

Market Overview

	Sep. 2024	Aug. 2024	Sep. 2023	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
Active Listings at Month's End	11,115	10,724	7,629	3.65%	45.69%
New Listings	5,053	5,114	4,602	-1.19%	9.80%
Pending	3,761	3,629	3,000	3.64%	25.37%
Closed	3,092	3,826	3,401	-19.18%	-9.09%
Close Price - Average	\$ 672,600	\$ 707,674	\$ 689,616	-4.96%	-2.47%
Close Price - Median	\$ 576,171	\$ 590,000	\$ 585,000	-2.34%	-1.51%
Sales Volume	\$ 2,079,680,742	\$ 2,707,559,221	\$ 2,345,384,686	-23.19%	-11.33%
Days in MLS - Average	39	37	30	5.41%	30.00%
Days in MLS - Median	25	21	14	19.05%	78.57%
Close-Price-to-List-Price Ratio	98.92%	98.88%	99.18%	0.04%	-0.26%
Detached					
Active Listings at Month's End	7,646	7,497	5,435	1.99%	40.68%
New Listings	3,610	3,693	3,180	-2.25%	13.52%
Pending	2,924	2,702	2,126	8.22%	37.54%
Closed	2,310	2,872	2,412	-19.57%	-4.23%
Close Price - Average	\$ 749,560	\$ 793,634	\$ 775,598	-5.55%	-3.36%
Close Price - Median	\$ 630,000	\$ 650,250	\$ 640,000	-3.11%	-1.56%
Sales Volume	\$ 1,731,482,800	\$ 2,279,316,478	\$ 1,870,742,495	-24.03%	-7.44%
Days in MLS - Average	37	36	29	2.78%	27.59%
Days in MLS - Median	23	19	14	21.05%	64.29%
Close-Price-to-List-Price Ratio	99.00%	98.90%	99.18%	0.10%	-0.18%
Attached					
Active Listings at Month's End	3,469	3,227	2,194	7.50%	58.11%
New Listings	1,443	1,421	1,422	1.55%	1.48%
Pending	837	927	874	-9.71%	-4.23%
Closed	782	954	989	-18.03%	-20.93%
Close Price - Average	\$ 445,266	\$ 448,892	\$ 479,921	-0.81%	-7.22%
Close Price - Median	\$ 403,500	\$ 395,675	\$ 420,000	1.98%	-3.93%
Sales Volume	\$ 348,197,942	\$ 428,242,743	\$ 474,642,191	-18.69%	-26.64%
Days in MLS - Average	45	41	31	9.76%	45.16%
Days in MLS - Median	29	26	15	11.54%	93.33%
Close-Price-to-List-Price Ratio	98.66%	98.81%	99.20%	-0.15%	-0.54%

Market Highlights

Realtor® Insights:

- Sellers who were previously on the fence are now considering listing their homes.
- Homeowners planning to list in 2025 should consider taking exterior photos now, while landscapes and lawns are free of snow.
- There's a growing trend of parents purchasing homes in Colorado to be closer to their children and grandchildren. Buying a second or vacation home offers a convenient way to encourage longer and more frequent family visits while maintaining the freedom and flexibility that comes from avoiding hotels and rigid travel schedules.

Local News:

- Colorado now shares the second-highest home insurance premiums with Texas, behind only Florida and Louisiana.
- While only 2.5 percent of U.S. homes changed hands this year—the lowest rate in decades—Denver ranks eighth nationally with 29.6 homes per 1,000.
- Amazon purchased land near Denver International Airport for \$91 million, signaling plans for expansion and potentially bringing more jobs to the area.
- Denver's low-income families benefit from new income-based housing options with the opening of the Mosaic Community Campus. The development, part of the former Johnson & Wales Denver campus, includes four buildings with 154 apartments.
- This November, Denver voters will weigh in on two key ballot measures: Ballot Issue 2Q, which would raise sales taxes by 0.34 percentage points to fund Denver Health and Ballot Issue 2R, which would increase the tax by 0.5 percentage points to support affordable housing initiatives. If both pass, sales tax on a \$100 purchase would increase by 84 cents.

National News:

- Home sellers who used a real estate agent earned an average of \$79,000 more than those who sold without one.
- The best week to buy a home is September 29 to October 5, followed by the two weeks afterward. This period offers a favorable balance of market conditions for buyers.

- In August, nearly half of all listings nationwide stayed on the market for over 60 days, the highest since 2019.
- Baby boomers collectively own more than \$19 trillion in real estate, with only \$2.66 trillion in debt—a low loan-to-value ratio of 14 percent.
- The U.S. housing turnover rate hit its lowest point in 30 years, due to the lingering "lock-in" effect.
- Wallpaper is making a strong comeback for 2024, as consumers seek to add more personality to their homes.

Mortgage News:

- The Bureau of Economic Analysis (BEA) recently revised its data for 2022-2024, adjusting disposable income upward by three percent, personal spending by 0.3 percent and the savings rate from 2.9 to 4.8 percent. These revisions could explain the resilience of consumer spending.
- On September 18th, the Fed cut rates by 50 basis points, the first 50 basis point cut since 2008 and the first in four years. Following this, the 10-year treasury yield rose by 0.15 percent, and the 30-year mortgage rate increased to 6.25 percent.
- Mortgage purchase applications have risen for five consecutive weeks, boosting the MBA Purchase Application Index by 12 percent in September.

Quick Stats:

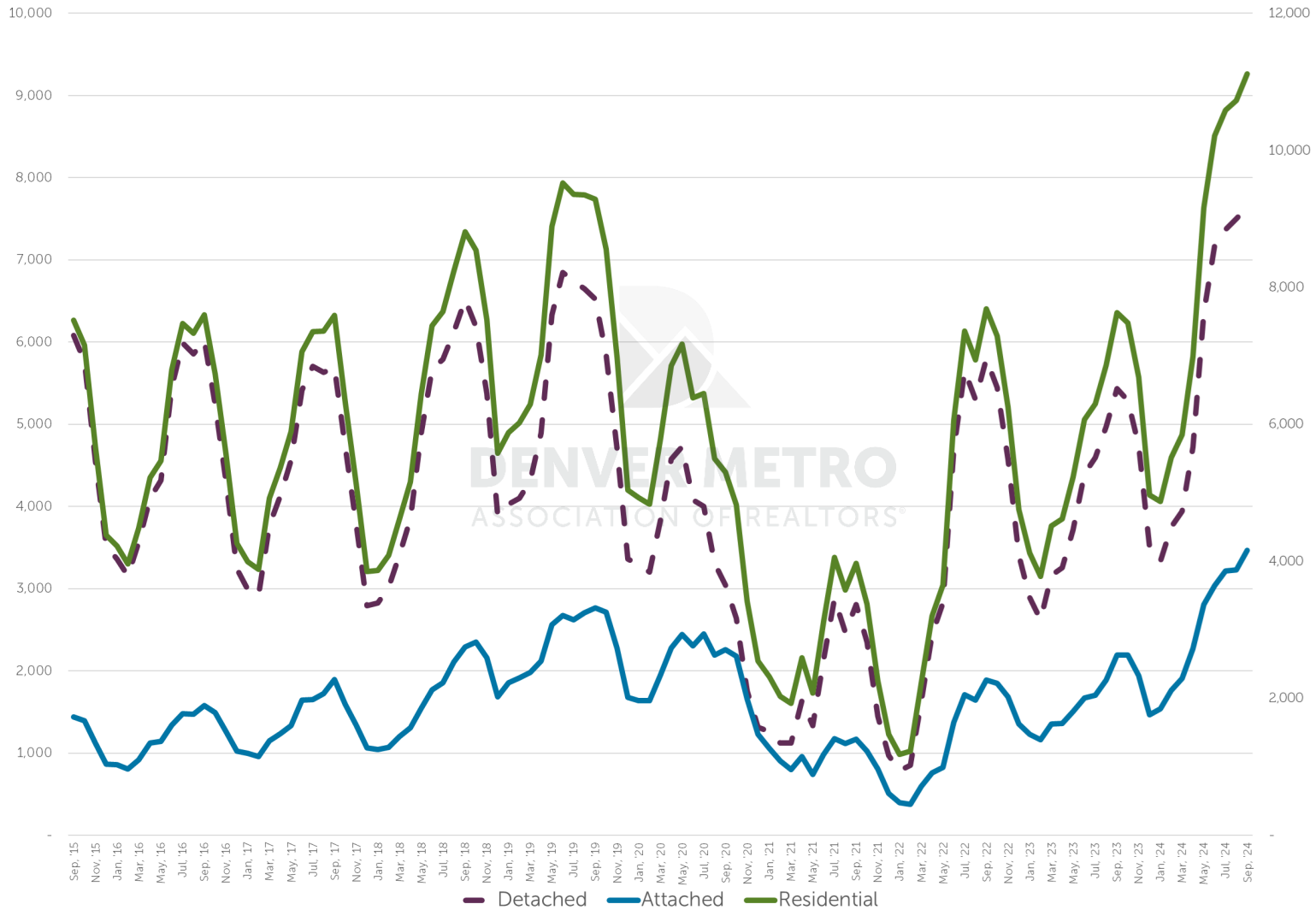
- The average number of active listings for September (1985-2021) is 15,253.
- The record-high for September was 31,450 listings in 2006, while the record-low was 3,971 listings in 2021.
- Historically, active listings increase by an average of 0.74 percent from August to September. This year's 3.65 percent rise indicates strong late-season growth in inventory.

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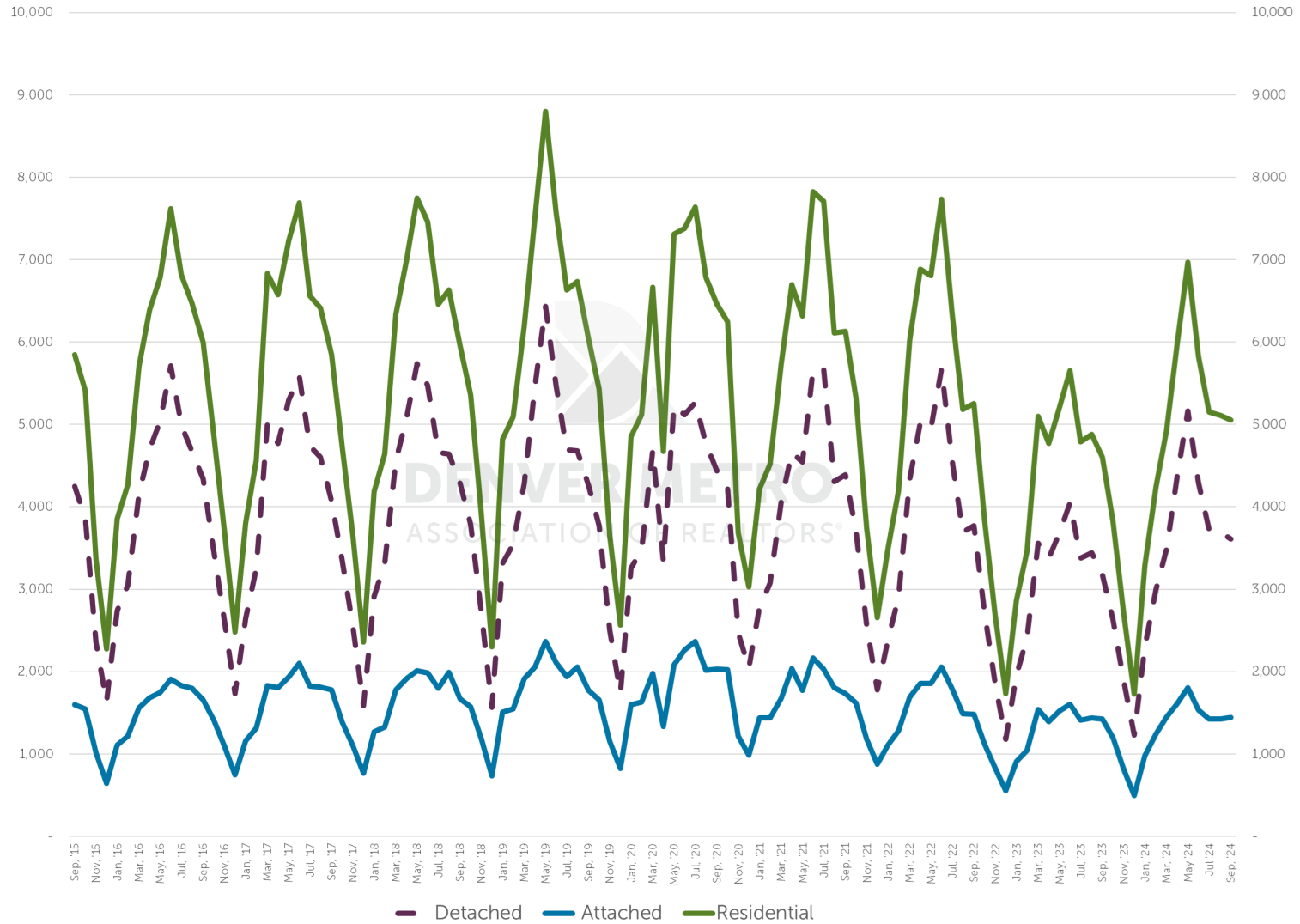
Active Listings at Month's End

DMAR Market Trends | September 2024
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



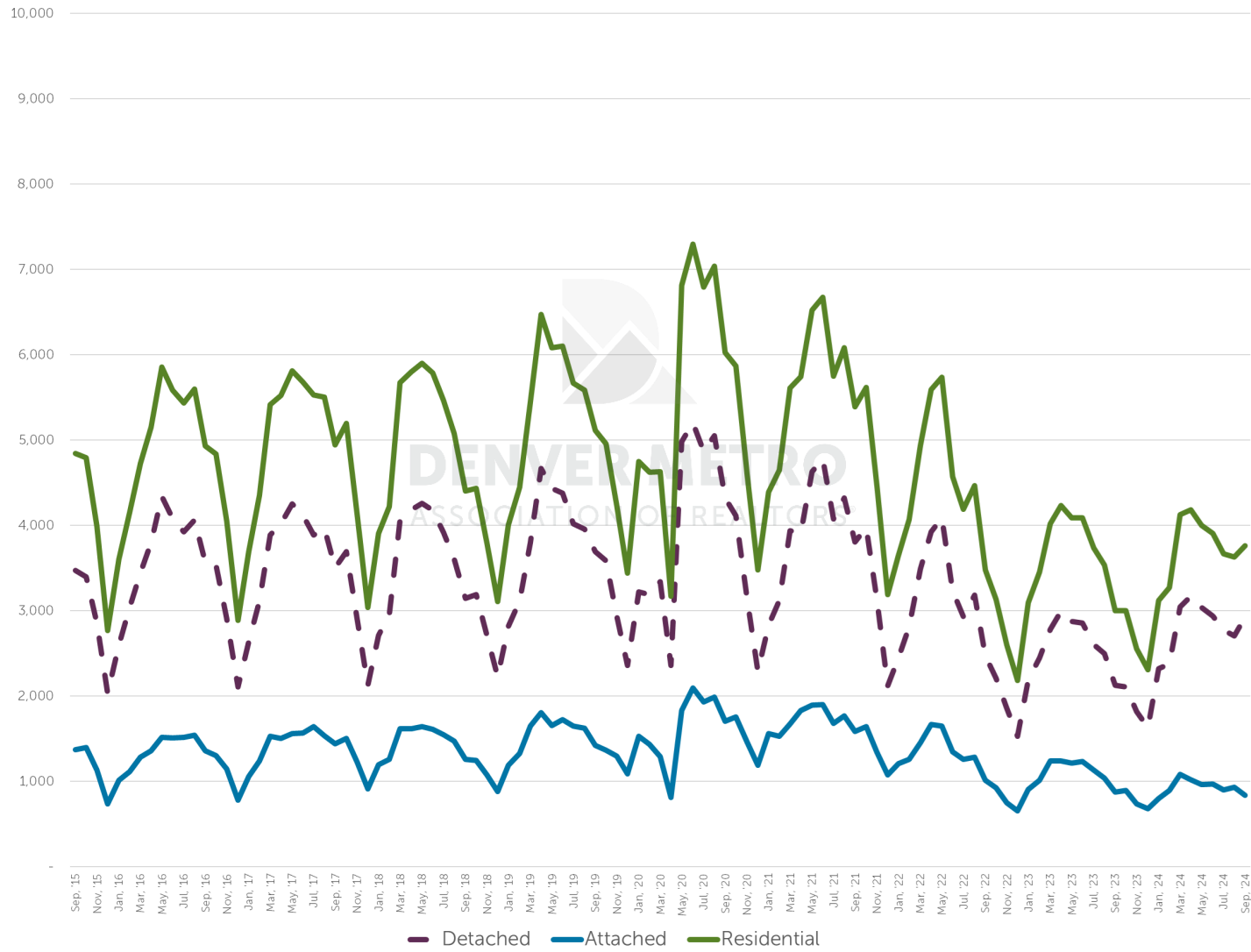
New Listings

DMAR Market Trends | September 2024
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



Pending Sales

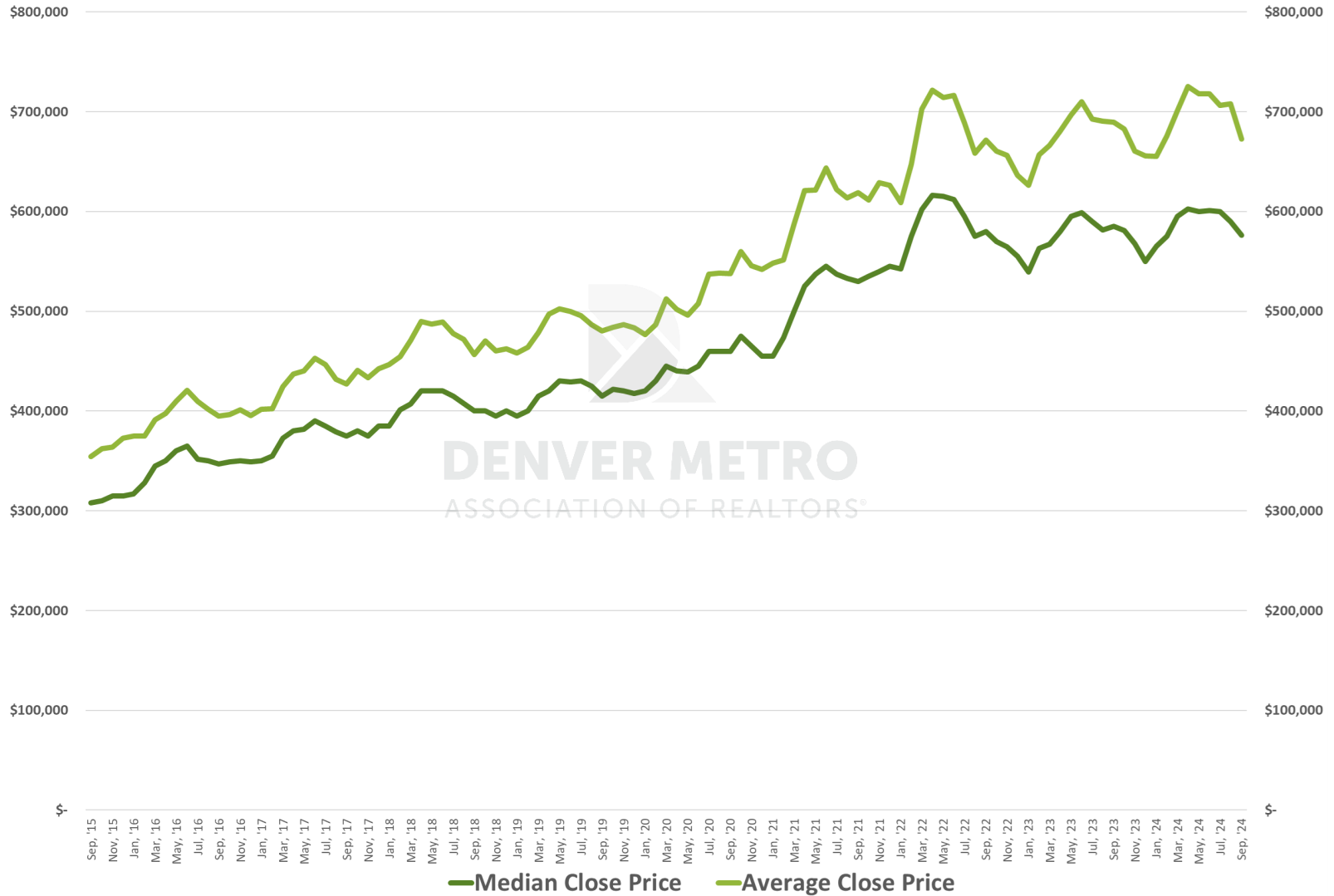
DMAR Market Trends | September 2024
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Residential Median + Average Close Price

10-year view

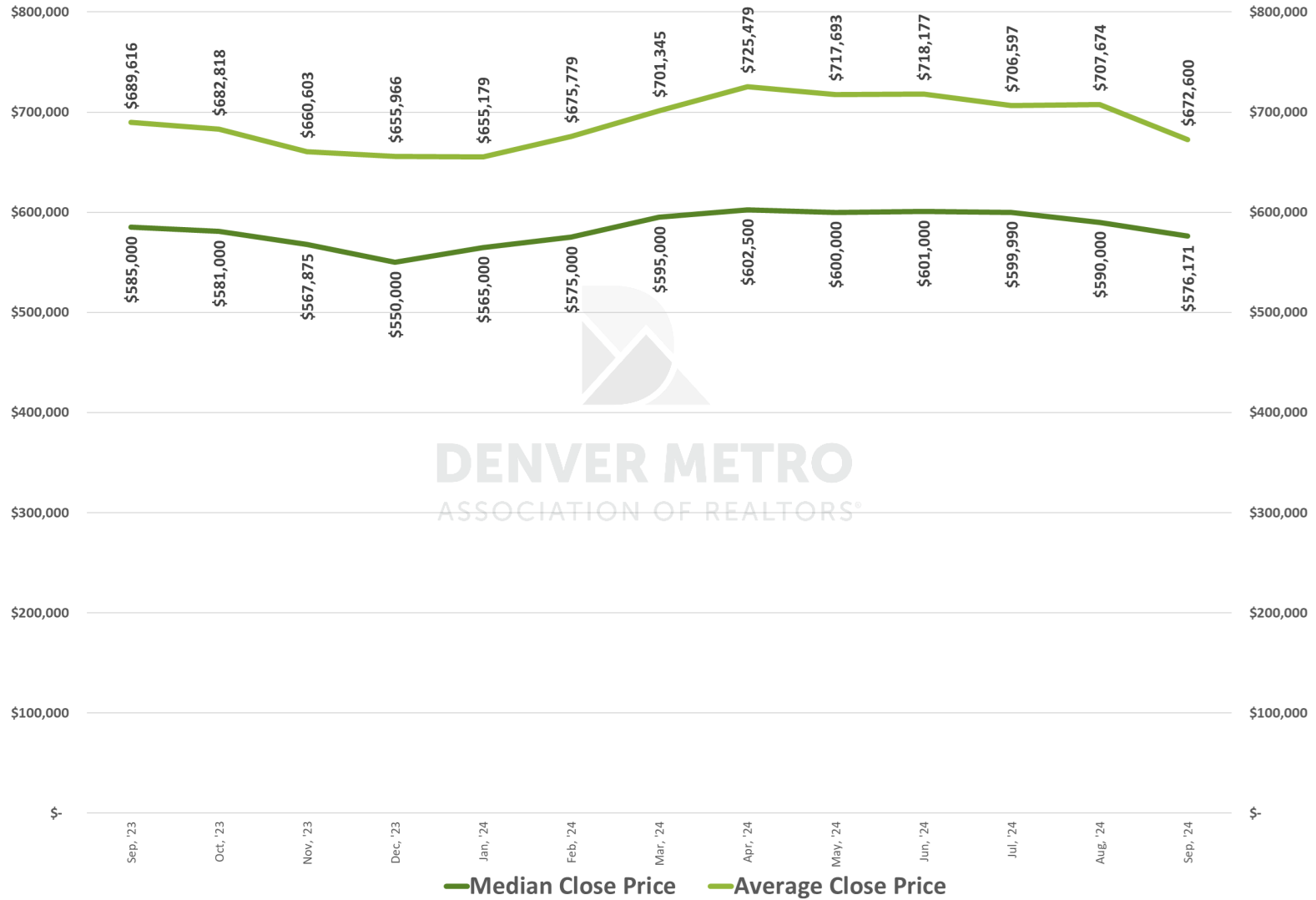
DMAR Market Trends | September 2024
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Residential Median + Average Close Price

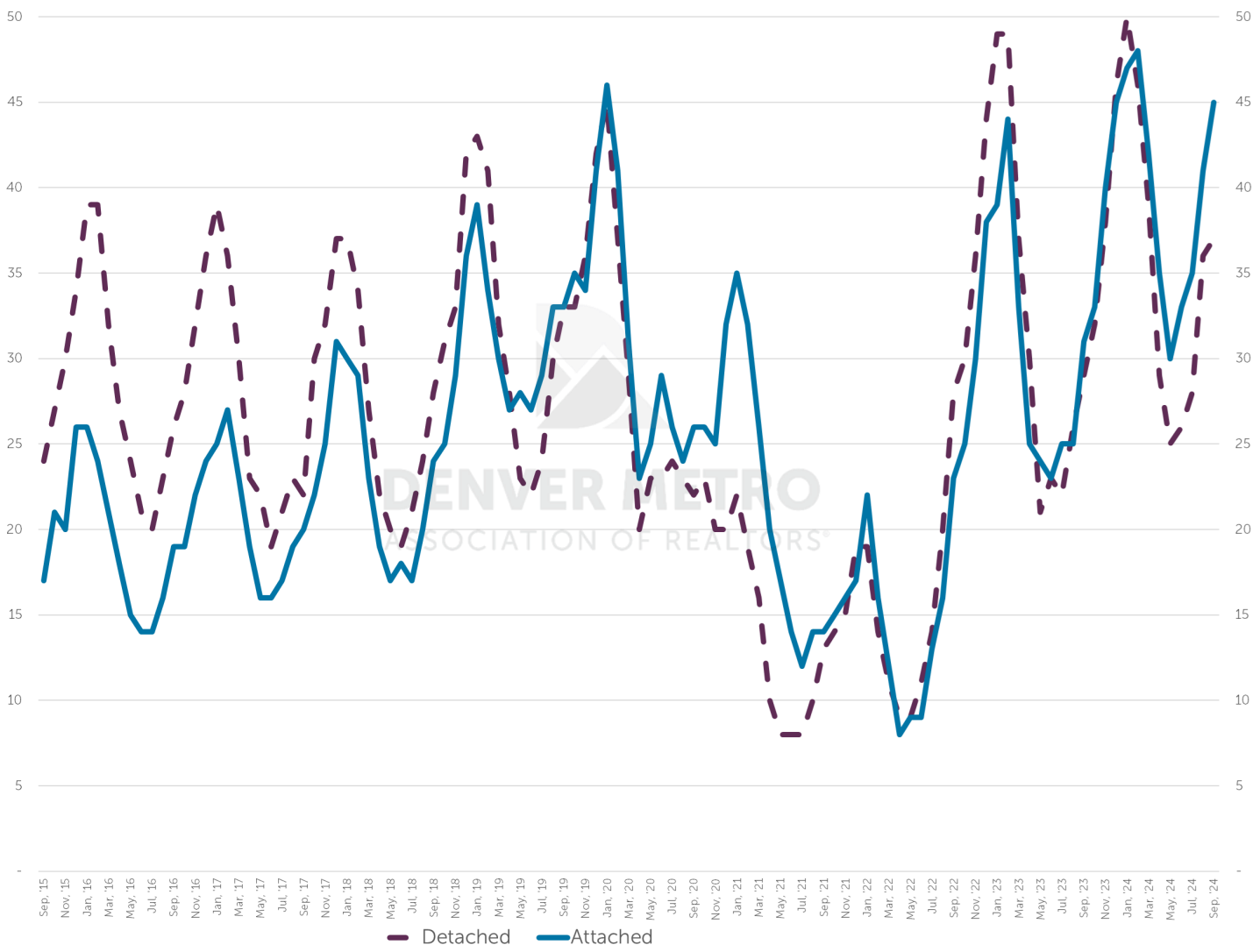
1-year snapshot

DMAR Market Trends | September 2024
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



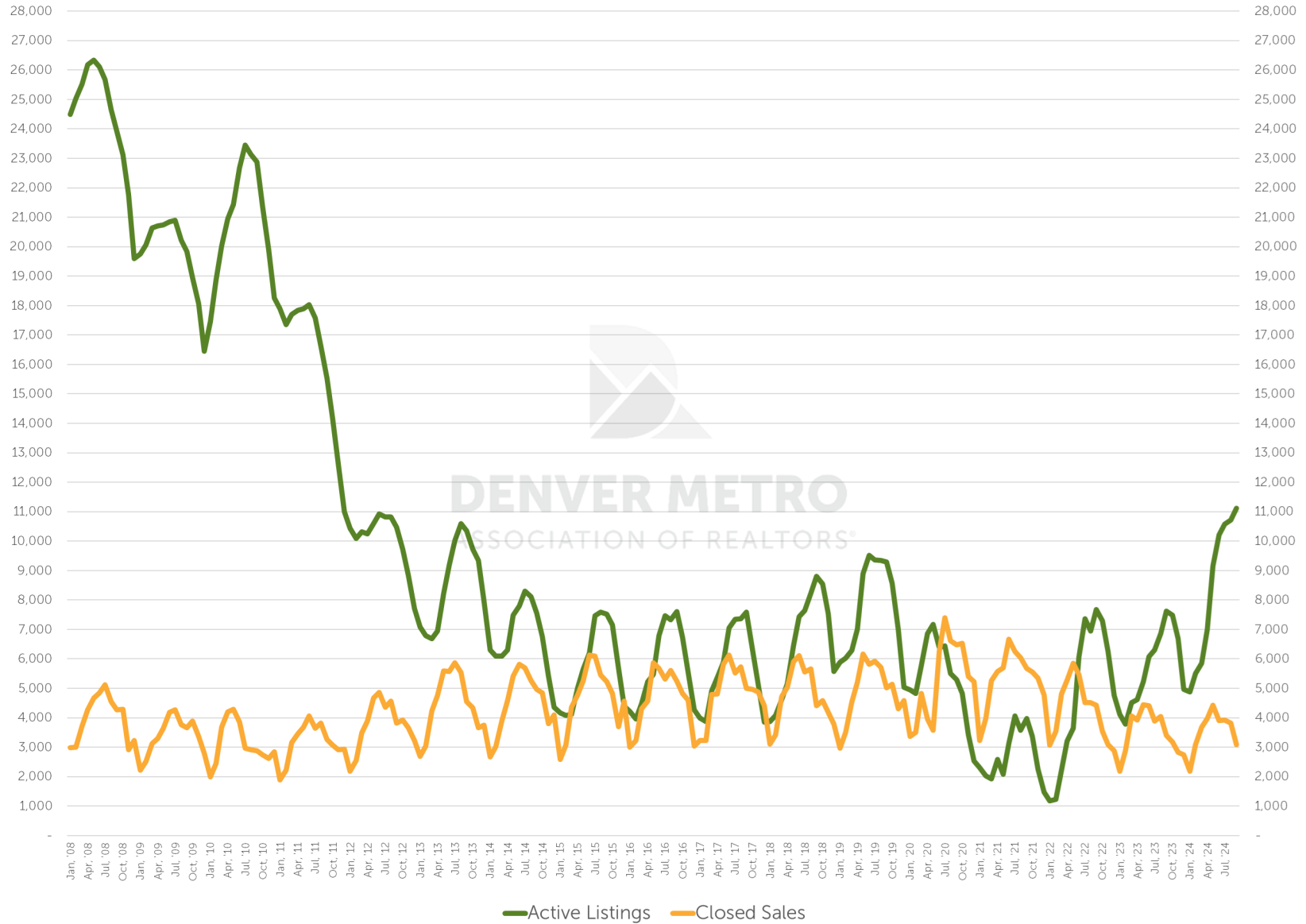
Average Days in MLS

DMAR Market Trends | September 2024
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



Residential Active Listings + Closed Sales at Month's End

DMAR Market Trends | September 2024
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



September Data Year-to-Date | 2024 to 2020

	YTD 2024	YTD 2023	YTD 2022	YTD 2021	YTD 2020	'24 vs '23	'24 vs '22	'24 vs '21	'24 vs '20
Residential (Detached + Attached)									
Active Listings at Month's End	11,115	7,629	7,683	3,971	5,301	45.69%	44.67%	179.90%	109.68%
New Listings	46,556	41,310	51,925	54,595	56,980	12.70%	-10.34%	-14.72%	-18.29%
Closed	32,213	33,237	41,494	48,428	46,352	-3.08%	-22.37%	-33.48%	-30.50%
Close Price - Average	\$ 701,539	\$ 682,848	\$ 687,396	\$ 609,285	\$ 515,659	2.74%	2.06%	15.14%	36.05%
Close Price - Median	\$ 591,250	\$ 580,000	\$ 595,000	\$ 523,850	\$ 449,000	1.94%	-0.63%	12.87%	31.68%
Sales Volume	\$ 22,598,660,643	\$ 22,695,831,459	\$ 28,522,824,626	\$ 29,506,438,608	\$ 23,901,813,518	-0.43%	-20.77%	-23.41%	-5.45%
Days in MLS - Average	35	30	14	14	27	16.67%	150.00%	150.00%	29.63%
Days in MLS - Median	15	10	5	4	8	50.00%	200.00%	275.00%	87.50%
Close-Price-to-List-Price Ratio	99.31%	99.71%	103.20%	103.49%	99.82%	-0.40%	-3.77%	-4.04%	-0.51%
Detached									
Active Listings at Month's End	7,646	5,435	5,798	2,803	3,041	40.68%	31.87%	172.78%	151.43%
New Listings	33,634	29,028	37,279	38,484	39,588	15.87%	-9.78%	-12.60%	-15.04%
Closed	24,037	23,352	28,872	33,545	33,038	2.93%	-16.75%	-28.34%	-27.24%
Close Price - Average	\$ 782,575	\$ 769,354	\$ 777,336	\$ 688,374	\$ 571,964	1.72%	0.67%	13.68%	36.82%
Close Price - Median	\$ 650,000	\$ 639,500	\$ 650,000	\$ 575,000	\$ 489,900	1.64%	0.00%	13.04%	32.68%
Sales Volume	\$ 18,810,762,633	\$ 17,965,959,887	\$ 22,443,231,125	\$ 23,091,499,245	\$ 18,896,539,836	4.70%	-16.19%	-18.54%	-0.45%
Days in MLS - Average	34	30	14	12	26	13.33%	142.86%	183.33%	30.77%
Days in MLS - Median	13	10	5	4	7	30.00%	160.00%	225.00%	85.71%
Close-Price-to-List-Price Ratio	99.41%	99.72%	103.22%	104.02%	99.94%	-0.31%	-3.69%	-4.43%	-0.53%
Attached									
Active Listings at Month's End	3,469	2,194	1,885	1,168	2,260	58.11%	84.03%	197.00%	53.50%
New Listings	12,922	12,282	14,646	16,111	17,392	5.21%	-11.77%	-19.79%	-25.70%
Closed	8,176	9,885	12,622	14,883	13,314	-17.29%	-35.22%	-45.06%	-38.59%
Close Price - Average	\$ 463,295	\$ 478,490	\$ 481,666	\$ 431,025	\$ 375,941	-3.18%	-3.81%	7.49%	23.24%
Close Price - Median	\$ 409,990	\$ 415,000	\$ 420,000	\$ 369,743	\$ 325,000	-1.21%	-2.38%	10.89%	26.15%
Sales Volume	\$ 3,787,898,010	\$ 4,729,871,572	\$ 6,079,593,501	\$ 6,414,939,363	\$ 5,005,273,682	-19.92%	-37.69%	-40.95%	-24.32%
Days in MLS - Average	39	29	13	19	29	34.48%	200.00%	105.26%	34.48%
Days in MLS - Median	20	11	4	5	10	81.82%	400.00%	300.00%	100.00%
Close-Price-to-List-Price Ratio	99.04%	99.68%	103.16%	102.29%	99.53%	-0.64%	-3.99%	-3.18%	-0.49%

Market Trends

Price Range	Detached			Attached		
	Closed	Active	MOI	Closed	Active	MOI
\$0 to \$299,999	15	61	4.07	145	782	5.39
\$300,000 to \$499,999	412	959	2.33	430	1,567	3.64
\$500,000 to \$749,999	1,133	3,171	2.80	166	754	4.54
\$750,000 to \$999,999	408	1,661	4.07	24	205	8.54
\$1,000,000 to \$1,499,999	242	911	3.76	10	91	9.10
\$1,500,000 to \$1,999,999	54	359	6.65	4	34	8.50
\$2,000,000 and over	46	524	11.39	3	36	12.00
TOTALS	2,310	7,646	3.31	782	3,469	4.44

Price Range	Detached		% change	Attached		% change
	Closed Sep. 2024	Closed Aug. 2024		Closed Sep. 2024	Closed Aug. 2024	
\$0 to \$299,999	15	25	-40.00%	145	227	-36.12%
\$300,000 to \$499,999	412	506	-18.58%	430	488	-11.89%
\$500,000 to \$749,999	1,133	1,322	-14.30%	166	175	-5.14%
\$750,000 to \$999,999	408	545	-25.14%	24	38	-36.84%
\$1,000,000 to \$1,499,999	242	307	-21.17%	10	16	-37.50%
\$1,500,000 to \$1,999,999	54	92	-41.30%	4	6	-33.33%
\$2,000,000 and over	46	75	-38.67%	3	4	-25.00%
TOTALS	2,310	2,872	-19.57%	782	954	-18.03%

Price Range	Detached		% change	Attached		% change
	YTD Sep. 2024	YTD Sep. 2023		YTD Sep. 2024	YTD Sep. 2023	
\$0 to \$299,999	164	156	5.13%	1,574	1,754	-10.26%
\$300,000 to \$499,999	4,100	4,259	-3.73%	4,178	4,948	-15.56%
\$500,000 to \$749,999	11,316	11,293	0.20%	1,803	2,297	-21.51%
\$750,000 to \$999,999	4,660	4,330	7.62%	360	489	-26.38%
\$1,000,000 to \$1,499,999	2,375	1,985	19.65%	170	285	-40.35%
\$1,500,000 to \$1,999,999	771	684	12.72%	56	67	-16.42%
\$2,000,000 and over	651	645	0.93%	35	45	-22.22%
TOTALS	24,037	23,352	2.93%	8,176	9,885	-17.29%

Properties Sold for \$1 Million or More

	Sep. 2024	Aug. 2024	Sep. 2023	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	729	656	597	11.13%	22.11%
Pending	460	438	333	5.02%	38.14%
Closed	359	500	395	-28.20%	-9.11%
Sales Volume	\$ 542,639,219	\$ 827,440,016	\$ 651,905,650	-34.42%	-16.76%
Days in MLS - Average	47	47	36	0.00%	30.56%
Days in MLS - Median	25	26	18	-3.85%	38.89%
Close-Price-to-List-Price Ratio	98.01%	97.69%	98.07%	0.33%	-0.06%
PSF Total	\$ 353	\$ 382	\$ 397	-7.59%	-11.08%
Detached					
New Listings	672	621	518	8.21%	29.73%
Pending	442	410	294	7.80%	50.34%
Closed	342	474	352	-27.85%	-2.84%
Sales Volume	\$ 514,952,219	\$ 780,783,757	\$ 589,361,154	-34.05%	-12.63%
Days in MLS - Average	44	46	36	-4.35%	22.22%
Days in MLS - Median	24	26	19	-7.69%	26.32%
Close-Price-to-List-Price Ratio	98.03%	97.60%	98.15%	0.44%	-0.12%
PSF Total	\$ 347	\$ 369	\$ 379	-5.96%	-8.44%
Attached					
New Listings	57	35	79	62.86%	-27.85%
Pending	18	28	39	-35.71%	-53.85%
Closed	17	26	43	-34.62%	-60.47%
Sales Volume	\$ 27,687,000	\$ 46,656,259	\$ 62,544,496	-40.66%	-55.73%
Days in MLS - Average	92	59	40	55.93%	130.00%
Days in MLS - Median	74	12	14	516.67%	428.57%
Close-Price-to-List-Price Ratio	97.63%	99.36%	97.38%	-1.74%	0.26%
PSF Total	\$ 465	\$ 615	\$ 540	-24.39%	-13.89%

Properties Sold for \$1 Million or More

	YTD 2024	YTD 2023	YTD 2022	YTD 2021	YTD 2020	'24 vs '23	'24 vs '22	'24 vs '21	'24 vs '20
Residential (Detached + Attached)									
New Listings	6,564	5,449	5,866	4,443	3,694	20.46%	11.90%	47.74%	77.69%
Pending	4,142	3,611	4,174	3,753	2,590	14.71%	-0.77%	10.37%	59.92%
Closed	4,058	3,711	4,795	4,085	2,211	9.35%	-15.37%	-0.66%	83.54%
Sales Volume	\$ 6,518,734,767	\$ 6,087,323,904	\$ 7,577,043,439	\$ 6,504,883,091	\$ 3,381,883,251	7.09%	-13.97%	0.21%	92.75%
Days in MLS - Average	41	34	19	31	54	20.59%	115.79%	32.26%	-24.07%
Days in MLS - Median	15	10	5	5	19	50.00%	200.00%	200.00%	-21.05%
Close-Price-to-List-Price Ratio	98.40%	99.06%	103.98%	102.06%	97.61%	-0.67%	-5.37%	-3.59%	0.81%
PSF Total	\$ 379	\$ 387	\$ 392	\$ 365	\$ 337	-2.07%	-3.32%	3.84%	12.46%
Detached									
New Listings	6,134	4,808	5,190	3,857	3,281	27.58%	18.19%	59.04%	86.96%
Pending	3,903	3,227	3,724	3,310	2,372	20.95%	4.81%	17.92%	64.54%
Closed	3,797	3,314	4,297	3,623	2,025	14.57%	-11.64%	4.80%	87.51%
Sales Volume	\$ 6,104,834,344	\$ 5,500,613,013	\$ 6,834,975,335	\$ 5,819,680,103	\$ 3,105,400,996	10.98%	-10.68%	4.90%	96.59%
Days in MLS - Average	40	33	18	28	54	21.21%	122.22%	42.86%	-25.93%
Days in MLS - Median	15	9	5	5	19	66.67%	200.00%	200.00%	-21.05%
Close-Price-to-List-Price Ratio	98.43%	99.15%	104.14%	102.33%	97.67%	-0.73%	-5.48%	-3.81%	0.78%
PSF Total	\$ 367	\$ 369	\$ 372	\$ 341	\$ 317	-0.54%	-1.34%	7.62%	15.77%
Attached									
New Listings	430	641	676	586	413	-32.92%	-36.39%	-26.62%	4.12%
Pending	239	384	450	443	218	-37.76%	-46.89%	-46.05%	9.63%
Closed	261	397	498	462	186	-34.26%	-47.59%	-43.51%	40.32%
Sales Volume	\$ 413,900,423	\$ 586,710,891	\$ 742,068,104	\$ 685,202,988	\$ 276,482,255	-29.45%	-44.22%	-39.59%	49.70%
Days in MLS - Average	55	40	29	51	54	37.50%	89.66%	7.84%	1.85%
Days in MLS - Median	23	13	5	7	27	76.92%	360.00%	228.57%	-14.81%
Close-Price-to-List-Price Ratio	97.97%	98.33%	102.65%	99.94%	96.92%	-0.37%	-4.56%	-1.97%	1.08%
PSF Total	\$ 547	\$ 536	\$ 560	\$ 559	\$ 558	2.05%	-2.32%	-2.15%	-1.97%

Properties Sold Between \$750,000 and \$999,999

	Sep. 2024	Aug. 2024	Sep. 2023	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	840	839	694	0.12%	21.04%
Pending	624	540	482	15.56%	29.46%
Closed	432	583	508	-25.90%	-14.96%
Sales Volume	\$ 366,834,495	\$ 495,267,857	\$ 430,869,979	-25.93%	-14.86%
Days in MLS - Average	42	34	34	23.53%	23.53%
Days in MLS - Median	27	19	19	42.11%	42.11%
Close-Price-to-List-Price Ratio	99.02%	99.10%	99.15%	-0.08%	-0.13%
PSF Total	\$ 274	\$ 286	\$ 284	-4.20%	-3.52%
Detached					
New Listings	765	761	619	0.53%	23.59%
Pending	578	510	437	13.33%	32.27%
Closed	408	545	458	-25.14%	-10.92%
Sales Volume	\$ 345,956,395	\$ 463,314,458	\$ 388,235,004	-25.33%	-10.89%
Days in MLS - Average	40	34	32	17.65%	25.00%
Days in MLS - Median	28	19	19	47.37%	47.37%
Close-Price-to-List-Price Ratio	99.06%	99.10%	99.25%	-0.04%	-0.19%
PSF Total	\$ 265	\$ 276	\$ 268	-3.99%	-1.12%
Attached					
New Listings	75	78	75	-3.85%	0.00%
Pending	46	30	45	53.33%	2.22%
Closed	24	38	50	-36.84%	-52.00%
Sales Volume	\$ 20,878,100	\$ 31,953,399	\$ 42,634,975	-34.66%	-51.03%
Days in MLS - Average	69	44	46	56.82%	50.00%
Days in MLS - Median	20	23	24	-13.04%	-16.67%
Close-Price-to-List-Price Ratio	98.26%	99.17%	98.17%	-0.92%	0.09%
PSF Total	\$ 418	\$ 425	\$ 431	-1.65%	-3.02%

Properties Sold Between \$750,000 and \$999,999

	YTD 2024	YTD 2023	YTD 2022	YTD 2021	YTD 2020	'24 vs '23	'24 vs '22	'24 vs '21	'24 vs '20
Residential (Detached + Attached)									
New Listings	7,603	6,497	8,015	5,969	4,455	17.02%	-5.14%	27.37%	70.66%
Pending	5,382	5,015	6,043	5,191	3,611	7.32%	-10.94%	3.68%	49.04%
Closed	5,020	4,819	6,392	5,156	3,132	4.17%	-21.46%	-2.64%	60.28%
Sales Volume	\$ 4,259,114,277	\$ 4,081,464,677	\$ 5,413,562,898	\$ 4,371,781,610	\$ 2,652,276,031	4.35%	-21.33%	-2.58%	60.58%
Days in MLS - Average	35	31	15	16	41	12.90%	133.33%	118.75%	-14.63%
Days in MLS - Median	13	11	5	5	13	18.18%	160.00%	160.00%	0.00%
Close-Price-to-List-Price Ratio	99.55%	99.68%	103.48%	103.46%	99.16%	-0.13%	-3.80%	-3.78%	0.39%
PSF Total	\$ 287	\$ 286	\$ 300	\$ 277	\$ 251	0.35%	-4.33%	3.61%	14.34%
Detached									
New Listings	6,956	5,816	7,231	5,201	3,664	19.60%	-3.80%	33.74%	89.85%
Pending	5,002	4,539	5,451	4,519	3,099	10.20%	-8.24%	10.69%	61.41%
Closed	4,660	4,330	5,701	4,508	2,701	7.62%	-18.26%	3.37%	72.53%
Sales Volume	\$ 3,955,501,404	\$ 3,669,474,697	\$ 4,828,464,764	\$ 3,818,036,405	\$ 2,285,955,128	7.79%	-18.08%	3.60%	73.03%
Days in MLS - Average	34	31	14	13	40	9.68%	142.86%	161.54%	-15.00%
Days in MLS - Median	13	11	5	4	13	18.18%	160.00%	225.00%	0.00%
Close-Price-to-List-Price Ratio	99.57%	99.70%	103.59%	103.84%	99.23%	-0.13%	-3.88%	-4.11%	0.34%
PSF Total	\$ 276	\$ 272	\$ 282	\$ 260	\$ 234	1.47%	-2.13%	6.15%	17.95%
Attached									
New Listings	647	681	784	768	791	-4.99%	-17.47%	-15.76%	-18.20%
Pending	380	476	592	672	512	-20.17%	-35.81%	-43.45%	-25.78%
Closed	360	489	691	648	431	-26.38%	-47.90%	-44.44%	-16.47%
Sales Volume	\$ 303,612,873	\$ 411,989,980	\$ 585,098,134	\$ 553,745,205	\$ 366,320,903	-26.31%	-48.11%	-45.17%	-17.12%
Days in MLS - Average	50	33	22	38	43	51.52%	127.27%	31.58%	16.28%
Days in MLS - Median	15	11	5	7	15	36.36%	200.00%	114.29%	0.00%
Close-Price-to-List-Price Ratio	99.25%	99.55%	102.53%	100.84%	98.71%	-0.30%	-3.20%	-1.58%	0.55%
PSF Total	\$ 431	\$ 417	\$ 444	\$ 395	\$ 357	3.36%	-2.93%	9.11%	20.73%

Properties Sold Between \$500,000 and \$749,999

	Sep. 2024	Aug. 2024	Sep. 2023	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	1,983	2,000	1,801	-0.85%	10.11%
Pending	1,498	1,475	1,190	1.56%	25.88%
Closed	1,299	1,497	1,339	-13.23%	-2.99%
Sales Volume	\$ 785,489,285	\$ 912,712,817	\$ 817,579,148	-13.94%	-3.92%
Days in MLS - Average	37	35	31	5.71%	19.35%
Days in MLS - Median	24	20	15	20.00%	60.00%
Close-Price-to-List-Price Ratio	99.32%	99.32%	99.48%	0.00%	-0.16%
PSF Total	\$ 279	\$ 274	\$ 282	1.82%	-1.06%
Detached					
New Listings	1,638	1,674	1,440	-2.15%	13.75%
Pending	1,336	1,276	974	4.70%	37.17%
Closed	1,133	1,322	1,118	-14.30%	1.34%
Sales Volume	\$ 687,910,086	\$ 809,834,404	\$ 688,158,438	-15.06%	-0.04%
Days in MLS - Average	36	35	29	2.86%	24.14%
Days in MLS - Median	24	19	15	26.32%	60.00%
Close-Price-to-List-Price Ratio	99.36%	99.38%	99.51%	-0.02%	-0.15%
PSF Total	\$ 269	\$ 267	\$ 268	0.75%	0.37%
Attached					
New Listings	345	326	361	5.83%	-4.43%
Pending	162	199	216	-18.59%	-25.00%
Closed	166	175	221	-5.14%	-24.89%
Sales Volume	\$ 97,579,199	\$ 102,878,413	\$ 129,420,710	-5.15%	-24.60%
Days in MLS - Average	45	42	44	7.14%	2.27%
Days in MLS - Median	27	27	15	0.00%	80.00%
Close-Price-to-List-Price Ratio	99.11%	98.85%	99.32%	0.26%	-0.21%
PSF Total	\$ 346	\$ 326	\$ 352	6.13%	-1.70%

Properties Sold Between \$500,000 and \$749,999

	YTD 2024	YTD 2023	YTD 2022	YTD 2021	YTD 2020	'24 vs '23	'24 vs '22	'24 vs '21	'24 vs '20
Residential (Detached + Attached)									
New Listings	17,997	16,170	21,295	18,440	15,150	11.30%	-15.49%	-2.40%	18.79%
Pending	13,410	13,393	16,412	16,534	13,338	0.13%	-18.29%	-18.89%	0.54%
Closed	13,119	13,590	17,404	17,557	12,607	-3.47%	-24.62%	-25.28%	4.06%
Sales Volume	\$ 7,966,072,591	\$ 8,258,496,436	\$ 10,618,321,336	\$ 10,539,406,206	\$ 7,492,300,055	-3.54%	-24.98%	-24.42%	6.32%
Days in MLS - Average	34	32	14	11	31	6.25%	142.86%	209.09%	9.68%
Days in MLS - Median	14	11	5	4	10	27.27%	180.00%	250.00%	40.00%
Close-Price-to-List-Price Ratio	99.71%	99.92%	103.25%	104.20%	99.80%	-0.21%	-3.43%	-4.31%	-0.09%
PSF Total	\$ 280	\$ 277	\$ 294	\$ 260	\$ 220	1.08%	-4.76%	7.69%	27.27%
Detached									
New Listings	15,041	13,203	17,993	15,853	12,801	13.92%	-16.41%	-5.12%	17.50%
Pending	11,594	11,099	13,844	14,174	11,579	4.46%	-16.25%	-18.20%	0.13%
Closed	11,316	11,293	14,474	15,103	11,009	0.20%	-21.82%	-25.07%	2.79%
Sales Volume	\$ 6,913,910,732	\$ 6,898,690,996	\$ 8,879,802,136	\$ 9,085,402,973	\$ 6,548,542,927	0.22%	-22.14%	-23.90%	5.58%
Days in MLS - Average	32	31	14	9	30	3.23%	128.57%	255.56%	6.67%
Days in MLS - Median	14	11	5	4	10	27.27%	180.00%	250.00%	40.00%
Close-Price-to-List-Price Ratio	99.78%	99.98%	103.27%	104.55%	99.87%	-0.20%	-3.38%	-4.56%	-0.09%
PSF Total	\$ 271	\$ 264	\$ 280	\$ 243	\$ 202	2.65%	-3.21%	11.52%	34.16%
Attached									
New Listings	2,956	2,967	3,302	2,587	2,349	-0.37%	-10.48%	14.26%	25.84%
Pending	1,816	2,294	2,568	2,360	1,759	-20.84%	-29.28%	-23.05%	3.24%
Closed	1,803	2,297	2,930	2,454	1,598	-21.51%	-38.46%	-26.53%	12.83%
Sales Volume	\$ 1,052,161,859	\$ 1,359,805,440	\$ 1,738,519,200	\$ 1,454,003,233	\$ 943,757,128	-22.62%	-39.48%	-27.64%	11.49%
Days in MLS - Average	44	38	15	24	44	15.79%	193.33%	83.33%	0.00%
Days in MLS - Median	21	15	5	5	17	40.00%	320.00%	320.00%	23.53%
Close-Price-to-List-Price Ratio	99.31%	99.63%	103.12%	102.01%	99.31%	-0.32%	-3.69%	-2.65%	0.00%
PSF Total	\$ 339	\$ 342	\$ 362	\$ 362	\$ 240	-0.88%	-6.35%	-6.35%	41.25%

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Denver Metro Association of Realtors Monthly Market Trends Report

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