

Monthly Market Reports

Your Source for Real Estate Data and Trends



Denver Metro Real Estate Report

All Denver Metropolitan Real Estate Transactions

ColoradoHomes.com

Interest/Mortgage Rates

30 Year Fixed
Conforming/Points
5.27 / .9

15 Year Fixed
Conforming/Points
4.52 / .8

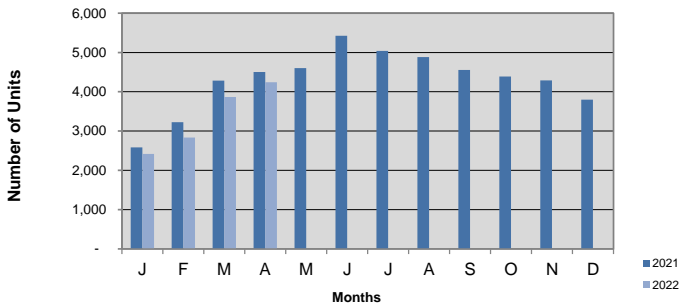
1 Year
ARM/Points
3.96 / .2

6 Month
Libor
1.965

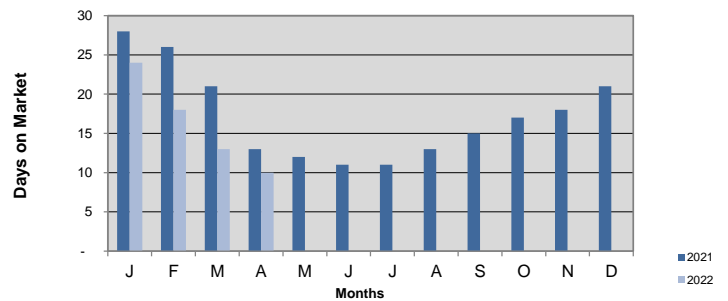
Prime
Rate
4.00%

All information deemed reliable but not guaranteed and should be independently verified. All interest rates are subject to change or withdrawal. Neither listing broker(s) nor Coldwell Banker Residential Brokerage shall be responsible for any typographic errors, misinformation, misprints and shall be held totally harmless. Source: Freddie Mac For Additional Info on Current Rates call 888-761-7425

Total Properties Sold (SFR & Condo)



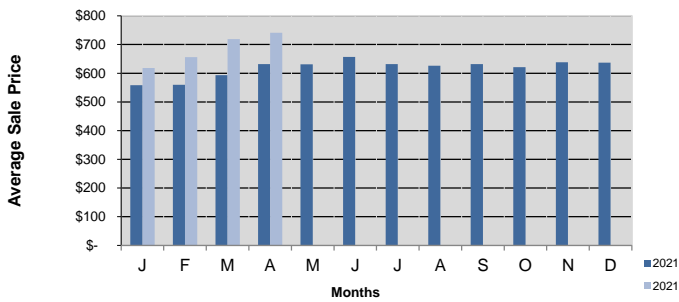
Days on Market (SFR & Condo)



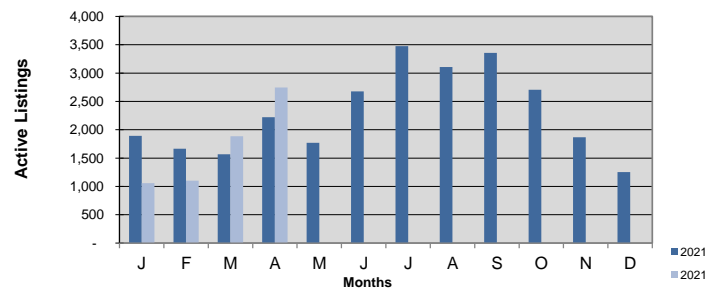
Total Properties Sold 2019 - 2022														
	J	F	M	A	M	J	J	A	S	O	N	D	YTD	YOY
2019	2,665	3,180	4,057	4,713	5,505	5,162	5,301	5,072	4,464	4,548	3,756	3,556	4.1%	1.2%
2020	2,541	3,036	3,868	3,215	2,819	4,985	5,754	5,131	5,101	5,243	4,195	4,183	-3.7%	-13.4%
2021	2,586	3,225	4,286	4,502	4,602	5,424	5,042	4,881	4,553	4,386	4,288	3,797	3.0%	15.3%
2022	2,418	2,833	3,868	4,241										-8.5%
(%)	-6.5%	-12.2%	-9.8%	-5.8%										

Days on Market 2019 - 2022														
	J	F	M	A	M	J	J	A	S	O	N	D	YTD	YOY
2019	44	41	33	29	25	24	27	32	34	35	36	42	19.6%	23.5%
2020	47	37	28	21	25	27	26	25	24	25	23	25	-17.2%	-9.5%
2021	28	26	21	13	12	11	11	13	15	17	18	21	-38.1%	-33.8%
2022	24	18	13	10										-26.1%
(%)	-14.3%	-30.8%	-38.1%	-23.1%										

Average Sales Price (SFR & Condo)



Active Inventory (SFR & Condo)



Average Sales Price 2019 - 2022														
	J	F	M	A	M	J	J	A	S	O	N	D	YTD	YOY
2019	\$452	\$455	\$489	\$487	\$497	\$495	\$486	\$480	\$471	\$476	\$487	\$480	3.4%	1.9%
2020	\$474	\$482	\$511	\$501	\$496	\$511	\$543	\$540	\$541	\$564	\$549	\$547	9.1%	5.7%
2021	\$558	\$560	\$593	\$632	\$631	\$657	\$632	\$626	\$632	\$621	\$638	\$637	18.5%	19.0%
2022	\$618	\$656	\$719	\$741										16.7%
(%)	10.8%	17.1%	21.2%	17.2%										

Active Inventory 2019 - 2022														
	J	F	M	A	M	J	J	A	S	O	N	D	YTD	YOY
2019	5,303	5,396	5,526	6,403	8,027	8,313	8,203	8,131	8,184	7,572	5,142	3,772	14.4%	41.2%
2020	3,724	3,716	4,624	5,783	5,533	4,966	5,044	4,251	4,087	3,894	2,759	2,128	-36.8%	-21.1%
2021	1,894	1,663	1,566	2,220	1,768	2,675	3,477	3,106	3,356	2,704	1,866	1,252	-45.5%	-58.9%
2022	1,058	1,100	1,886	2,745										-7.5%
(%)	-44.1%	-33.9%	20.4%	23.6%										

For Additional Information please contact your Coldwell Banker Realtor

This representation is based in whole or in part on data supplied by MarketQuest. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.

THE COLDWELL BANKER REALTY REPORT
METROPOLITAN DENVER REAL ESTATE STATISTICS
AS OF APRIL 2022

Based on Condos and Single Family:	<u>Under Contract</u>	<u>Closed</u>
Current Month	4,726	4,246
Previous Month	4,183	3,873
Percentage Change (Over last Month)	13.0%	9.6%
Current Month (Previous Year)	4,801	4,502
Percentage Change (Over Last Year)	-1.6%	-5.7%
Year to Date - Current Year	15,479	13,370
Year to Date - Previous Year	17,062	14,600
Percentage Change (Over Last Year)	-9.3%	-8.4%

UNSOLD HOMES ON THE MARKET: ACTIVE INVENTORY

Current Month	2,745
Current Month (Previous Year)	2,220
Percentage Change (Over Last Year)	23.6%
Current Month	6,789
Previous Month	7,343
Percentage Change (Over last Month)	-7.5%

AVERAGE PRICE OF PROPERTIES CLOSED:

	<u>Total</u>	<u>Condos</u>	<u>Single Family</u>
Current Month	\$741	\$454	\$819
Previous Month	\$719	\$458	\$793
Current Month (Previous Year)	\$632	\$403	\$693
Year to Date - Current Year Average	\$684	\$444	\$756
Year to Date - Previous Year Average	\$916	\$783	\$956

MEDIAN PRICE OF PROPERTIES CLOSED:

	<u>Condos</u>	<u>Single Family</u>
Current Month	\$400	\$680
Previous Month	\$385	\$660
Current Month (Previous Year)	\$330	\$580

Based on Condos:	<u>Under Contract</u>	<u>Closed</u>
Current Month	1,006	908
Previous Month	885	859
Percentage Change (Over last Month)	13.7%	5.7%
Current Month (Previous Year)	1,102	945
Percentage Change (Over Last Year)	-8.7%	-3.9%
Year to Date - Current Year	3,453	3,099
Year to Date - Previous Year	4,072	3,553
Percentage Change (Over Last Year)	-15.2%	-12.8%

Based on Single Family:	<u>Under Contract</u>	<u>Closed</u>
Current Month	3,720	3,338
Previous Month	3,298	3,014
Percentage Change (Over last Month)	12.8%	10.7%
Current Month (Previous Year)	3,699	3,557
Percentage Change (Over Last Year)	0.6%	-6.2%
Year to Date - Current Year	12,026	10,271
Year to Date - Previous Year	12,990	11,047
Percentage Change (Over Last Year)	-7.4%	-7.0%

*This report summarizes the sales of residential real estate units during the reported -on period. Please Note: (1) The reported units have been adjusted for a true calendar month (as defined by MLS cut-off dates each month) (2) Under Contract units reflect those properties reported as "under contract" during the period - i.e., a binding contract was executed between buyer and seller. (3) Closed units reflect the passing of title. The close date generally lags 30-90 days behind the under contract date and is often distorted by many outside factors unrelated to the extent of real estate activity.