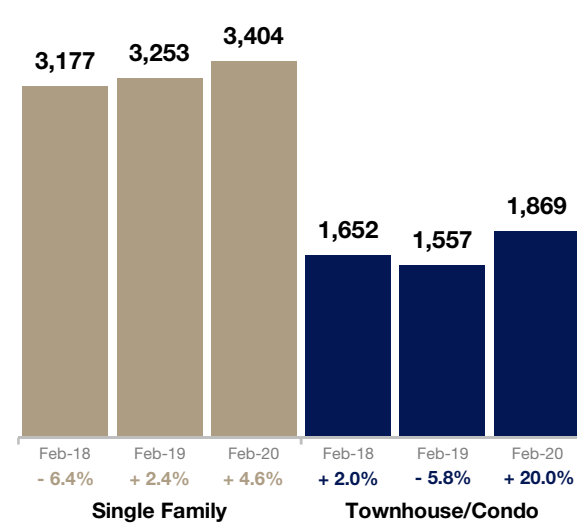
Sold Listings



February

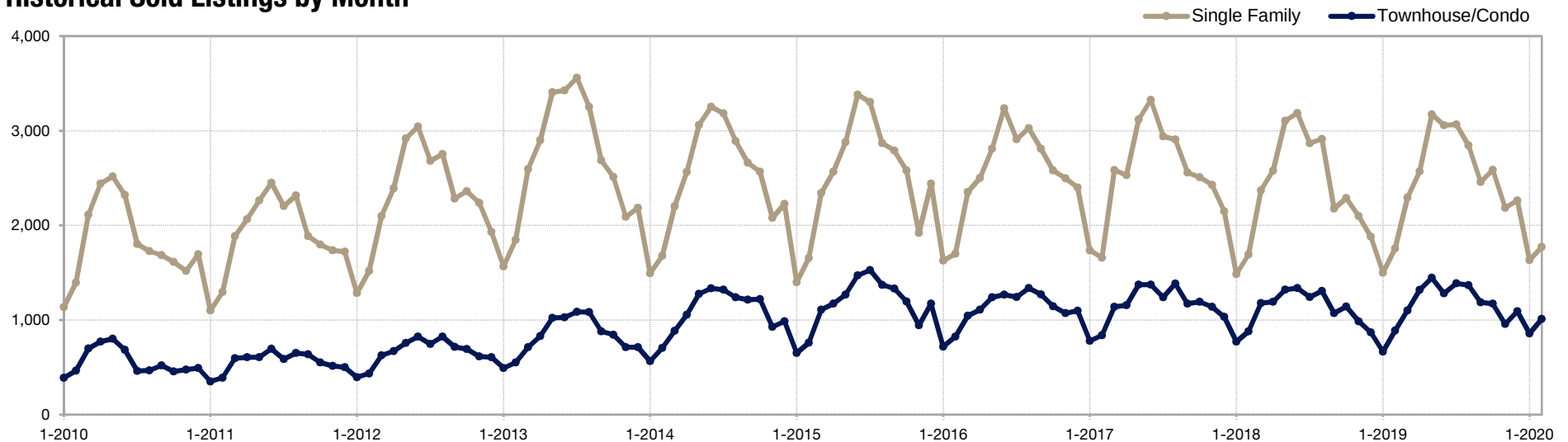


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Mar-2019	2,293	-3.2%	1,101	-6.6%
Apr-2019	2,570	-0.3%	1,318	+10.6%
May-2019	3,173	+2.2%	1,446	+9.5%
Jun-2019	3,057	-4.1%	1,281	-4.3%
Jul-2019	3,065	+6.9%	1,389	+11.8%
Aug-2019	2,845	-2.3%	1,369	+4.7%
Sep-2019	2,457	+12.8%	1,186	+10.4%
Oct-2019	2,587	+13.1%	1,173	+2.6%
Nov-2019	2,184	+4.0%	958	-2.9%
Dec-2019	2,263	+20.2%	1,091	+25.5%
Jan-2020	1,632	+8.9%	857	+28.5%
Feb-2020	1,772	+1.0%	1,012	+13.7%

Historical Sold Listings by Month

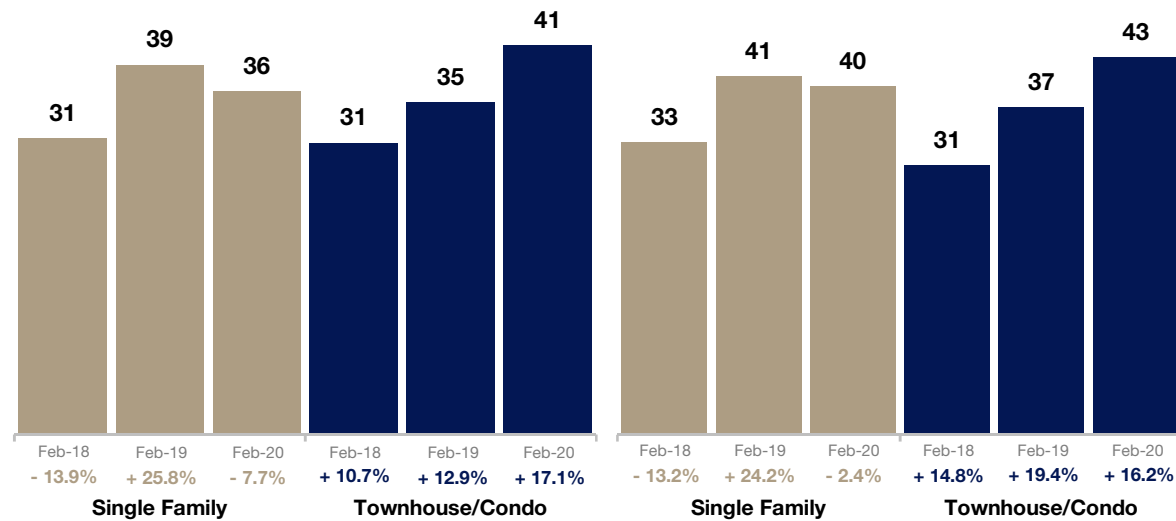


Days on Market Until Sale



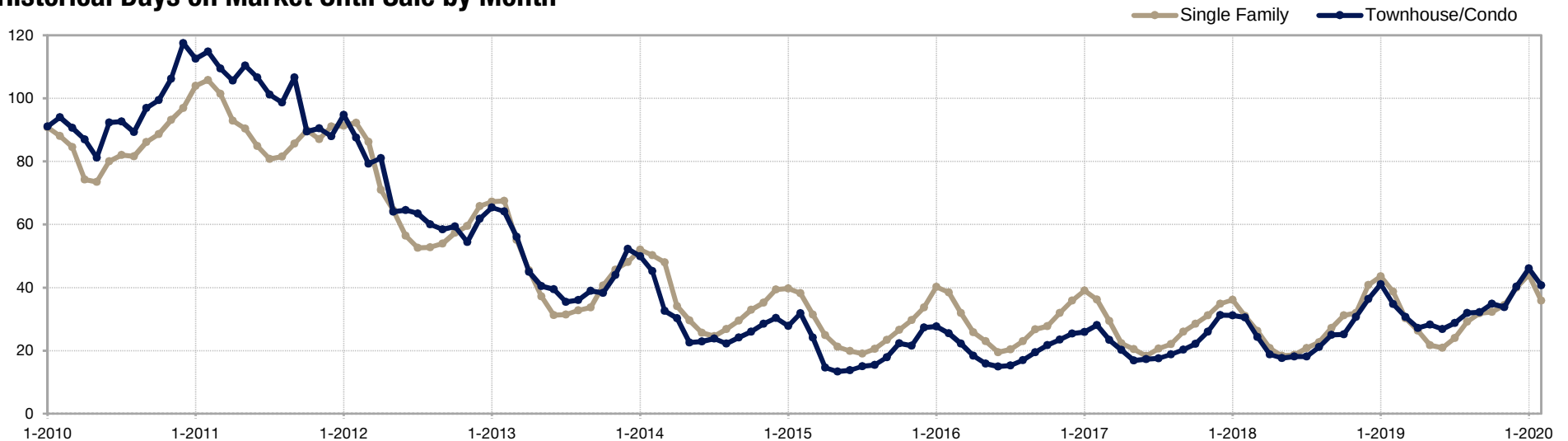
February

Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Mar-2019	30	+15.4%	31	+29.2%
Apr-2019	26	+23.8%	27	+42.1%
May-2019	22	+22.2%	28	+55.6%
Jun-2019	21	+10.5%	27	+50.0%
Jul-2019	24	+14.3%	29	+61.1%
Aug-2019	29	+26.1%	32	+52.4%
Sep-2019	32	+18.5%	32	+28.0%
Oct-2019	32	+3.2%	35	+40.0%
Nov-2019	34	+6.3%	34	+9.7%
Dec-2019	40	-2.4%	40	+11.1%
Jan-2020	44	0.0%	46	+12.2%
Feb-2020	36	-7.7%	41	+17.1%

Historical Days on Market Until Sale by Month

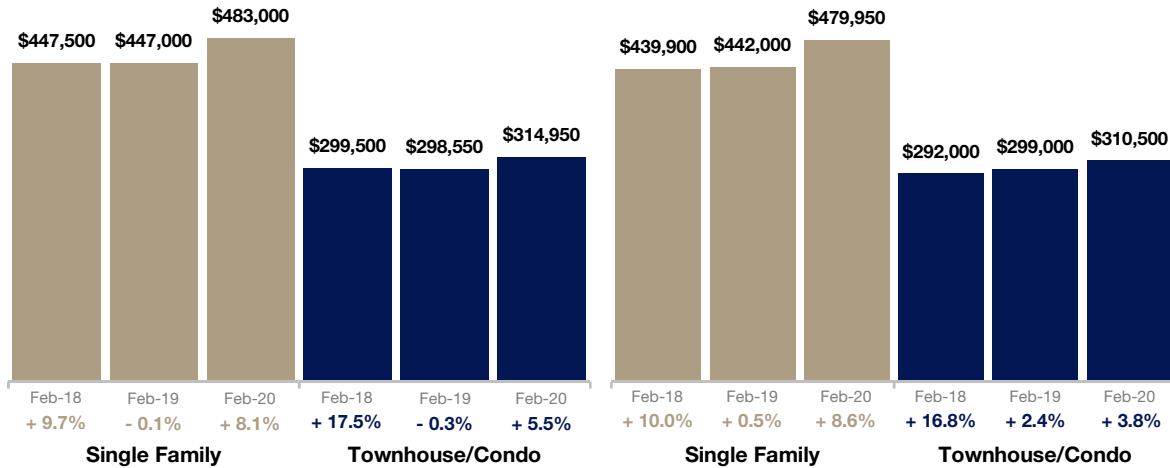


Median Sales Price



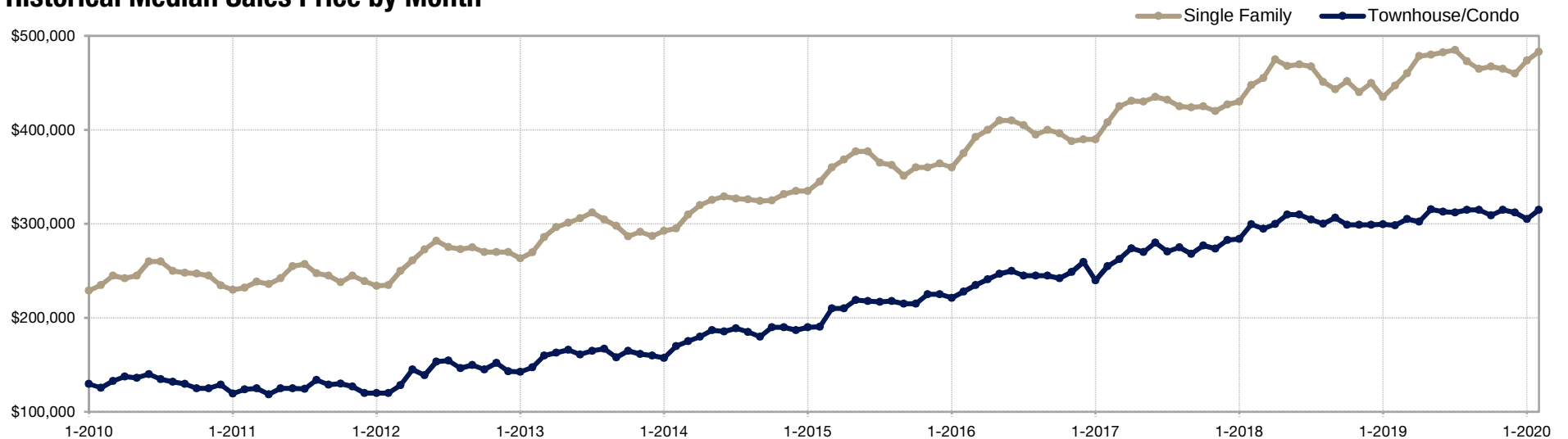
February

Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Mar-2019	\$460,000	+1.1%	\$305,000	+3.4%
Apr-2019	\$478,500	+0.7%	\$302,250	+0.8%
May-2019	\$480,000	+2.6%	\$315,400	+1.7%
Jun-2019	\$482,500	+2.8%	\$313,000	+1.0%
Jul-2019	\$485,000	+3.7%	\$312,000	+2.5%
Aug-2019	\$473,000	+4.9%	\$315,000	+5.0%
Sep-2019	\$465,000	+5.0%	\$315,000	+2.8%
Oct-2019	\$467,500	+3.5%	\$309,000	+3.3%
Nov-2019	\$465,000	+5.7%	\$314,950	+5.3%
Dec-2019	\$459,900	+2.2%	\$312,000	+4.4%
Jan-2020	\$473,704	+8.9%	\$305,000	+1.8%
Feb-2020	\$483,000	+8.1%	\$314,950	+5.5%

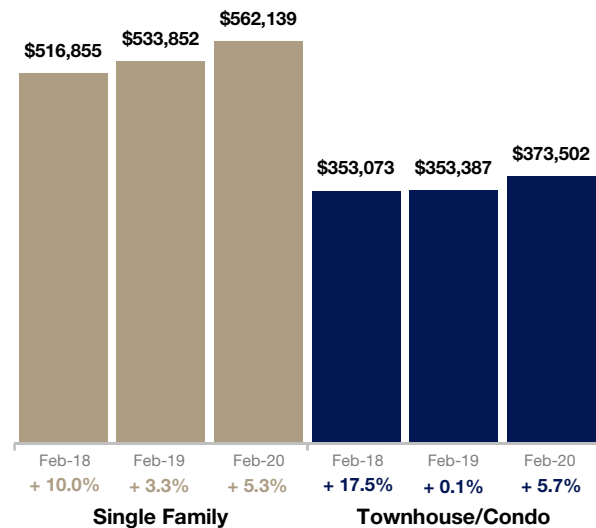
Historical Median Sales Price by Month



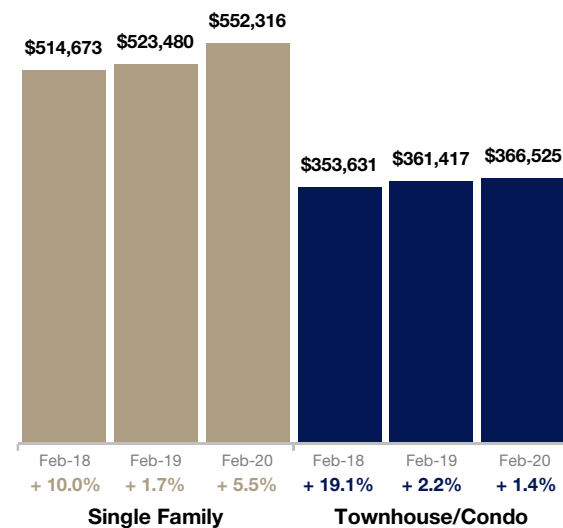
Average Sales Price



February

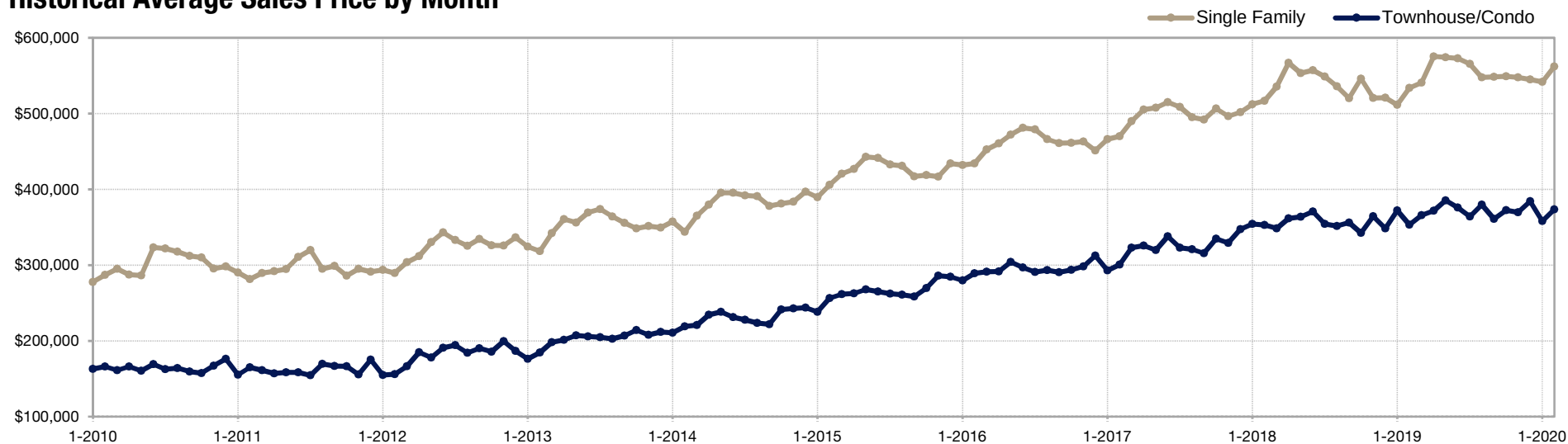


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Mar-2019	\$540,841	+1.0%	\$365,685	+5.0%
Apr-2019	\$575,402	+1.5%	\$371,812	+2.9%
May-2019	\$574,104	+3.8%	\$385,367	+6.0%
Jun-2019	\$572,848	+2.8%	\$375,759	+1.4%
Jul-2019	\$565,553	+3.0%	\$363,952	+2.8%
Aug-2019	\$547,907	+2.3%	\$379,701	+8.0%
Sep-2019	\$548,274	+5.4%	\$360,805	+1.3%
Oct-2019	\$549,025	+0.6%	\$372,375	+8.8%
Nov-2019	\$547,757	+5.2%	\$369,769	+1.5%
Dec-2019	\$544,872	+4.6%	\$384,282	+10.3%
Jan-2020	\$541,651	+5.9%	\$358,276	-3.7%
Feb-2020	\$562,139	+5.3%	\$373,502	+5.7%

Historical Average Sales Price by Month

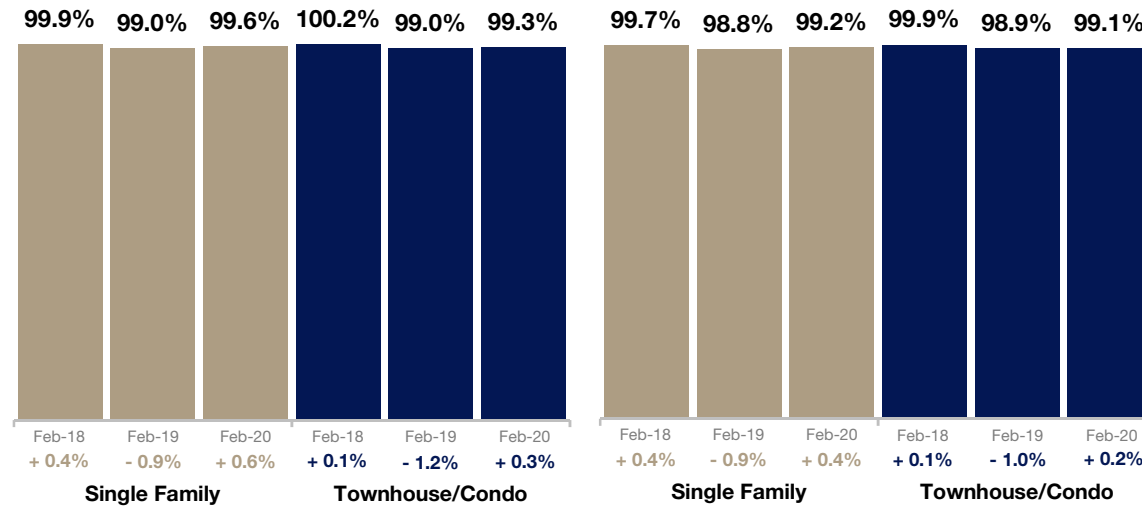


Percent of List Price Received



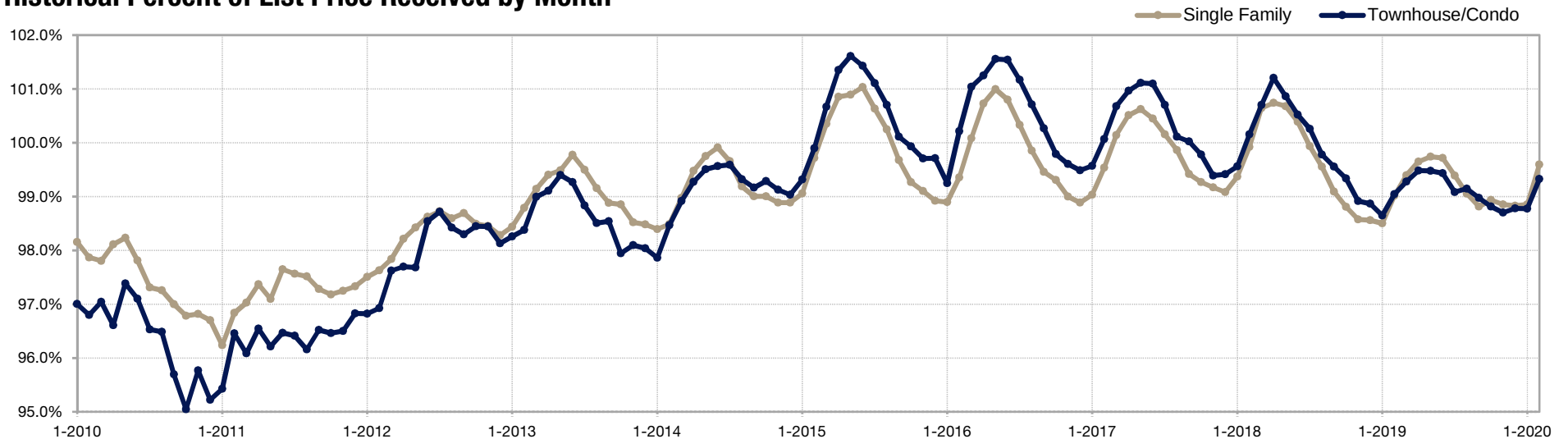
February

Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Mar-2019	99.4%	-1.2%	99.3%	-1.4%
Apr-2019	99.6%	-1.1%	99.5%	-1.7%
May-2019	99.7%	-1.0%	99.5%	-1.4%
Jun-2019	99.7%	-0.7%	99.4%	-1.1%
Jul-2019	99.4%	-0.5%	99.1%	-1.2%
Aug-2019	99.1%	-0.5%	99.1%	-0.7%
Sep-2019	98.8%	-0.3%	99.0%	-0.6%
Oct-2019	98.9%	+0.1%	98.8%	-0.5%
Nov-2019	98.9%	+0.3%	98.7%	-0.2%
Dec-2019	98.8%	+0.2%	98.8%	-0.1%
Jan-2020	98.9%	+0.4%	98.8%	+0.2%
Feb-2020	99.6%	+0.6%	99.3%	+0.3%

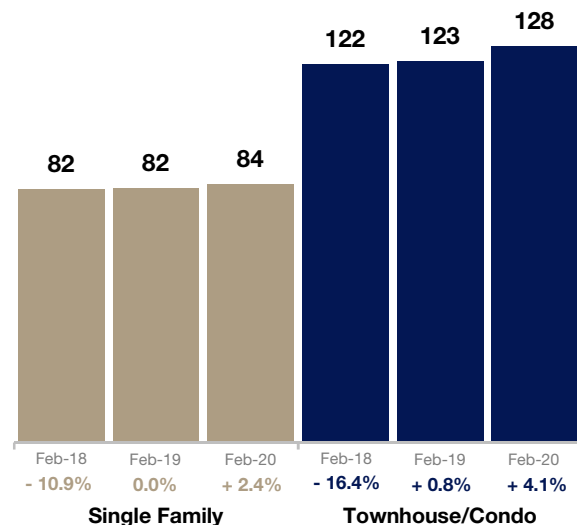
Historical Percent of List Price Received by Month



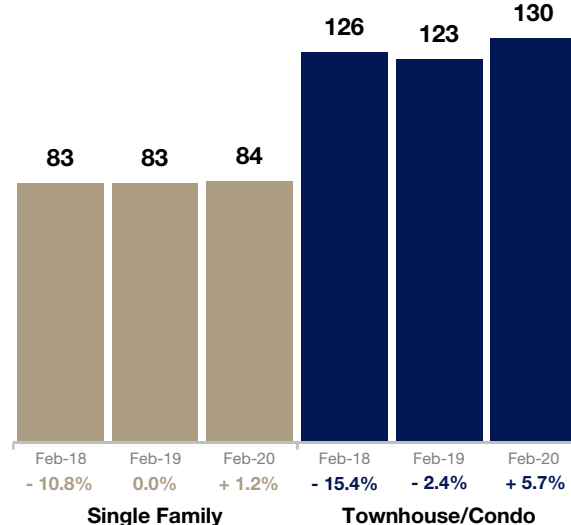
Housing Affordability Index



February

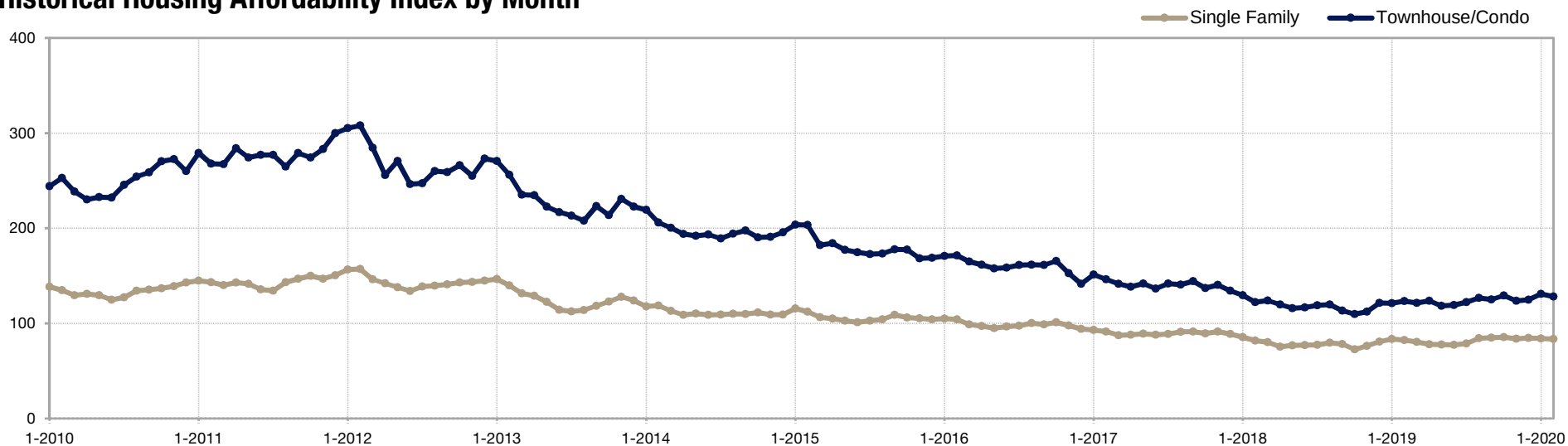


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Mar-2019	81	+1.3%	122	-1.6%
Apr-2019	78	+2.6%	124	+3.3%
May-2019	78	+1.3%	118	+1.7%
Jun-2019	77	0.0%	119	+1.7%
Jul-2019	79	+2.6%	122	+2.5%
Aug-2019	84	+5.0%	127	+5.8%
Sep-2019	85	+9.0%	125	+10.6%
Oct-2019	85	+16.4%	129	+17.3%
Nov-2019	84	+10.5%	124	+10.7%
Dec-2019	85	+4.9%	125	+3.3%
Jan-2020	84	0.0%	131	+8.3%
Feb-2020	84	+2.4%	128	+4.1%

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.



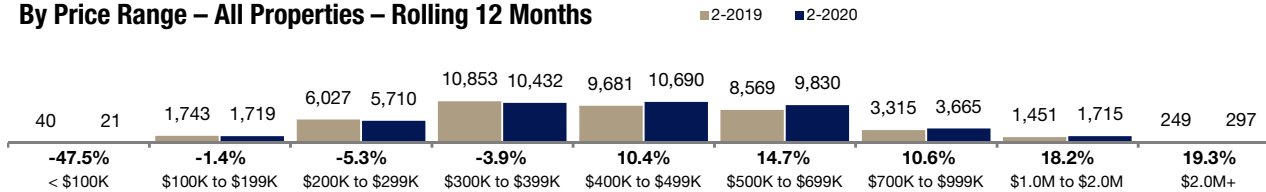
Key Metrics	Historical Sparkbars	2-2019	2-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
Active Listings		5,646	3,536	- 37.4%	--	--	--
Under Contract		3,228	3,669	+ 13.7%	6,106	7,065	+ 15.7%
New Listings		3,836	3,800	- 0.9%	7,350	7,360	+ 0.1%
Sold Listings		2,645	2,784	+ 5.3%	4,810	5,273	+ 9.6%
Days on Market		37	38	+ 2.7%	40	41	+ 2.5%
Median Sales Price		\$410,000	\$440,000	+ 7.3%	\$407,000	\$433,000	+ 6.4%
Avg. Sales Price		\$473,129	\$493,568	+ 4.3%	\$471,020	\$486,486	+ 3.3%
Pct. of List Price Received		99.0%	99.5%	+ 0.5%	98.8%	99.2%	+ 0.4%
Affordability Index		90	92	+ 2.2%	91	93	+ 2.2%

Sold Listings

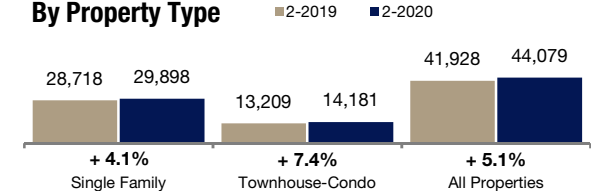
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Condo		
	2-2019	2-2020	Change	2-2019	2-2020	Change
\$99,999 and Below	6	4	-33.3%	34	17	-50.0%
\$100,000 to \$199,999	63	44	-30.2%	1,680	1,675	-0.3%
\$200,000 to \$299,999	1,225	862	-29.6%	4,802	4,848	+1.0%
\$300,000 to \$399,999	7,852	6,999	-10.9%	3,001	3,433	+14.4%
\$400,000 to \$499,999	8,020	8,954	+11.6%	1,660	1,736	+4.6%
\$500,000 to \$699,999	7,265	8,281	+14.0%	1,304	1,549	+18.8%
\$700,000 to \$999,999	2,750	3,019	+9.8%	565	646	+14.3%
\$1,000,000 to \$1,999,999	1,314	1,471	+11.9%	137	244	+78.1%
\$2,000,000 and Above	223	264	+18.4%	26	33	+26.9%
All Price Ranges	28,718	29,898	+4.1%	13,209	14,181	+7.4%

Compared to Prior Month

	Single Family			Condo		
	1-2020	2-2020	Change	1-2020	2-2020	Change
Single Family	1	0	-100.0%	0	0	--
Condo	6	2	-66.7%	104	126	+21.2%
Single Family	64	43	-32.8%	303	340	+12.2%
Condo	382	357	-6.5%	202	227	+12.4%
Single Family	468	560	+19.7%	112	131	+17.0%
Condo	464	550	+18.5%	97	115	+18.6%
Single Family	166	158	-4.8%	28	58	+107.1%
Condo	70	90	+28.6%	9	13	+44.4%
Single Family	11	12	+9.1%	2	2	0.0%
Condo	1,632	1,772	+8.6%	857	1,012	+18.1%

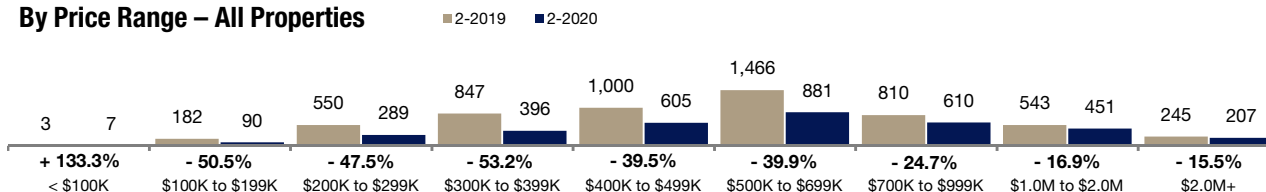
Year to Date

	Single Family			Condo		
	2-2019	2-2020	Change	2-2019	2-2020	Change
Single Family	0	1	--	5	0	-100.0%
Condo	11	8	-27.3%	210	230	+9.5%
Single Family	178	107	-39.9%	567	643	+13.4%
Condo	943	739	-21.6%	354	429	+21.2%
Single Family	928	1,028	+10.8%	193	243	+25.9%
Condo	783	1,014	+29.5%	130	212	+63.1%
Single Family	241	324	+34.4%	75	86	+14.7%
Condo	148	160	+8.1%	20	22	+10.0%
Single Family	21	23	+9.5%	3	4	+33.3%
Condo	3,253	3,404	+4.6%	1,557	1,869	+20.0%

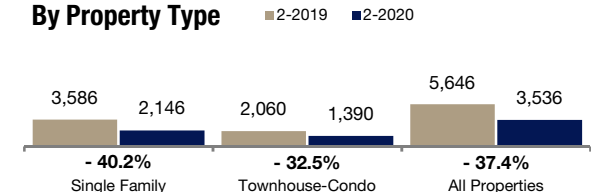
Inventory of Active Listings

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

By Price Range – All Properties



By Property Type



Year over Year

By Price Range	Single Family			Condo		
	2-2019	2-2020	Change	2-2019	2-2020	Change
\$99,999 and Below	2	4	+100.0%	1	3	+200.0%
\$100,000 to \$199,999	8	4	-50.0%	174	86	-50.6%
\$200,000 to \$299,999	72	20	-72.2%	478	269	-43.7%
\$300,000 to \$399,999	445	135	-69.7%	402	261	-35.1%
\$400,000 to \$499,999	690	351	-49.1%	310	254	-18.1%
\$500,000 to \$699,999	1,089	638	-41.4%	377	243	-35.5%
\$700,000 to \$999,999	600	446	-25.7%	210	164	-21.9%
\$1,000,000 to \$1,999,999	449	365	-18.7%	94	86	-8.5%
\$2,000,000 and Above	231	183	-20.8%	14	24	+71.4%
All Price Ranges	3,586	2,146	-40.2%	2,060	1,390	-32.5%

Compared to Prior Month

	Single Family			Condo		
	1-2020	2-2020	Change	1-2020	2-2020	Change
Single Family	3	4	+33.3%	2	3	+50.0%
Condo	3	4	+33.3%	125	86	-31.2%
Single Family	34	20	-41.2%	326	269	-17.5%
Condo	212	135	-36.3%	305	261	-14.4%
Single Family	460	351	-23.7%	279	254	-9.0%
Condo	738	638	-13.6%	266	243	-8.6%
Single Family	456	446	-2.2%	157	164	+4.5%
Condo	375	365	-2.7%	79	86	+8.9%
Single Family	193	183	-5.2%	16	24	+50.0%
Condo	2,474	2,146	-13.3%	1,555	1,390	-10.6%

Year to Date

Single Family	Condo
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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.