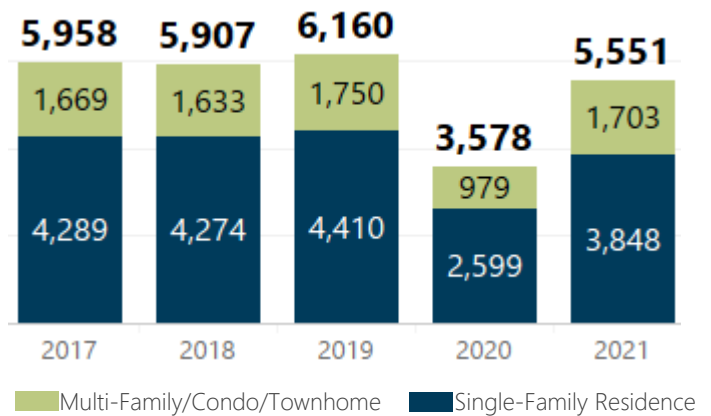


+55% HOMES CLOSED

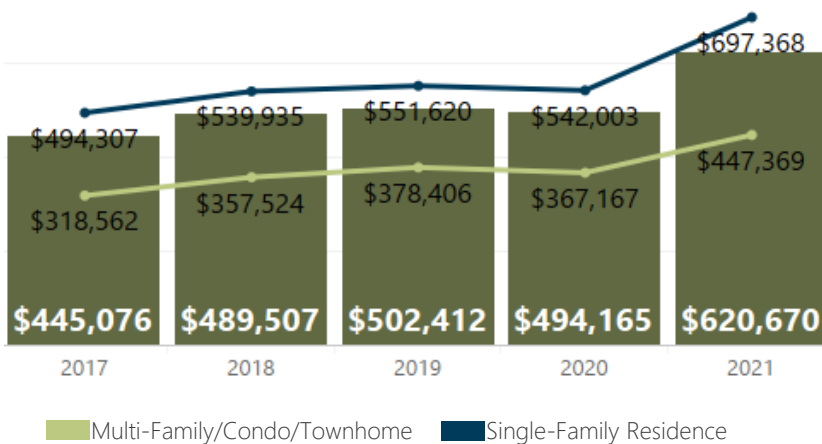
In the Denver Metro area this May, **5,551 Homes Closed**, 55% more than we saw last May as the coronavirus pandemic slowed the market significantly. The number of Homes Closed is 1% higher than last month.

In May, the count of listings in Pending status was 6,788, 4% higher than last year and up 18% from last month. More listings were in Pending status this May than any other on record.

Homes Closed



Average Closed Prices



+26% PRICES

In May, the average price of a home in the Denver metro area remained steady after reaching an all-time high last month. The **Averaged Closed Price for homes was \$620,670, up 26% year over year** and relatively unchanged from last month.

Single-Family Residences sold for an average price of \$697,368, up 29% year over year. The price of Multi-Family/Condos/Townhomes was up 22% from May 2020, at an average of \$447,369.

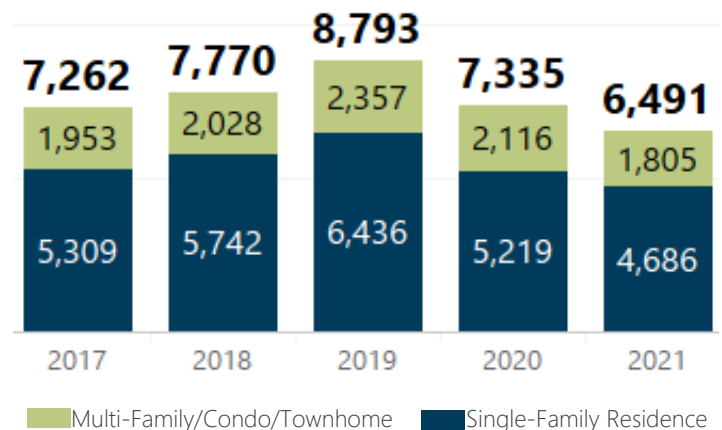
-12% NEW LISTINGS

The number of New Listings brought to the market was lower than we've seen in any other May since 2012. Throughout the month, sellers added 6,491 New Listings to the market, **12% fewer than last year at this time** and 3% fewer than last month.

The count of Active Listings of homes for sale at the end of May was 2,969, 57% lower than last year, but 44% higher than the end of last month.

We currently have **2 weeks of inventory**, 7 weeks fewer than last May and unchanged from last month.

New Listings

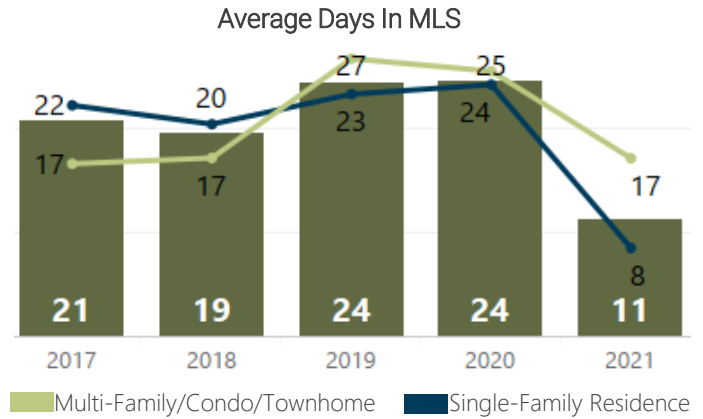


-13
Days

DAYS IN MLS

In May, homes spent an average of 11 days actively for sale in the MLS, **13 days fewer than last May** and 2 days fewer than last month. On average, Single-Family Residences were on the market 8 days, while Multi-Family/ Condos/Townhomes were on the market 17 days.

The median number of days a home spent on the market in May was 4, 5 days fewer than May 2020.

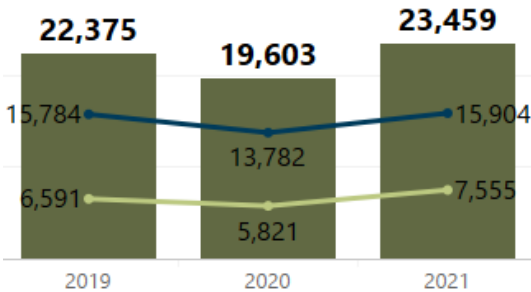


2,969 Active Listings	\$620,670 Average Closed Price	5,551 Listings Closed	11 Average Days In MLS
6,491 New Listings	\$537,500 Median Closed Price	6,788 Pending Listings	2 Week of Inventory

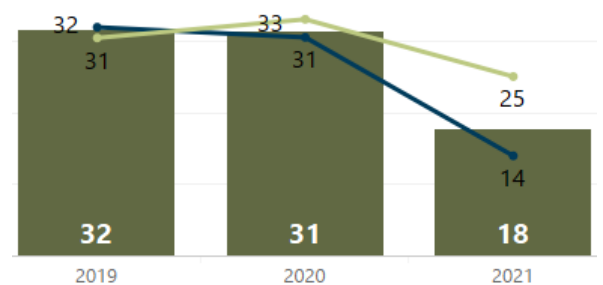
YEAR TO DATE

Year to date, this has been one of the busiest housing markets on record. At 23,459, the count of closed listings is higher than we've ever seen in any other January through May timeframe. The number of listings that have been in pending are also at record highs, reaching 27,073 year today, which is 17% higher than we saw last year at this time. This strong demand is fueling prices, which have been rising steadily throughout the year. Homes moving from the Active to Pending status quickly. The number of New Listings hitting the market is not keeping pace with demand. As a result, inventory levels remain low.

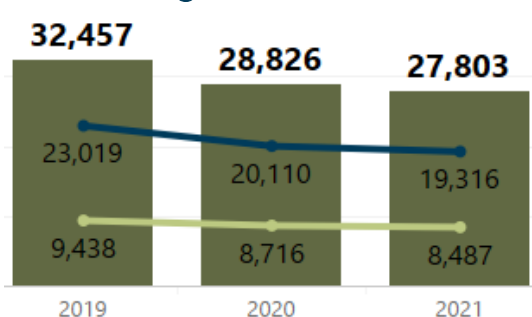
+20% Listings Closed



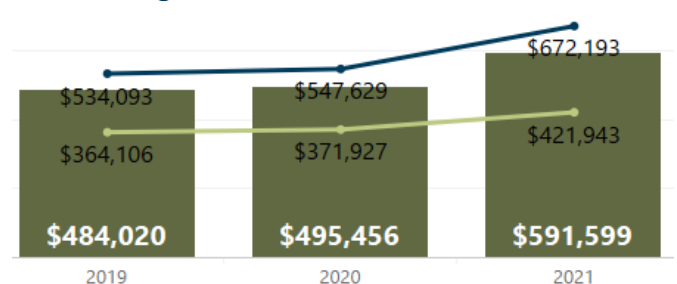
-13
Days
Average Days In MLS



-4% New Listings



+19% Average Closed Price



Multi-Family/Condo/Townhome | Single-Family Residence