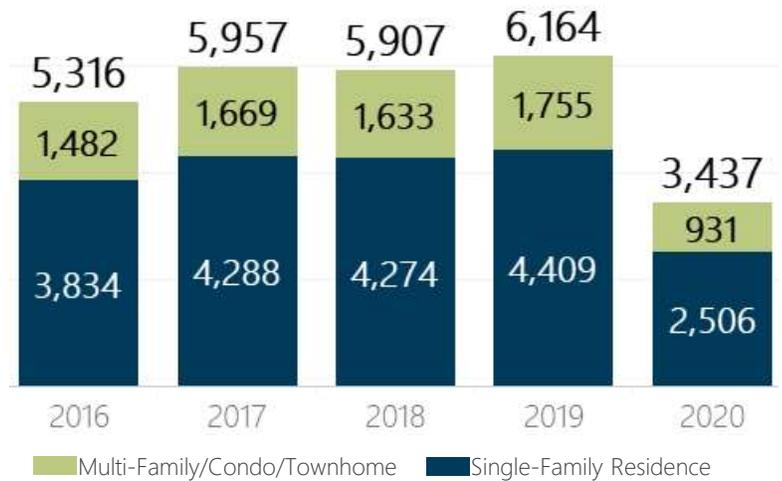


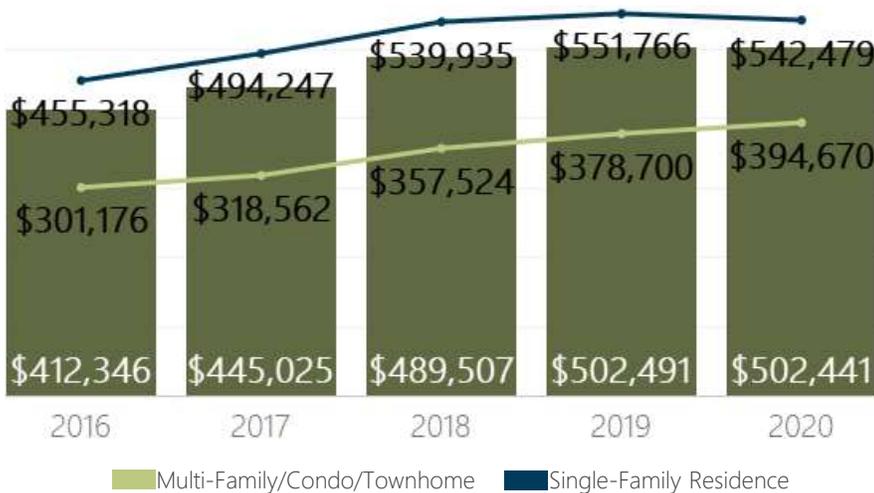
**-44% HOMES CLOSED**

In the Denver Metro Area this May, 3,437 homes closed, a **year-over-year decrease of 44%**. As compared to last month, sales saw a 13% decrease.

In May, the count of listings in Pending status was 6,935, which is 119% more than last month and up 14%, from May 2019.



Average Closed Prices



**0% PRICES**

In May, the average price of a home in the Denver metro area was \$502,441, a **year-over-year increase of less than 1%**. Compared to last month, there was also an increase of less than 1%.

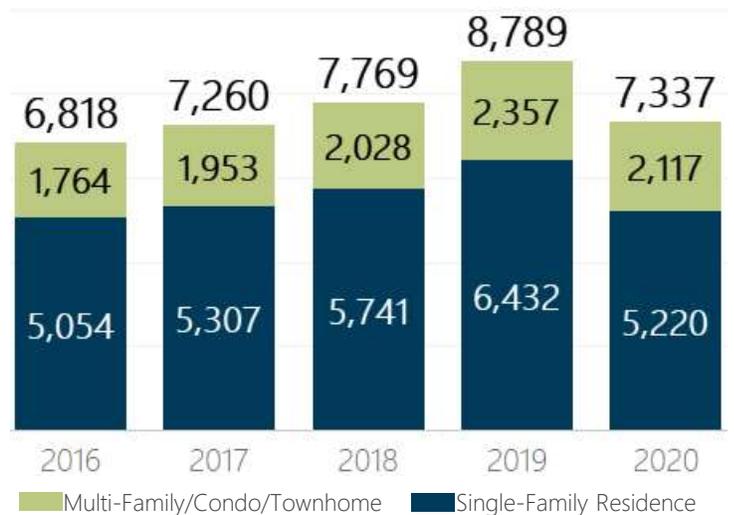
Single-family residences sold for an average price of \$542,479, down 2% year over year. The price of multi-family/condos/townhomes was up 4% from May 2019, at an average of \$394,670.

**-17% NEW LISTINGS**

Throughout the month, sellers brought 7,337 new listings to the market, **down 17% compared to last year**, but up 52% from last month.

The count of active listings of homes for sale at the end of May was 6,960, 18% lower than last year and 4% higher than the end of last month.

We currently have **9 weeks of inventory**, two weeks more than last month and three weeks more than last year.



**0 Days** DAYS IN MLS

In May, homes spent an average of 24 days on the market, **the same number of days as this time last year**, and 3 days more than last month. On average, single-family residences were on the market 23 days, while multi-family/condos/townhomes were on the market 25 days.

The median number of days a home spent on the market in May was 8, 1 day more than this time last year.



<b>6,960</b> Active Listings	<b>\$502,441</b> Average Closed Price	<b>3,437</b> Listings Closed	<b>24</b> Average Days In MLS
<b>7,337</b> New Listings	<b>\$439,900</b> Median Closed Price	<b>6,935</b> Pending Listings	<b>9</b> Weeks of Inventory

**YEAR TO DATE**

Year-to-date data from REcolorado shows the coronavirus is continuing to impact the market. The count for closed listings is 13% lower than last year's year-to-date figures and average price of those listings is up 3% as demand continues to be strong while inventory is low. The number of new listings that came on the market is down 11% year to date. On average, homes spent one day less on the market as they did at this point in 2019.



Multi-Family/Condo/Townhome Single-Family Residence