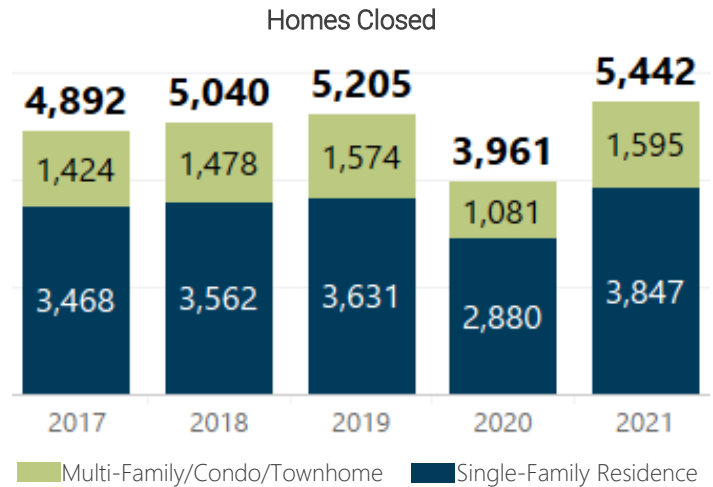


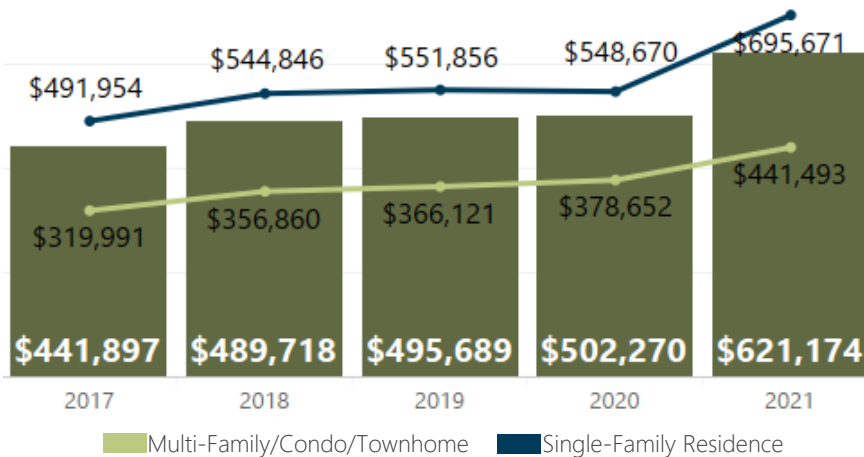
+37% HOMES CLOSED

In the Denver Metro area this April, **5,442 Homes Closed**, which is more than any other April on record. The number of April closings was 37% more than April 2020 and 4% more than last month.

In April, the count of listings in Pending status was 5,901, 88% higher than last year and up 5% from last month. The substantial year-over-year increases are the result of coronavirus restrictions that were in effect in April 2020.



Average Closed Prices



+24% PRICES

In April, the average price of a home in the Denver metro area climbed to another all-time high, \$621,174. **Averaged Closed Prices are up 24% year over year** and are 6% higher than last month.

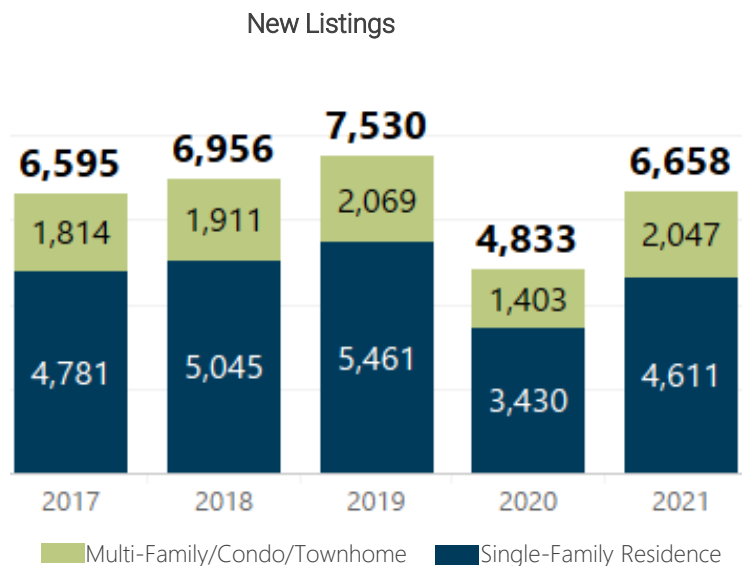
Single-Family Residences sold for an average price of \$695,671, up 27% year over year. The price of Multi-Family/Condos/Townhomes was up 17% from April 2020, at an average of \$441,493.

+38% NEW LISTINGS

The buying and selling season is in full swing. Throughout the month, sellers added 6,658 New Listings of homes for sale to the market, **38% more than last year at this time** and 15% more than last month.

The count of Active Listings of homes for sale at the end of April was 2,057, 69% lower than last year, but 17% higher than the end of last month.

We currently have **2 weeks of inventory**, 5 weeks fewer than last April and 1 week more than last month.

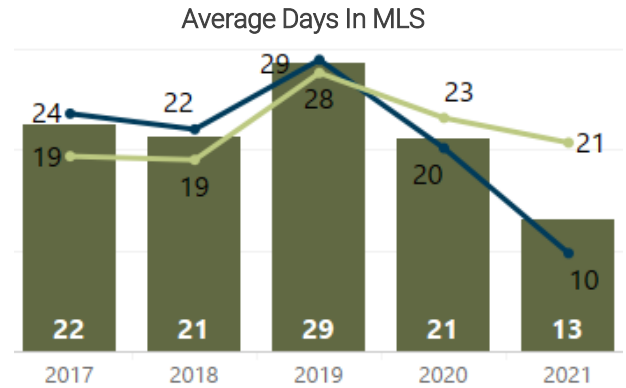


-8
Days

DAYS IN MLS

In April, homes spent an average of 13 days on the market, **8 days fewer than last April** and 6 days fewer than last month. On average, Single-Family Residences were on the market 10 days, while Multi-Family/ Condos/Townhomes were on the market 21 days.

The median number of days a home spent on the market in April was 4, 1 day fewer than April 2020.



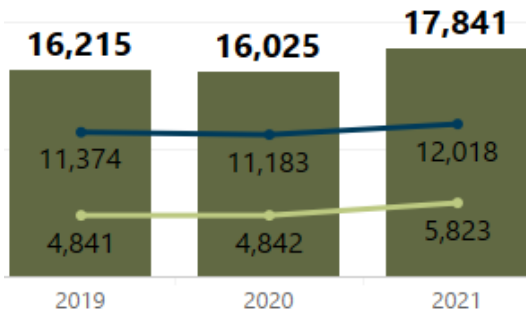
Multi-Family/Condo/Townhome Single-Family Residence

2,057 Active Listings	\$621,174 Average Closed Price	5,442 Listings Closed	13 Average Days In MLS
6,658 New Listings	\$525,000 Median Closed Price	5,901 Pending Listings	2 Week of Inventory

YEAR TO DATE

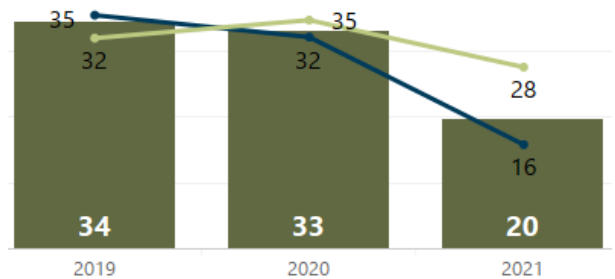
The 2021 selling and buying season is off to a very active start in the Denver Metro area. Fueled by strong demand and low inventory, the Average Closed Price for homes is at an all-time high and the amount of time homes are spending actively available for sale is at a record low. The pace at which sellers are listing their homes for sale has picked up, giving buyers a bit more inventory to choose from. Still, inventory levels remain very low.

+11% Listings Closed



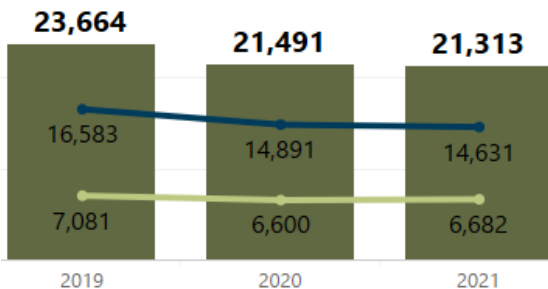
-13
Days

Average Days In MLS



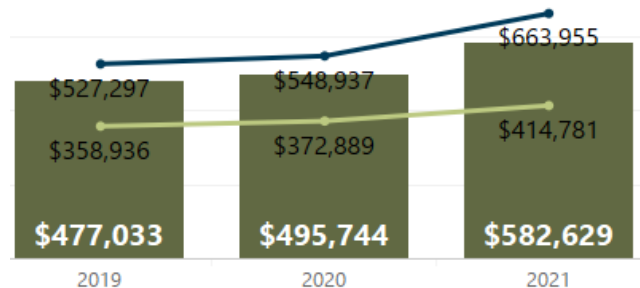
-1%

New Listings



+18%

Average Closed Price



Multi-Family/Condo/Townhome Single-Family Residence