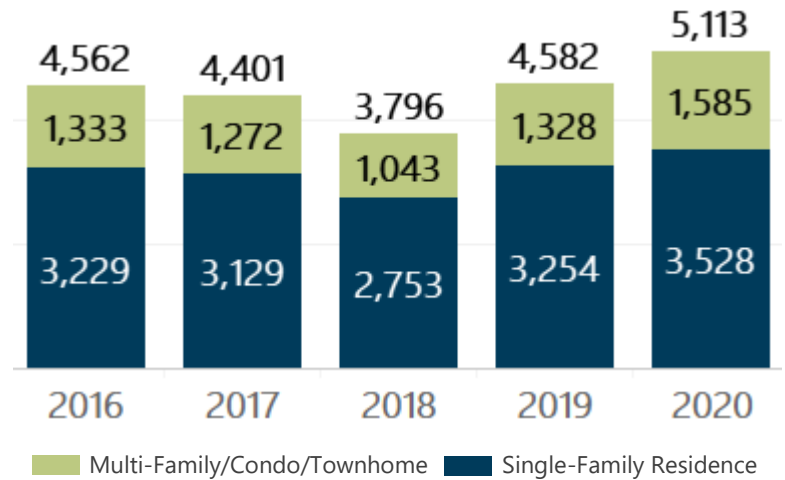


**+12% HOMES CLOSED**

In December, 5,113 homes closed, a **year-over-year increase of 12%** and a seasonal month-over-month decrease of 5%.

The count of listings in **Pending** status was 3,600, which is 9% more than December 2019 and 22% fewer than last month.

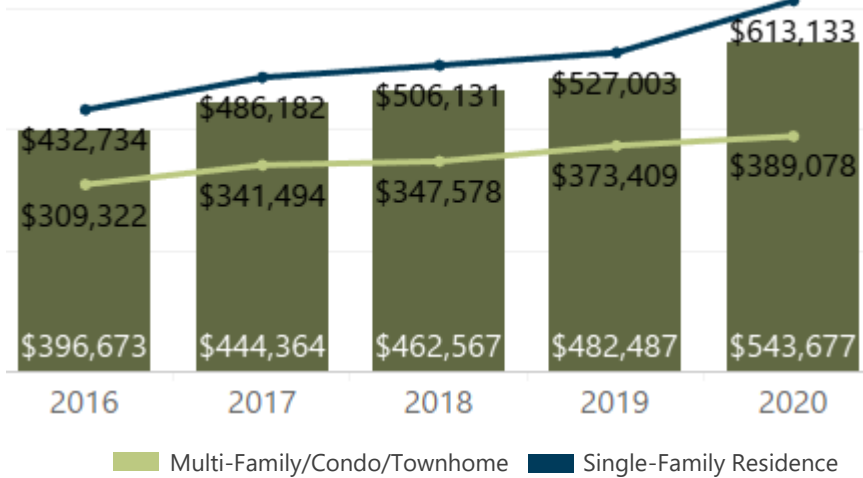


**Average Closed Prices**

**+13% PRICES**

The Average Closed Price of a home in the Denver metro area in December was \$543,677, a **year-over-year increase of 13%**. Prices were relatively unchanged compared to last month.

The Average Closed Price for Single-Family homes saw a 16% year-over-year increase. Multi-Family/ Condo/ Townhomes closed for 4% more than last year at this time.

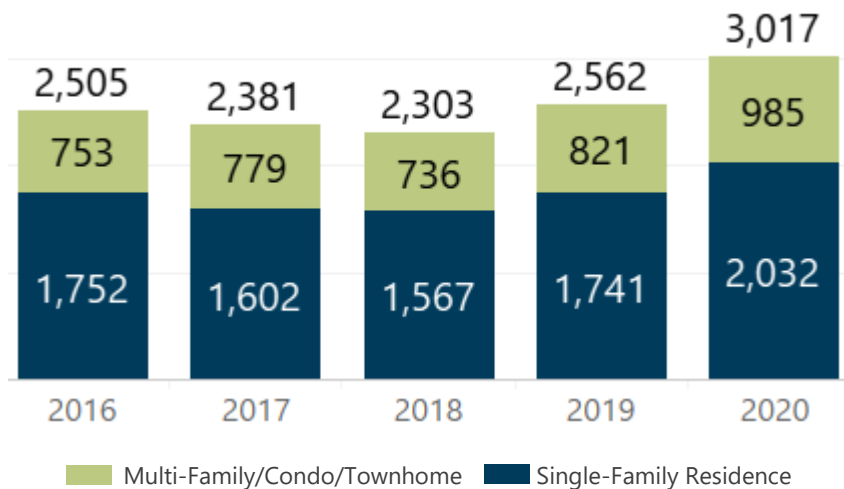


**+18% NEW LISTINGS**

Throughout December, 3,017 New Listings of homes for sale hit the market, which is **18% higher than December of 2019**. Compared to last month, the count of New Listings saw a seasonal decrease of 18%.

At the end of December, there were only 2,487 Active listings on the market, 51% fewer than last year at this time and 31% fewer than last month.

Currently, there are 2 weeks of inventory, 3 weeks fewer than this time last year and 1 week fewer than last month.



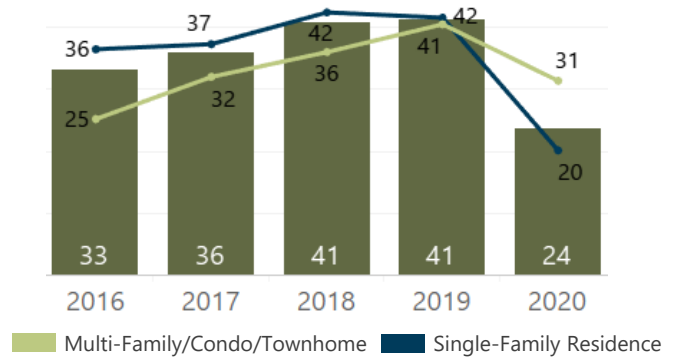
**-17 Days**

### DAYS IN MLS

Denver metro homes spent an average of 24 Days in the MLS in December, **17 days less than this time last year** and 2 days more than last month. On average, Single-Family Residences were on the market 20 days, while Multi-Family/Condo/townhome properties were on the market 31 days.

The median number of days a home spent in the MLS in December was 7, which is 17 days less than last year at this time.

Average Days In MLS

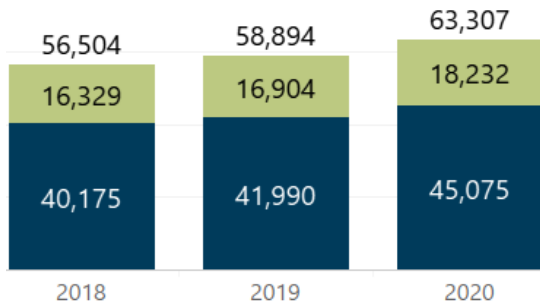


<b>2,487</b> Active Listings	<b>\$543,677</b> Average Closed Price	<b>5,113</b> Listings Closed	<b>24</b> Average Days In MLS
<b>3,017</b> New Listings	<b>\$456,840</b> Median Closed Price	<b>3,600</b> Pending Listings	<b>2</b> Weeks of Inventory

### YEAR TO DATE

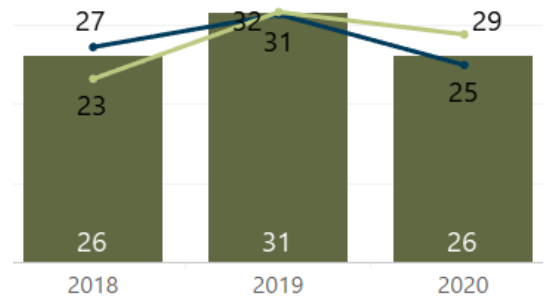
In 2020 a record number of homes closed in the Denver Metro market. As compared to last year, 8% more homes sold. The number of New Listings that were brought to the market did not keep pace, which contributed to very low inventory levels. Homes that came on the market were quickly scooped up, spending an average of just 26 days in the MLS. Strong demand and low inventory kept prices high. The Average Closed Price for homes were higher in 2020 than any other year on record.

**+8%** Listings Closed

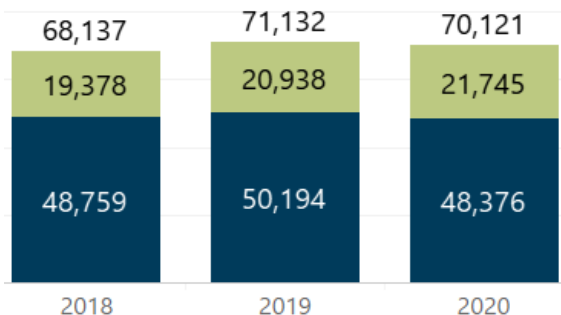


**-5 Days**

### Average Days In MLS

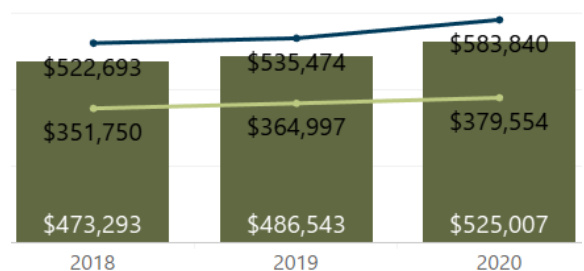


**-1%** New Listings



**+8%**

### Average Closed Price



Multi-Family/Condo/Townhome Single-Family Residence