

DENVER METRO
ASSOCIATION OF REALTORS®
The Voice of Real Estate® in the Denver Metro Area



Denver Metro Real Estate Market Trends Report

April 2021

MARKET OVERVIEW

The April report, according to recent data provided by the Denver Metro Association of REALTORS® Market Trends Committee, showcases the March market transactions encompassing the 11 counties of the Denver Metro Area (Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson and Park).

Here are the highlights:



Residential (Detached plus Attached)

		Prior Month	Year-Over-Year
Active Listings at Month End	1,921	-5.09%	-66.74%
Closed Homes	4,889	23.99%	1.20%
Close Price - Average	\$589,587	6.90%	15.26%
Close Price - Median	\$500,000	5.61%	12.36%
Days in MLS - Average	19	-20.83%	-36.67%



Detached

Active Listings at Month End	1,122	0.18%	-70.70%
Closed Homes	3,272	27.07%	-3.17%
Close Price - Average	\$674,990	6.72%	19.3`%
Close Price - Median	\$560,000	5.66%	15.46%
Days in MLS - Average	15	-21.05%	-48.28%



Attached

Active Listings at Month End	799	-11.62%	-58.96%
Closed Homes	1,617	18.20%	11.36%
Close Price - Average	\$416,775	4.41%	8.17%
Close Price - Median	\$353,000	4.59%	6.35%
Days in MLS - Average	26	-18.75%	-13.33%

MARKET INSIGHTS

✓ REALTOR® Tidbits:

- Trying to find more inventory? Looking at expired listings and withdrawn listings may be the ticket to finding your client's dream home. Many of these homes were overpriced, which is why they never sold; however, overpaying slightly for something off-market may be more appealing than jumping into a bidding war.
- In this climate of buyers going to "extreme" lengths in their efforts to have an offer accepted, buyer's agents can never be reminded too many times to document conversations with buyers detailing their advice and options. While it's probably too early to see if any of today's buyers will have "buyer's remorse," undoubtedly some will. The age-old saying of "when in doubt, disclose" can also be appropriately altered slightly to "when in doubt, document." In today's world, you can never be too careful.
- Is new construction the answer to our severe lack of inventory? It's tough getting a new home as well. Many local builders have waiting lists with hundreds of buyers on them waiting to get a lot.
- REALTORS® continue to be creative in their offers in an attempt to stand out. From subject headlines to added verbiage in the additional provisions, creativity can be the difference between your client getting the house or not.

✓ Local News:

- Colorado is home to low property taxes. According to a study, the two counties with the lowest rates were both found in our state: Jefferson County (0.55 percent) and Arapahoe County (0.57 percent.)

✓ National News:

- On March 29, the Centers for Disease Control and Prevention (CDC) announced it is extending the federal eviction moratorium for an additional three months, through June 30, 2021. The moratorium prohibits housing providers from evicting a tenant who is unable to pay rent as a result of financial hardship due to COVID-19, but does not forgive the rent that is due.
- *The Wall Street Journal* notes that there are more real estate professionals than homes for sale in the U.S.—a feat that has only occurred once before in December 2019. In January, the National Association of REALTORS® had 1.45 million members, a 4.8 percent increase compared to a year earlier.
- Unemployment for March dropped to six percent as nonfarm payrolls rose by 916,000. This almost million job jump is a huge win for the economy and housing. Will the Fed stop quantitative easing if we see

month-over-month million person job gains? Average weekly wages increased 4.2 percent year-over-year.

- Builders are struggling with the cost of building materials ranked as the number one problem by the National Association of Home Builders and availability of building materials ranked second. Local contractors are telling clients to order appliances a year in advance to make sure they arrive on time.
- With the stimulus package done, now comes a proposed \$3 trillion infrastructure bill and importantly, tax hikes to help pay for some of this spending. Assuming the corporate tax rate rises from 21 to 28 percent—and assuming P/E ratios remain unchanged, which is optimistic—corporate earnings would decline eight percent and equity prices seven percent. Assuming the rate rises to 25 percent, the earnings hit would be five percent, and equities would decline three percent.
- One of the big builders has started to build and rent out their properties instead of selling, tightening the ever competitive market we have today.
- Many investors are purchasing properties that look like thin margins in the hopes that the market will continue to go up. So far, it has worked.

✓ Mortgage News:

- Rates ticked up to 3.18 percent as of April 1st, a mere 0.25 percent lower than they were a year ago, 1.5 percent lower than a decade ago, 3.75 percent lower than two decades ago and 15 percent lower than four decades ago.
- Watch for the Federal Housing Finance Agency's (FHFA) next move in tightening Fannie and Freddie options. March saw a seven percent limit imposed to second-home and investment buyers. First time homebuyers are next.

✓ Quick Stats:

- Average active listings for March is 14,250 (1985-2020).
- Record-high March was 2006 with 27,309 listings and the record-low was set this year with 1,921 listings.
- The historical average increase in active listings from February to March is seven percent. A decrease of 5.09 percent this March represents the largest decrease on record. The previous record decrease was 1.53 percent in 2013.

EXPERT OPINION



ANDREW ABRAMS

Chair of the DMAR Market Trends Committee and Denver REALTOR®



As REALTORS®, we pride ourselves on our market knowledge. One of our job's many components is to evaluate what a property is worth based on market indicators, such as comparable properties that have sold. In a highly emotional market such as this, it is one of the most challenging times to hone in on a price. Instead of only using past sales as an indicator, one must also understand how much competition you have in submitting an offer. In other words: the data or facts are only a small piece of the puzzle. Despite the data showing otherwise, the bigger question is, what are buyers willing to offer to beat out their competitors and go under contract? If you have recently purchased a property in this market, the answer is probably everything but the kitchen sink.

Historically, we have seen the month-end active inventory increase from February to March. The last time it did not was in March of 2014. This year, we saw a decrease in inventory from February to March. This translates to buyer demand steadily outpacing supply. You could pick any statistic in this report that would justify just how much competition there is for buyers. Year-over-year appreciation is at 15.26 percent, month-over-month appreciation is at 6.9 percent, days in the MLS went down and the close-price-to-list-price ratio went up. Whether looking at detached or attached properties, it is a strong seller's market across the board.

As interest rates start to trickle up, prices continue to rise and inventory continues to shrink, the most consistent questions continue to be: Are we in a bubble, and is now a good time to buy? If you use supply and demand as a metric for the "bubble" question, it would be difficult to think that we are in one. In March of 2008, we had 25,516 properties available to sell compared to only 1,921 today. Even if buyer demand starts to decrease as interest rates go up, that doesn't necessarily translate to prices going down. Instead, it could translate to prices going up at a slower pace and a return to normalcy. While buyers continue to ponder if their weekend trips to the housing market are still worth it, waiting may be more costly. If you waited just one month to buy a \$500,000 property from the end of February to the end of March, you would have had to pay \$35,000 more for that property. The unfortunate part is that many buyers are not choosing to wait but are still getting beat out by other buyers who can offer more competitive prices and terms.

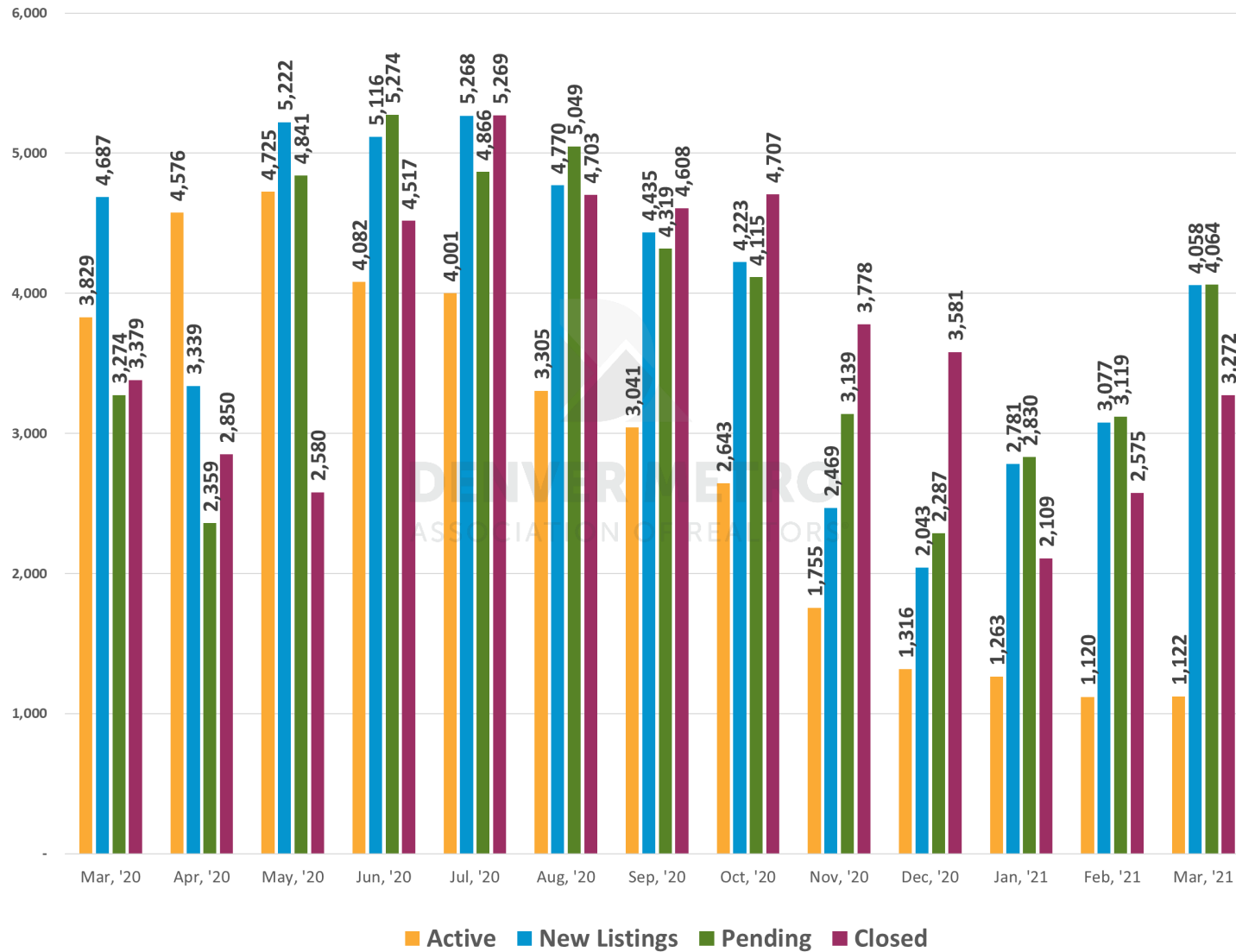
In an emotional market such as this, it is more important than ever to work with an experienced REALTOR®. Navigating through a time-slot to see a home, writing a competitive offer and doing your proper due diligence have never been more important. For all of the buyers and buyer's agents out there losing out on multiple offers, know that you are not alone. If interest rates continue to rise, we may see a decrease in buyers in the market place leading to a more normalized market. The million-dollar question is when?

Detached Single-Family

DMAR Market Trends | March 2021 Data

Denver Metro Association of REALTORS®

Source of MLS Data: REcolorado.com

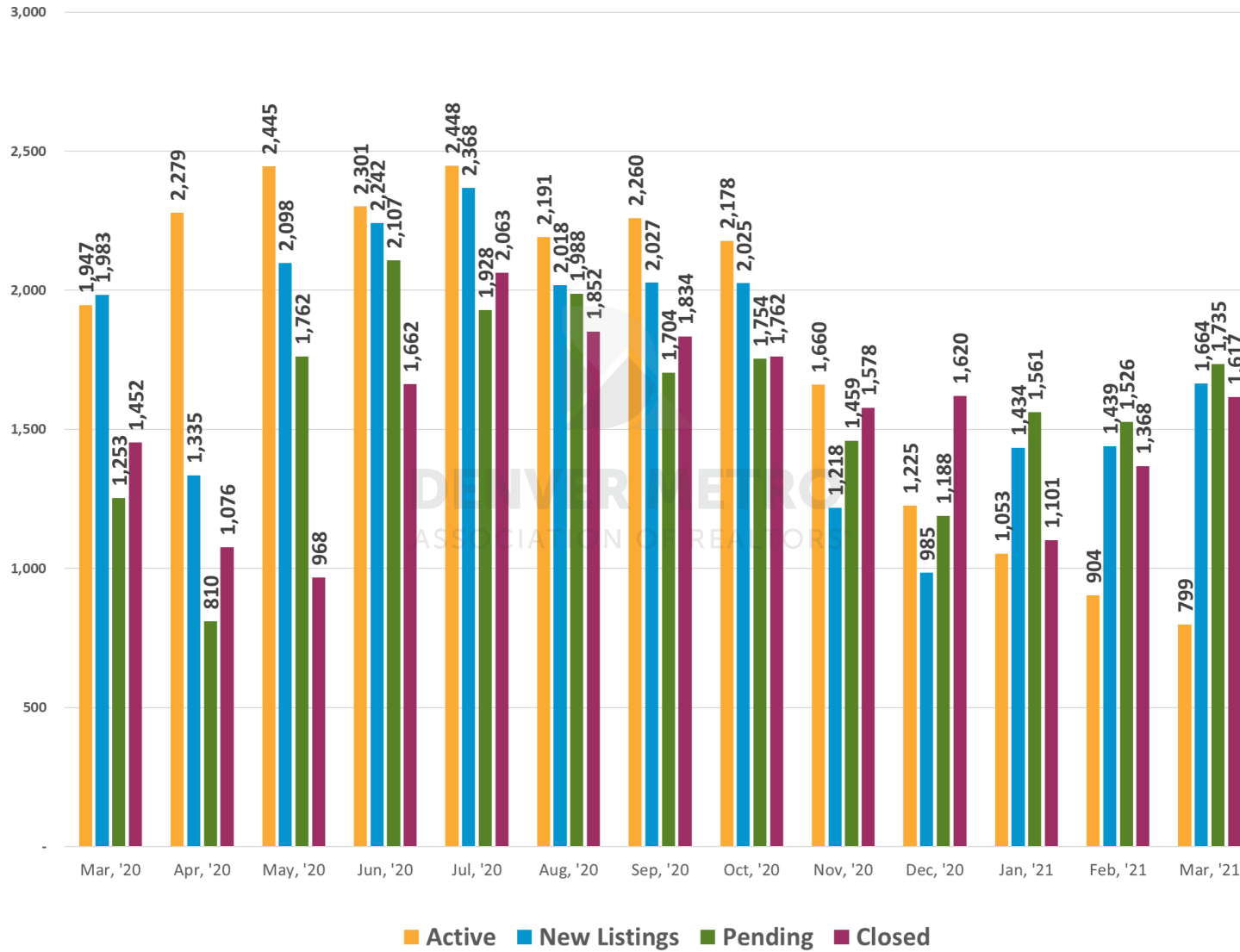

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Attached Single-Family

DMAR Market Trends | March 2021 Data

Denver Metro Association of REALTORS®

Source of MLS Data: REcolorado.com

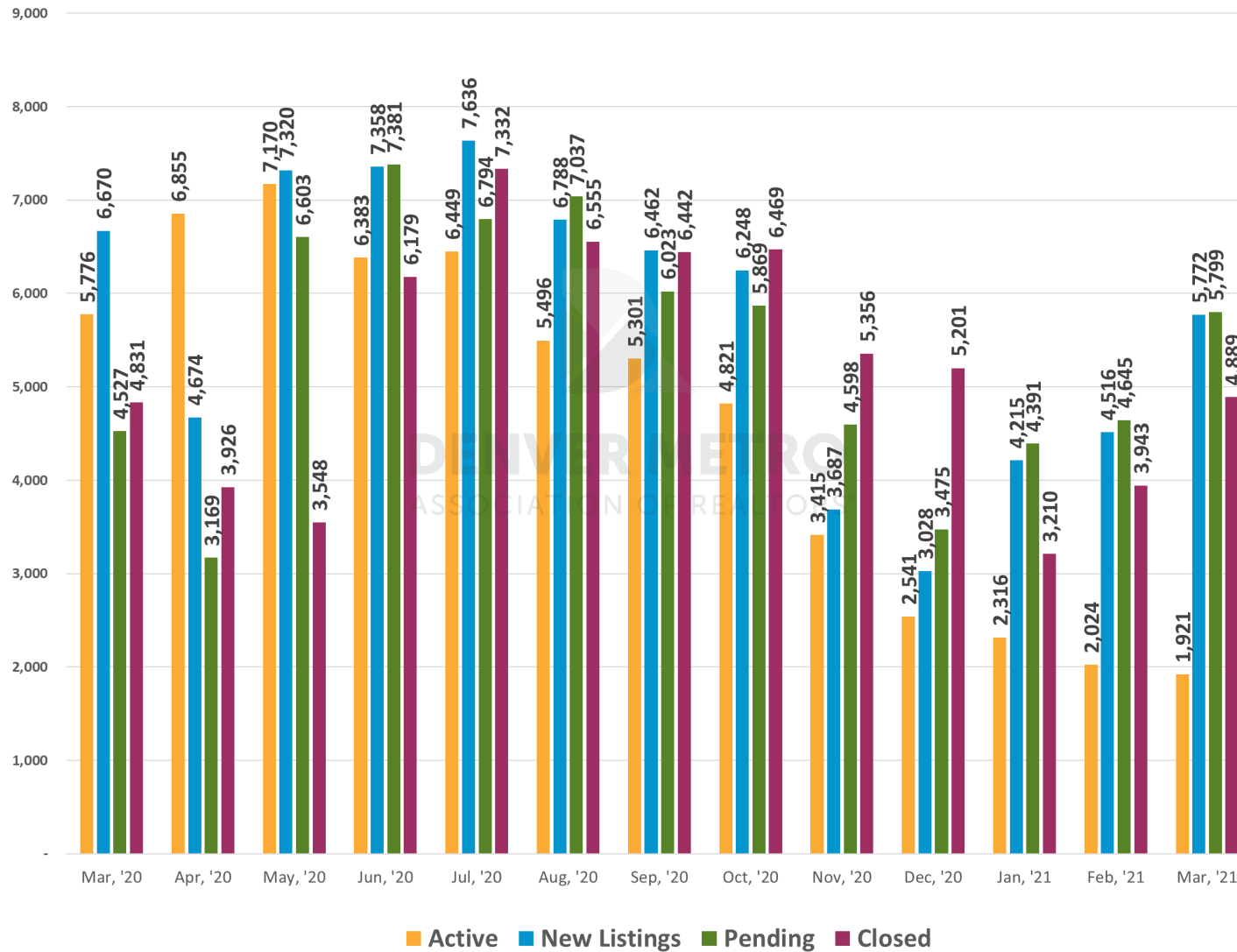

DMAR MARKET TRENDS | APRIL 2021

Residential (Detached + Attached)

DMAR Market Trends | March 2021 Data

Denver Metro Association of REALTORS®

Source of MLS Data: REcolorado.com

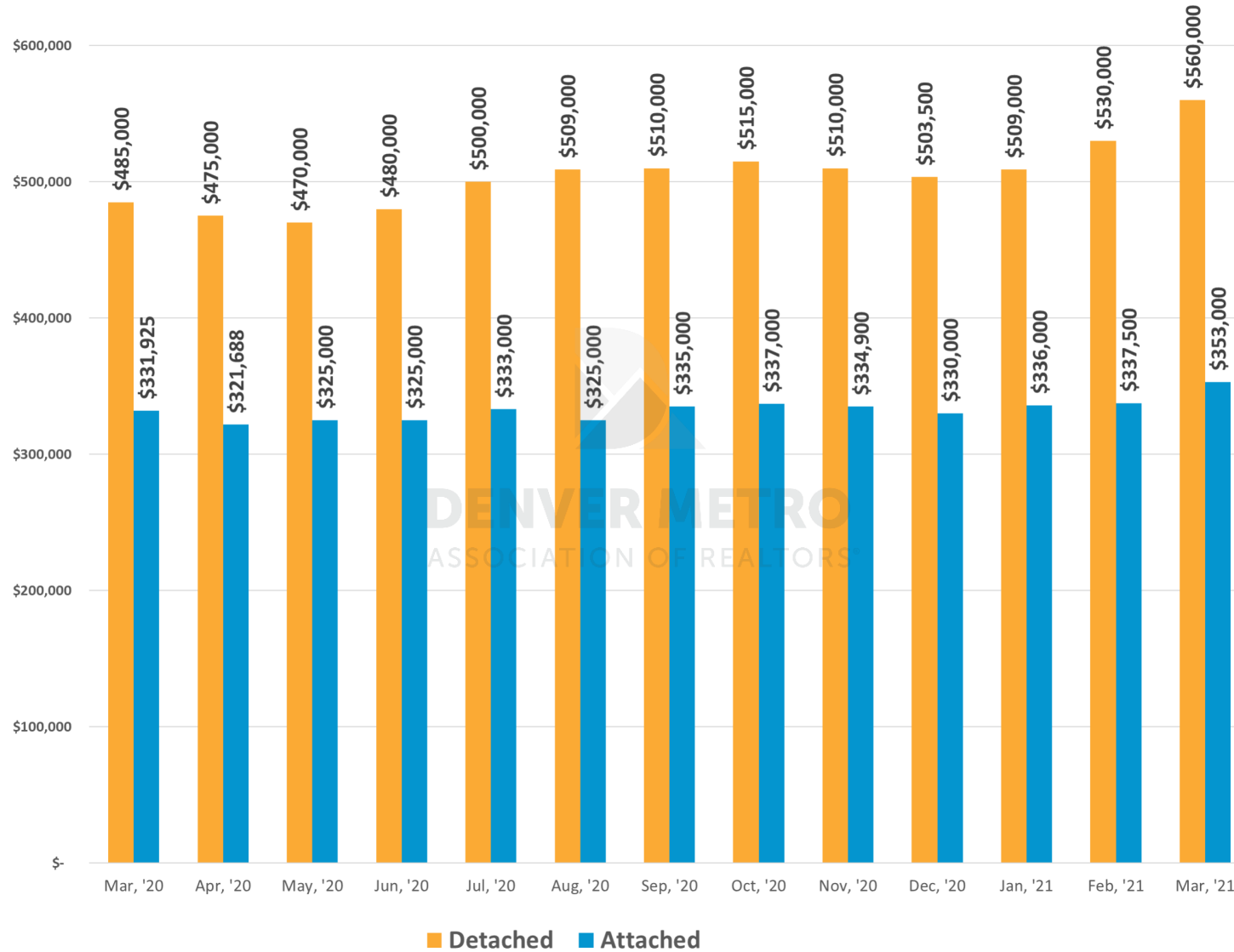

DMAR MARKET TRENDS | APRIL 2021

Median Close Price

DMAR Market Trends | March 2021 Data

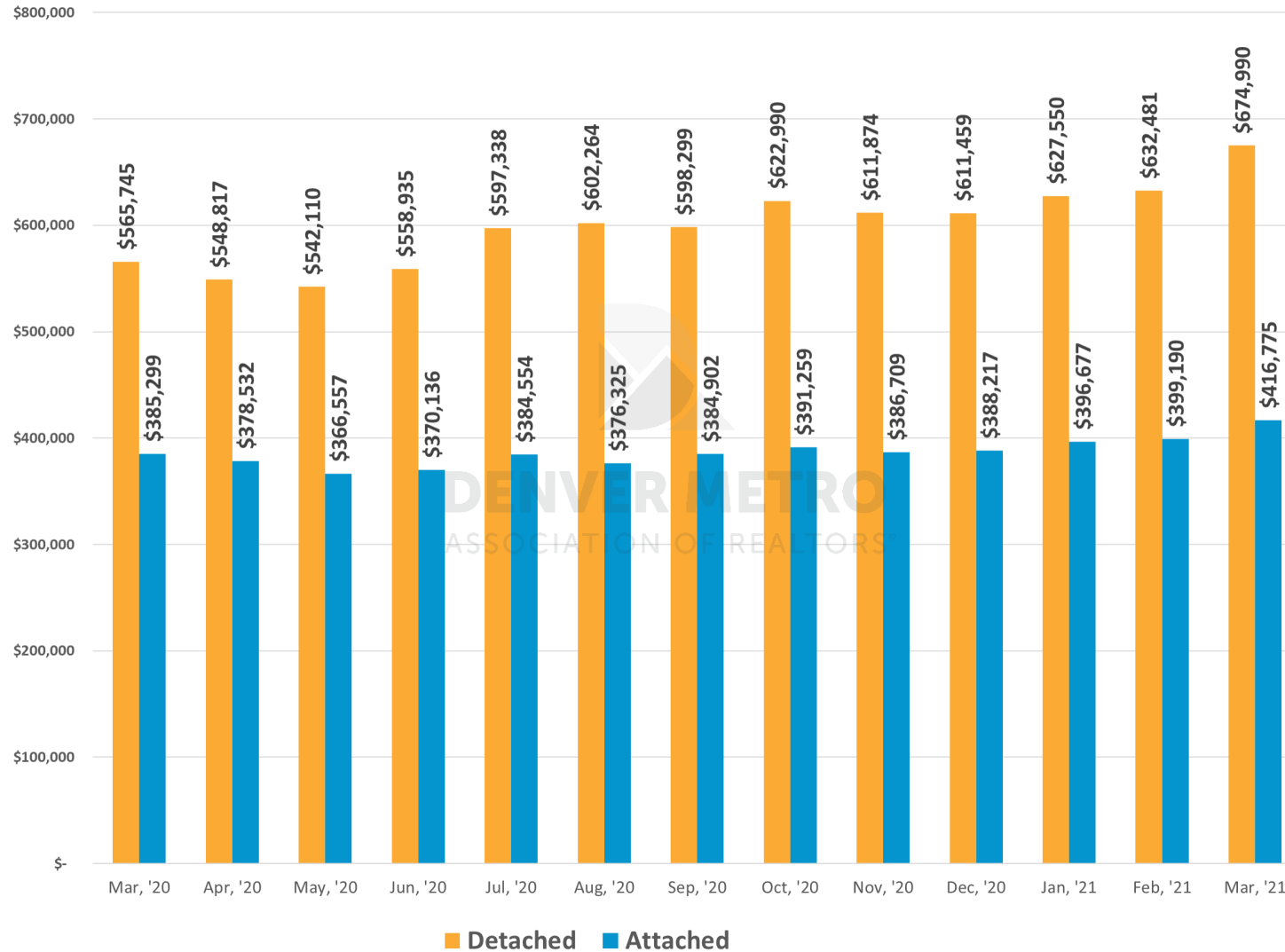
Denver Metro Association of REALTORS®

Source of MLS Data: REcolorado.com


DMAR MARKET TRENDS | APRIL 2021

Average Close Price

DMAR Market Trends | March 2021 Data
 Denver Metro Association of REALTORS®
 Source of MLS Data: REcolorado.com



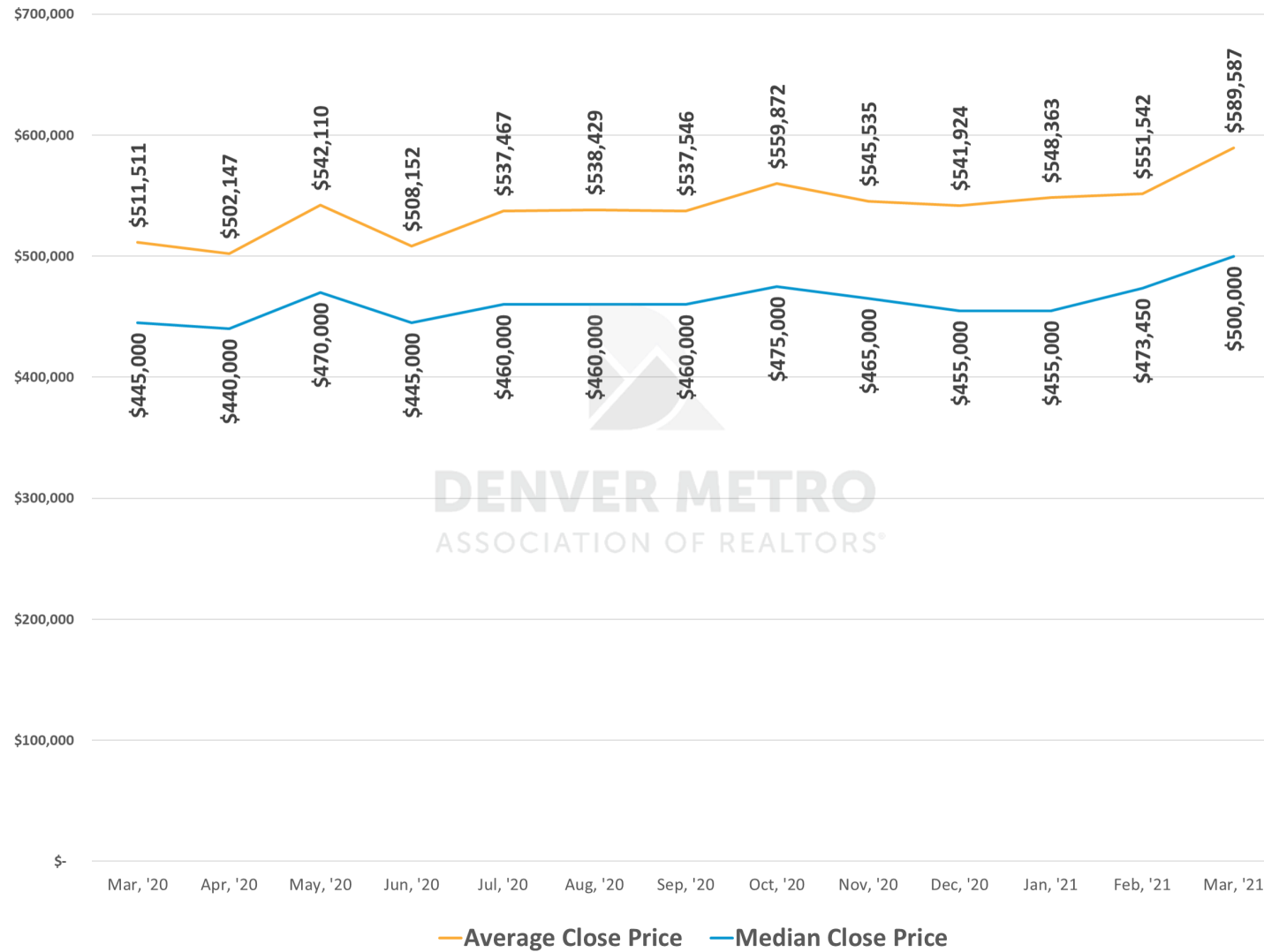
DMAR MARKET TRENDS | APRIL 2021

Residential Close Price

DMAR Market Trends | March 2021 Data

Denver Metro Association of REALTORS®

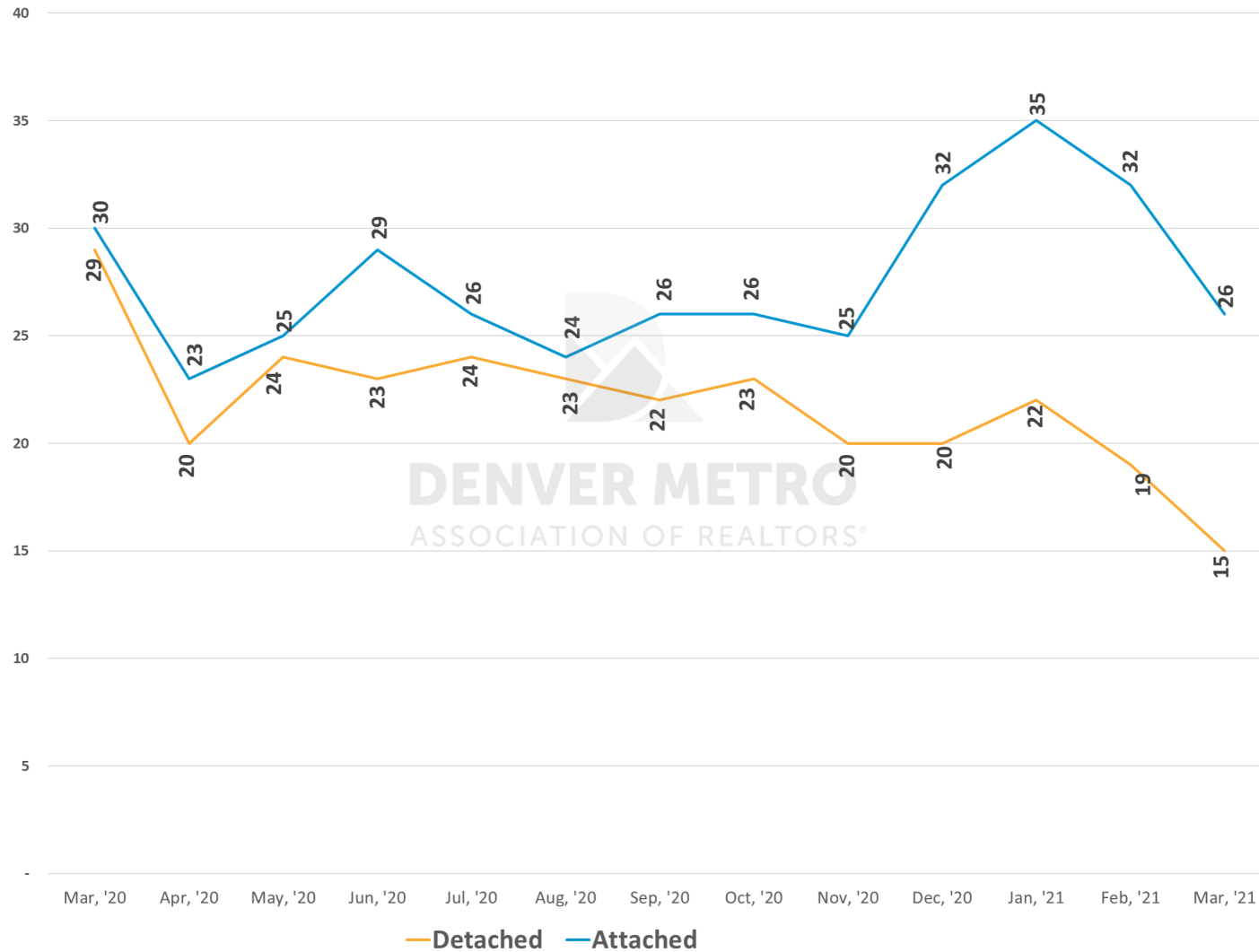
Source of MLS Data: REcolorado.com



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Average Days in MLS

DMAR Market Trends | March 2021 Data
Denver Metro Association of REALTORS®
Source of MLS Data: REcolorado.com

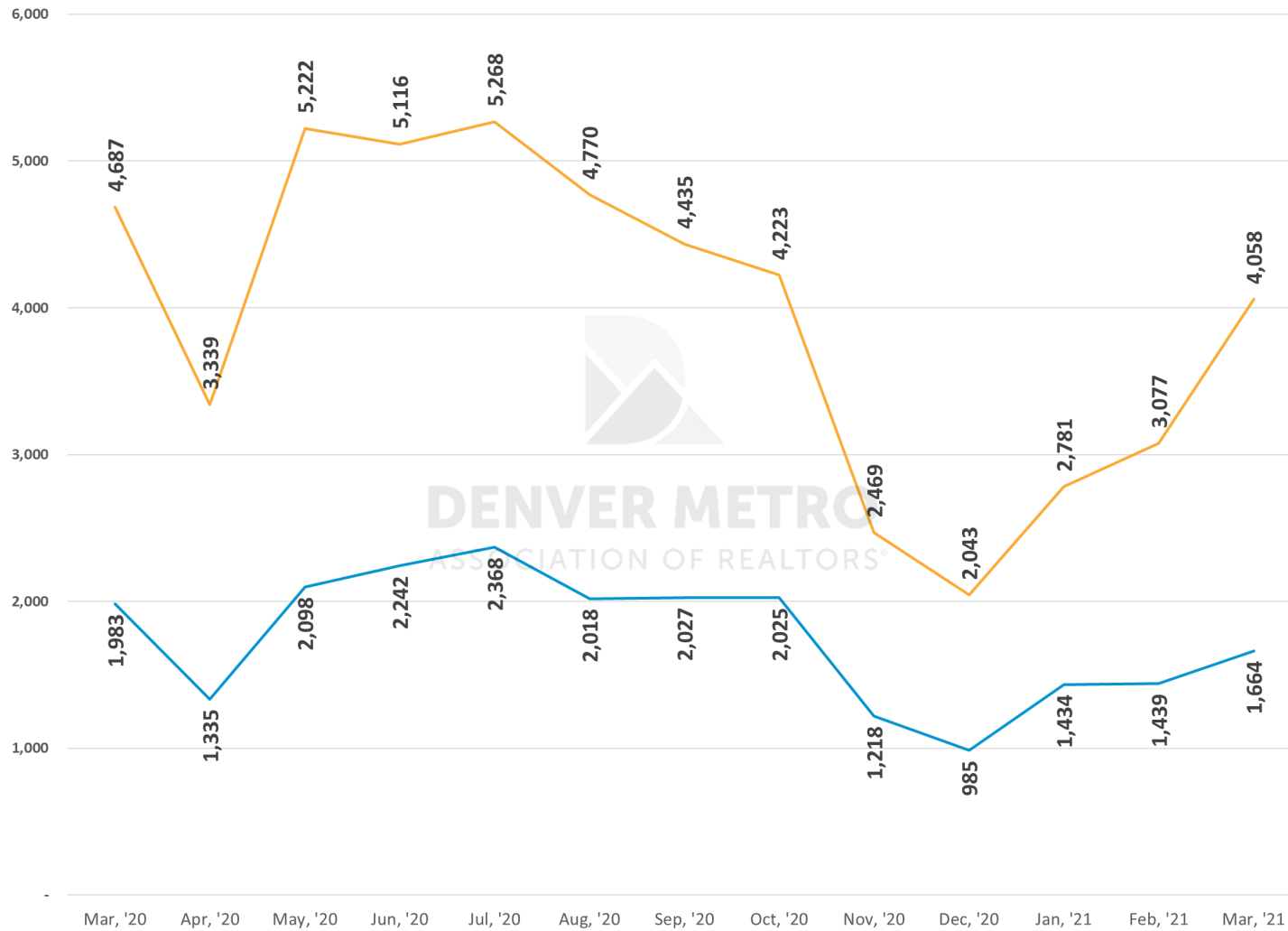


New Listings

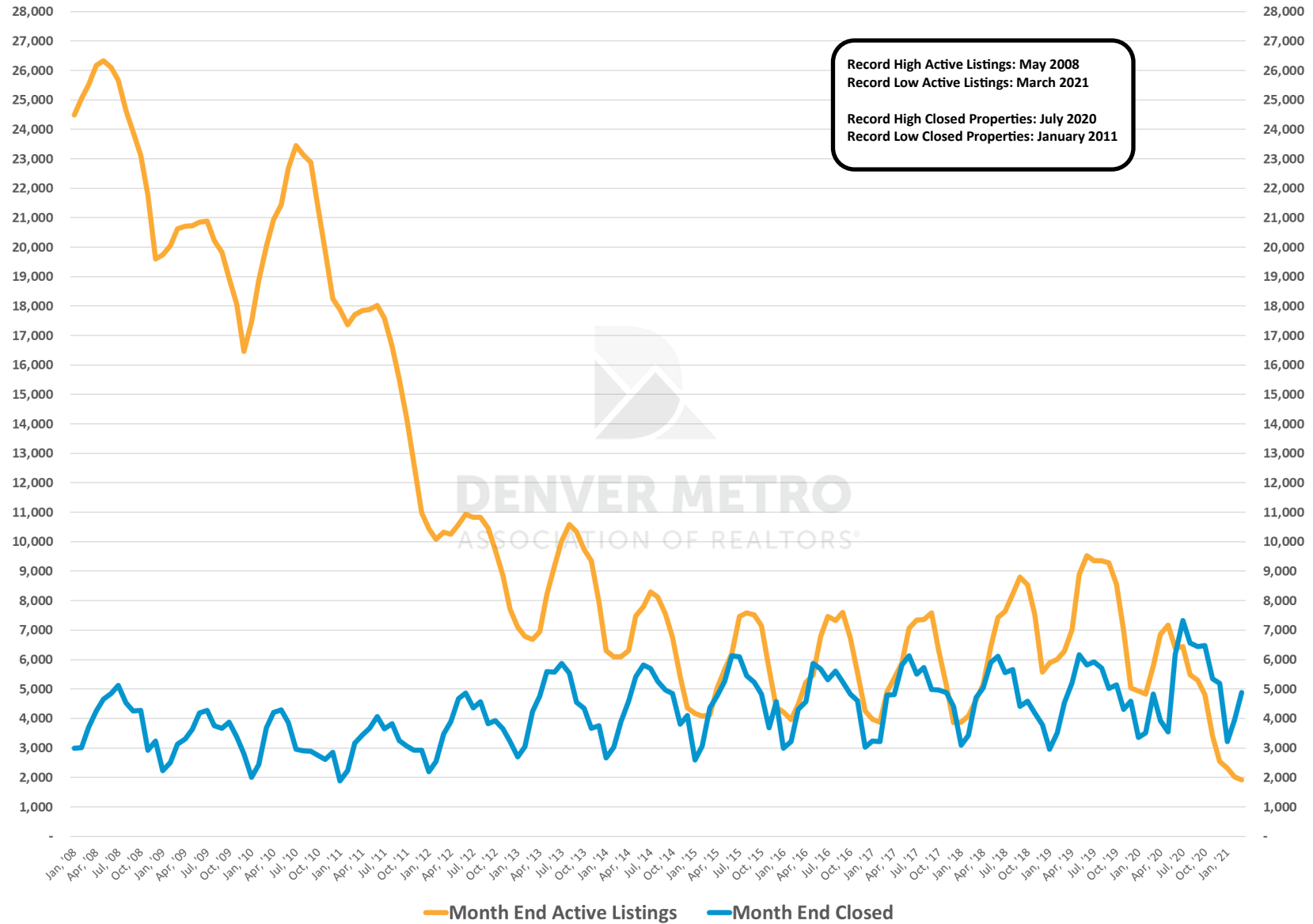
DMAR Market Trends | March 2021 Data

Denver Metro Association of REALTORS®

Source of MLS Data: REcolorado.com


DMAR MARKET TRENDS | APRIL 2021

Month End Active Listings and Month End Closed Homes

 DMAR Market Trends | March 2021 Data
 Denver Metro Association of REALTORS®
 Source of MLS Data: REcolorado.com


DATA SNAPSHOT

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	Mar, '21	Prior Month	Year Ago	Prior Month	Year Ago
Residential (Detached + Attached)					
Active Listings at Month End	1,921	2,024	5,776	-5.09%	-66.74%
New Listings	5,722	4,516	6,670	26.71%	-14.21%
Pending	5,799	4,645	4,527	24.84%	28.10%
Closed	4,889	3,943	4,831	23.99%	1.20%
Close Price - Average	\$ 589,587	\$ 551,542	\$ 511,511	6.90%	15.26%
Close Price - Median	\$ 500,000	\$ 473,450	\$ 445,000	5.61%	12.36%
Sales Volume	\$ 2,882,491,166	\$ 2,174,730,802	\$ 2,471,107,772	32.54%	16.65%
Days in MLS - Average	19	24	30	-20.83%	-36.67%
Days in MLS - Median	4	5	7	-20.00%	-42.86%
Close Price/List Price	103.32%	101.97%	99.88%	1.32%	3.44%
Detached					
Active Listings at Month End	1,122	1,120	3,829	0.18%	-70.70%
New Listings	4,058	3,077	4,687	31.88%	-13.42%
Pending	4,064	3,119	3,274	30.30%	24.13%
Closed	3,272	2,575	3,379	27.07%	-3.17%
Close Price - Average	\$ 674,990	\$ 632,481	\$ 565,745	6.72%	19.31%
Close Price - Median	\$ 560,000	\$ 530,000	\$ 485,000	5.66%	15.46%
Sales Volume	\$ 2,208,566,367	\$ 1,628,638,615	\$ 1,911,653,410	35.61%	15.53%
Days in MLS - Average	15	19	29	-21.05%	-48.28%
Days in MLS - Median	4	4	6	0.00%	-33.33%
Close Price/List Price	104.12%	102.67%	99.98%	1.41%	4.14%
Attached					
Active Listings at Month End	799	904	1,947	-11.62%	-58.96%
New Listings	1,664	1,439	1,983	15.64%	-16.09%
Pending	1,735	1,526	1,253	13.70%	38.47%
Closed	1,617	1,368	1,452	18.20%	11.36%
Close Price - Average	\$ 416,775	\$ 399,190	\$ 385,299	4.41%	8.17%
Close Price - Median	\$ 353,000	\$ 337,500	\$ 331,925	4.59%	6.35%
Sales Volume	\$ 673,924,799	\$ 546,092,187	\$ 559,454,362	23.41%	20.46%
Days in MLS - Average	26	32	30	-18.75%	-13.33%
Days in MLS - Median	5	6	7	-16.67%	-28.57%
Close Price/List Price	101.69%	100.65%	99.64%	1.03%	2.06%

MARCH DATA YTD 2021 to 2017

	YTD 2021	YTD 2020	YTD 2019	YTD 2018	YTD 2017	'21 vs '20	'20 vs '19	'19 vs '18	'18 vs '17
Residential (Detached + Attached)									
Active Listings at Month End	1,921	5,776	6,292	4,619	4,921	-66.74%	-8.20%	36.22%	-6.14%
New Listings	14,468	16,660	16,131	15,397	15,466	-13.16%	3.28%	4.77%	-0.45%
Closed	12,050	12,065	11,010	11,246	11,414	-0.12%	9.58%	-2.10%	-1.47%
Close Price - Average	\$ 565,959	\$ 493,568	\$ 468,213	\$ 461,993	\$ 414,428	14.67%	5.42%	1.35%	11.48%
Close Price - Median	\$ 480,000	\$ 432,000	\$ 405,000	\$ 400,000	\$ 361,500	11.11%	6.67%	1.25%	10.65%
Sales Volume	\$ 6,819,807,807	\$ 5,954,902,593	\$ 5,155,025,934	\$ 5,195,574,829	\$ 4,730,281,640	14.52%	15.52%	-0.78%	9.84%
Days in MLS - Average	22	37	37	31	32	-40.54%	0.00%	19.35%	-3.13%
Days in MLS - Median	5	12	15	7	8	-58.33%	-20.00%	114.29%	-12.50%
Close Price/List Price	102.15%	99.44%	99.04%	100.10%	99.87%	2.73%	0.40%	-1.06%	0.23%
Detached									
Active Listings at Month End	1,122	3,829	4,314	3,416	3,772	-70.70%	-11.24%	26.29%	-9.44%
New Listings	9,916	11,423	11,132	10,925	11,067	-13.19%	2.61%	1.89%	-1.28%
Closed	7,955	8,305	7,743	7,791	8,095	-4.21%	7.26%	-0.62%	-3.76%
Close Price - Average	\$ 648,637	\$ 548,949	\$ 515,781	\$ 511,686	\$ 459,314	18.16%	6.43%	0.80%	11.40%
Close Price - Median	\$ 539,995	\$ 473,000	\$ 437,500	\$ 435,000	\$ 395,000	14.16%	8.11%	0.57%	10.13%
Sales Volume	\$ 5,159,910,838	\$ 4,559,021,152	\$ 3,993,689,428	\$ 3,986,547,056	\$ 3,718,148,894	13.18%	14.16%	0.18%	7.22%
Days in MLS - Average	18	36	38	32	35	-50.00%	-5.26%	18.75%	-8.57%
Days in MLS - Median	4	11	15	7	10	-63.64%	-26.67%	114.29%	-30.00%
Close Price/List Price	102.83%	99.50%	99.01%	100.01%	99.72%	3.35%	0.49%	-1.00%	0.29%
Attached									
Active Listings at Month End	799	1,947	1,978	1,203	1,149	-58.96%	-1.57%	64.42%	4.70%
New Listings	4,552	5,237	4,999	4,472	4,399	-13.08%	4.76%	11.78%	1.66%
Closed	4,095	3,760	3,267	3,455	3,319	8.91%	15.09%	-5.44%	4.10%
Close Price - Average	\$ 405,347	\$ 371,245	\$ 355,475	\$ 349,936	\$ 304,951	9.19%	4.44%	1.58%	14.75%
Close Price - Median	\$ 344,500	\$ 317,500	\$ 299,000	\$ 295,000	\$ 254,215	8.50%	6.19%	1.36%	16.04%
Sales Volume	\$ 1,659,896,969	\$ 1,395,881,441	\$ 1,161,336,506	\$ 1,209,027,773	\$ 1,012,132,746	18.91%	20.20%	-3.94%	19.45%
Days in MLS - Average	30	38	34	27	25	-21.05%	11.76%	25.93%	8.00%
Days in MLS - Median	6	14	14	6	6	-57.14%	0.00%	133.33%	0.00%
Close Price/List Price	100.82%	99.33%	99.11%	100.30%	100.23%	1.50%	0.22%	-1.19%	0.07%

MARKET TRENDS

Price Range	Detached			Attached		
	Closed	Active	MOI	Closed	Active	MOI
Months of Inventory						
\$0 to \$99,999	1	5	5.00	-	-	
\$100,000 to \$199,999	2	5	2.50	135	51	0.38
\$200,000 to \$299,999	36	17	0.47	385	165	0.43
\$300,000 to \$399,999	291	73	0.25	457	110	0.24
\$400,000 to \$499,999	829	168	0.20	286	132	0.46
\$500,000 to \$749,999	1,355	332	0.25	238	173	0.73
\$750,000 to \$999,999	410	164	0.40	75	73	0.97
\$1,000,000 and over	348	358	1.03	41	95	2.32
TOTALS	3,272	1,122	0.34	1,617	799	0.49

Price Range	Detached		% change	Attached		% change
	Closed Mar, '21	Closed Feb, '21		Closed Mar, '21	Closed Feb, '21	
Month-Over-Month						
\$0 to \$99,999	1	1	0.00%	-	-	
\$100,000 to \$199,999	2	6	-66.67%	135	119	13.45%
\$200,000 to \$299,999	36	55	-34.55%	385	356	8.15%
\$300,000 to \$399,999	291	331	-12.08%	457	419	9.07%
\$400,000 to \$499,999	829	709	16.93%	286	199	43.72%
\$500,000 to \$749,999	1,355	968	39.98%	238	193	23.32%
\$750,000 to \$999,999	410	282	45.39%	75	57	31.58%
\$1,000,000 and over	348	223	56.05%	41	25	64.00%
TOTALS	3,272	2,575	27.07%	1,617	1,368	18.20%

Price Range	Detached		% change	Attached		% change
	YTD Mar, '21	YTD Mar, '20		YTD Mar, '21	YTD Mar, '20	
Year-Over-Year						
\$0 to \$99,999	3	6	-50.00%	-	-	
\$100,000 to \$199,999	10	39	-74.36%	347	416	-16.59%
\$200,000 to \$299,999	140	338	-58.58%	1,063	1,229	-13.51%
\$300,000 to \$399,999	963	1,867	-48.42%	1,178	981	20.08%
\$400,000 to \$499,999	2,150	2,429	-11.49%	652	505	29.11%
\$500,000 to \$749,999	3,053	2,632	16.00%	588	448	31.25%
\$750,000 to \$999,999	879	551	59.53%	172	125	37.60%
\$1,000,000 and over	757	443	70.88%	95	56	69.64%
TOTALS	7,955	8,305	-4.21%	4,095	3,760	8.91%

EXPERT OPINIONS



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Luxury Market (properties sold for \$1 million or more): As we enter our spring selling season, new listings in the Luxury Market are barely keeping up with buyer demand. The detached segment of the market is hot and here to stay. As prices and appreciation continue to soar, more homes cross the threshold into the Luxury Market as a result. New detached listings increased 28.03 percent with 402 new listings, up from 314 last month. This barely kept pace with the pending sales topping out at 399, a 26.27

percent increase month-over-month. As a result, sales volume was also up month-over-month 57.43 percent reflecting \$558,253,910 at month-end.

Year-to-date detached new listings were up 4.23 percent from 923 last year to 962. Pending sales skyrocketed 95.98 percent year-over-year clocking in at 974, outpacing new listings hitting the market. As a result, closed sales were up 70.88 percent with 757 closed detached homes, up from 443 last year and sales volume increased 79.15 percent to \$1,230,567,497. Median days in MLS dropped to just 11, which is a record-low for this market and the close-price-to-list-price ratio came in at 99.88 percent, representing a small 3.12 percent increase from last year.

In the January report, I shared that the luxury attached market was a segment of the market where deals could be found. It appears the secret is out. Sales volume for the attached segment of the market is up 62.63 percent year-over-year to \$64,182,709 and up 63.56 percent month-over-month from last month's \$39,240,156. As volume has gone up, median days in MLS has fallen from 27 days last year and even a whopping 35 days in February to only seven days in the month of March. Yes, you read that correctly. The median days in MLS in March mirrored the detached segment of the market with six days. As a reminder, in December the median days for the attached market was up 85 percent with 37 days, while the attached market sat at 21 median days on market. Or, to look at it another way, year-to-date the median days on market in 2019 was 63, and in 2020, it was 53, while 2021 is sitting at 10 days. — **Libby Levinson, DMAR Market Trends Committee member and Denver REALTOR®**



Signature Market (properties sold between \$750,000 and \$999,999): Spring has sprung and the housing market is blooming! As we jump into the March numbers, we learn that people now more than ever are buying homes and will do whatever it takes to make it happen. Sellers, on the other hand, are reluctant to put their homes on the market. We hit an all-time low for inventory in March and the Signature Market definitely showed signs of this with only 575 new listings. The good news is that this number is actually up 27.21 percent from last month. However, for each new listing that hit the market, it was only a matter of days before it was under contract. The median days in MLS in the Signature Market was five days, 579 listings went pending and 485 closed with the close-price-to-list-price ratio hitting 102.83 percent. While some sellers were not ready to jump into selling, the ones who did saw big gains with a sales volume of \$411,035,081, which was a 42.12 percent month-over-month increase and a 59.74 percent increase year over year.

Let's dig into what Signature Market buyers are wanting these days. These buyers seem to prefer single-family detached homes over attached townhomes or condos. Of the 575 new listings that hit the market, 504 of those listings were single-family homes. If you want to buy a single-family home in this segment, make sure you schedule your showing well in advance because the median days in MLS was only four, down 20 percent month-over month from five days and down 63.64 percent year-over-year from 11 days.

Have you heard the buzz about the condo market? Rumor has it that it's the only market that's a buyer's market. That may be true in some segments, but in the Signature segment we're not seeing it. While we only had 71 new attached listings in the Signature Market, 76 listings went pending and 75 closed. While it took the attached market a little longer to sell a home with a median days in MLS of 10, down 56.52 percent from February, sellers still received 100.86 percent to their list price and an average of \$413 per square foot.

If you're looking to jump in and buy in the Signature Market, make sure you're ready to fight for it! You will be up against multiple offers and will most likely need to offer over list price with an appraisal gap waiver and inspection waiver. But, the most important thing you will need to have on your side is a seasoned REALTOR® who knows how to work on your behalf and fight the big fight of competing offers! — **Brigette Modglin, DMAR Market Trends Committee member and Denver REALTOR®**

EXPERT OPINIONS



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Premier Market (properties sold between \$500,000 and \$749,999): The Premier Market experienced solid growth from February to March. The number of new listings to hit the market jumped 39.03 percent and pending sales skyrocketed, increasing 33.99 percent.

A total of 1,799 new homes hit the market and 1,758 went under contract by homebuyers. Home closings were up by 37.21 percent too. How did the March 2021 stats compare to March 2020? While the number of new listings was only up by 2.86 percent, pending sales and closed sales were significantly higher than last year.

A few other stats show the true reflection of how active the Premier Market was in March. You see it and feel it when you're out in the market each week and weekend, and the numbers are supporting what we all know. The average days in MLS plummeted from 21 days in February to 15 days in March, a drop of 28.57 percent. Even more staggering was the year-over-year drop from 35 days to 15 days, a decrease of 57.14 percent.

The median days in the MLS stayed consistent at a blistering four days. What about the closing-price-to-list-price ratio? In March of last year, the closing-price-to-list price ratio was 99.90 percent. This year, that same ratio jumped to 104.50 percent for the Premier Market. On average, homes are selling at a 4.60 percent premium in this market segment.

If you're in the hunt for a home right now in our Premier Market segment, you're probably experiencing an emotional rollercoaster. With each home comes the question of what do we offer? How do we win? Are we paying the right price? Too much? Too little? In some ways, it feels like our market has become more emotional than factual because the only way to win is to give away everything! This strategy doesn't appear to be changing any time soon.

If you're a home seller right now, well, you've never been in a better position to maximize pricing on your home. So, get your home on the market ASAP! — **Drew Morris, DMAR Market Trends Committee member and Denver REALTOR®**



Classic Market (properties sold between \$300,000 and \$499,999): What happens when you combine near-historically low interest rates, a global pandemic and a year of living a very “non-normal” life? Strong emotions across the board for almost everyone. Everything changed in March 2020. In many ways, it was our last partial month of a pre-pandemic real estate market. Not the entire month, but a few weeks of it at least, as we were still closing properties that had been listed and contracted in prior months. Then our world changed. Our Metro Denver real estate market has been highly emotional ever since. This torrent of emotions is

felt heavily in the Classic Market where inventory is slim and competition is ever-present.

Although 20.26 percent higher than February, Classic Market residential new listings decreased substantially year-over-year in March. This March had 24.79 percent fewer residential new listings to select from, a detached and attached combined decrease of 755 properties. Year-to-date also continued tracking at a deficit, finishing March 2021 at 18.96 percent (1,425) lower than year-to-date 2020. When we consider that March 2020 was a month many potential sellers decided to “hold-off” on listing and that this March saw even fewer new listings than last March, it rings clear how scarce inventory is within this fiercely competitive price-bracket.

As new listings in the Classic Market are made available, hungry homebuyers continue to absorb them rapidly. March 2021 recorded a median days in MLS of just four days for combined residential properties. It simply cannot get much faster than that, at least I don't believe so. In a real estate market partially driven by homebuyers whose emotions have taken a beating the past year, anything is possible. 1,863 closed residential properties in March 2021 represents a 12.36 percent increase compared to February, yet is another substantial decrease (17.82 percent) compared to March 2020. Year-to-date reflects similarly, being down 14.51 percent (839) closed properties this year in the overall residential category. With an overall residential closed-price-to-listed-price ratio of 103.69 percent for properties closed in March, the listed price mostly acted as the de-facto starting price. Buyers in this price range must act quickly, decisively, and aggressively to secure contracts in this market.

What does this all mean for the Classic Market? Seeing as real estate tends to elicit strong emotions during even the most routine transactions in balanced markets, and with the current market being anything but routine and balanced, I suspect we'll see more of the same for the time being. To my fellow agents: stay cool, stay sane and never lose sight of the essential role you fill in your client's life during these highly emotional times. — **William Maline, DMAR Market Trends Committee member and Denver REALTOR®**

LUXURY MARKET | Properties Sold for \$1 Million or More

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	Mar, '21	Prior Month	Last Year	Prior Month	Last Year
Residential (Detached + Attached)					
New Listings	460	362	409	27.07%	12.47%
Pending	450	346	159	30.06%	183.02%
Closed	389	248	225	56.85%	72.89%
Sales Volume	\$ 622,436,619	\$ 393,846,577	\$ 348,846,939	58.04%	78.43%
Days in MLS - Average	50	60	60	-16.67%	-16.67%
Days in MLS - Median	6	15	17	-60.00%	-64.71%
Close Price/List Price	100.95%	99.66%	97.40%	1.29%	3.64%
PSF Total	\$ 358	\$ 351	\$ 364	1.99%	-1.65%
Detached					
New Listings	402	314	365	28.03%	10.14%
Pending	399	316	137	26.27%	191.24%
Closed	348	223	198	56.05%	75.76%
Sales Volume	\$ 558,253,910	\$ 354,606,421	\$ 309,381,818	57.43%	80.44%
Days in MLS - Average	50	59	59	-15.25%	-15.25%
Days in MLS - Median	6	13	16	-53.85%	-62.50%
Close Price/List Price	101.06%	99.85%	97.42%	1.21%	3.74%
PSF Total	\$ 333	\$ 332	\$ 327	0.30%	1.83%
Attached					
New Listings	58	48	44	20.83%	31.82%
Pending	51	30	22	70.00%	131.82%
Closed	41	25	27	64.00%	51.85%
Sales Volume	\$ 64,182,709	\$ 39,240,156	\$ 39,465,121	63.56%	62.63%
Days in MLS - Average	48	71	68	-32.39%	-29.41%
Days in MLS - Median	7	35	27	-80.00%	-74.07%
Close Price/List Price	100.05%	97.93%	97.27%	2.16%	2.86%
PSF Total	\$ 572	\$ 519	\$ 633	10.21%	-9.64%

LUXURY MARKET | Properties Sold for \$1 Million or More

Snapshot Year-to-Date and Year-Over-Year Comparisons

	YTD 2021	YTD 2020	YTD 2019	YTD 2018	YTD 2017	'21 vs '20	'20 vs '19	'19 vs '18	'18 vs '17
Residential (Detached + Attached)									
New Listings	1,112	1,062	946	870	768	4.71%	12.26%	8.74%	13.28%
Pending	1,089	558	590	563	423	95.16%	-5.42%	4.80%	33.10%
Closed	852	499	403	424	302	70.74%	23.82%	-4.95%	40.40%
Sales Volume	\$ 1,370,160,232	\$ 769,286,622	\$ 630,065,797	\$ 639,440,252	\$ 455,573,596	78.11%	22.10%	-1.47%	40.36%
Days in MLS - Average	57	69	72	87	105	-17.39%	-4.17%	-17.24%	-17.14%
Days in MLS - Median	10	29	29	47	60	-65.52%	0.00%	-38.30%	-21.67%
Close Price/List Price	99.76%	96.87%	97.36%	97.25%	96.89%	2.98%	-0.50%	0.11%	0.37%
PSF Total	\$ 354	\$ 363	\$ 328	\$ 300	\$ 301	-2.48%	10.67%	9.33%	-0.33%
Detached									
New Listings	962	923	840	781	683	4.23%	9.88%	7.55%	14.35%
Pending	974	497	524	510	375	95.98%	-5.15%	2.75%	36.00%
Closed	757	443	362	385	265	70.88%	22.38%	-5.97%	45.28%
Sales Volume	\$ 1,230,567,497	\$ 686,901,818	\$ 555,120,027	\$ 578,508,823	\$ 406,893,960	79.15%	23.74%	-4.04%	42.18%
Days in MLS - Average	57	69	70	88	106	-17.39%	-1.43%	-20.45%	-16.98%
Days in MLS - Median	11	28	28	47	61	-60.71%	0.00%	-40.43%	-22.95%
Close Price/List Price	99.88%	96.86%	97.38%	97.29%	96.88%	3.12%	-0.53%	0.09%	0.42%
PSF Total	\$ 332	\$ 329	\$ 297	\$ 279	\$ 282	0.91%	10.77%	6.45%	-1.06%
Attached									
New Listings	150	139	106	89	85	7.91%	31.13%	19.10%	4.71%
Pending	115	61	66	53	48	88.52%	-7.58%	24.53%	10.42%
Closed	95	56	41	39	37	69.64%	36.59%	5.13%	5.41%
Sales Volume	\$ 139,592,735	\$ 82,384,804	\$ 74,945,770	\$ 60,931,429	\$ 48,679,636	69.44%	9.93%	23.00%	25.17%
Days in MLS - Average	59	70	41	39	37	-15.71%	70.73%	5.13%	5.41%
Days in MLS - Median	10	53	63	49	45	-81.13%	-15.87%	28.57%	8.89%
Close Price/List Price	98.74%	96.91%	97.25%	96.81%	97.00%	1.89%	-0.35%	0.45%	-0.20%
PSF Total	\$ 536	\$ 633	\$ 601	\$ 498	\$ 439	-15.32%	5.32%	20.68%	13.44%

SIGNATURE MARKET | Properties Sold Between \$750,000 and \$999,999

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	Mar, '21	Prior Month	Last Year	Prior Month	Last Year
Residential (Detached + Attached)					
New Listings	575	452	561	27.21%	2.50%
Pending	579	435	302	33.10%	91.72%
Closed	485	339	305	43.07%	59.02%
Sales Volume	\$ 411,035,081	\$ 289,220,244	\$ 257,314,974	42.12%	59.74%
Days in MLS - Average	19	38	43	-50.00%	-55.81%
Days in MLS - Median	5	5	11	0.00%	-54.55%
Close Price/List Price	102.83%	101.72%	99.05%	1.09%	3.82%
PSF Total	\$ 281	\$ 268	\$ 246	4.85%	14.23%
Detached					
New Listings	504	375	460	34.40%	9.57%
Pending	503	359	262	40.11%	91.98%
Closed	410	282	251	45.39%	63.35%
Sales Volume	\$ 346,988,836	\$ 240,108,855	\$ 209,903,449	44.51%	65.31%
Days in MLS - Average	15	31	47	-51.61%	-68.09%
Days in MLS - Median	4	5	11	-20.00%	-63.64%
Close Price/List Price	103.19%	102.22%	99.02%	0.95%	4.21%
PSF Total	\$ 257	\$ 245	\$ 224	4.90%	14.73%
Attached					
New Listings	71	77	101	-7.79%	-29.70%
Pending	76	76	40	0.00%	90.00%
Closed	75	57	54	31.58%	38.89%
Sales Volume	\$ 64,046,245	\$ 49,111,389	\$ 47,411,525	30.41%	35.09%
Days in MLS - Average	40	70	25	-42.86%	60.00%
Days in MLS - Median	10	23	8	-56.52%	25.00%
Close Price/List Price	100.86%	99.26%	99.16%	1.61%	1.71%
PSF Total	\$ 413	\$ 380	\$ 349	8.68%	18.34%

SIGNATURE MARKET | Properties Sold Between \$750,000 and \$999,999

Snapshot Year-to-Date and Year-Over-Year Comparisons

	YTD 2021	YTD 2020	YTD 2019	YTD 2018	YTD 2017	'21 vs '20	'20 vs '19	'19 vs '18	'18 vs '17
Residential (Detached + Attached)									
New Listings	1,350	1,305	1,080	1,002	849	3.45%	20.83%	7.78%	18.02%
Pending	1,385	853	764	733	598	62.37%	11.65%	4.23%	22.58%
Closed	1,051	676	536	537	414	55.47%	26.12%	-0.19%	29.71%
Sales Volume	\$ 895,164,380	\$ 570,126,762	\$ 452,576,696	\$ 455,553,552	\$ 348,886,291	57.01%	25.97%	-0.65%	30.57%
Days in MLS - Average	29	53	57	64	74	-45.28%	-7.02%	-10.94%	-13.51%
Days in MLS - Median	5	23	25	28	43	-78.26%	-8.00%	-10.71%	-34.88%
Close Price/List Price	101.75%	98.79%	98.58%	98.81%	98.28%	3.00%	0.21%	-0.23%	0.54%
PSF Total	\$ 272	\$ 247	\$ 243	\$ 239	\$ 223	10.12%	1.65%	1.67%	7.17%
Detached									
New Listings	1,128	1,040	886	839	730	8.46%	17.38%	5.60%	14.93%
Pending	1,160	700	634	623	513	65.71%	10.41%	1.77%	21.44%
Closed	879	551	433	436	356	59.53%	27.25%	-0.69%	22.47%
Sales Volume	\$ 747,400,328	\$ 463,182,823	\$ 365,273,950	\$ 370,636,041	\$ 300,805,748	61.36%	26.80%	-1.45%	23.21%
Days in MLS - Average	24	55	57	64	75	-56.36%	-3.51%	-10.94%	-14.67%
Days in MLS - Median	5	26	25	31	48	-80.77%	4.00%	-19.35%	-35.42%
Close Price/List Price	102.15%	98.74%	98.56%	98.75%	98.14%	3.45%	0.18%	-0.19%	0.62%
PSF Total	\$ 249	\$ 224	\$ 224	\$ 217	\$ 209	11.16%	0.00%	3.23%	3.83%
Attached									
New Listings	222	265	194	163	119	-16.23%	36.60%	19.02%	36.97%
Pending	225	153	130	110	85	47.06%	17.69%	18.18%	29.41%
Closed	172	125	103	101	58	37.60%	21.36%	1.98%	74.14%
Sales Volume	\$ 147,764,052	\$ 106,943,939	\$ 87,302,746	\$ 84,917,511	\$ 48,080,543	38.17%	22.50%	2.81%	76.62%
Days in MLS - Average	57	44	53	67	63	29.55%	-16.98%	-20.90%	6.35%
Days in MLS - Median	12	19	24	22	25	-36.84%	-20.83%	9.09%	-12.00%
Close Price/List Price	99.75%	99.00%	98.66%	99.09%	99.12%	0.76%	0.34%	-0.43%	-0.03%
PSF Total	\$ 389	\$ 346	\$ 323	\$ 336	\$ 311	12.43%	7.12%	-3.87%	8.04%

PREMIER MARKET | Properties Sold Between \$500,000 and \$749,999

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	Mar, '21	Prior Month	Last Year	Prior Month	Last Year
Residential (Detached + Attached)					
New Listings	1,799	1,294	1,749	39.03%	2.86%
Pending	1,758	1,312	1,117	33.99%	57.39%
Closed	1,593	1,161	1,331	37.21%	19.68%
Sales Volume	\$ 957,567,030	\$ 695,653,671	\$ 789,759,038	37.65%	21.25%
Days in MLS - Average	15	21	35	-28.57%	-57.14%
Days in MLS - Median	4	4	9	0.00%	-55.56%
Close Price/List Price	104.50%	102.84%	99.90%	1.61%	4.60%
PSF Total	\$ 256	\$ 253	\$ 223	1.19%	14.80%
Detached					
New Listings	1,521	1,093	1,475	39.16%	3.12%
Pending	1,480	1,106	968	33.82%	52.89%
Closed	1,355	968	1,147	39.98%	18.13%
Sales Volume	\$ 815,503,367	\$ 579,860,228	\$ 680,762,009	40.64%	19.79%
Days in MLS - Average	11	16	33	-31.25%	-66.67%
Days in MLS - Median	4	4	8	0.00%	-50.00%
Close Price/List Price	105.00%	103.30%	99.95%	1.65%	5.05%
PSF Total	\$ 233	\$ 232	\$ 201	0.43%	15.92%
Attached					
New Listings	278	201	274	38.31%	1.46%
Pending	278	206	149	34.95%	86.58%
Closed	238	193	184	23.32%	29.35%
Sales Volume	\$ 142,063,663	\$ 115,793,443	\$ 108,997,029	22.69%	30.34%
Days in MLS - Average	40	48	46	-16.67%	-13.04%
Days in MLS - Median	6	10	13	-40.00%	-53.85%
Close Price/List Price	101.66%	100.58%	99.57%	1.07%	2.10%
PSF Total	\$ 391	\$ 358	\$ 356	9.22%	9.83%

DMAR MARKET TRENDS | APRIL 2021

PREMIER MARKET | Properties Sold Between \$500,000 and \$749,999

Snapshot Year-to-Date and Year-Over-Year Comparisons

	YTD 2021	YTD 2020	YTD 2019	YTD 2018	YTD 2017	'21 vs '20	'20 vs '19	'19 vs '18	'18 vs '17
Residential (Detached + Attached)									
New Listings	4,226	4,353	3,882	3,419	2,927	-2.92%	12.13%	13.54%	16.81%
Pending	4,239	3,384	3,068	2,975	2,358	25.27%	10.30%	3.13%	26.17%
Closed	3,641	3,080	2,263	2,326	1,810	18.21%	36.10%	-2.71%	28.51%
Sales Volume	\$ 2,182,930,897	\$ 1,827,093,294	\$ 1,341,869,457	\$ 1,373,424,469	\$ 1,065,921,494	19.48%	36.16%	-2.30%	28.85%
Days in MLS - Average	20	44	46	46	53	-54.55%	-4.35%	0.00%	-13.21%
Days in MLS - Median	4	17	23	15	25	-76.47%	-26.09%	53.33%	-40.00%
Close Price/List Price	103.15%	99.42%	98.98%	99.63%	99.12%	3.75%	0.44%	-0.65%	0.51%
PSF Total	\$ 250	\$ 220	\$ 210	\$ 212	\$ 194	13.64%	4.76%	-0.94%	9.28%
Detached									
New Listings	3,563	3,637	3,240	2,866	2,499	-2.03%	12.25%	13.05%	14.69%
Pending	3,534	2,870	2,648	2,519	2,024	23.14%	8.38%	5.12%	24.46%
Closed	3,053	2,632	1,965	1,934	1,545	16.00%	33.94%	1.60%	25.18%
Sales Volume	\$ 1,830,227,632	\$ 1,560,700,228	\$ 1,165,068,514	\$ 1,142,512,890	\$ 907,215,690	17.27%	33.96%	1.97%	25.94%
Days in MLS - Average	14	42	46	43	52	-66.67%	-8.70%	6.98%	-17.31%
Days in MLS - Median	4	16	22	14	25	-75.00%	-27.27%	57.14%	-44.00%
Close Price/List Price	103.58%	99.43%	99.00%	99.63%	99.12%	4.17%	0.43%	-0.63%	0.51%
PSF Total	\$ 229	\$ 197	\$ 193	\$ 189	\$ 174	16.24%	2.07%	2.12%	8.62%
Attached									
New Listings	663	716	642	553	428	-7.40%	11.53%	16.09%	29.21%
Pending	705	514	420	456	334	37.16%	22.38%	-7.89%	36.53%
Closed	588	448	298	392	265	31.25%	50.34%	-23.98%	47.92%
Sales Volume	\$ 352,703,265	\$ 266,393,066	\$ 176,800,943	\$ 230,911,579	\$ 158,705,804	32.40%	50.67%	-23.43%	45.50%
Days in MLS - Average	46	57	49	59	55	-19.30%	16.33%	-16.95%	7.27%
Days in MLS - Median	9	23	26	19	30	-60.87%	-11.54%	36.84%	-36.67%
Close Price/List Price	100.94%	99.35%	98.86%	99.63%	99.10%	1.60%	0.50%	-0.77%	0.53%
PSF Total	\$ 364	\$ 352	\$ 323	\$ 330	\$ 312	3.41%	8.98%	-2.12%	5.77%

CLASSIC MARKET | Properties Sold Between \$300,000 and \$499,999

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	Mar, '21	Prior Month	Last Year	Prior Month	Last Year
Residential (Detached + Attached)					
New Listings	2,291	1,905	3,046	20.26%	-24.79%
Pending	2,375	1,978	2,333	20.07%	1.80%
Closed	1,863	1,658	2,267	12.36%	-17.82%
Sales Volume	\$ 762,247,121	\$ 669,505,778	\$ 908,894,370	13.85%	-16.13%
Days in MLS - Average	14	17	23	-17.65%	-39.13%
Days in MLS - Median	4	4	5	0.00%	-20.00%
Close Price/List Price	103.69%	102.44%	100.42%	1.22%	3.26%
PSF Total	\$ 275	\$ 260	\$ 224	5.77%	22.77%
Detached					
New Listings	1,582	1,257	2,230	25.86%	-29.06%
Pending	1,627	1,288	1,796	26.32%	-9.41%
Closed	1,120	1,040	1,655	7.69%	-32.33%
Sales Volume	\$ 478,220,804	\$ 438,304,391	\$ 679,182,293	9.11%	-29.59%
Days in MLS - Average	9	11	21	-18.18%	-57.14%
Days in MLS - Median	4	4	5	0.00%	-20.00%
Close Price/List Price	104.54%	103.10%	100.61%	1.40%	3.91%
PSF Total	\$ 256	\$ 248	\$ 210	3.23%	21.90%
Attached					
New Listings	709	648	816	9.41%	-13.11%
Pending	748	690	537	8.41%	39.29%
Closed	743	618	612	20.23%	21.41%
Sales Volume	\$ 284,026,317	\$ 231,201,387	\$ 229,712,077	22.85%	23.64%
Days in MLS - Average	21	26	30	-19.23%	-30.00%
Days in MLS - Median	4	5	7	-20.00%	-42.86%
Close Price/List Price	102.41%	101.33%	99.90%	1.07%	2.51%
PSF Total	\$ 303	\$ 280	\$ 262	8.21%	15.65%

CLASSIC MARKET | Properties Sold Between \$300,000 and \$499,999

Snapshot Year-to-Date and Year-Over-Year Comparisons

	YTD 2021	YTD 2020	YTD 2019	YTD 2018	YTD 2017	'21 vs '20	'20 vs '19	'19 vs '18	'18 vs '17
Residential (Detached + Attached)									
New Listings	6,090	7,515	7,484	7,087	6,778	-18.96%	0.41%	5.60%	4.56%
Pending	6,245	6,577	6,812	6,368	6,162	-5.05%	-3.45%	6.97%	3.34%
Closed	4,943	5,782	5,684	5,537	5,285	-14.51%	1.72%	2.65%	4.77%
Sales Volume	\$ 2,005,458,097	\$ 2,310,822,295	\$ 2,225,316,280	\$ 2,162,108,285	\$ 2,039,065,624	-13.21%	3.84%	2.92%	6.03%
Days in MLS - Average	16	30	32	23	28	-46.67%	-6.25%	39.13%	-17.86%
Days in MLS - Median	4	9	13	6	8	-55.56%	-30.77%	116.67%	-25.00%
Close Price/List Price	102.57%	99.91%	99.36%	100.49%	100.05%	2.66%	0.55%	-1.12%	0.44%
PSF Total	\$ 262	\$ 219	\$ 206	\$ 201	\$ 180	19.63%	6.31%	2.49%	11.67%
Detached									
New Listings	4,112	5,390	5,641	5,600	5,521	-23.71%	-4.45%	0.73%	1.43%
Pending	4,144	4,927	5,303	5,051	5,071	-15.89%	-7.09%	4.99%	-0.39%
Closed	3,113	4,296	4,505	4,387	4,466	-27.54%	-4.64%	2.69%	-1.77%
Sales Volume	\$ 1,312,873,075	\$ 1,751,431,919	\$ 1,783,478,242	\$ 1,728,268,737	\$ 1,730,753,128	-25.04%	-1.80%	3.19%	-0.14%
Days in MLS - Average	11	28	32	22	27	-60.71%	-12.50%	45.45%	-18.52%
Days in MLS - Median	4	8	13	6	8	-50.00%	-38.46%	116.67%	-25.00%
Close Price/List Price	103.22%	100.02%	99.35%	100.51%	100.07%	3.20%	0.67%	-1.15%	0.44%
PSF Total	\$ 247	\$ 205	\$ 193	\$ 186	\$ 168	20.49%	6.22%	3.76%	10.71%
Attached									
New Listings	1,978	2,125	1,843	1,487	1,257	-6.92%	15.30%	23.94%	18.30%
Pending	2,101	1,650	1,509	1,317	1,091	27.33%	9.34%	14.58%	20.71%
Closed	1,830	1,486	1,179	1,150	819	23.15%	26.04%	2.52%	40.42%
Sales Volume	\$ 692,585,022	\$ 559,390,376	\$ 441,838,038	\$ 433,839,548	\$ 308,312,496	23.81%	26.61%	1.84%	40.71%
Days in MLS - Average	24	37	34	28	33	-35.14%	8.82%	21.43%	-15.15%
Days in MLS - Median	5	13	14	7	8	-61.54%	-7.14%	100.00%	-12.50%
Close Price/List Price	101.47%	99.57%	99.43%	100.39%	99.94%	1.91%	0.14%	-0.96%	0.45%
PSF Total	\$ 286	\$ 262	\$ 254	\$ 258	\$ 248	9.16%	3.15%	-1.55%	4.03%

GLOSSARY

Active Listings: The number of properties available for sale at the end of the reported period. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.

New Listings: The number of properties which became available during the reported period.

Pending: The number of listings that were changed status from Active to Pending at the end of the reported period. Pending listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes to Pending, out of Pending, then back to Pending all in one reported period, the listing would only be counted once. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a “leading indicator” of buyer demand.

Days in MLS: A measure of how long it takes a given property to sell.

Closed Listings: A measure of home sales that sold and closed during the reported period.

Average Close Price: A sum of all home sales prices divided by the total number of sales. Not considered the most accurate gauge since data from the high-end can easily skew the results.

Median Close Price: A measure of home values in a market area where 50 percent of activity was higher and 50 percent was lower than this price point. This method is preferred because it's more insulated from outlying activity occurring at either tail end of the market.

Months Supply of Inventory (MOI): A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale currently, 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.

Residential (RES): Represents the overall housing market which includes activity of detached single-family homes as well as attached homes.

Detached Homes: Activity of Detached Single-Family Homes.

Attached Homes: Activity of Attached Condos & Townhomes.

Classic Market: Properties priced between \$300,000 and \$499,999.

Premier Market: Properties priced between \$500,000 and \$749,999.

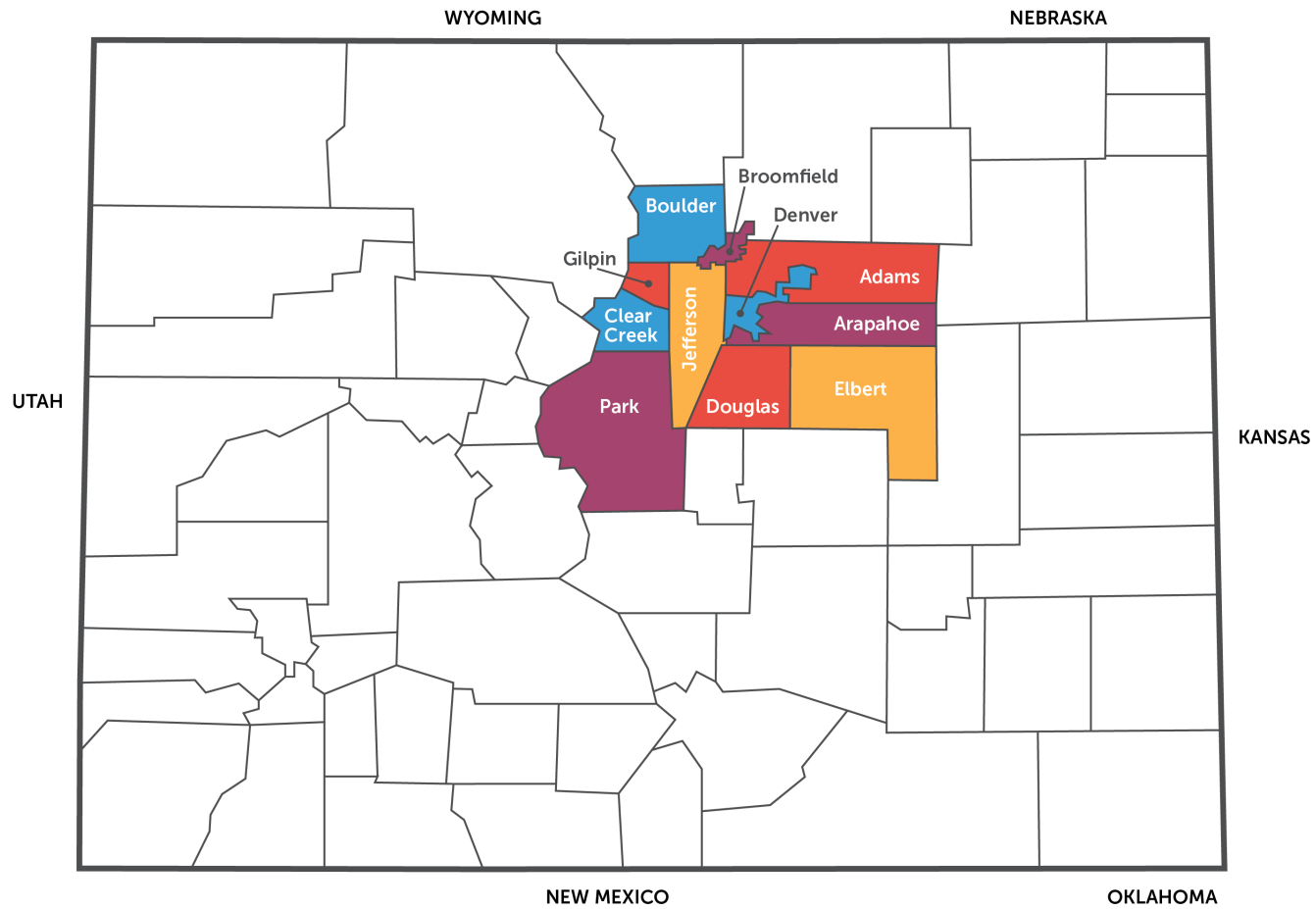
Signature Market: Properties priced between \$750,000 and \$999,999.

Luxury Market: Properties priced at \$1,000,000+ (\$1M+).

REcolorado: The source of our MLS listings data.

[**CLICK HERE TO VISIT DMAR'S GLOSSARY - THE A TO Z OF REAL ESTATE**](#)

11 COUNTY MAP



ABOUT

MARKET TRENDS COMMITTEE

The DMAR Market Trends Committee, part of the Denver Metro Association of REALTORS®, *The Voice of Real Estate® in the Denver Metro Area*, provides timely, consistent and relevant monthly summaries of valuable local real estate market statistical data for both its members and the general public. Statistics from the “Denver Metro Real Estate Market Trends Report” provide data for the following counties: Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson and Park.

DMAR’s Market Trends Committee Members:

- Andrew Abrams, BSW Real Estate
- Steve Danyliw, Danyliw & Associates
- Libby Levinson, Kentwood Real Estate
- William Maline, HomeSmart Realty Group
- Brigitte Modglin, Kentwood City Properties
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- Nicole Rueth, Fairway Mortgage
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Data Source: REcolorado, the state’s largest network of real estate professionals, serves as the primary source of MLS data for the Market Trends Committee. REcolorado.com provides the most accurate and up-to-date property information for REALTORS®, real estate professionals and consumers.

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DISCLAIMER

All data presented in this report was provided by REcolorado. The data was pulled at 8:00 AM (mountain time) on the first day of the month for the preceding month(s).