

DENVER METRO MARKET WATCH

Greater Denver Metro Counties: Adams, Arapahoe,
Boulder, Broomfield, Clear Creek, Denver, Douglas,
Elbert, Gilpin, Jefferson, and Park

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Highlights

January 2023

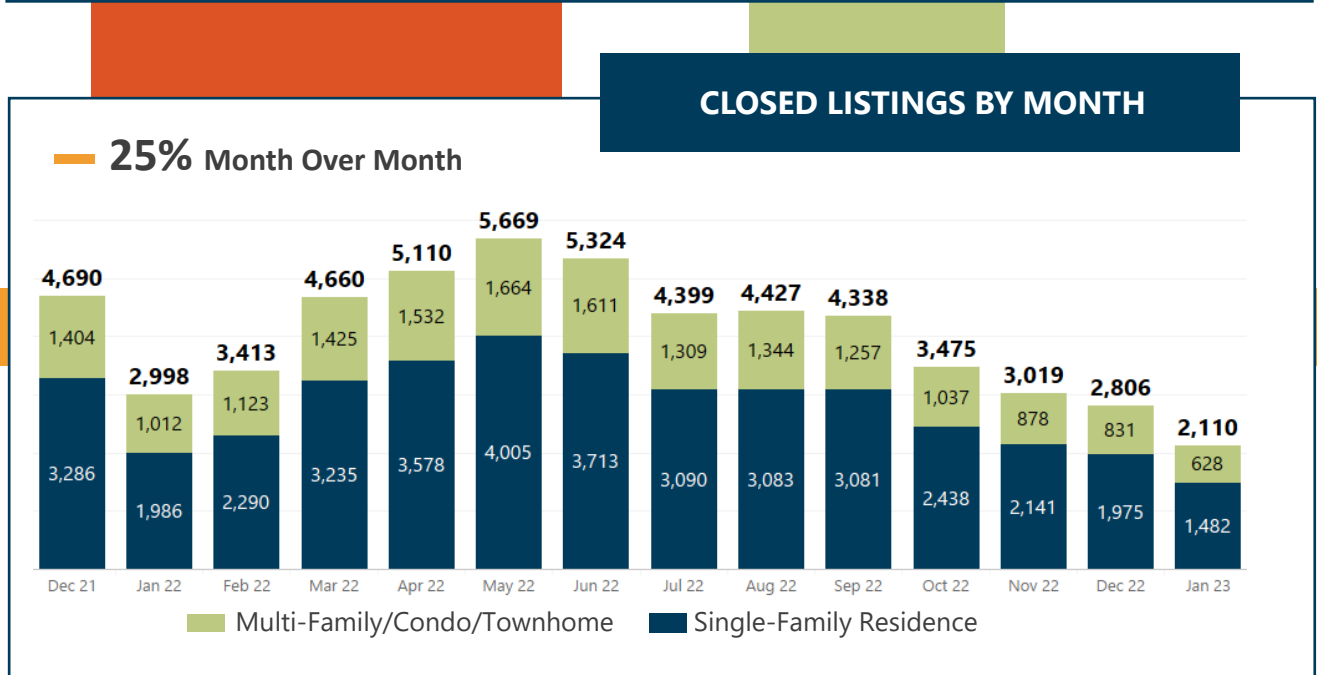
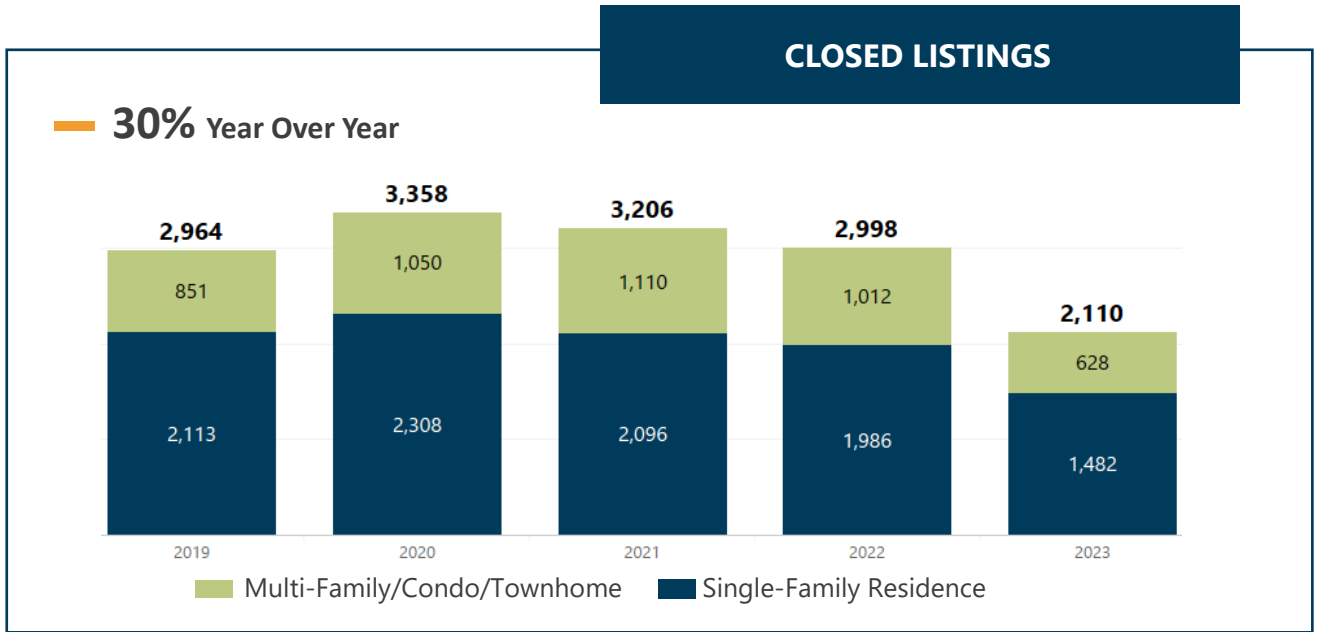
- Denver Metro housing market experienced a strong start to the year. There was an uptick in both buyer and seller activity. The number of listings that moved from Active to Pending status increased nearly 50% from December, indicating increased closings in the upcoming months.
- Although sellers brought 69% more New Listings to the market than we saw in December, inventory levels remain low, especially in the more affordable price ranges. High prices and mortgage rates give prospective sellers little incentive to list their homes.
- Median Closed prices have been declining steadily following their peak in the spring of 2022. They dipped again in January and are now 14% lower than the 2021 peak. Home prices are staying in check as buyers exercise their negotiating power. In January, the median closed price was 4% lower than the median list price.
- More and more Colorado brokers are entering their listings in REcolorado, giving us the chance to produce rental market statistics. The rental market saw year-over-year gains in terms of the number of properties leased and median leased price.

2,110 Closed Listings	\$535,500 Median Closed Price	35 Median Days In MLS
3,308 Pending Listings	\$619,213 Average Closed Price	47 Average Days In MLS
2,933 New Listings	4,250 Active Listings	9 Weeks of Inventory

Closed Listings

January 2023

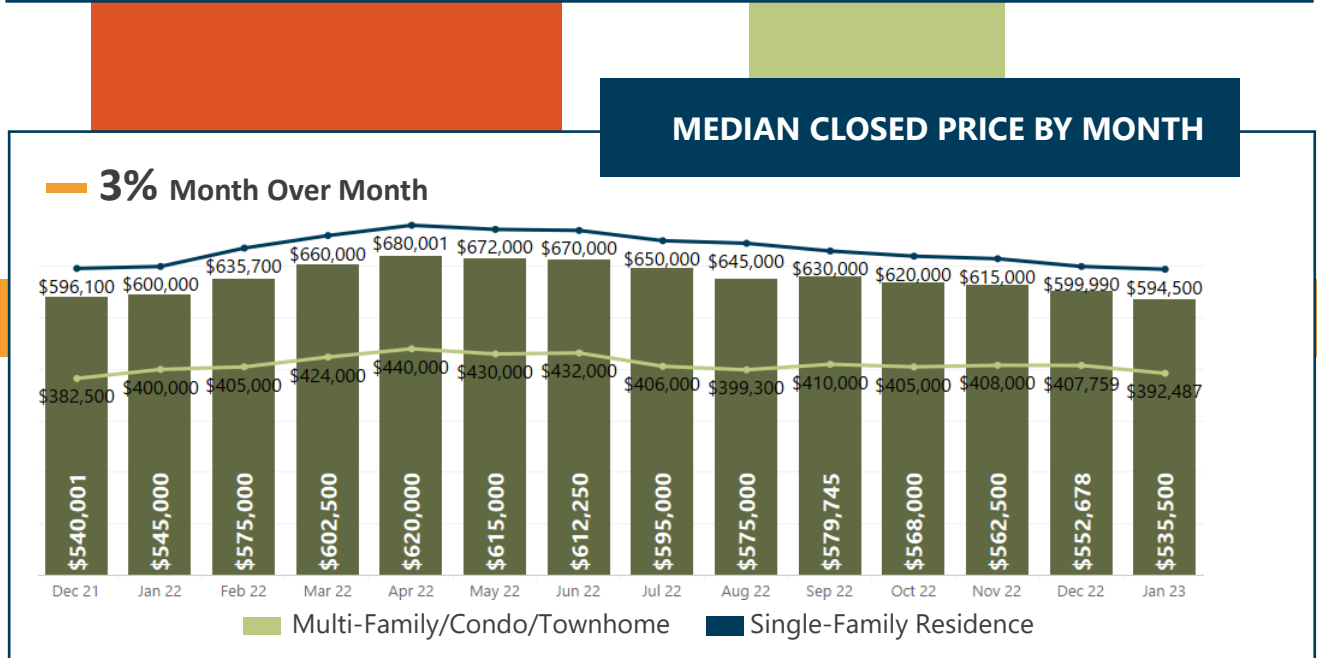
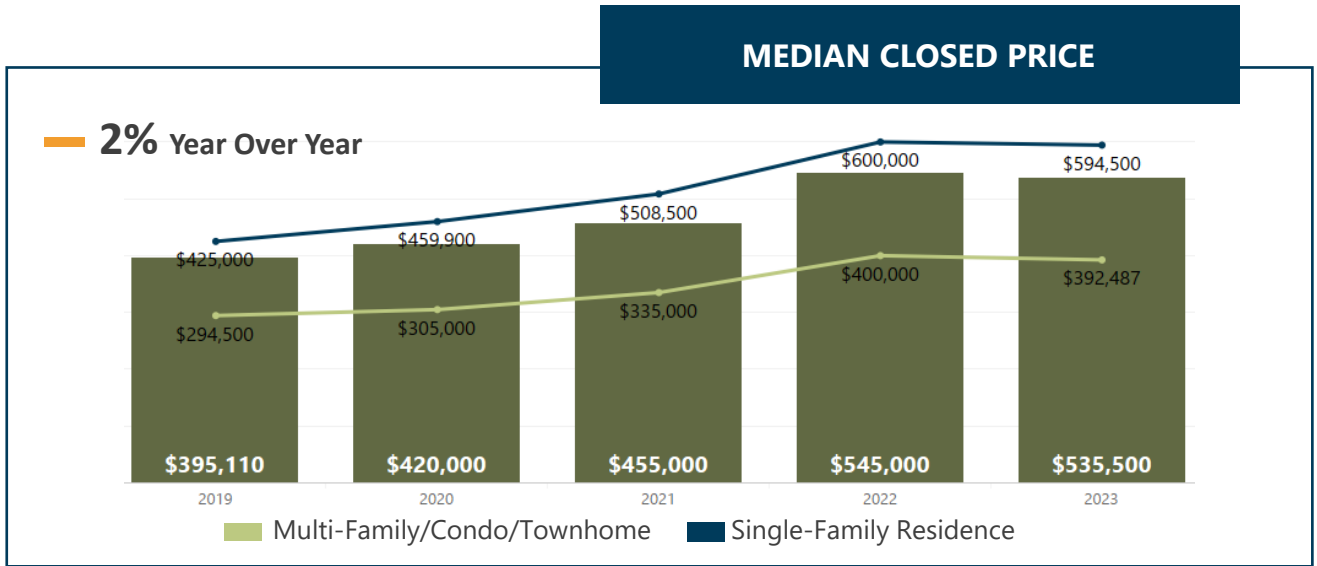
Home shopping activity dipped to record-low levels in November and December. As a result, home closings in the Denver Metro area were 30% lower than January 2022 and 25% lower than last month.



Closed Prices

January 2023

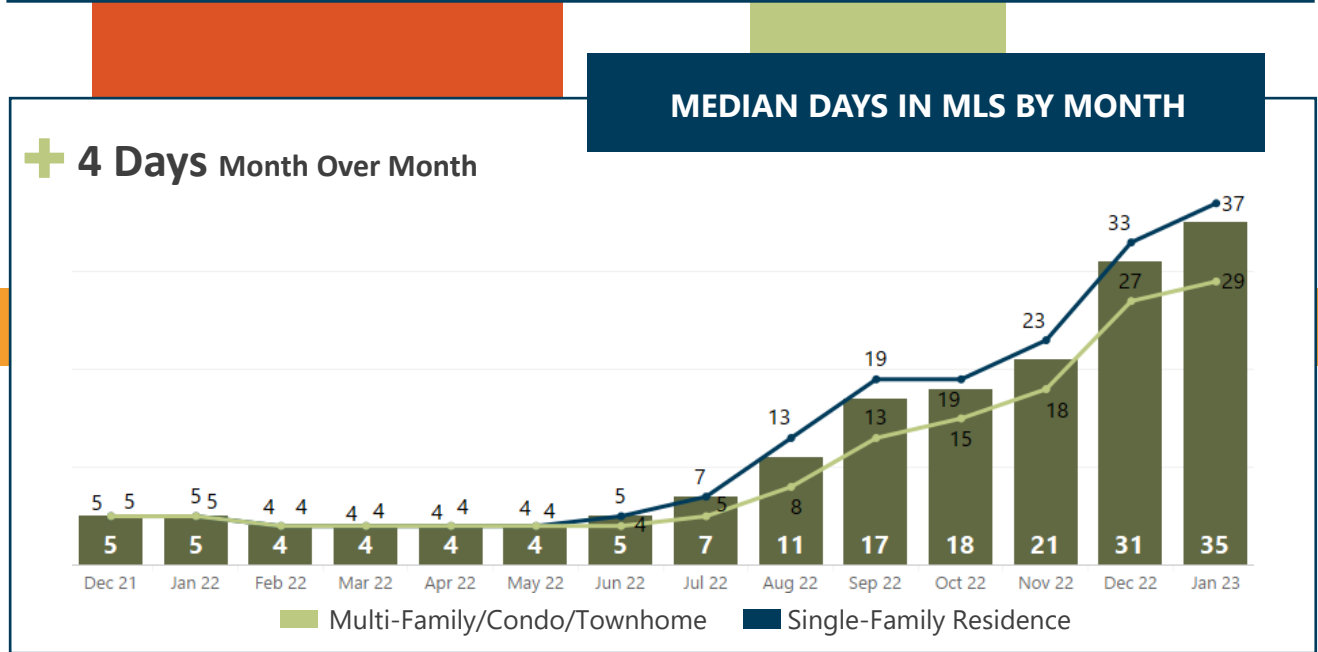
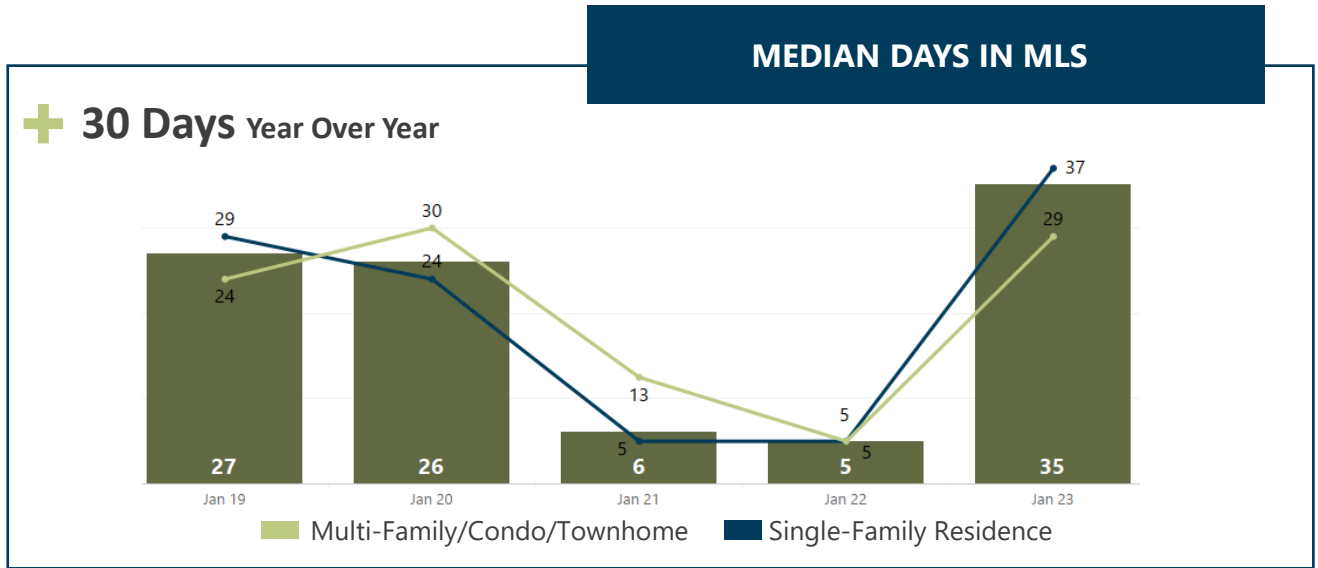
Median Closed prices have been declining steadily following their peak in the spring of 2022. They dipped again in January and are now 14% lower than the 2021 peak. Home prices are staying in check as buyers exercise their negotiating power. In January, the median closed price was 4% lower than the median list price.



Days In MLS

January 2023

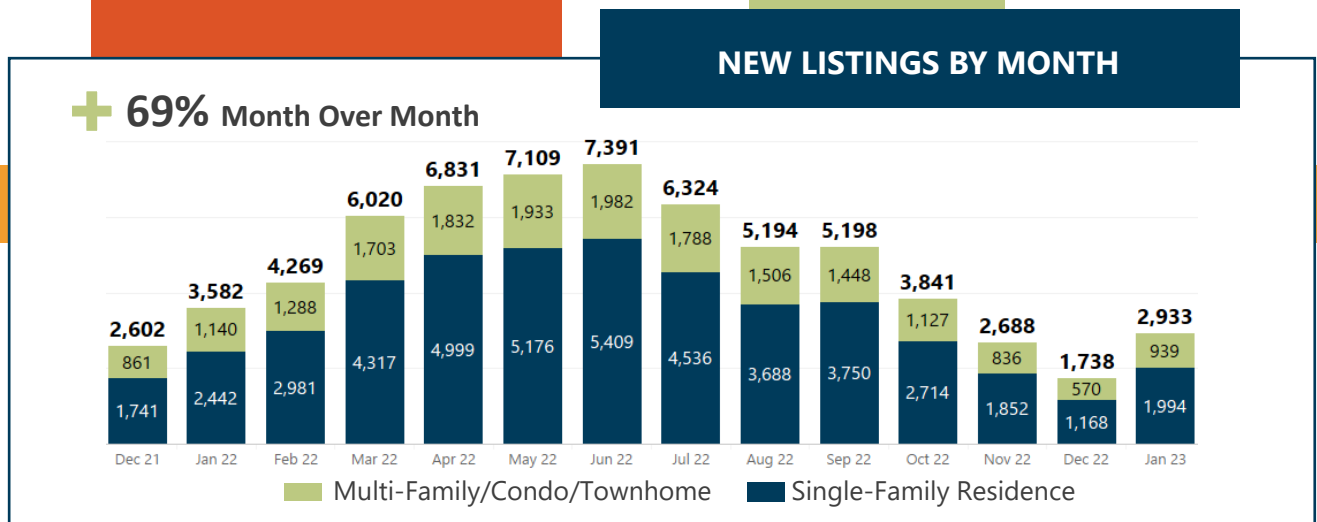
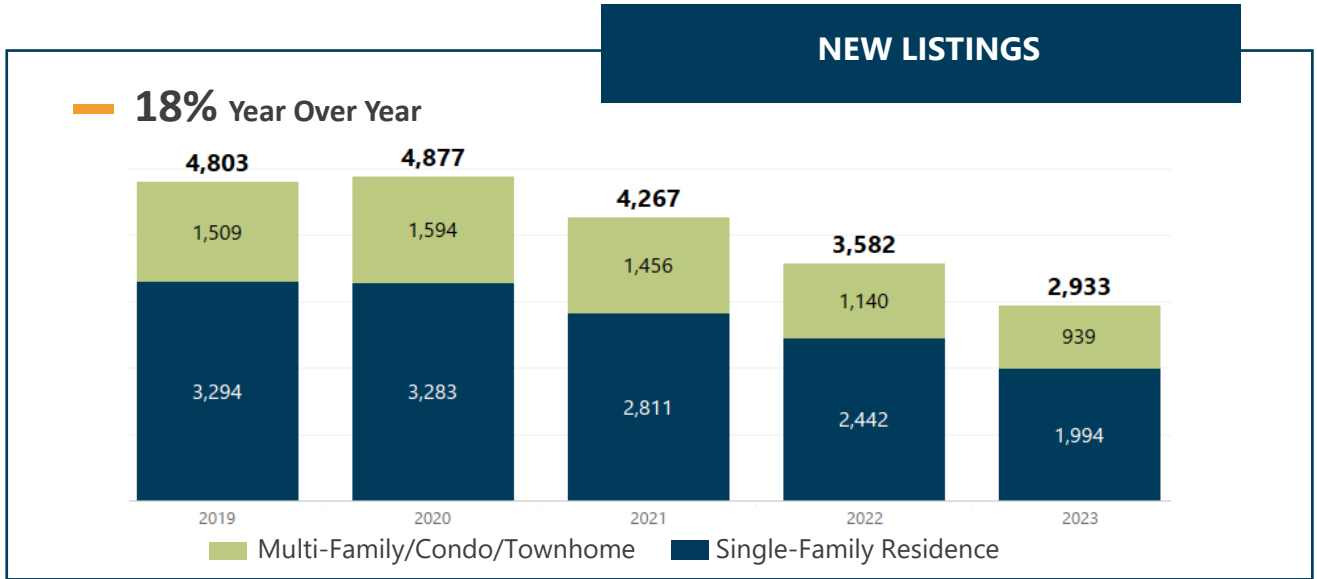
The metric for Days in MLS, which is the number of days it takes a listing to go from Active to Pending, shows home shoppers are taking their time to make home-buying decisions. In January, shoppers took a median of 5 weeks to execute a contract on a home.



New Listings

January 2023

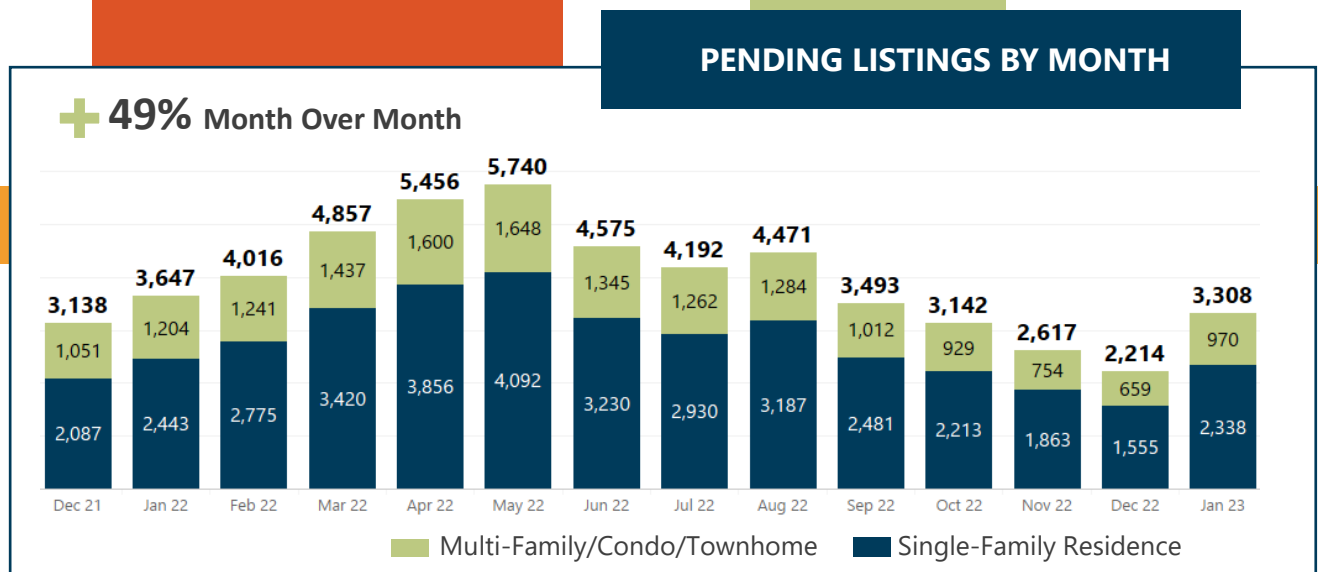
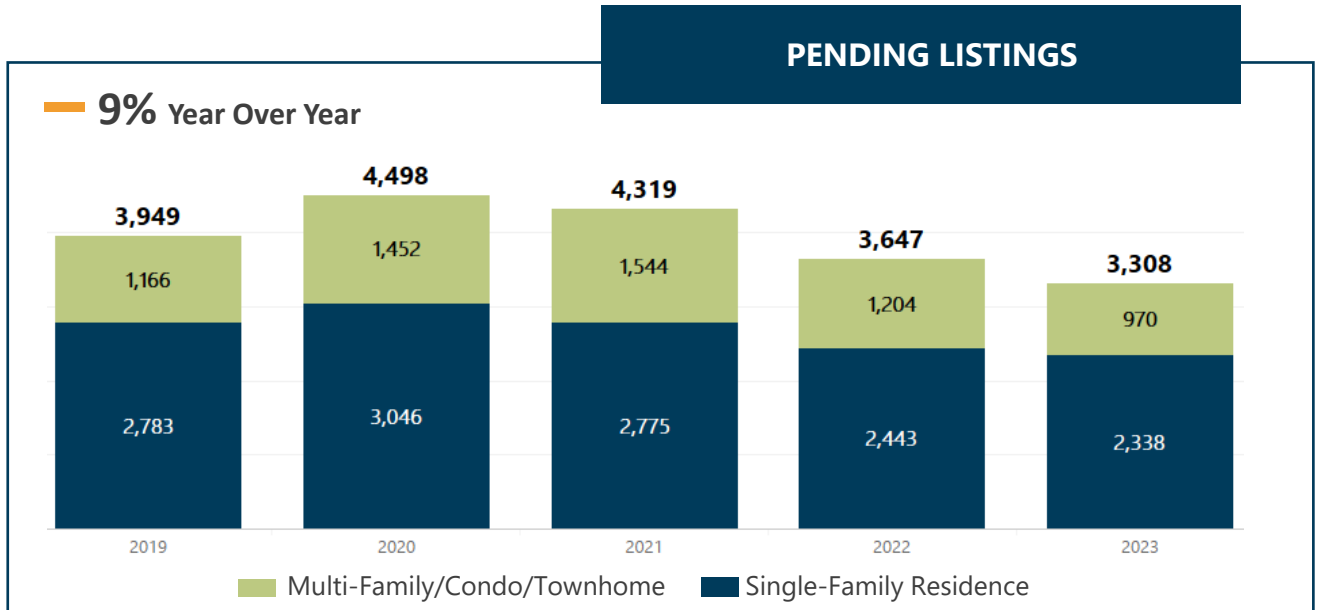
January brought a welcome month-over-month increase in the number of fresh listings sellers brought to the market. Still, the metric for New Listings is 18% lower than last year and lower than any January on record. Inventory will remain a challenge as homeowners choose to remain in their homes.



Pending Listings

January 2023

Home shopping activity picked up in January sending the number of listings pending sale 49% higher than we saw in December. Still, the number of Pending Listings is lower than we've seen in any January since 2012.

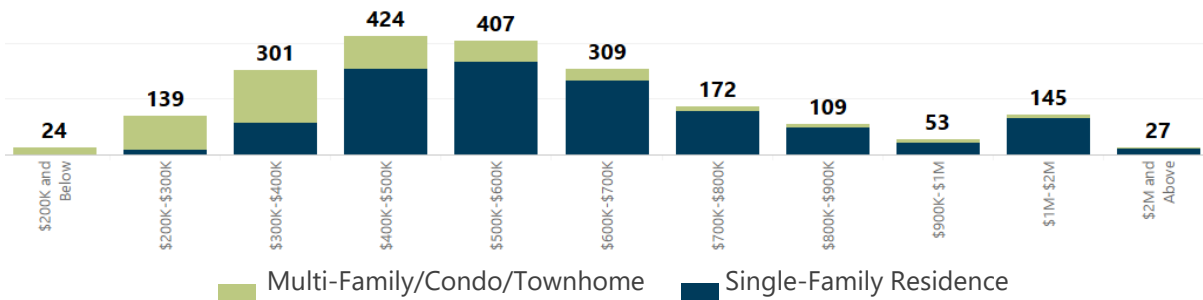


Activity by Price Range

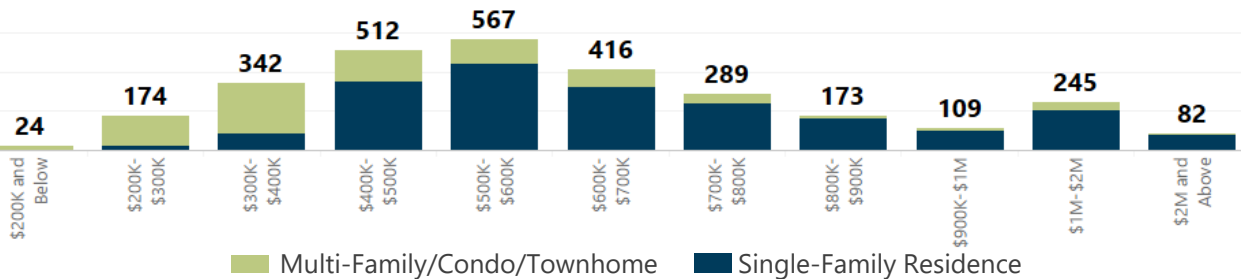
January 2023

In January, the majority of homes that closed and new listings of homes for sale were priced in the \$400-500,000 and \$500-600,000 price ranges. Demand and new listings continue to increase in the ranges \$1M and higher. The median number of days a property was actively available in the MLS has increased across all price ranges. More moderately priced homes are moving off the market at a faster rate.

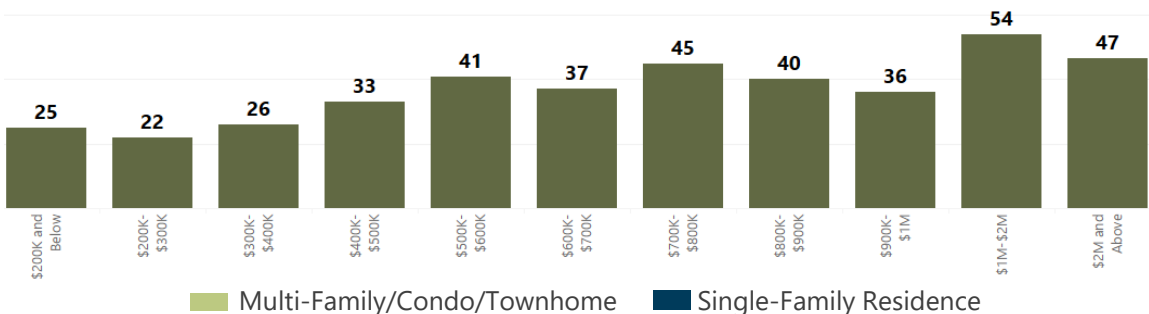
CLOSED LISTINGS BY PRICE RANGE



NEW LISTINGS BY PRICE RANGE



MEDIAN DAYS IN MLS BY PRICE RANGE

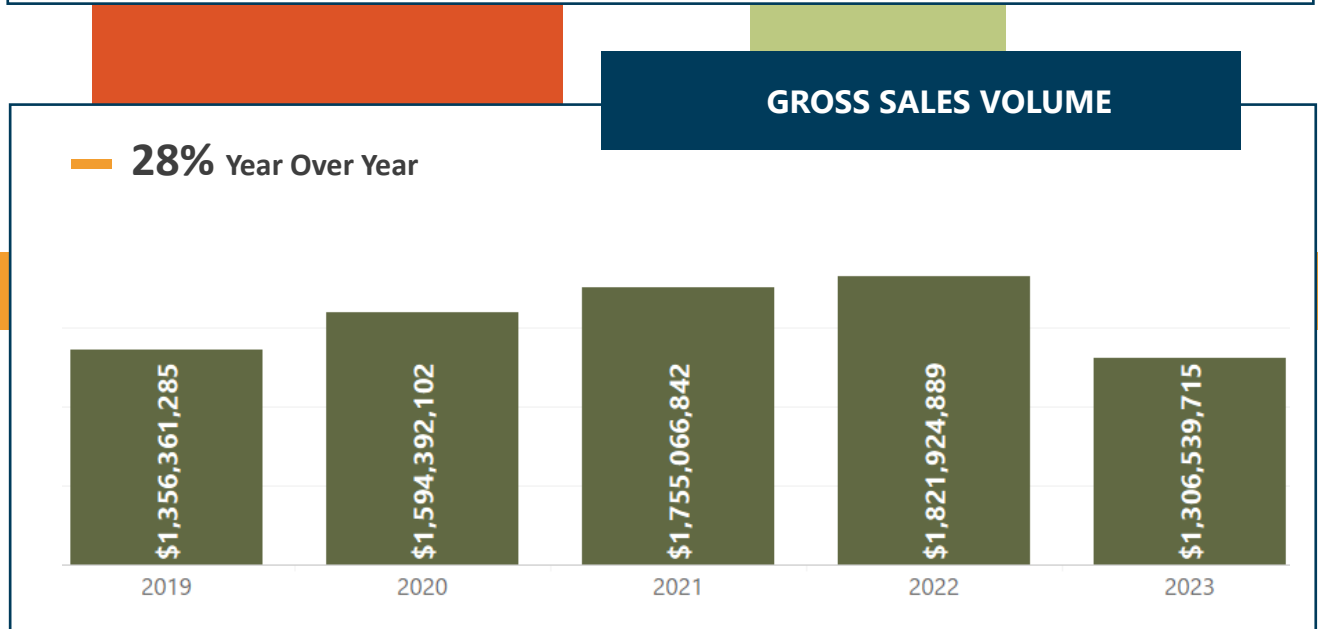
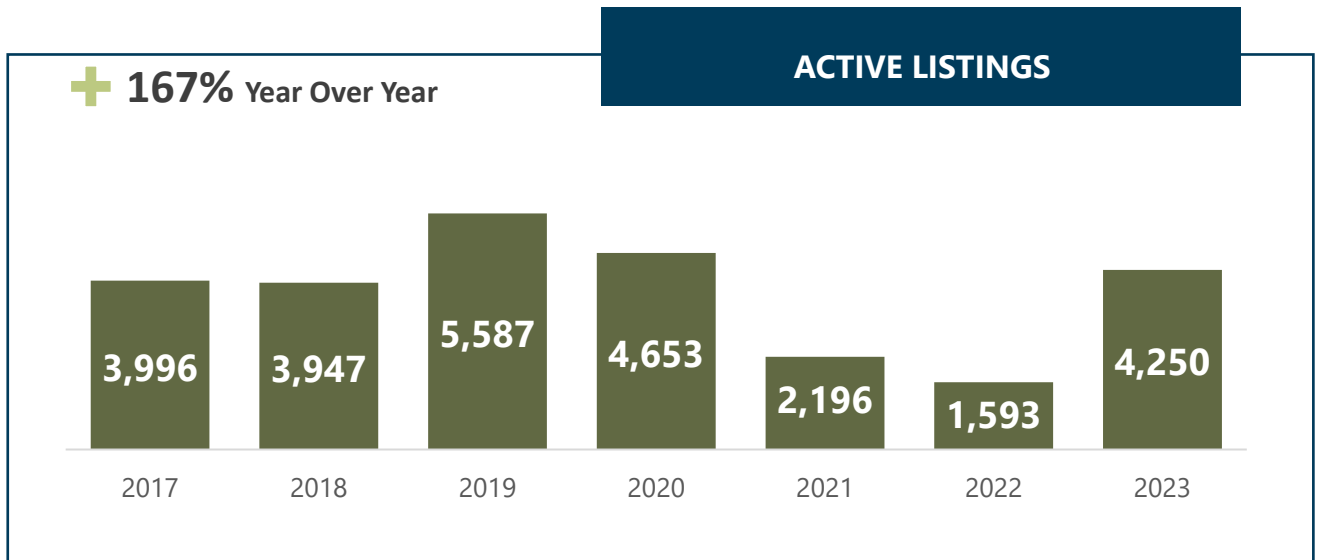


Active Listings and Volume

January 2023

Standing inventory, or the number of home listings actively available for sale at the end of the month, returned to pre-pandemic levels in January. Buyers have more inventory to consider and are taking their time to execute offers.

The gross volume of sales in January totaled more than \$1.3 billion, which is 28% lower than last year due to a decrease in the number of closings.



Rental Market Stats

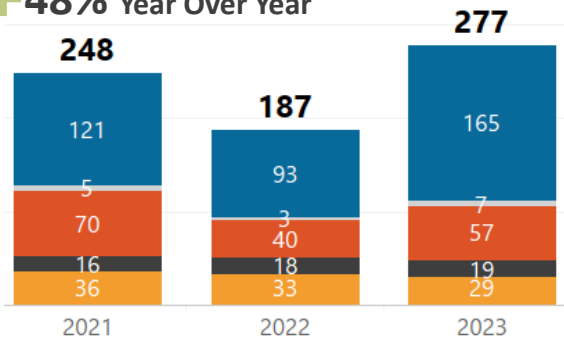
January 2023

Rental market statistics are produced from rental listings that are entered in REcolorado MLS. REcolorado data shows a year-over-year increase in the number of properties leased in January. The price of a rental increased as well as tenants are willing to pay more for the right property.

- Apartment
- Condominium
- Multi-Family
- Single Family
- Townhouse

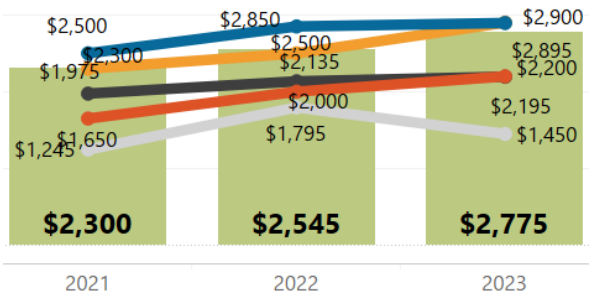
PROPERTIES LEASED

+48% Year Over Year



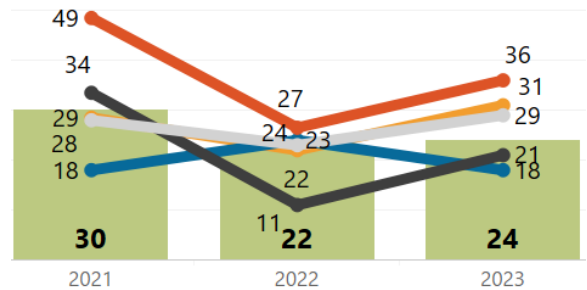
MEDIAN LEASED PRICE

+9% Year Over Year



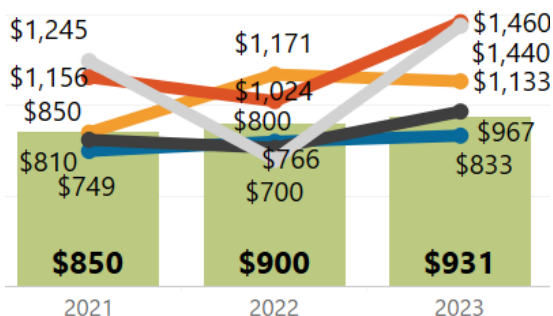
MEDIAN DAYS IN MLS

+9% Year Over Year



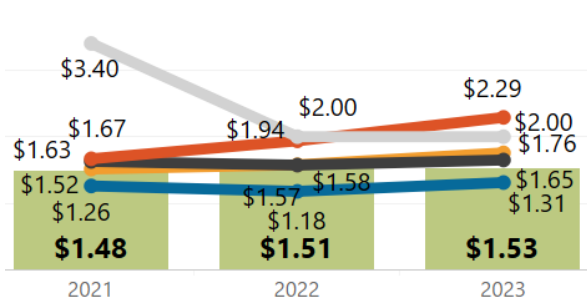
MEDIAN LEASED PRICE PER BEDROOM

+3% Year Over Year



MEDIAN LEASED PRICE PER SQ FOOT

+1% Year Over Year



Glossary of Terms

MEDIAN

Sort the data points from high to low, count the total number of data points and then find the middle of that total. The median tells us the middle value or, what is most commonly occurring in the market. This metric is preferred because it's not affected by outlying data at the tail ends of the market.

AVERAGE

Add up all data points and then divide by the total number of data points. This metric is not considered the most accurate gauge since outlying data can easily skew the results.

DAYS IN MLS (DIM)

Days in MLS counts the number of days a listing has been in an Active status in REcolorado Matrix. It does not accumulate days while the listing is in Coming Soon, Pending or Withdrawn status.

WEEKS OF INVENTORY

A measure of how long it would hypothetically take to sell through all available homes currently for sale, given current levels of home sales. A balanced market ranges from four to six months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A Seller's market has a lower number, reflecting more buyers relative to homes for sale.

YEAR-OVER-YEAR

Compares one month of data for the current year as compared to the same month of data one year prior. Example: January 2021 vs January 2020

MONTH-OVER-MONTH

Compares one month of data to the previous month's data. Example: January 2021 vs January 2021

YEAR-TO-DATE

A sum of all data points from the start of the year, January 1, to the current date. This becomes a more reliable metric as the year progresses and there is more data to compare. It is useful when analyzing trend lines from one year to the next.

DENVER METRO AREA

Greater Denver Metro area includes the following counties: Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson, and Park.

RESIDENTIAL DATA

Data used for REcolorado Market Watch reports comes from REcolorado Matrix and includes residential listings including single-family residences, condos, townhomes, and multi-family homes.