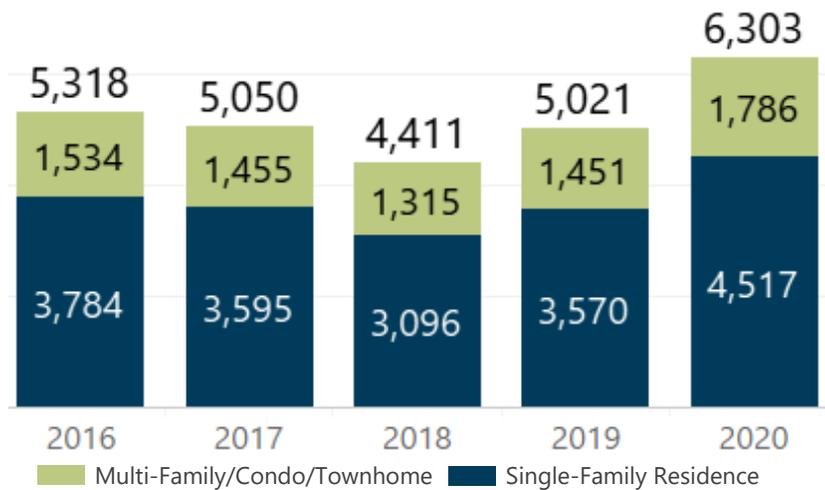


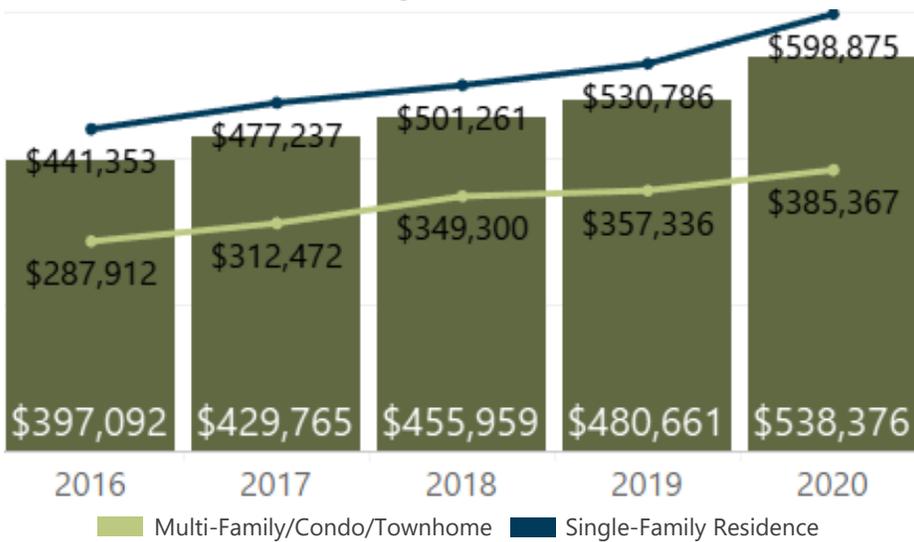
+26% HOMES CLOSED

In September more homes sold than any other September on record. Throughout the month, 6,303 homes closed, a **year-over-year increase of 26%** and a 4% decrease month over month.

The count of listings in Pending status was 6,341, which is 26% more than September 2019. Homes in Pending status were 10% less than last month indicating the market may start taking a breather as we head into fall.



Average Closed Prices



+12% PRICES

The average price of a home in the Denver metro area in September was \$538,376, a **year-over-year increase of 12%**. As compared to last month, prices saw a marginal increase.

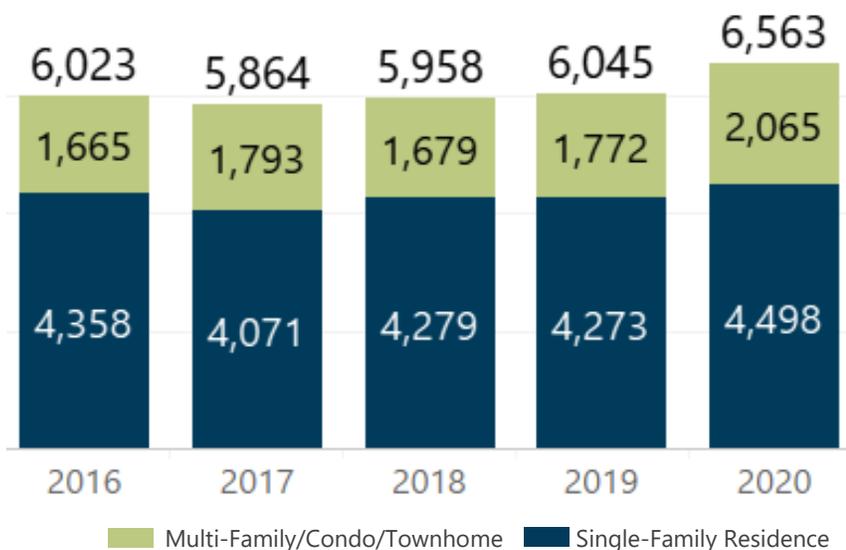
Home price increases were driven by single-family residences, which sold for an average price of \$598,875, a 13% year-over-year increase. The average price of multi-family/condos/townhomes was \$385,367, up 8% year over year.

+9% NEW LISTINGS

Throughout September, 6,563 new listings of homes for sale hit the market, which is **9% higher than September of 2019**. Compared to last month, the count of New Listings saw a seasonal decrease of 5%.

At the end of September, there were only 5,159 Active properties on the market, 46% fewer than last year at this time and 11% lower than last month.

Currently, there is 4 weeks of inventory, 5 weeks fewer than this time last year and unchanged from last month.



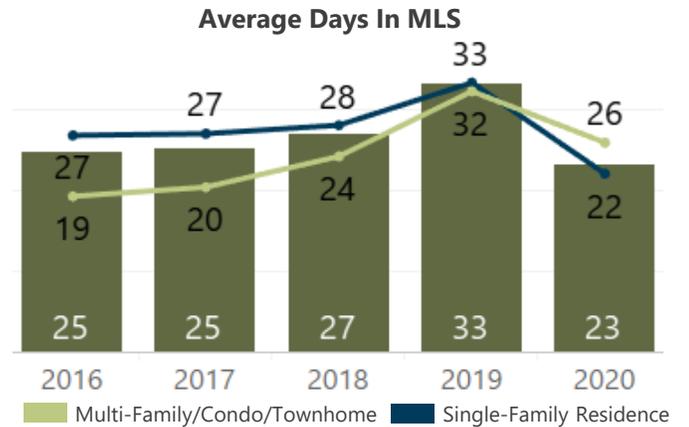
-10 Days

DAYS IN MLS

Denver Metro homes spent an average of 23 days on the market in September, **10 days fewer than this time last year** and unchanged from last month.

On average, single-family residences were on the market 26 days, while multi-family/condos/townhomes were on the market 22 days.

The median number of days a home spent on the market in September was 6, down 10 days from last year.



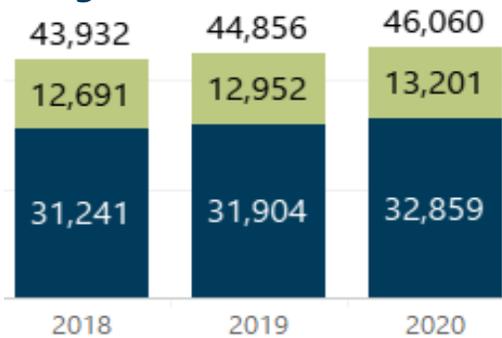
5,159 Active Listings	\$538,376 Average Closed Price	6,303 Listings Closed	23 Average Days In MLS
6,563 New Listings	\$460,000 Median Closed Price	6,341 Pending Listings	4 Weeks of Inventory

YEAR TO DATE

Year-to-date measures indicate our strong buying and selling season has continued into September. The number of Listings Closed year to date is 3% higher than this time last year and the highest count we have on record. While New Listings remain tight, the year to date gap has shrunk to 4% less than this time in 2019. The average Closed Price is up 6% from last year due in part to high buyer demand, limited inventory, and low interest rates. Homes spent an average of 27 days in the MLS, 3 days less than the previous year.

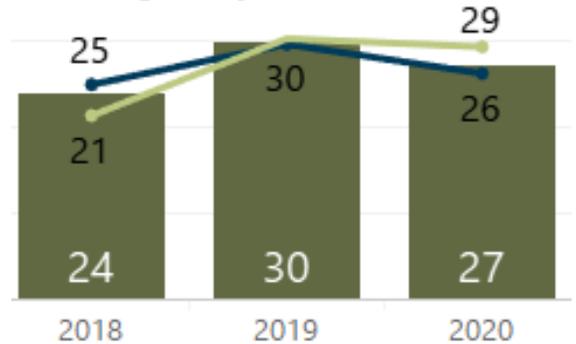
+3%

Listings Closed



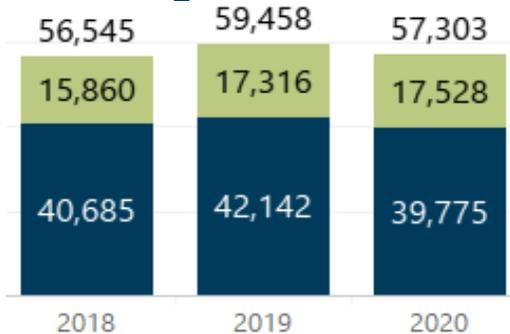
-3 Days

Average Days In MLS



-4%

New Listings



+6%

Average Closed Price



Multi-Family/Condo/Townhome Single-Family Residence