

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

October 2022

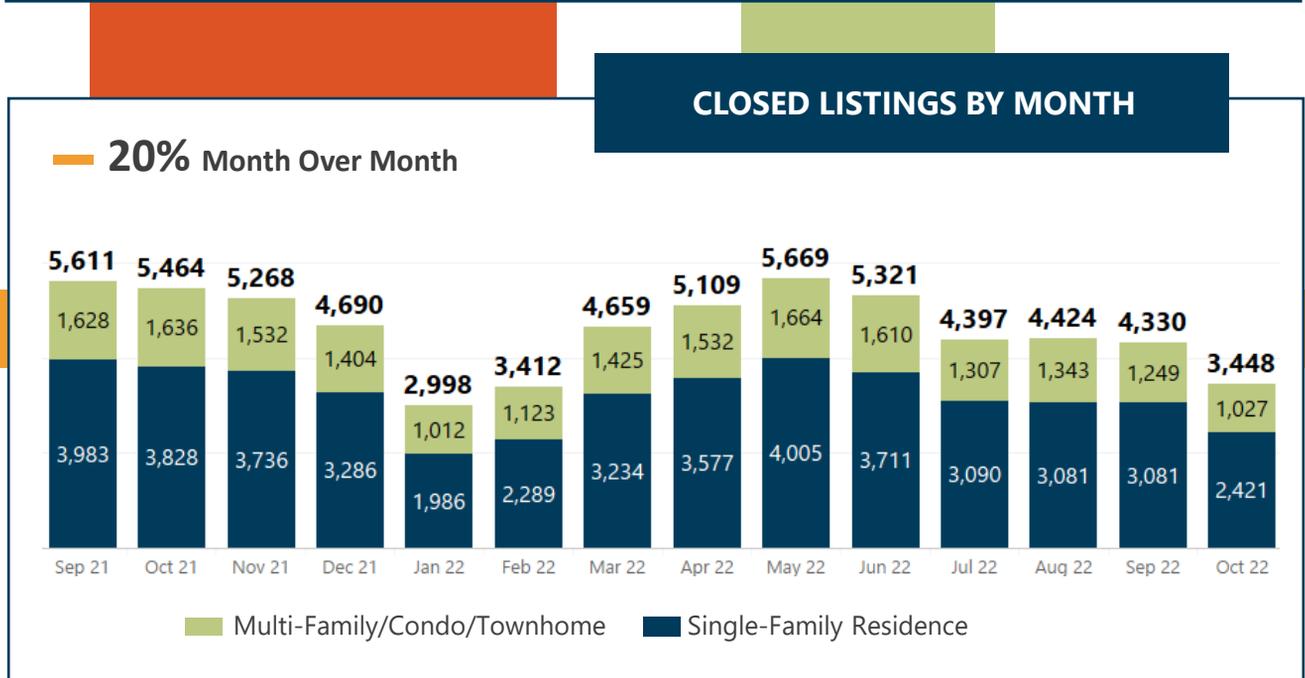
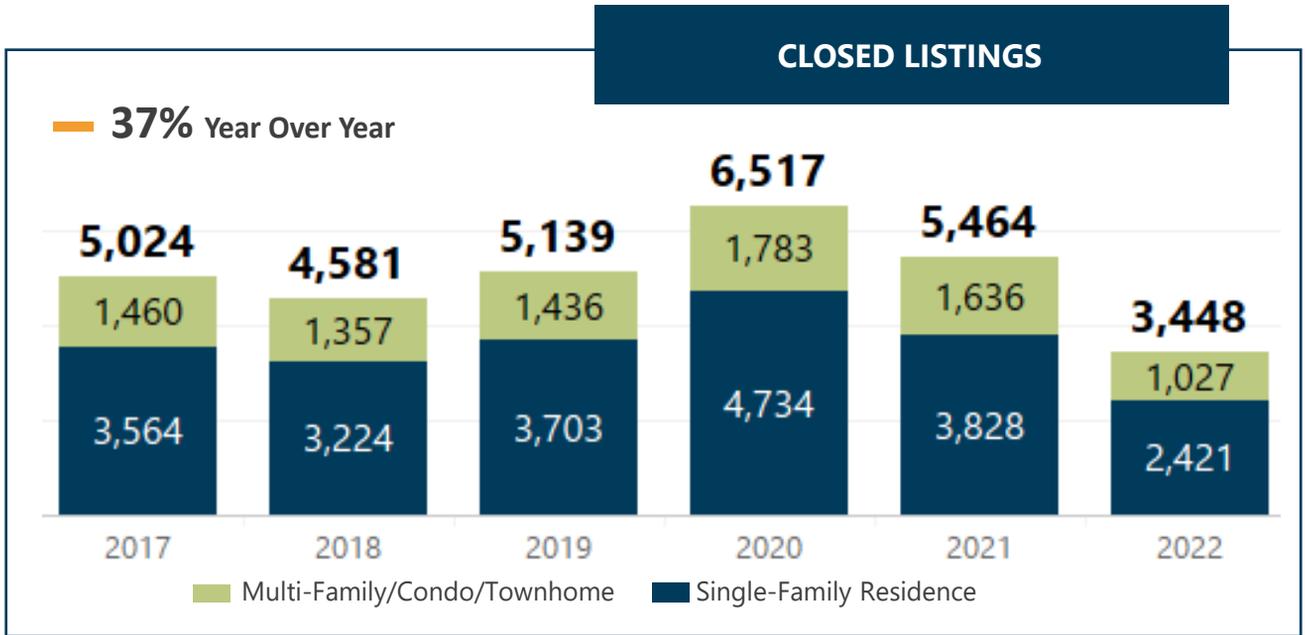
- October brought continued cooling for the Denver Metro housing market as both buyers and sellers were less active. As a result, we saw double-digit decreases in both closed and pending listings when compared to last year. These metrics also saw month-over-month declines as we moved into the fall months.
- The luxury market, defined as homes priced above \$1 million, saw metrics similar to the overall market with a 16% increase in new listings and 22% fewer closings. Homes in this price range are staying on the market a median of 20 days before moving to Pending.
- Median closed prices have decreased 8.5% since their peak in April when homes were closing a median of 6% above original list price. Buyers have found themselves with more negotiating power, and in October, homes closed at a median of 2.9% below the original list price.
- Navigating a market that is shifting quickly can present challenges for buyers, sellers, and renters. With mortgage rates more than doubling since the start of the year, understanding individual situations and the local market is the key for consumers to accomplish their goals.

3,448 Closed Listings	\$567,000 Median Closed Price	18 Median Days In MLS
3,395 Pending Listings	\$653,739 Average Closed Price	29 Average Days In MLS
3,845 New Listings	7,407 Active Listings	9 Weeks of Inventory

Closed Listings

October 2022

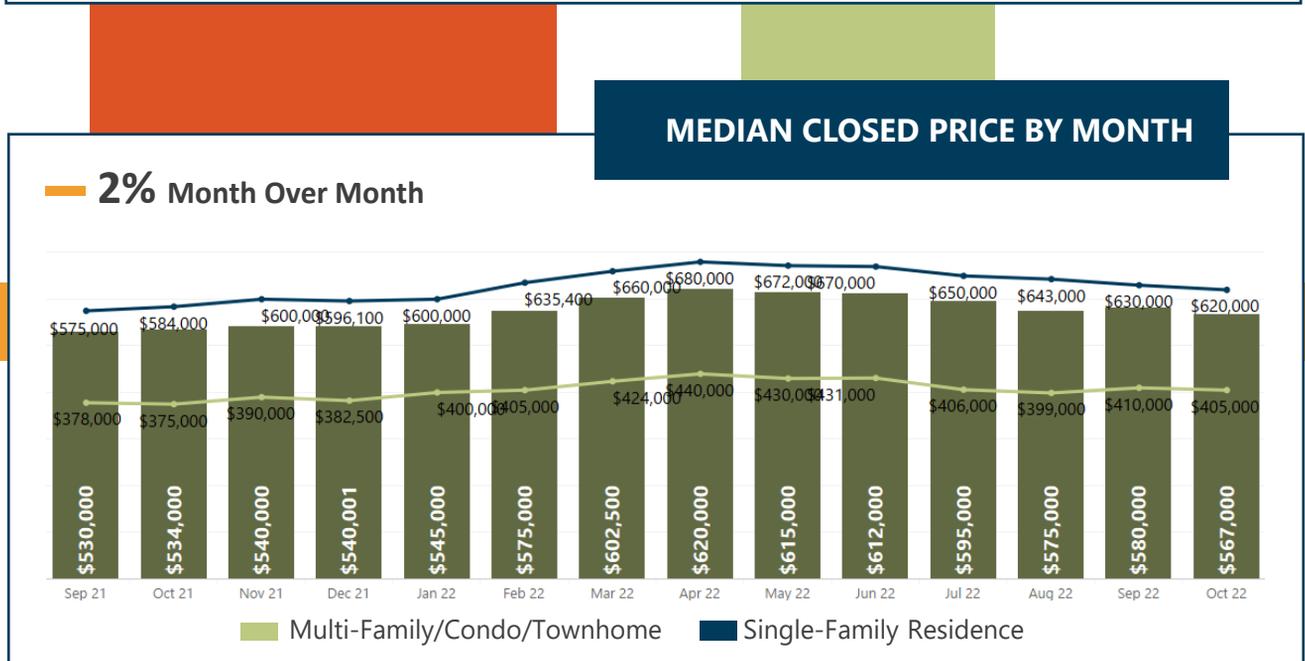
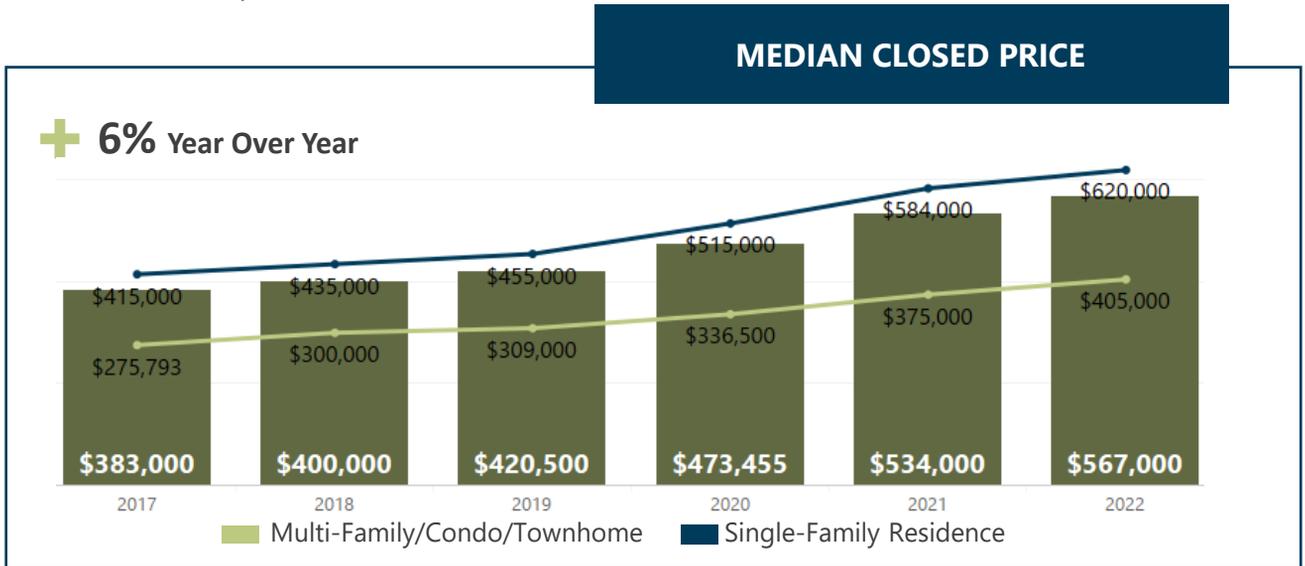
The market continues to slow amid rising interest rates. In October, 3,448 listings closed, down 37% from last year and the lowest number of closings we've seen in the month of October since 2011. Compared to last month, the market experienced a 20 percent decrease in sales.



Closed Prices

October 2022

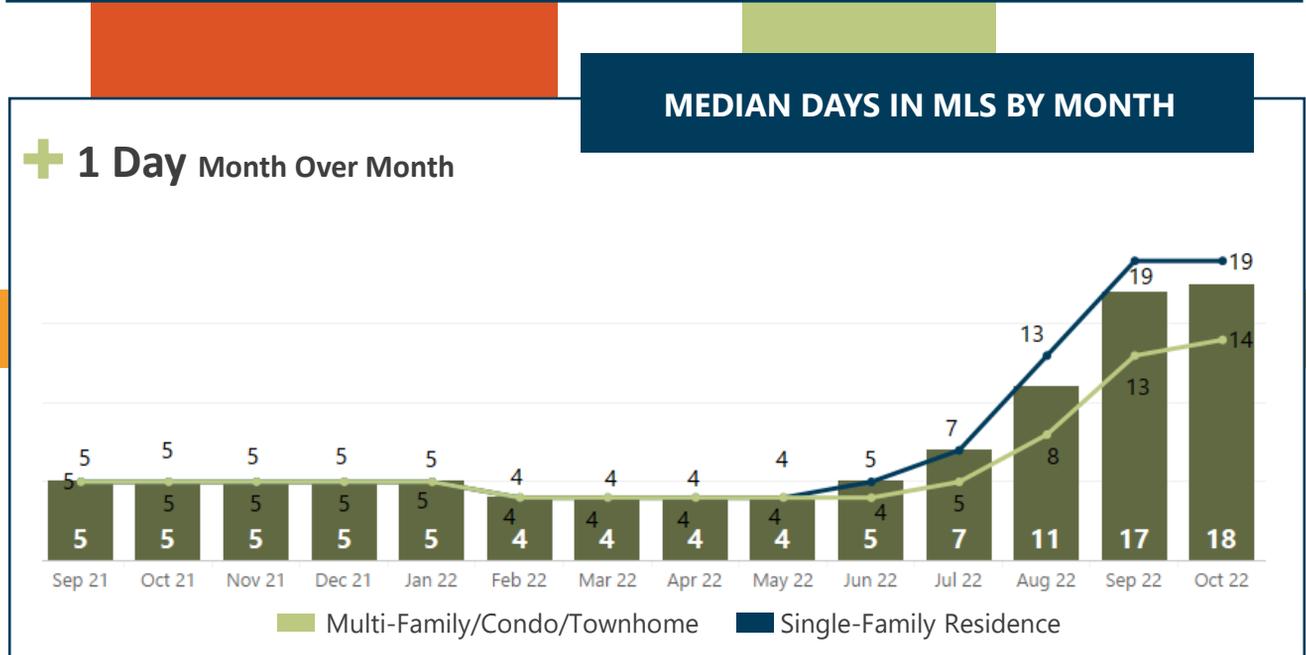
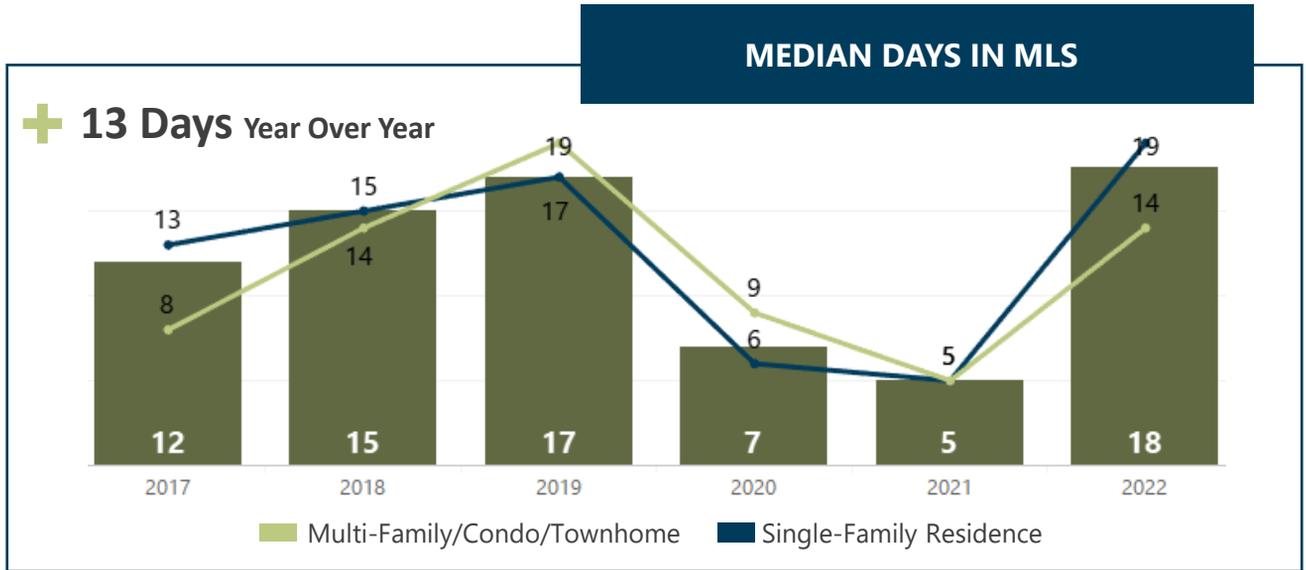
As compared to previous years, median home prices remain higher; however, month over month, prices have been moderating. The median closed price for a single-family home is now 8.5% lower than the peak we saw in April of this year. Lower closing prices are due, in part, to the willingness of sellers to negotiate with a decreasing pool of possible buyers. When comparing median closed price to median original list price, the median closed price was 2.9% lower in October.



Days In MLS

October 2022

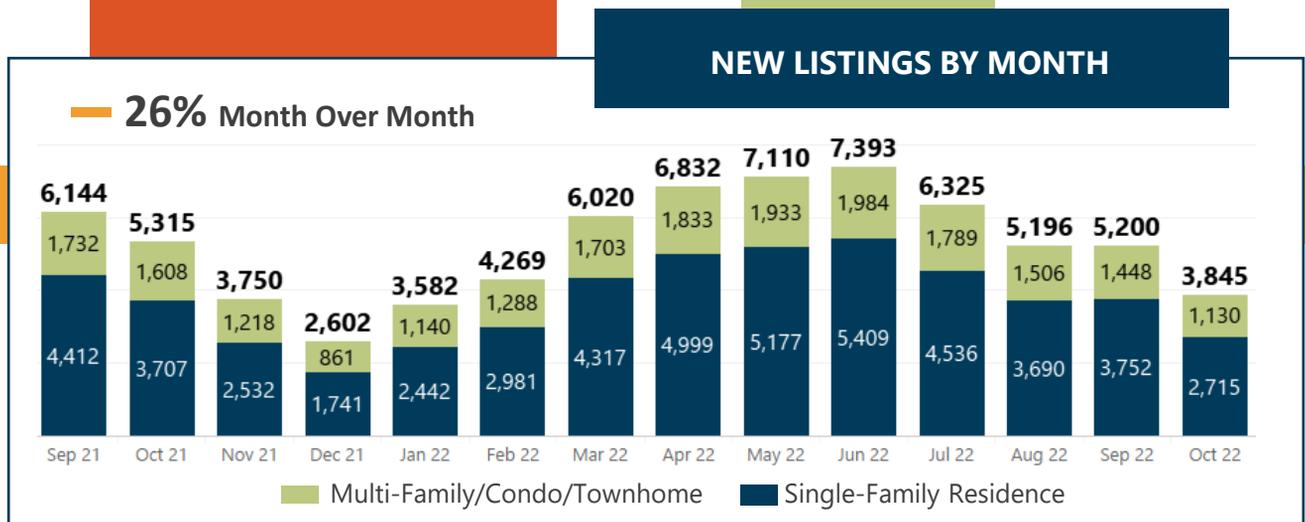
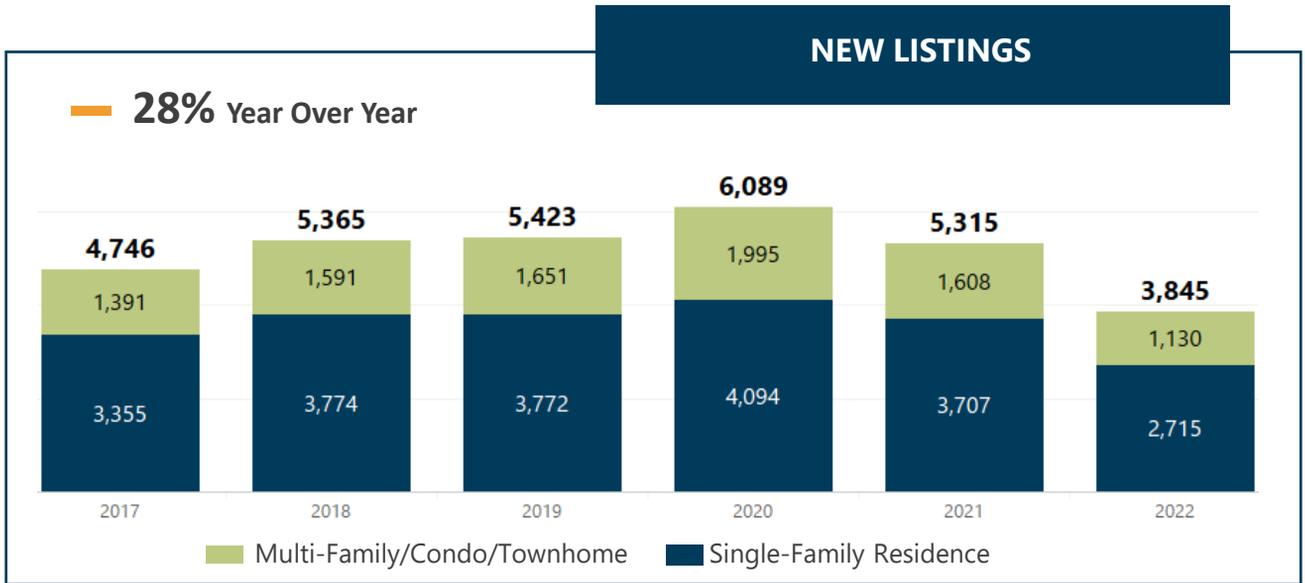
Homes are staying on the market more than three times longer than they did last year at this time. With more inventory and less competition, buyers are taking more time to write contracts. From a month-to-month perspective, Median Days in MLS ticked up by one day.



New Listings

October 2022

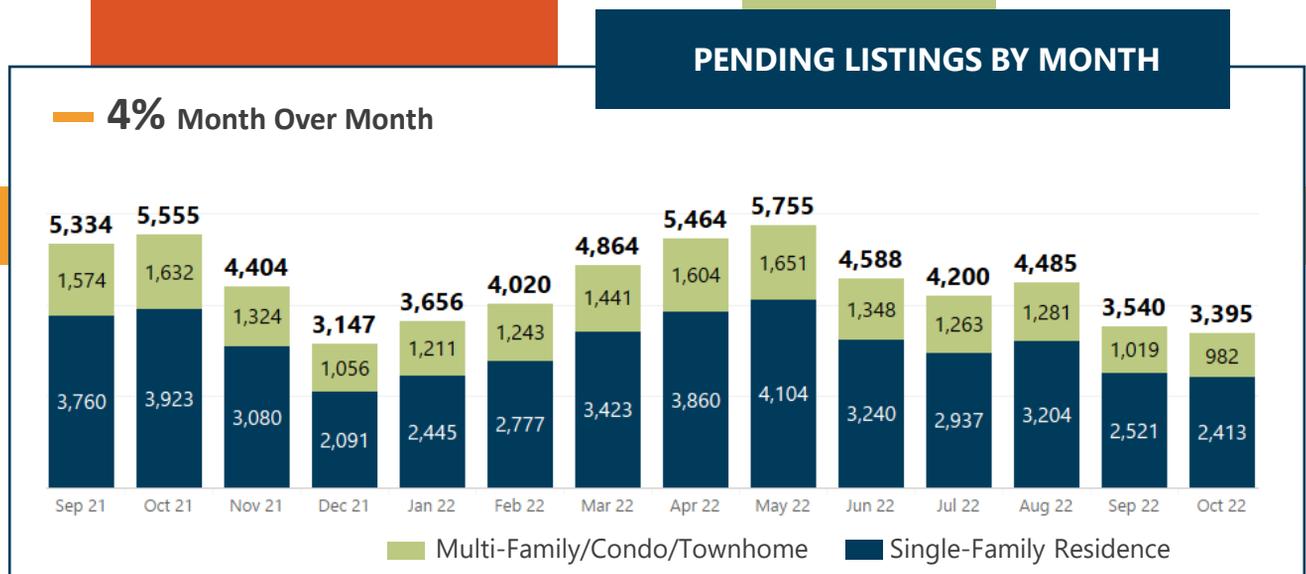
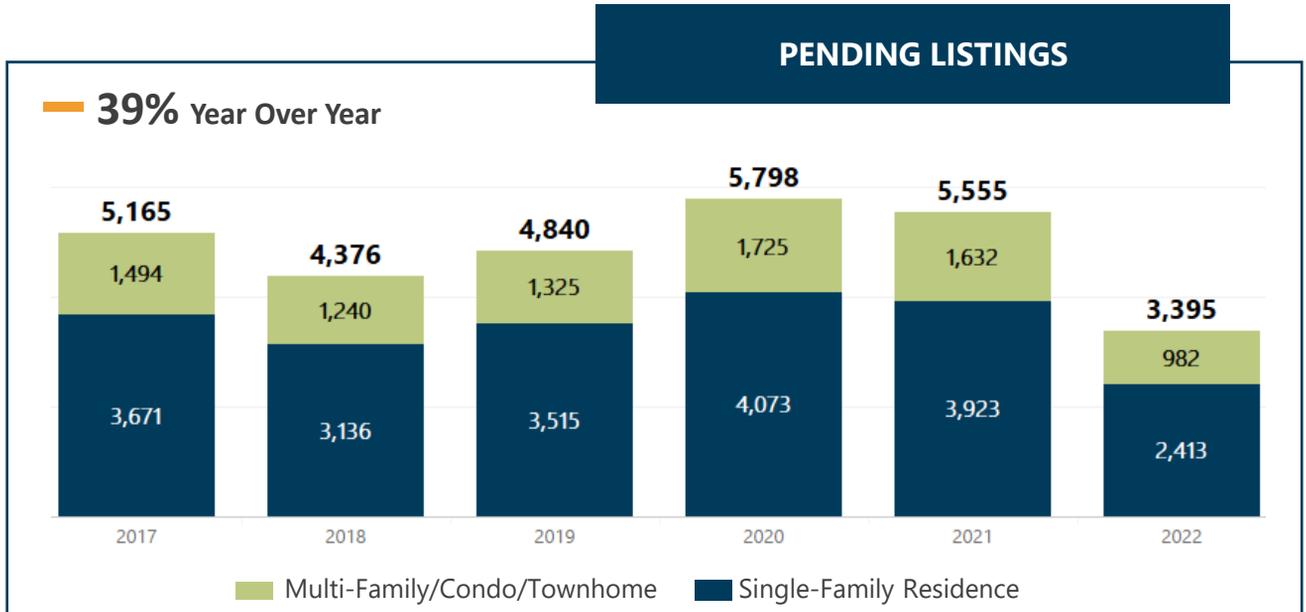
The number of new listings sellers brought to the market in October is 28% lower than last year and the lowest for any October since 2008. The number of new listings has decreased month over month since the peak we saw in in June.



Pending Listings

October 2022

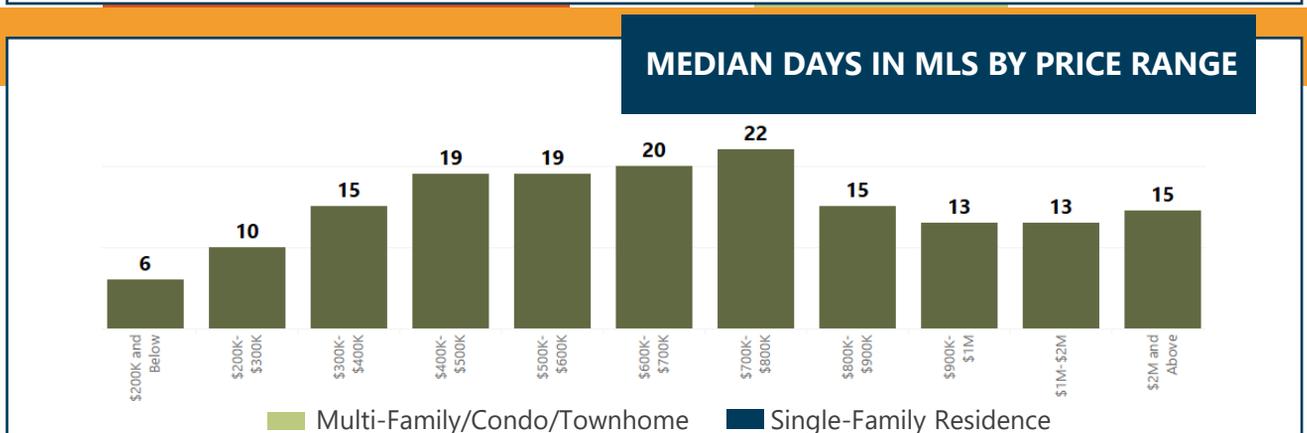
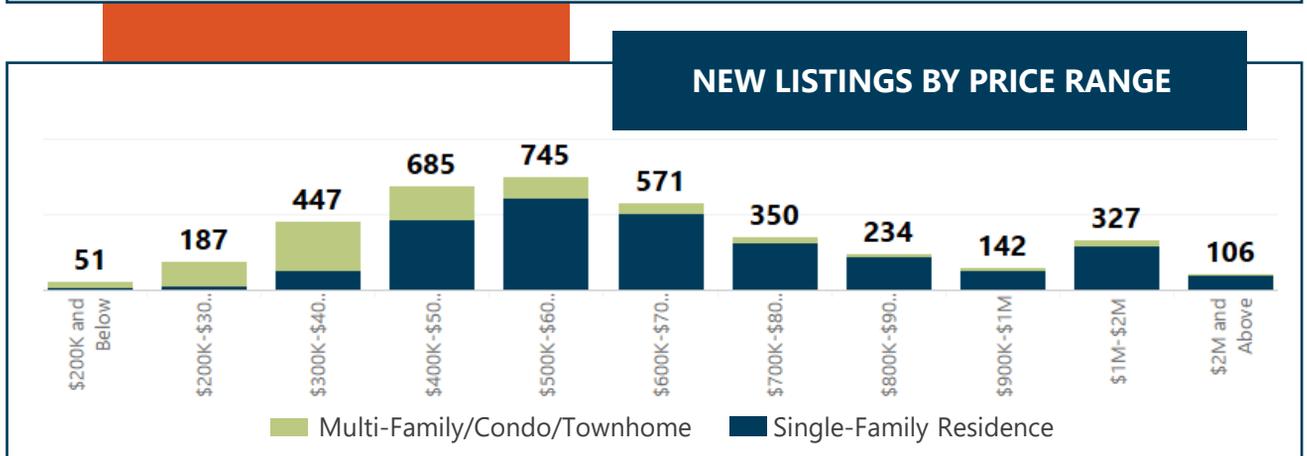
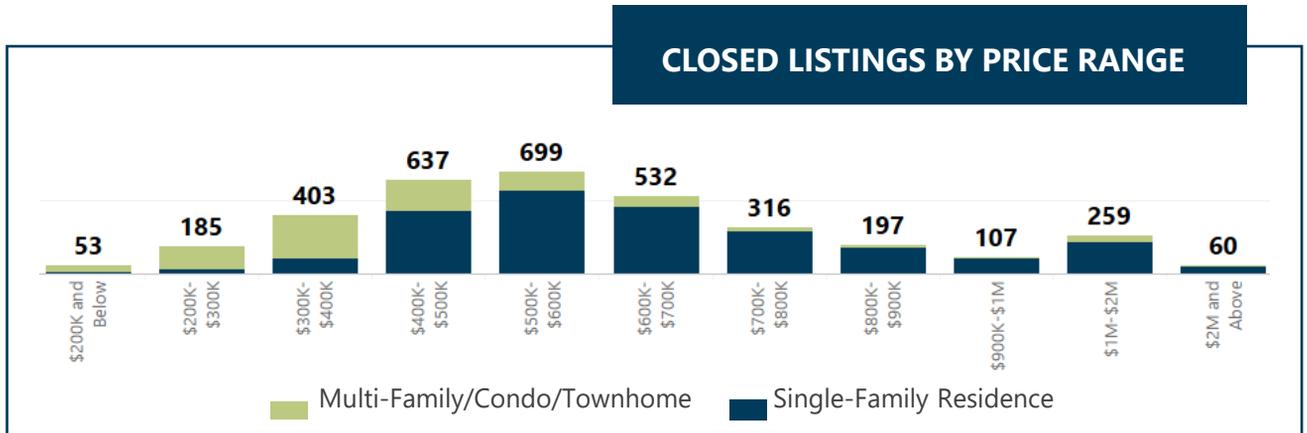
Demand for homes continued to pull back both year over year and month over month. The number of properties that moved to Pending status was down 39% from October 2021 and decreased 4% from September.



Activity by Price Range

October 2022

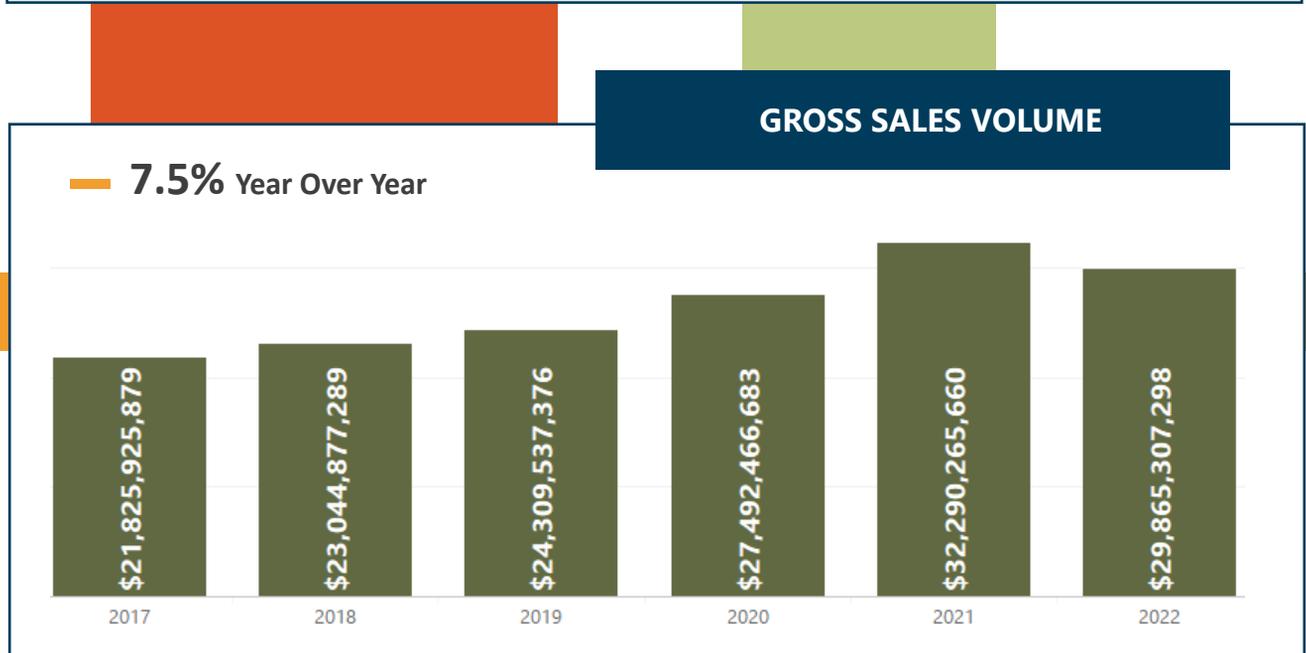
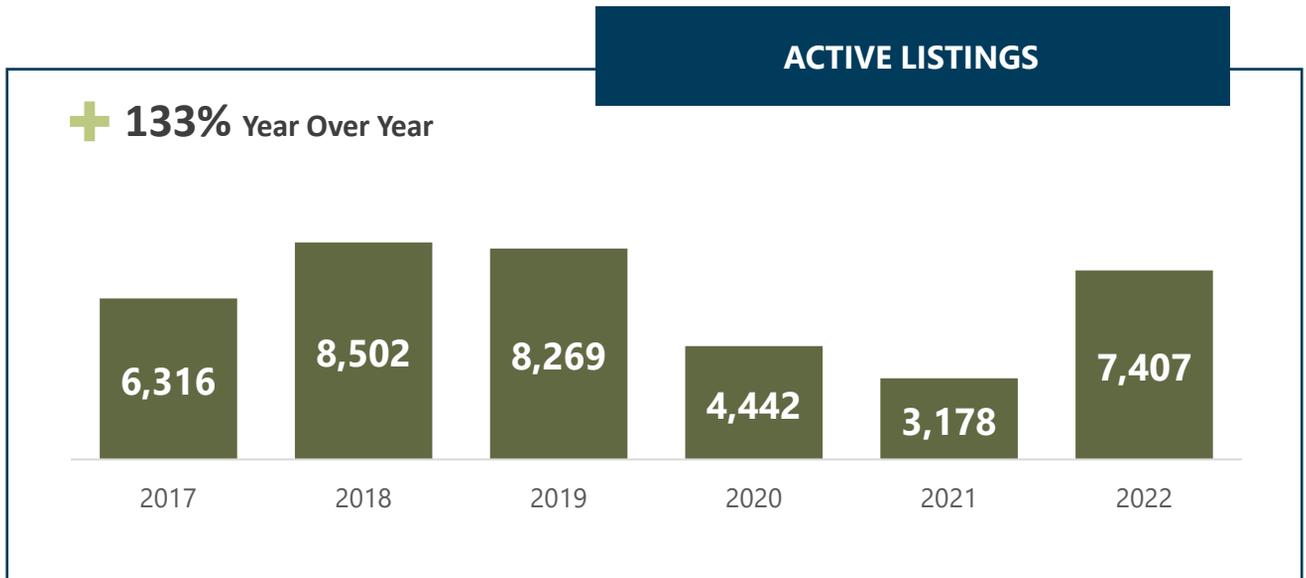
The price range with the most activity continued to be \$500-600,000, with the most closings and new listings. The luxury market, which includes homes priced at \$1 million and above, experienced cooling similar to what is taking place in the broad market with closed listings down 22% year over year. New listings of homes priced above \$1M comprised 11.3% of all new listings and was up 16% from last October.



Active Listings and Volume

October 2022

At the end of October, there were 7,407 homes actively available for sale in the REcolorado MLS system, more than two times as many as we had this time last year. At the current rate of sales, the Denver Metro market has 9 weeks of inventory. In October, the Denver market saw more than \$29.9 billion in sales.



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: October 2021 vs October 2020

MONTH-OVER-MONTH

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

YEAR-TO-DATE

A sum of all data points from the start of the year, October 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.