

Monthly Indicators

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



May 2020

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

New Listings were down 19.0 percent for single family homes and 12.2 percent for townhouse-condo properties. Under Contracts increased 15.9 percent for single family homes and 16.8 percent for townhouse-condo properties.

The Median Sales Price was up 0.5 percent to \$482,500 for single family homes and 3.9 percent to \$327,750 for townhouse-condo properties. Days on Market decreased 4.5 percent for single family homes and 3.6 percent for townhouse-condo properties.

Buyers have been quicker to return to the housing market in force than sellers, who have been showing a bit more reluctance to list their homes than is typical for this time of year. But trends are improving and as states and localities continue to moderate their COVID-19 policies, real estate activity is expected to continue to improve in the coming weeks.

Activity Snapshot

- 32.4% **- 45.6%** **+ 2.3%**

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	5-2019	5-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
Active Listings		5,181	3,203	- 38.2%	--	--	--
Under Contract		3,182	3,688	+ 15.9%	12,998	11,935	- 8.2%
New Listings		4,590	3,716	- 19.0%	16,288	14,085	- 13.5%
Sold Listings		3,175	1,777	- 44.0%	11,293	9,647	- 14.6%
Days on Market		22	21	- 4.5%	30	29	- 3.3%
Median Sales Price		\$480,000	\$482,500	+ 0.5%	\$465,000	\$487,500	+ 4.8%
Avg. Sales Price		\$574,190	\$560,482	- 2.4%	\$553,103	\$565,552	+ 2.3%
Pct. of List Price Received		99.7%	99.4%	- 0.3%	99.4%	99.6%	+ 0.2%
Affordability Index		78	84	+ 7.7%	80	83	+ 3.8%

Townhouse-Condo Market Overview



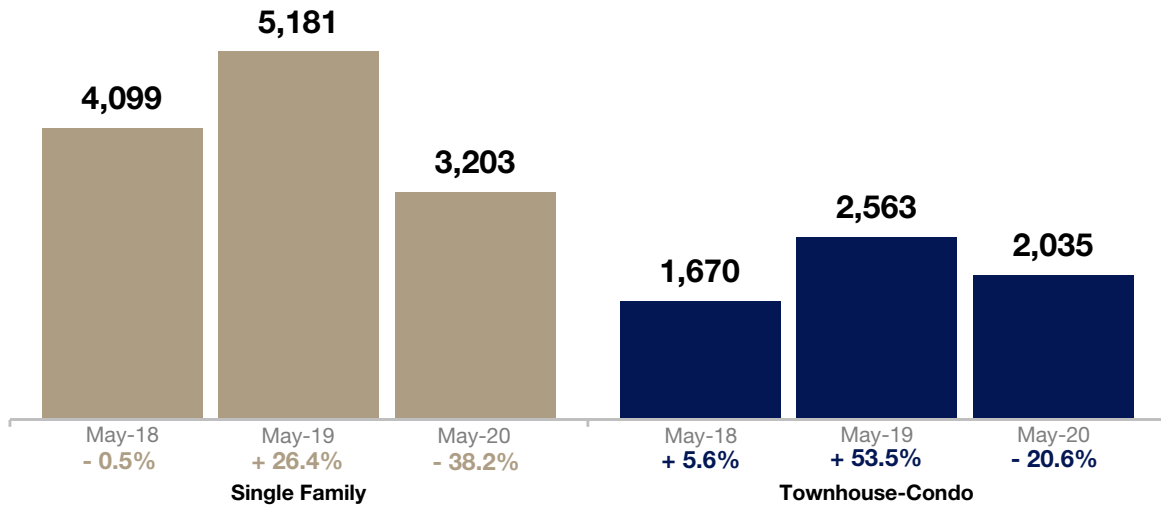
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	5-2019	5-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
Active Listings		2,563	2,035	- 20.6%	--	--	--
Under Contract		1,319	1,540	+ 16.8%	6,014	5,563	- 7.5%
New Listings		1,910	1,677	- 12.2%	7,635	6,991	- 8.4%
Sold Listings		1,446	736	- 49.1%	5,422	4,709	- 13.2%
Days on Market		28	27	- 3.6%	31	34	+ 9.7%
Median Sales Price		\$315,400	\$327,750	+ 3.9%	\$305,000	\$320,750	+ 5.2%
Avg. Sales Price		\$385,367	\$378,011	- 1.9%	\$371,198	\$377,478	+ 1.7%
Pct. of List Price Received		99.5%	99.1%	- 0.4%	99.3%	99.3%	0.0%
Affordability Index		118	124	+ 5.1%	123	127	+ 3.3%

Inventory of Active Listings

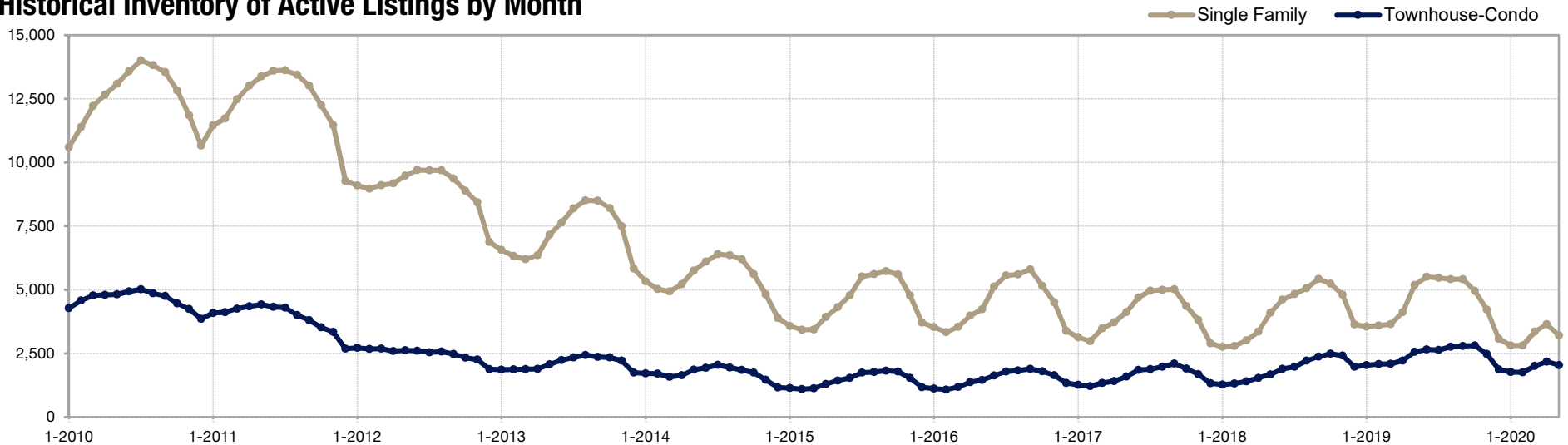


May



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2019	5,509	+19.4%	2,656	+40.3%
Jul-2019	5,468	+13.3%	2,635	+33.7%
Aug-2019	5,417	+7.2%	2,763	+24.7%
Sep-2019	5,412	-0.3%	2,785	+17.5%
Oct-2019	4,955	-5.4%	2,815	+13.1%
Nov-2019	4,221	-12.3%	2,475	+2.6%
Dec-2019	3,070	-15.7%	1,871	-5.1%
Jan-2020	2,812	-20.8%	1,763	-13.5%
Feb-2020	2,814	-21.7%	1,750	-15.6%
Mar-2020	3,355	-8.0%	2,003	-4.3%
Apr-2020	3,642	-11.6%	2,168	-1.9%
May-2020	3,203	-38.2%	2,035	-20.6%

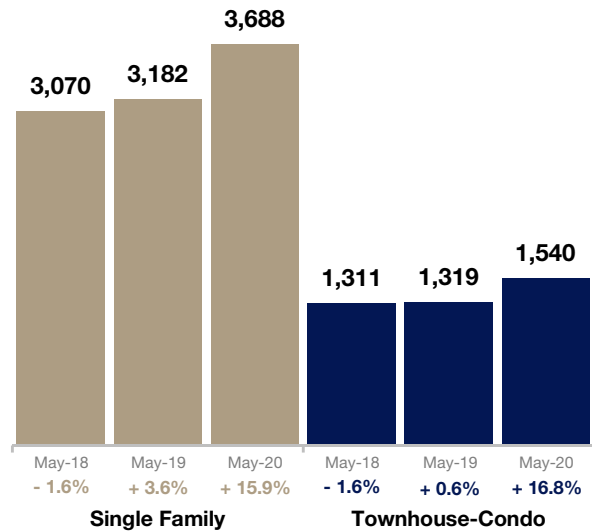
Historical Inventory of Active Listings by Month



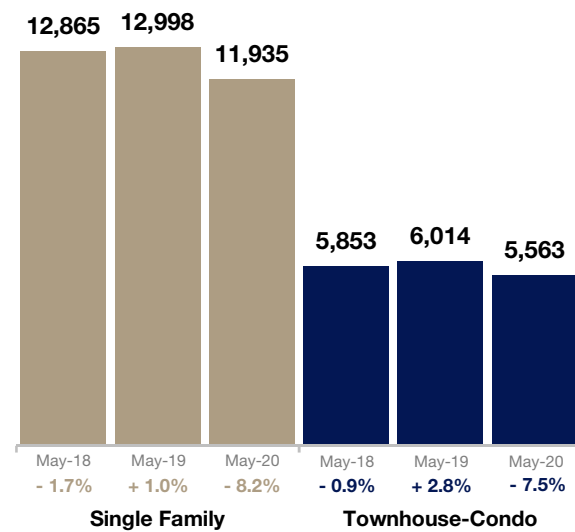
Under Contract



May

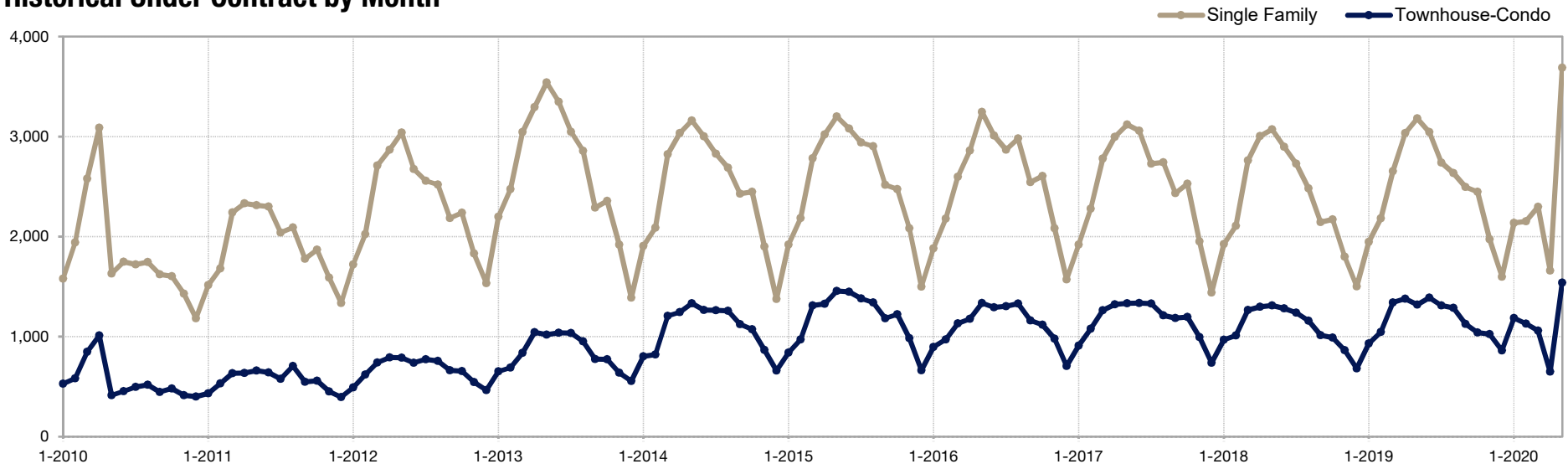


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2019	3,045	+5.1%	1,389	+8.4%
Jul-2019	2,739	+0.4%	1,312	+6.0%
Aug-2019	2,634	+6.2%	1,286	+11.1%
Sep-2019	2,494	+16.3%	1,125	+10.9%
Oct-2019	2,448	+12.7%	1,041	+5.3%
Nov-2019	1,973	+9.6%	1,024	+18.7%
Dec-2019	1,599	+6.5%	861	+26.2%
Jan-2020	2,136	+9.8%	1,186	+27.5%
Feb-2020	2,153	-1.3%	1,129	+8.0%
Mar-2020	2,298	-13.4%	1,059	-21.0%
Apr-2020	1,660	-45.3%	649	-52.9%
May-2020	3,688	+15.9%	1,540	+16.8%

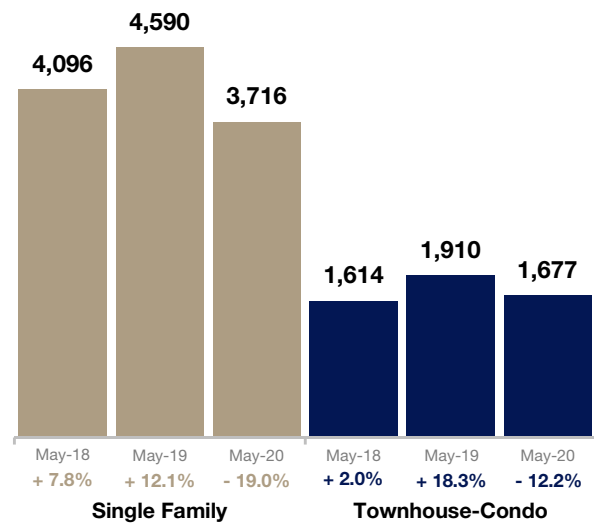
Historical Under Contract by Month



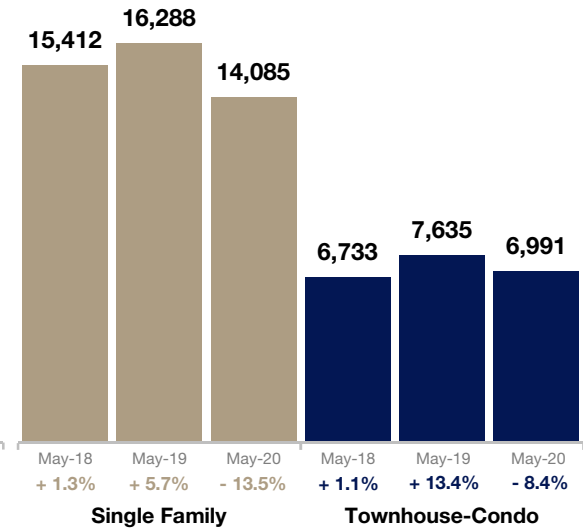
New Listings



May

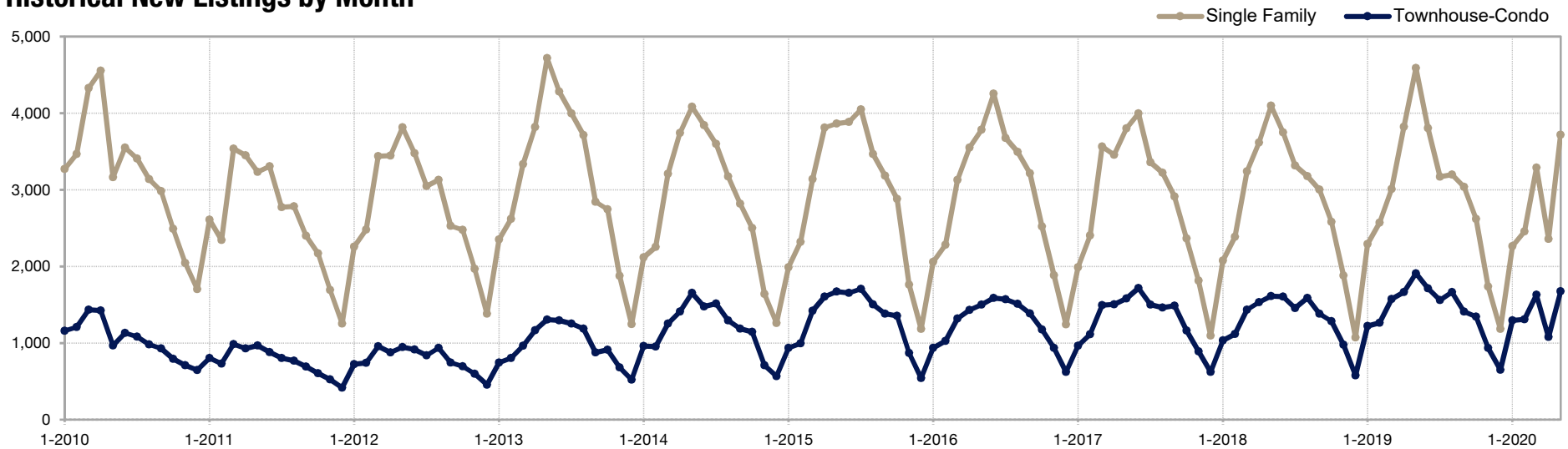


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2019	3,806	+1.5%	1,714	+6.7%
Jul-2019	3,169	-4.4%	1,559	+7.0%
Aug-2019	3,198	+0.7%	1,665	+4.8%
Sep-2019	3,038	+1.1%	1,412	+2.2%
Oct-2019	2,621	+1.5%	1,346	+4.7%
Nov-2019	1,738	-7.7%	937	-4.4%
Dec-2019	1,183	+10.3%	651	+12.6%
Jan-2020	2,264	-1.3%	1,296	+6.1%
Feb-2020	2,457	-4.5%	1,311	+3.7%
Mar-2020	3,289	+9.2%	1,629	+3.4%
Apr-2020	2,359	-38.3%	1,078	-35.2%
May-2020	3,716	-19.0%	1,677	-12.2%

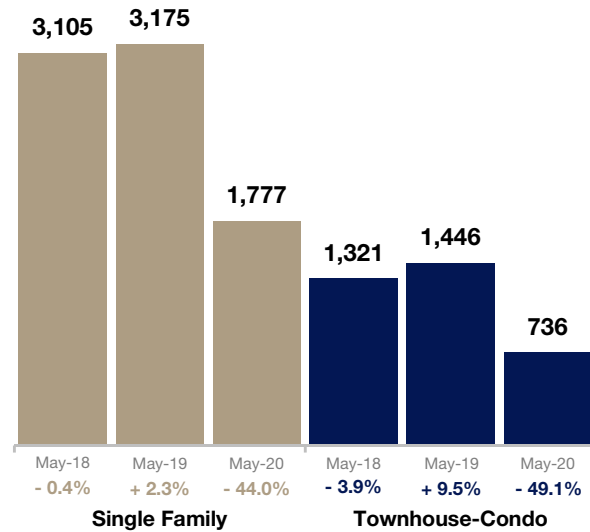
Historical New Listings by Month



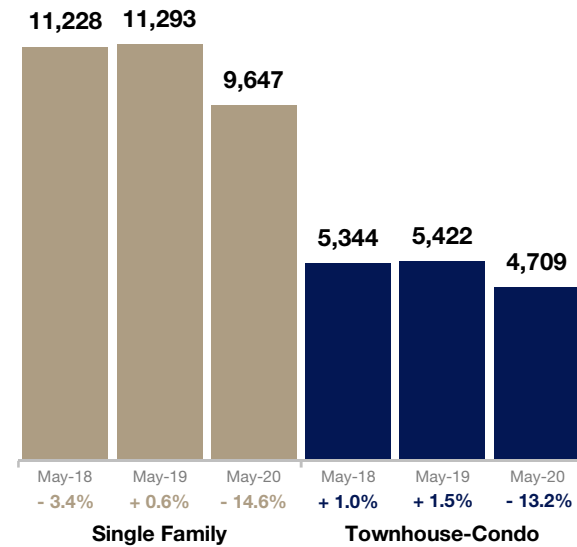
Sold Listings



May

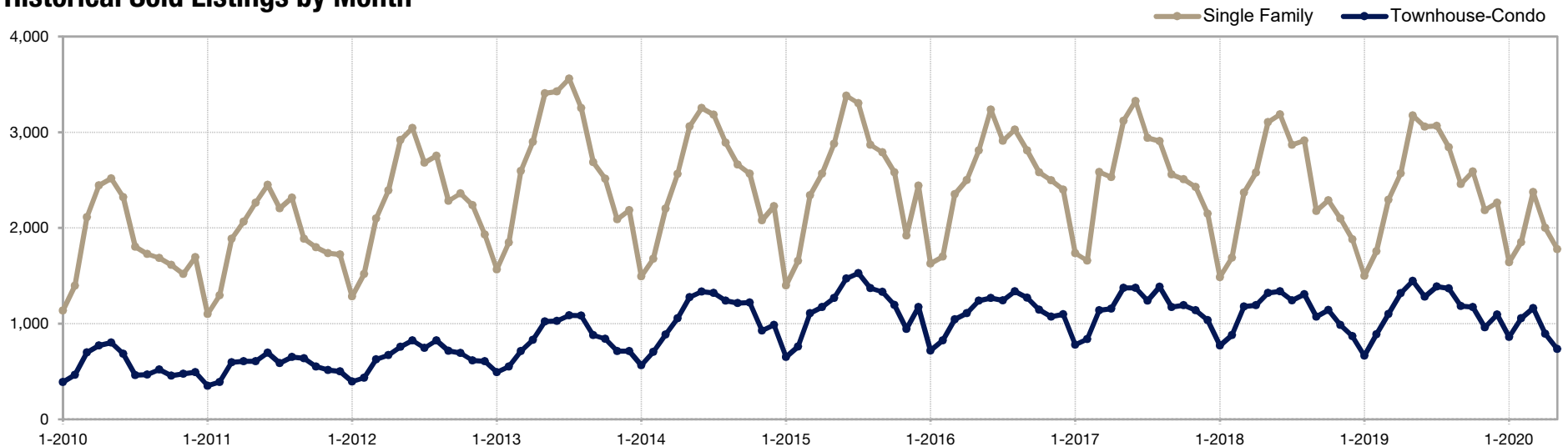


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2019	3,057	-4.1%	1,281	-4.3%
Jul-2019	3,066	+6.9%	1,389	+11.8%
Aug-2019	2,844	-2.3%	1,369	+4.7%
Sep-2019	2,459	+12.9%	1,185	+10.3%
Oct-2019	2,589	+13.2%	1,174	+2.7%
Nov-2019	2,185	+4.1%	960	-2.7%
Dec-2019	2,264	+20.3%	1,095	+26.0%
Jan-2020	1,642	+9.6%	862	+29.2%
Feb-2020	1,851	+5.5%	1,055	+18.5%
Mar-2020	2,376	+3.5%	1,163	+5.6%
Apr-2020	2,001	-22.1%	893	-32.2%
May-2020	1,777	-44.0%	736	-49.1%

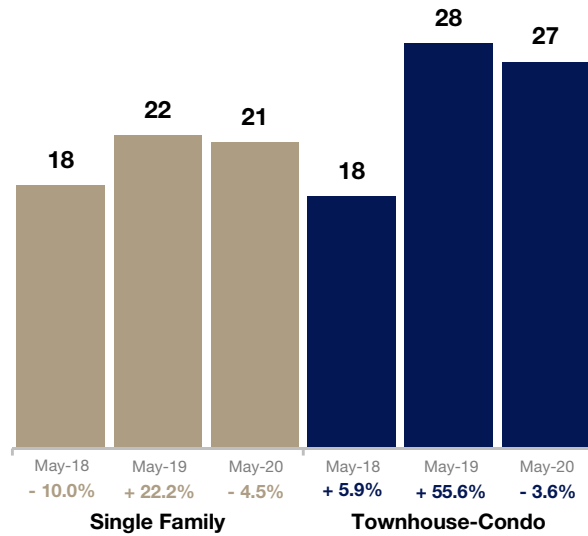
Historical Sold Listings by Month



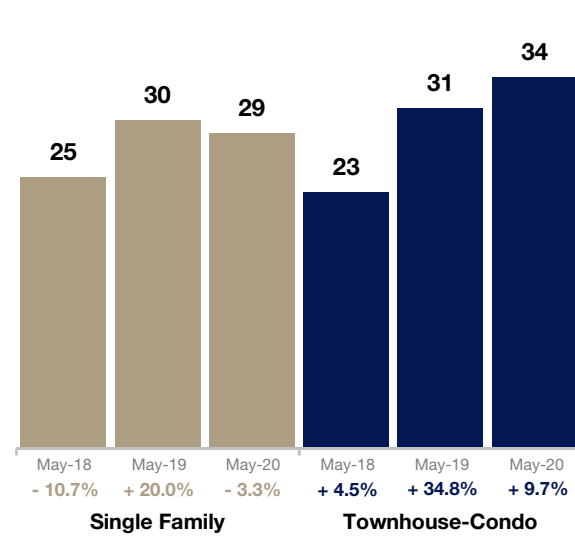
Days on Market Until Sale



May

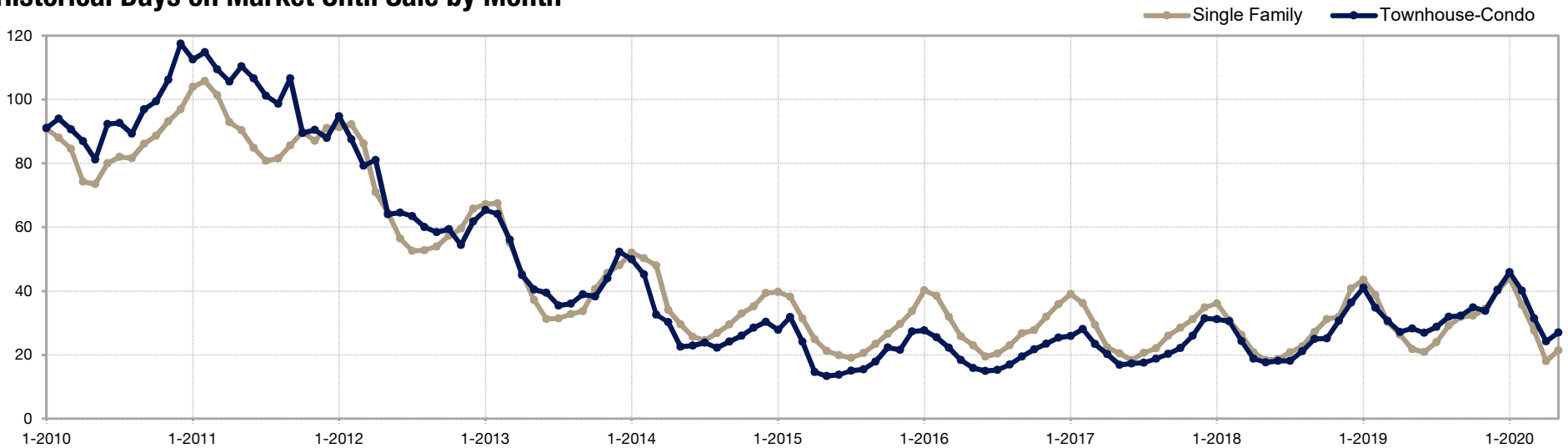


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	40	+14.3%
Mar-2020	28	-6.7%	31	0.0%
Apr-2020	18	-30.8%	24	-11.1%
May-2020	21	-4.5%	27	-3.6%

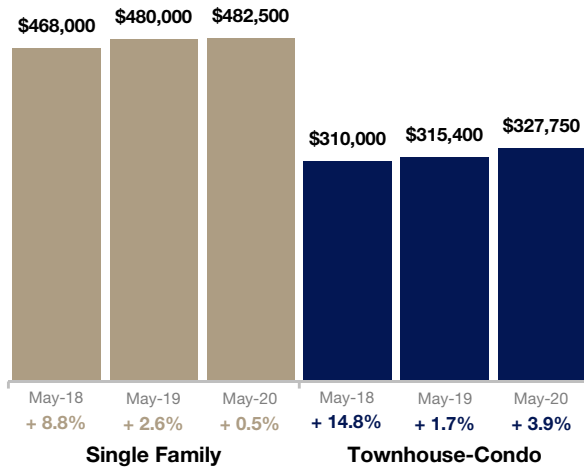
Historical Days on Market Until Sale by Month



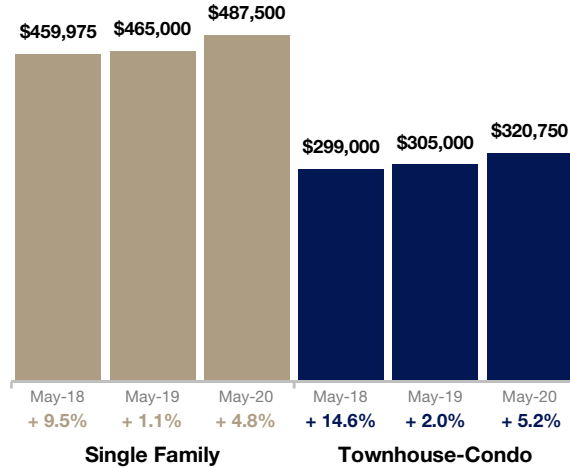
Median Sales Price



May

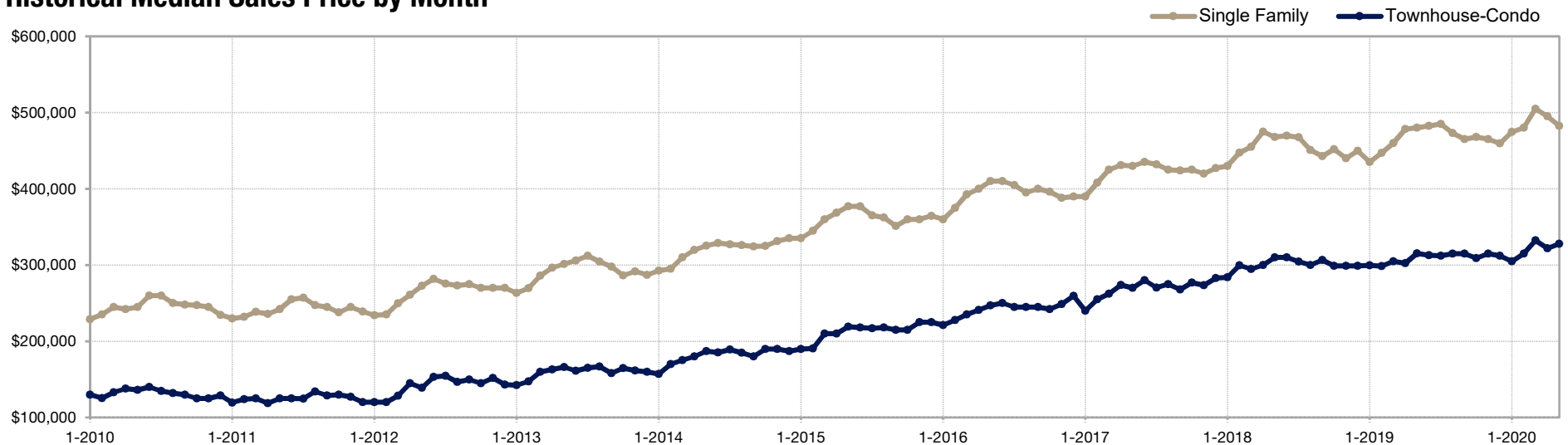


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$468,000	+3.6%	\$309,000	+3.3%
Nov-2019	\$465,000	+5.7%	\$314,950	+5.3%
Dec-2019	\$459,700	+2.2%	\$312,000	+4.4%
Jan-2020	\$474,404	+9.1%	\$305,000	+1.8%
Feb-2020	\$480,000	+7.4%	\$315,000	+5.5%
Mar-2020	\$505,000	+9.8%	\$332,250	+8.9%
Apr-2020	\$495,000	+3.4%	\$322,000	+6.5%
May-2020	\$482,500	+0.5%	\$327,750	+3.9%

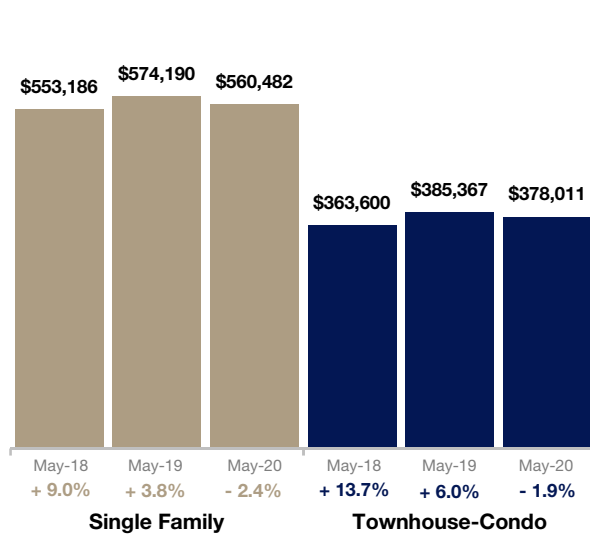
Historical Median Sales Price by Month



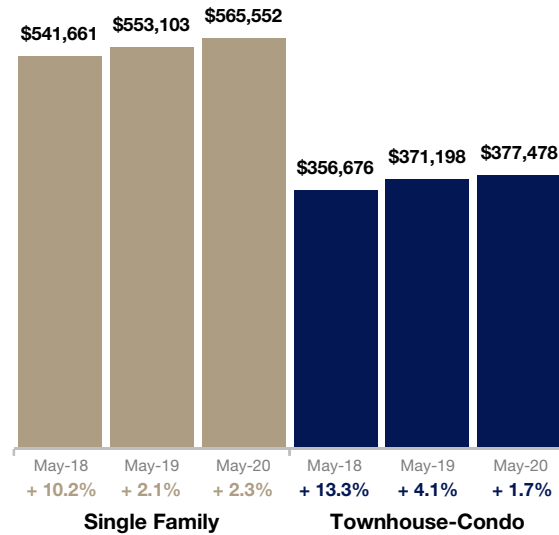
Average Sales Price



May

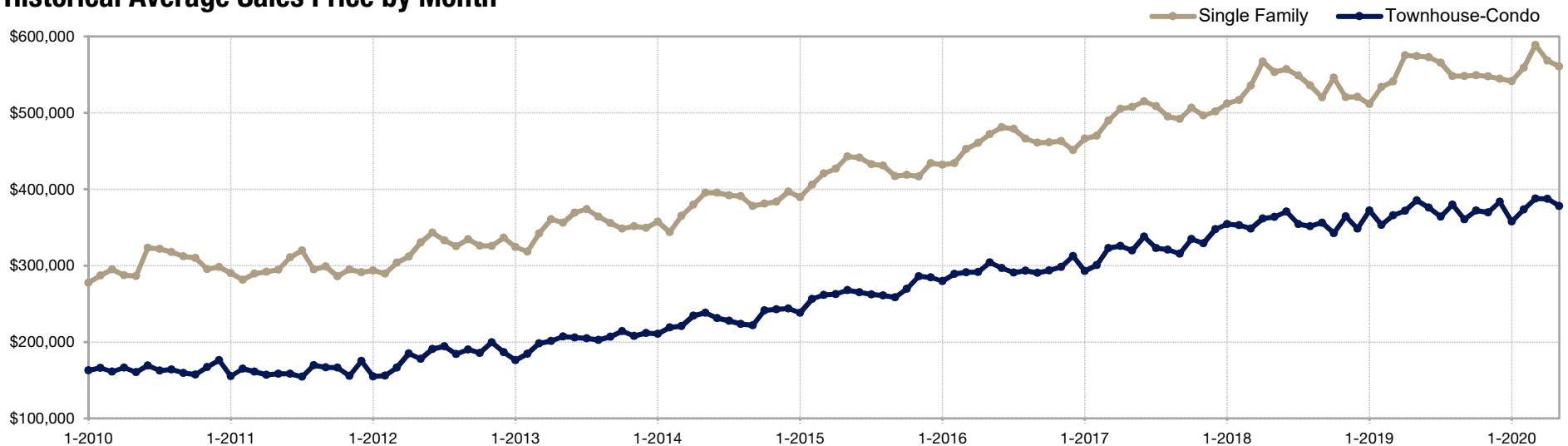


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2019	\$572,848	+2.8%	\$375,769	+1.4%
Jul-2019	\$565,534	+3.0%	\$363,951	+2.8%
Aug-2019	\$547,938	+2.3%	\$379,701	+8.0%
Sep-2019	\$548,186	+5.4%	\$360,722	+1.3%
Oct-2019	\$549,092	+0.6%	\$372,252	+8.7%
Nov-2019	\$547,726	+5.2%	\$369,670	+1.5%
Dec-2019	\$544,745	+4.6%	\$383,683	+10.1%
Jan-2020	\$541,486	+5.9%	\$357,678	-3.9%
Feb-2020	\$559,023	+4.7%	\$373,519	+5.7%
Mar-2020	\$588,755	+8.8%	\$387,781	+6.0%
Apr-2020	\$568,286	-1.2%	\$387,422	+4.2%
May-2020	\$560,482	-2.4%	\$378,011	-1.9%

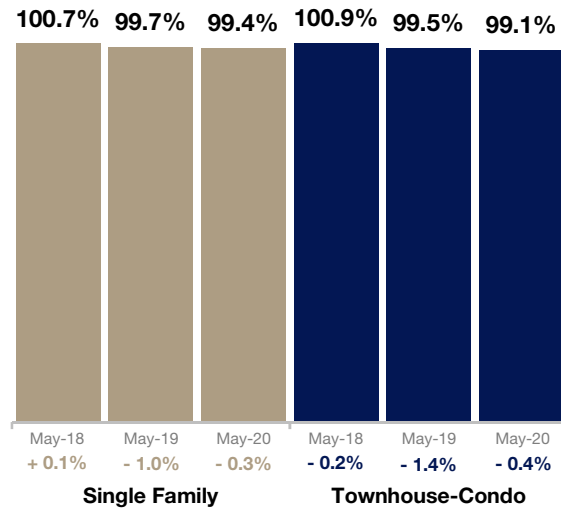
Historical Average Sales Price by Month



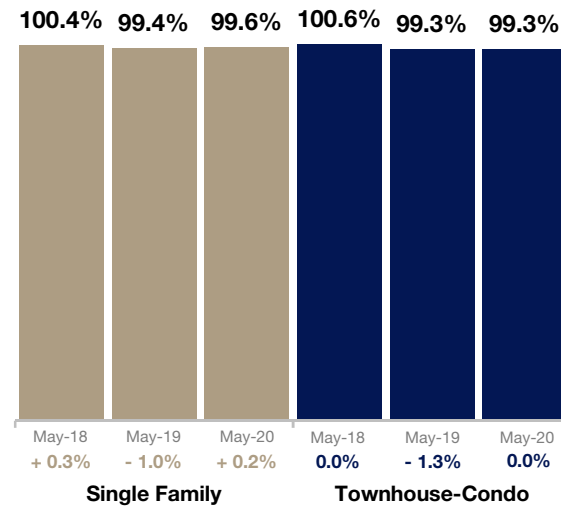
Percent of List Price Received



May

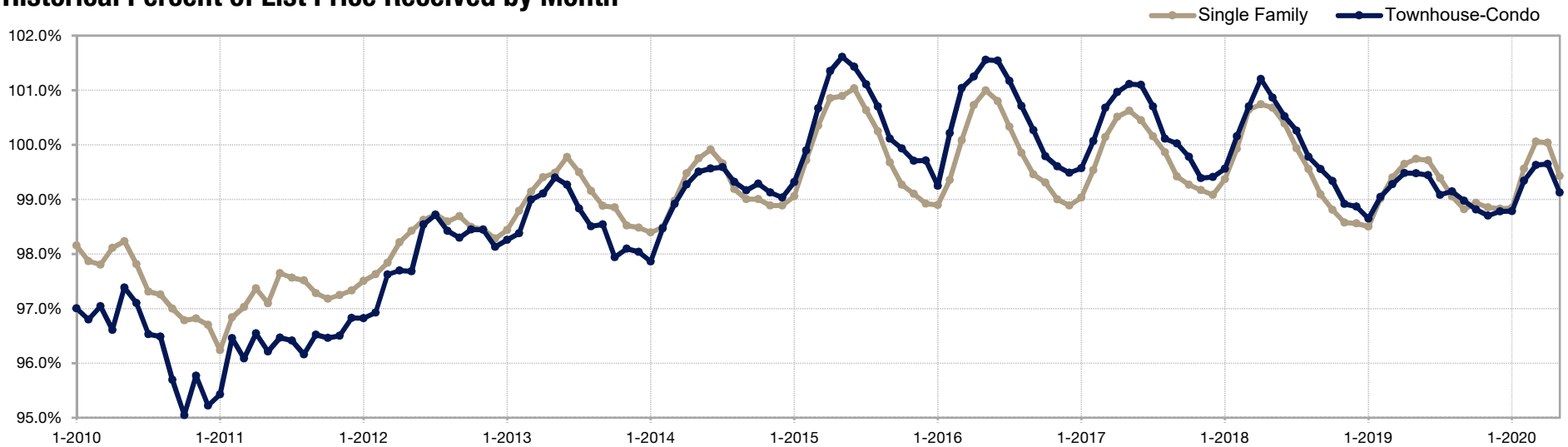


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	98.8%	+0.3%	98.8%	+0.2%
Feb-2020	99.6%	+0.6%	99.3%	+0.3%
Mar-2020	100.1%	+0.7%	99.6%	+0.3%
Apr-2020	100.0%	+0.4%	99.6%	+0.1%
May-2020	99.4%	-0.3%	99.1%	-0.4%

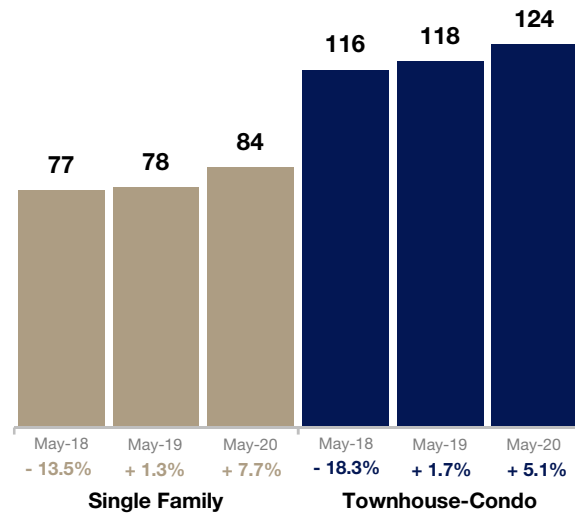
Historical Percent of List Price Received by Month



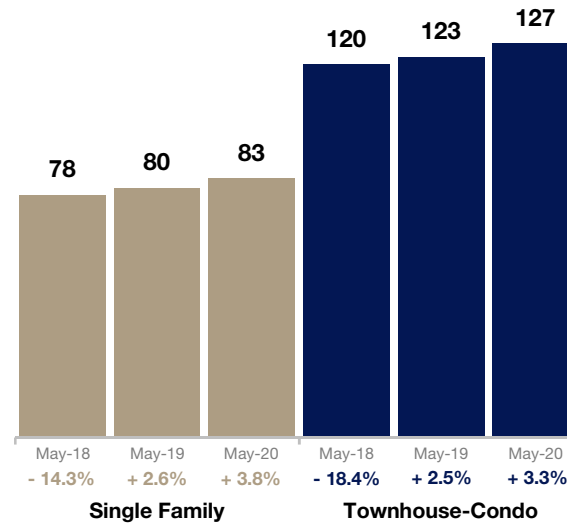
Housing Affordability Index



May

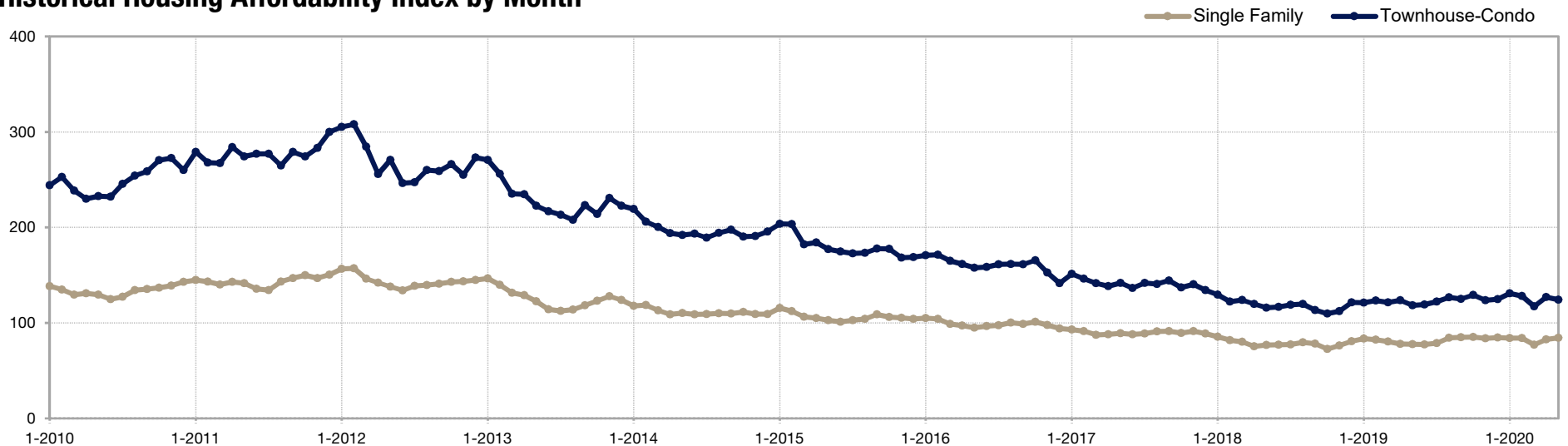


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Mar-2020	77	-4.9%	117	-4.1%
Apr-2020	83	+6.4%	127	+2.4%
May-2020	84	+7.7%	124	+5.1%

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.

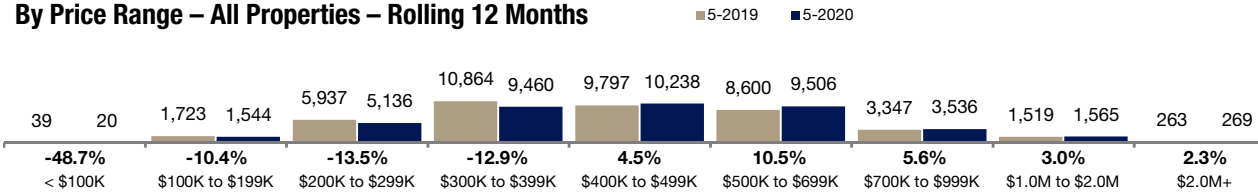
Key Metrics	Historical Sparkbars	5-2019	5-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
Active Listings		7,744	5,238	- 32.4%	--	--	--
Under Contract		4,501	5,228	+ 16.2%	19,012	17,499	- 8.0%
New Listings		6,500	5,393	- 17.0%	23,923	21,078	- 11.9%
Sold Listings		4,621	2,513	- 45.6%	16,715	14,357	- 14.1%
Days on Market		24	23	- 4.2%	30	31	+ 3.3%
Median Sales Price		\$440,000	\$450,000	+ 2.3%	\$424,000	\$445,000	+ 5.0%
Avg. Sales Price		\$515,104	\$507,019	- 1.6%	\$494,093	\$503,864	+ 2.0%
Pct. of List Price Received		99.7%	99.3%	- 0.4%	99.3%	99.5%	+ 0.2%
Affordability Index		85	90	+ 5.9%	88	91	+ 3.4%

Sold Listings

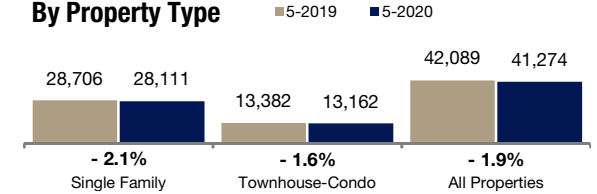
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Condo		
	5-2019	5-2020	Change	5-2019	5-2020	Change
\$99,999 and Below	5	6	+20.0%	34	14	-58.8%
\$100,000 to \$199,999	55	52	-5.5%	1,668	1,492	-10.6%
\$200,000 to \$299,999	1,140	769	-32.5%	4,797	4,367	-9.0%
\$300,000 to \$399,999	7,728	6,171	-20.1%	3,136	3,289	+4.9%
\$400,000 to \$499,999	8,145	8,590	+5.5%	1,651	1,647	-0.2%
\$500,000 to \$699,999	7,299	8,001	+9.6%	1,301	1,505	+15.7%
\$700,000 to \$999,999	2,757	2,932	+6.3%	590	604	+2.4%
\$1,000,000 to \$1,999,999	1,340	1,348	+0.6%	179	217	+21.2%
\$2,000,000 and Above	237	242	+2.1%	26	27	+3.8%
All Price Ranges	28,706	28,111	-2.1%	13,382	13,162	-1.6%

Compared to Prior Month

By Price Range	Single Family			Condo		
	4-2020	5-2020	Change	4-2020	5-2020	Change
\$99,999 and Below	1	0	-100.0%	1	1	0.0%
\$100,000 to \$199,999	3	5	+66.7%	81	67	-17.3%
\$200,000 to \$299,999	47	38	-19.1%	289	217	-24.9%
\$300,000 to \$399,999	333	317	-4.8%	235	211	-10.2%
\$400,000 to \$499,999	639	602	-5.8%	108	108	0.0%
\$500,000 to \$699,999	623	542	-13.0%	116	82	-29.3%
\$700,000 to \$999,999	243	181	-25.5%	44	42	-4.5%
\$1,000,000 to \$1,999,999	99	76	-23.2%	17	8	-52.9%
\$2,000,000 and Above	13	16	+23.1%	2	0	-100.0%
All Price Ranges	2,001	1,777	-11.2%	893	736	-17.6%

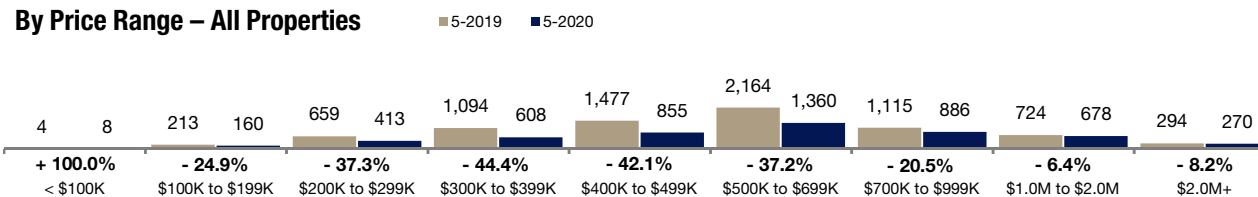
Year to Date

By Price Range	Single Family			Condo		
	5-2019	5-2020	Change	5-2019	5-2020	Change
\$99,999 and Below	0	3	--	11	3	-72.7%
\$100,000 to \$199,999	18	23	+27.8%	671	507	-24.4%
\$200,000 to \$299,999	415	250	-39.8%	1,900	1,492	-21.5%
\$300,000 to \$399,999	2,852	1,819	-36.2%	1,285	1,213	-5.6%
\$400,000 to \$499,999	3,255	2,989	-8.2%	662	624	-5.7%
\$500,000 to \$699,999	3,008	2,955	-1.8%	521	559	+7.3%
\$700,000 to \$999,999	1,065	1,059	-0.6%	268	237	-11.6%
\$1,000,000 to \$1,999,999	578	467	-19.2%	92	67	-27.2%
\$2,000,000 and Above	102	82	-19.6%	12	7	-41.7%
All Price Ranges	11,293	9,647	-14.6%	5,422	4,709	-13.2%

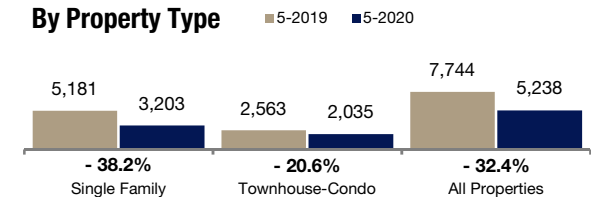
Inventory of Active Listings

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		
	5-2019	5-2020	Change	5-2019	5-2020	Change
\$99,999 and Below	2	6	+200.0%	2	2	0.0%
\$100,000 to \$199,999	6	4	-33.3%	207	156	-24.6%
\$200,000 to \$299,999	68	19	-72.1%	591	394	-33.3%
\$300,000 to \$399,999	579	197	-66.0%	515	411	-20.2%
\$400,000 to \$499,999	1,051	502	-52.2%	426	353	-17.1%
\$500,000 to \$699,999	1,712	994	-41.9%	452	366	-19.0%
\$700,000 to \$999,999	869	667	-23.2%	246	219	-11.0%
\$1,000,000 to \$1,999,999	614	570	-7.2%	110	108	-1.8%
\$2,000,000 and Above	280	244	-12.9%	14	26	+85.7%
All Price Ranges	5,181	3,203	-38.2%	2,563	2,035	-20.6%

Compared to Prior Month

By Price Range	Single Family			Condo		
	4-2020	5-2020	Change	4-2020	5-2020	Change
\$99,999 and Below	5	6	+20.0%	1	2	+100.0%
\$100,000 to \$199,999	6	4	-33.3%	165	156	-5.5%
\$200,000 to \$299,999	41	19	-53.7%	483	394	-18.4%
\$300,000 to \$399,999	346	197	-43.1%	440	411	-6.6%
\$400,000 to \$499,999	678	502	-26.0%	365	353	-3.3%
\$500,000 to \$699,999	1,131	994	-12.1%	373	366	-1.9%
\$700,000 to \$999,999	690	667	-3.3%	222	219	-1.4%
\$1,000,000 to \$1,999,999	532	570	+7.1%	99	108	+9.1%
\$2,000,000 and Above	213	244	+14.6%	20	26	+30.0%
All Price Ranges	3,642	3,203	-12.1%	2,168	2,035	-6.1%

Year to Date

By Price Range	Single Family			Condo		
	5-2019	5-2020	Change	5-2019	5-2020	Change
\$99,999 and Below	0	3	--	11	3	-72.7%
\$100,000 to \$199,999	18	23	+27.8%	671	507	-24.4%
\$200,000 to \$299,999	415	250	-39.8%	1,900	1,492	-21.5%
\$300,000 to \$399,999	2,852	1,819	-36.2%	1,285	1,213	-5.6%
\$400,000 to \$499,999	3,255	2,989	-8.2%	662	624	-5.7%
\$500,000 to \$699,999	3,008	2,955	-1.8%	521	559	+7.3%
\$700,000 to \$999,999	1,065	1,059	-0.6%	268	237	-11.6%
\$1,000,000 to \$1,999,999	578	467	-19.2%	92	67	-27.2%
\$2,000,000 and Above	102	82	-19.6%	12	7	-41.7%
All Price Ranges	11,293	9,647	-14.6%	5,422	4,709	-13.2%

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.