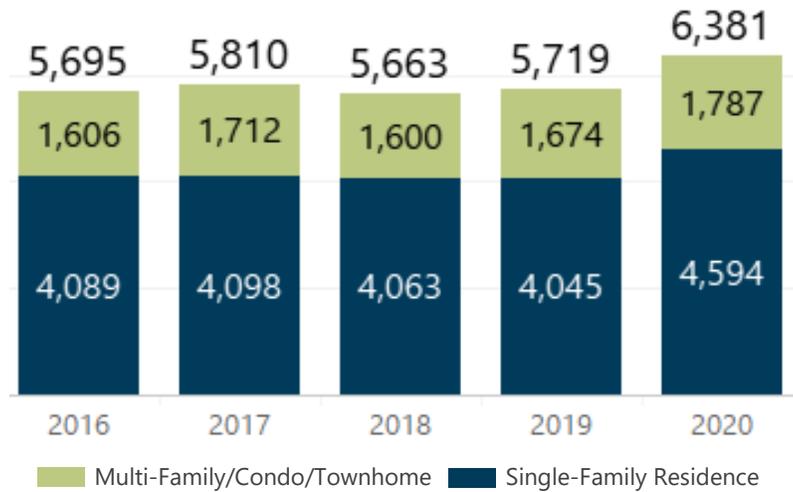


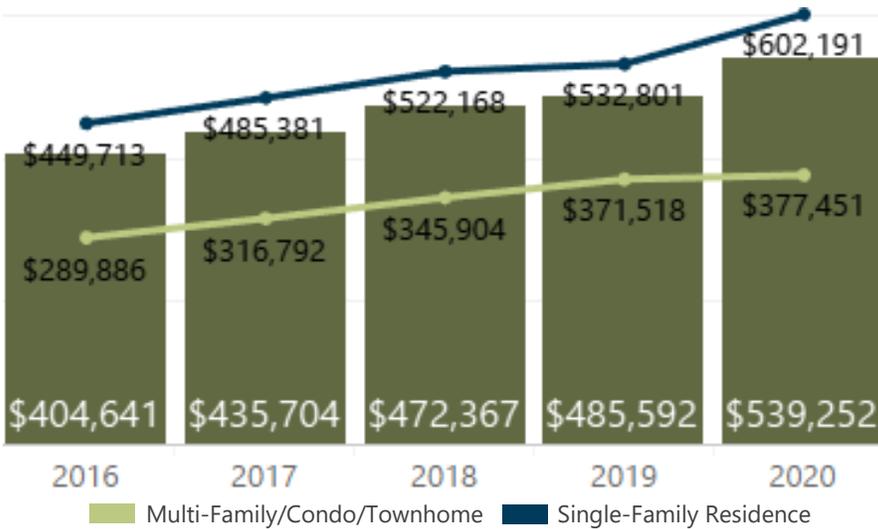
**+12% HOMES CLOSED**

A record number of homes sold in the month of August as compared to this month in previous years. Throughout the month, 6,381 homes closed, a **year-over-year increase of 12%** and a 13% decrease month over month.

Homes remained in high demand in August. The count of listings in Pending status was 7,405, which is 34% more than August 2019 and 9% higher than last month.



**Average Closed Prices**



**+11% PRICES**

The average price of a home in the Denver metro area in August was \$539,252, a **year-over-year increase of 11%**. As compared to last month, prices saw a marginal increase.

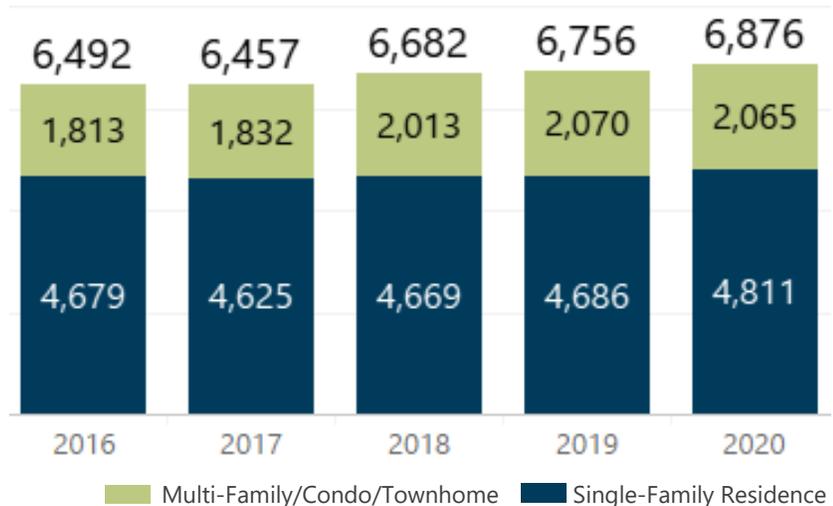
Home price increases were driven by Single-family residences, which sold for an average price of \$602,191, a 13% year-over-year increase. This is the first time prices for single-family homes have surpassed \$600,000. The average price of multi-family/condos/townhomes was \$377,451, up 2% year over year.

**+2% NEW LISTINGS**

Throughout August, 6,876 new homes hit the market, **2% more than this month last year**. After 3 months of increases in New Listings, we saw our first decrease as 10% fewer homes for sale hit the market.

At the end of August, there were only 5,778 Active properties on the market, 39% fewer than last year at this time and a 3% lower than last month.

Currently, there are **4 weeks of inventory**, 3 weeks fewer than this time last year and unchanged from last month.



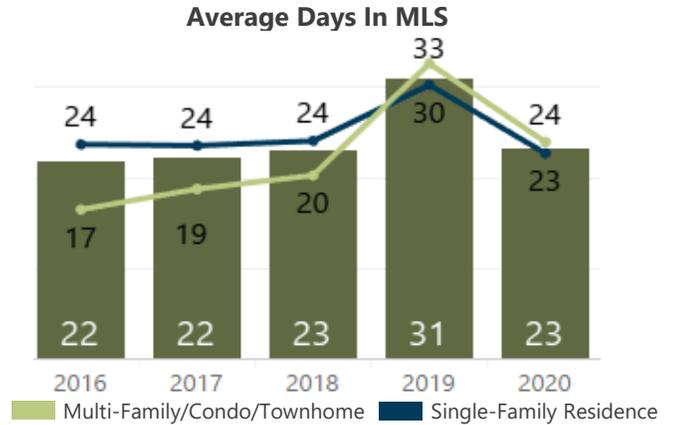
**-8 Days**

### DAYS IN MLS

Denver Metro homes spent an average of 23 days on the market in August, **8 days fewer than this time last year** and 2 days fewer than last month.

On average, single-family residences were on the market 23 days, while multi-family/condos/townhomes were on the market 24 days.

The median number of days a home spent on the market in August was 7, down 8 days from last year.



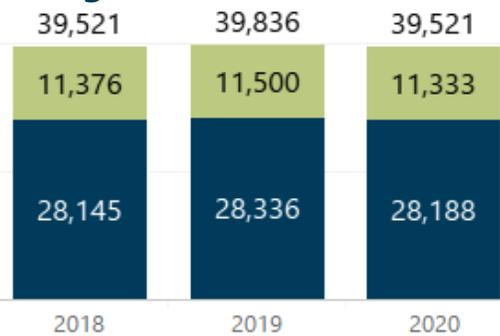
<b>5,778</b> Active Listings	<b>\$539,252</b> Average Closed Price	<b>6,381</b> Listings Closed	<b>23</b> Average Days In MLS
<b>6,876</b> New Listings	<b>\$460,000</b> Median Closed Price	<b>7,405</b> Pending Listings	<b>4</b> Weeks of Inventory

### YEAR TO DATE

Year-to-date measures indicate we're having a strong buying and selling season despite the pandemic. Compared to last year, the count of New Listings is 5% lower, and the number of Closed Listings is just 1% lower. As the busy season progresses, we're seeing the year-over-year delta for these measures decrease. The average Closed Price is up 5% from last year due primarily to high buyer demand and low inventory levels. Homes spent an average of 28 days in the MLS, 1 day less than the previous year.

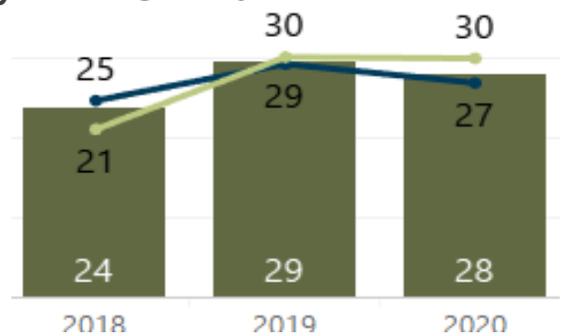
**-1%**

### Listings Closed



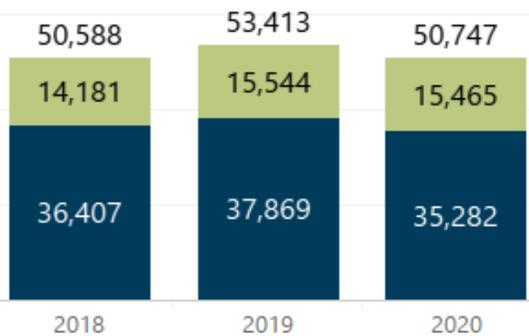
**-1 Day**

### Average Days In MLS



**-5%**

### New Listings



**+5%**

### Average Closed Price

