

# Greater Metro Denver Update April 2022

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ASF

Metric	Detached Single Family			Attached Single Family		
	Apr-22	MOM	YOY	Apr-22	MOM	YOY
Active *	1,692	▲ 27.7%	▲ 88.2%	537	▲ 7.6%	▼ -21.5%
Pending *	3,376	▲ 11.0%	▼ -12.2%	1,451	▲ 7.4%	▼ -20.7%
Closed *	3,865	▲ 12.4%	▲ 7.1%	1,631	▲ 12.3%	▲ 6.2%
Expired *	162	▲ 2.5%	▼ -16.9%	72	▲ 9.1%	▼ -37.9%
Odds of Selling	79.6%	▼ -1.8%	▼ -7.6%	83.5%	▲ 0.3%	▲ 2.7%
Close/List Price Ratio	107.2%	▲ 0.4%	▲ 1.7%	106.3%	▲ 0.4%	▲ 3.6%
Close/Original Price Ratio	107.0%	▲ 0.3%	▲ 1.6%	106.0%	▲ 0.2%	▲ 3.6%
Average Sold Price	\$ 819,090	▲ 3.8%	▲ 19.6%	\$ 491,560	▼ -0.2%	▲ 10.1%
Median Sold Price	\$ 680,000	▲ 3.0%	▲ 17.6%	\$ 438,688	▲ 4.2%	▲ 17.0%
% of Closed Transactions with Reduced Prices *	6.6%	▼ -0.2%	▲ 0.6%	4.5%	▼ -1.1%	▼ -5.7%
Average Price Reduction from Original Price *	-4.8%	▼ -0.3%	▼ -0.5%	-3.8%	▲ 1.3%	▲ 0.5%
% Transactions Under Asking Price	10.3%	▼ -1.4%	▼ -1.5%	12.6%	▼ -0.3%	▼ -2.0%
% Closed Transactions Full Price Offer	0.4%	▼ -10.2%	▼ -11.6%	9.1%	▼ -4.2%	▼ -14.3%
% Closed Transactions Over Asking Price	80.3%	▲ 2.6%	▲ 4.1%	78.3%	▲ 4.5%	▲ 59.2%
Average DOM *	9	▼ -18.2%	▬ 0.0%	8	▼ -33.3%	▼ -61.9%
Median DOM *	4	▬ 0.0%	▬ 0.0%	4	▬ 0.0%	▬ 0.0%
Pending in 7 Days or Less (Flash Sale)	71.8%	▲ 0.3%	▼ -11.3%	74.3%	▲ 0.7%	▲ 7.1%
Months of Inventory *	0.4	▲ 13.6%	▲ 75.8%	0.3	▼ -4.2%	▼ -11.9%
Distressed Transactions	0.1%	▲ 0.0%	▬ 0.0%	0.1%	▼ -0.1%	▼ -0.8%
Average Interest Rate	4.98%	▲ 0.81%	▲ 0.79%	4.98%	▲ 0.81%	▲ 0.79%
Average P&I Payment (based on median)	\$ 4,006	▲ 14.1%	▲ 50.7%	\$ 2,388	▲ 9.2%	▲ 37.8%

ONE PAGE SNAPSHOT

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