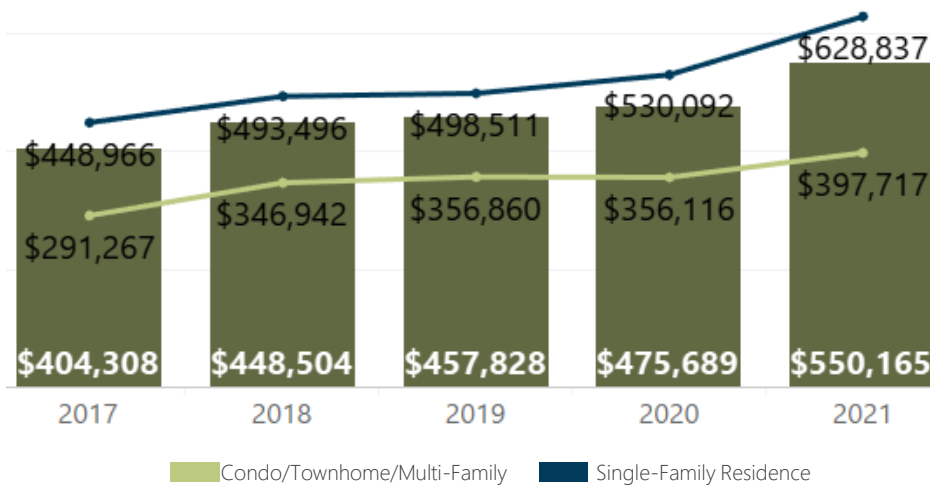
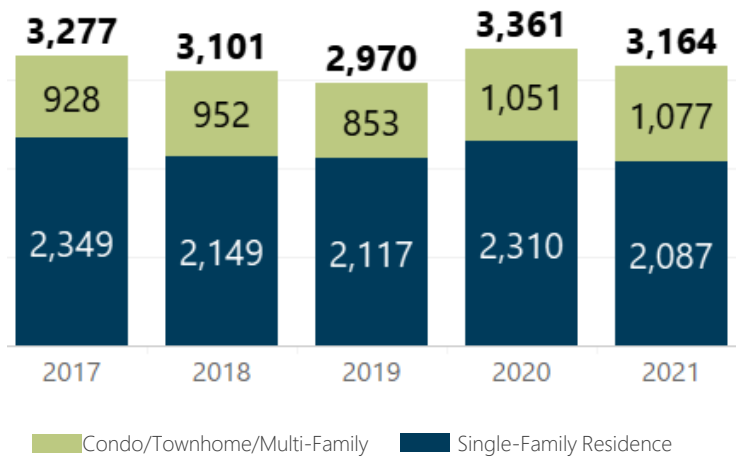


-6% HOMES CLOSED

In the Denver Metro Area this January, 3,164 homes sold, a **year-over-year decrease of 6%**. As compared to December, sales saw a 39% decrease.

In January, the count of pending listings was 4,558, up 1% over last year and 32% higher than last month.



+16% AVERAGE PRICES

In January, the average price of a home in the Denver Metro area was \$550,165, a **year-over-year increase of 16%** and up 2% from last month.

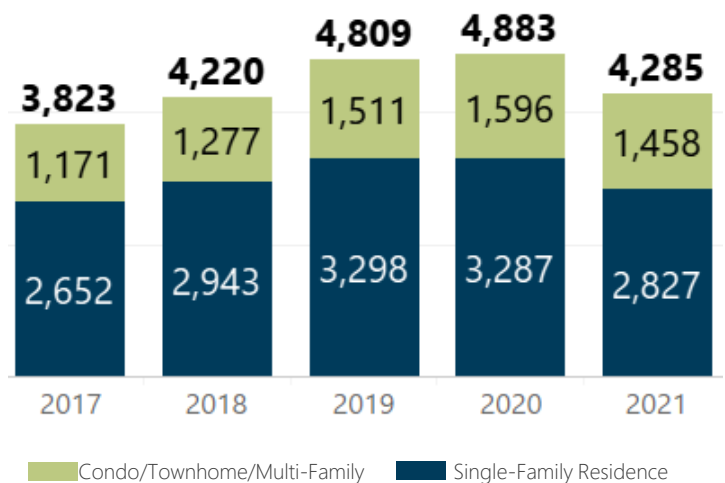
Single-family residences sold for an average price of \$628,837, up 19% year over year. The price of condos/townhomes/multi-family homes was up 12% from January 2020, at an average of \$397,717.

-12% NEW LISTINGS

Throughout the month, sellers brought 4,285 new listings to the market, **down 12% compared to last year**, and a 42% increase from last month, a signal the buying and selling season is underway.

The count of active listings of homes for sale at the end of January was 2,196, 53% lower than last year and 12% lower than the end of last month.

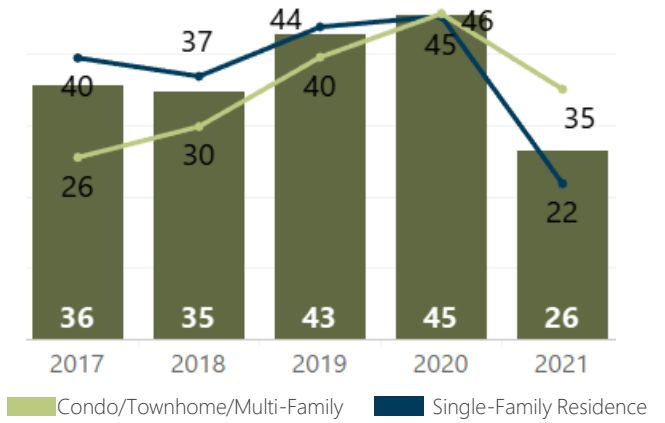
We currently have **3 weeks of inventory**, three weeks fewer than last January and one week more than last month.



-19 Days AVERAGE DAYS IN MLS

In January, homes spent an average of 26 days in the MLS, **19 days fewer than this time last year**, and 2 days more than last month. On average, single-family residences spent 22 days in the MLS, while condos, townhomes, and multi-family homes were in the MLS an average of 35 days.

The median number of days a home spent on the market in January was 6, which is 20 days fewer than last January.

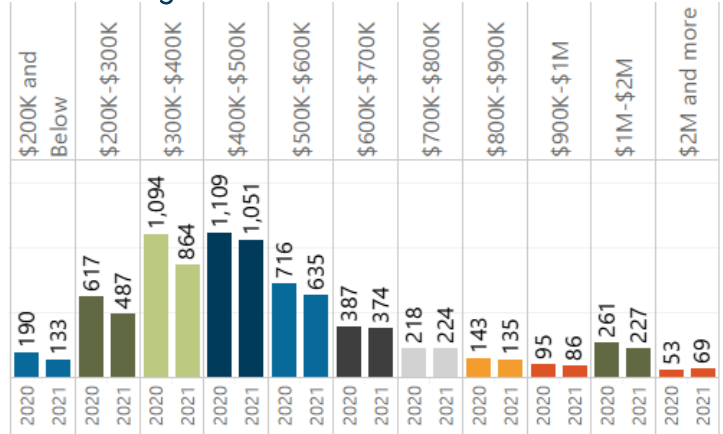


2,196 Active Listings	\$550,165 Average Sold Price	3,164 Listings Closed	26 Average Days in MLS
4,285 New Listings	\$457,200 Median Sold Price	4,558 Pending Listings	3 Weeks of Inventory

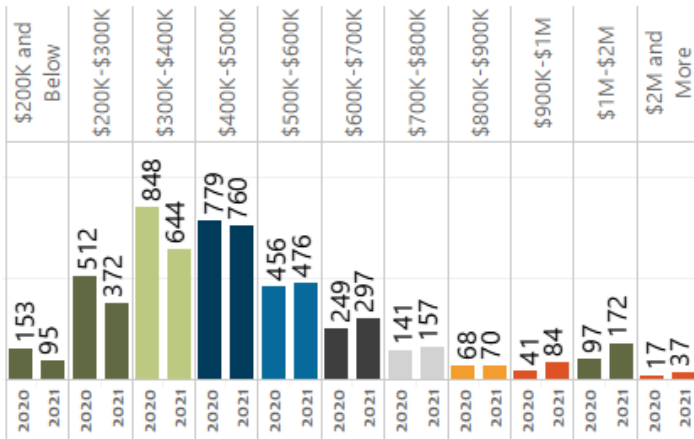
THE MARKET BY PRICE RANGE

The hottest price ranges for the Denver Metro market in January were \$300-\$400,000 and \$400-\$500,000. Throughout the month, 45% of the New Listings that came on the market and 48% of sales were in these ranges. Homes in the \$300-400,000 price range moved off the market the quickest in January.

New Listings



Closed Listings



Average Days in MLS

