

Greater Metro Denver Update June 2022

Metric	Detached Single Family			Attached Single Family		
	Jun-22	MOM	YOY	Jun-22	MOM	YOY
Active *	4,024	▲ 27.8%	▲ 128.6%	1,225	▲ 22.3%	▲ 39.4%
Pending *	3,324	▼ -19.8%	▼ -25.6%	1,372	▼ -17.5%	▼ -24.8%
Closed *	3,514	▼ -9.2%	▼ -18.8%	1,540	▼ -6.2%	▼ -15.8%
Expired *	351	▲ 30.0%	▲ 47.5%	127	▲ 25.7%	▲ 5.0%
Odds of Selling	61.0%	▼ -9.1%	▼ -20.5%	68.3%	▼ -6.7%	▼ -10.2%
Close/List Price Ratio	102.9%	▼ -2.4%	▼ -3.1%	103.3%	▼ -1.9%	▼ -0.8%
Close/Original Price Ratio	102.2%	▼ -2.7%	▼ -3.6%	103.0%	▼ -2.1%	▼ -0.9%
Average Sold Price	\$ 803,258	▲ 0.2%	▲ 11.0%	\$ 502,106	▲ 1.5%	▲ 15.1%
Median Sold Price	\$ 665,000	▼ -0.6%	▲ 10.8%	\$ 429,100	▲ 0.2%	▲ 13.5%
% of Closed Transactions with Reduced Prices *	16.2%	▲ 6.5%	▲ 9.4%	9.7%	▲ 3.7%	▲ 1.7%
Average Price Reduction from Original Price *	-5.1%	▬ 0.0%	▲ 0.2%	-5.0%	▼ -0.5%	▼ -0.8%
% Transactions Under Asking Price	16.7%	▲ 3.1%	▲ 6.1%	20.2%	▼ -0.3%	▲ 5.9%
% Closed Transactions Full Price Offer	62.7%	▲ 49.8%	▲ 51.4%	43.8%	▲ 15.6%	▲ 26.0%
% Closed Transactions Over Asking Price	20.6%	▼ -52.9%	▼ -57.5%	18.8%	▼ -32.5%	▼ -49.1%
Average DOM *	11	▲ 22.2%	▲ 37.5%	9	▬ 0.0%	▼ -30.8%
Median DOM *	5	▲ 25.0%	▲ 25.0%	4	▬ 0.0%	▬ 0.0%
Pending in 7 Days or Less (Flash Sale)	67.4%	▼ -10.0%	▼ -15.4%	73.5%	▼ -7.0%	▼ -2.3%
Months of Inventory *	1.1	▲ 40.7%	▲ 181.5%	0.8	▲ 30.4%	▲ 65.1%
Distressed Transactions	0.2%	▲ 0.2%	▲ 0.1%	0.1%	▬ 0.0%	▬ 0.0%
Average Interest Rate	5.82%	▲ 0.59%	▲ 0.79%	5.82%	▲ 0.59%	▲ 0.79%
Average P&I Payment (based on median)	\$ 4,311	▲ 6.9%	▲ 54.9%	\$ 2,687	▲ 8.5%	▲ 60.8%