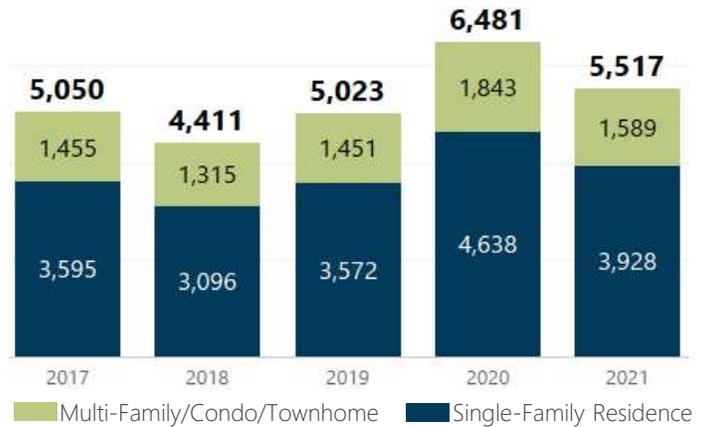


**-15% HOMES CLOSED**

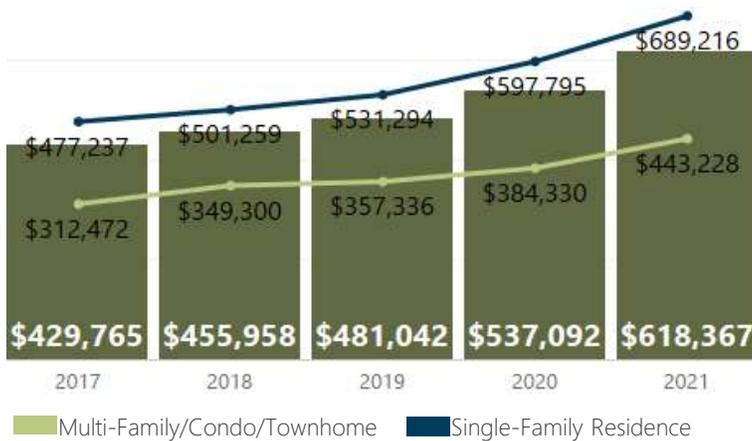
The number of Closed homes in the Denver Metro area totaled **5,517**, a 15% decrease as compared to the record-high closings we saw last September. From a month-to-month perspective, the market saw a seasonal decrease for the second consecutive month with closings down 8% compared to August.

The market remained active in September with the count of listings in Pending status hitting 5,630, a seasonal 7% decrease from last month and 5% fewer than September 2020's record high.

Homes Closed



Average Closed Prices



**+15% PRICES**

The Average Closed price for a home in the Denver Metro area was \$618,367, 15% higher than September 2020. After two consecutive months of decreases, prices saw a slight month-over-month increase, up less than one percent.

Single-Family Residences sold for an average of \$689,216 in September, up 15% year over year. The price of Multi-Family/Condos/Townhomes was also up 15% from September 2020, at an average of \$443,228.

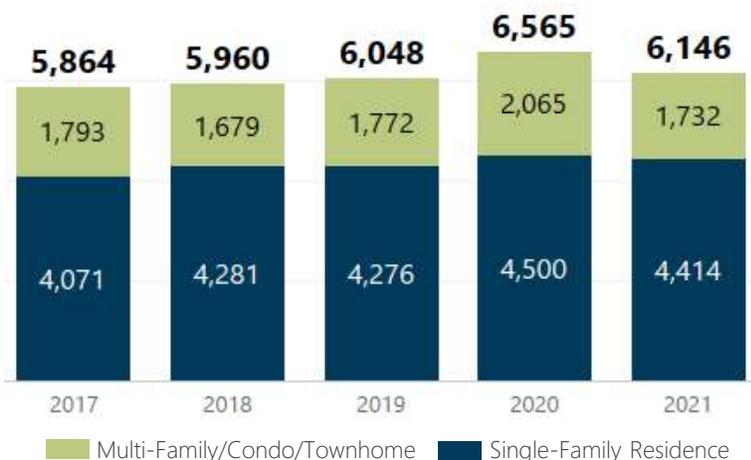
**-6% NEW LISTINGS**

In September, sellers added 6,146 New Listings to the market, **6% fewer than last year at this time** but slightly more than last month.

The count of Active Listings of homes for sale at the end of September was 3,437, 33% fewer than last year and 1% fewer than the end of last month.

We currently have **3 weeks of inventory**, 1 week less than last September and unchanged from last month.

New Listings



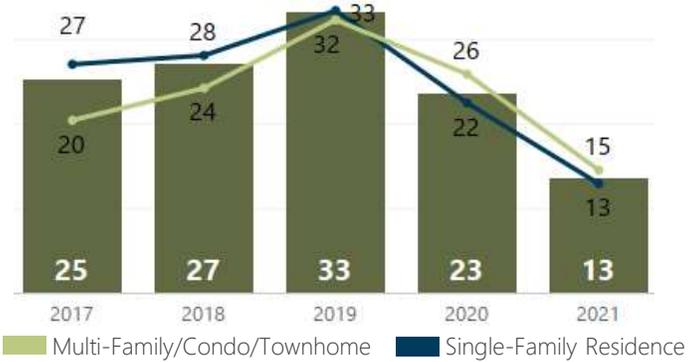
**-10**  
Days

### DAYS IN MLS

In September, it took an average of just 13 days for homes to move from Active to Pending, 10 days fewer than last year but 2 days more than last month. On average, Single-Family Residences were on the market 13 days, while Multi-Family/Condos/Townhomes were on the market 15 days.

The median number of days a home spent on the market in September was 5, which is 1 day fewer than September 2020.

Average Days In MLS

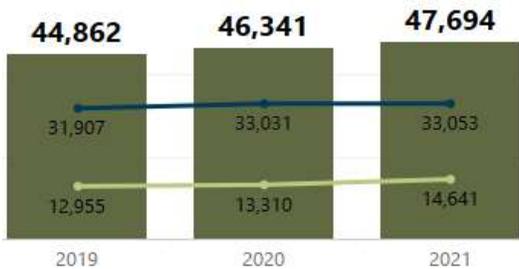


<b>3,437</b> Active Listings	<b>\$618,367</b> Average Closed Price	<b>5,517</b> Listings Closed	<b>13</b> Average Days In MLS
<b>6,146</b> New Listings	<b>\$530,000</b> Median Closed Price	<b>5,630</b> Pending Listings	<b>3</b> Week of Inventory

### YEAR-TO-DATE

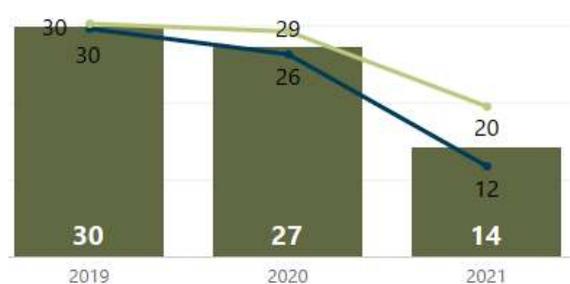
At the end of the 3<sup>rd</sup> quarter, housing market indicators continued to reflect a competitive market with demand from home shoppers that has rebounded from the pre-coronavirus level. Throughout the year, buyers have scooped up listings quickly, in less than 2 weeks on average. Year to date more than half of available listing were under contract with a prospective buyer in 4 days or less. Home prices began to level off over the last couple of months. Still, they are 18% higher than 2020 year-to-date figures due in part to mortgage rates that remain low. Closed listings are at a record high for this point in the year. The number of New Listings is down 4% from last year at this time and 8% compared to two years ago, which is keeping inventory levels tight.

**+3%** Listings Closed

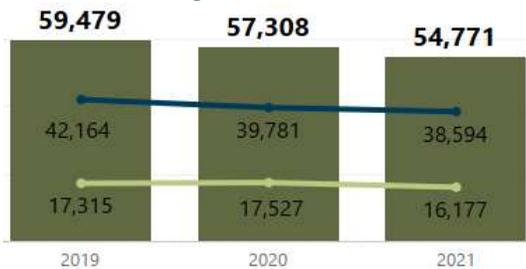


**-13**  
Days

### Average Days In MLS



**-4%** New Listings



**+18%** Average Closed Price



Multi-Family/Condo/Townhome Single-Family Residence