

# Market Overview

	Nov. 2024	Oct. 2024	Nov. 2023	Month-Over-Month	Year-Over-Year
<b>Residential (Detached + Attached)</b>					
Active Listings at Month's End	9,310	10,940	6,684	-14.90%	39.29%
New Listings	2,747	4,693	2,721	-41.47%	0.96%
Pending	3,039	3,397	2,492	-10.54%	21.95%
Closed	3,022	3,621	2,850	-16.54%	6.04%
Close Price - Average	\$ 693,861	\$ 706,495	\$ 661,126	-1.79%	4.95%
Close Price - Median	\$ 585,000	\$ 595,000	\$ 567,688	-1.68%	3.05%
Sales Volume	\$ 2,096,847,894	\$ 2,558,219,659	\$ 1,884,207,890	-18.03%	11.29%
Days in MLS - Average	47	44	38	6.82%	23.68%
Days in MLS - Median	29	26	22	11.54%	31.82%
Close-Price-to-List-Price Ratio	98.51%	98.66%	98.58%	-0.15%	-0.07%
<b>Detached</b>					
Active Listings at Month's End	6,261	7,453	4,743	-15.99%	32.01%
New Listings	1,954	3,363	1,898	-41.90%	2.95%
Pending	2,281	2,604	1,769	-12.40%	28.94%
Closed	2,327	2,799	2,005	-16.86%	16.06%
Close Price - Average	\$ 762,586	\$ 778,643	\$ 742,195	-2.06%	2.75%
Close Price - Median	\$ 639,000	\$ 650,000	\$ 627,100	-1.69%	1.90%
Sales Volume	\$ 1,774,538,012	\$ 2,179,422,619	\$ 1,488,101,395	-18.58%	19.25%
Days in MLS - Average	45	43	38	4.65%	18.42%
Days in MLS - Median	27	25	22	8.00%	22.73%
Close-Price-to-List-Price Ratio	98.55%	98.61%	98.49%	-0.06%	0.06%
<b>Attached</b>					
Active Listings at Month's End	3,049	3,487	1,941	-12.56%	57.08%
New Listings	793	1,330	823	-40.38%	-3.65%
Pending	758	793	723	-4.41%	4.84%
Closed	695	822	845	-15.45%	-17.75%
Close Price - Average	\$ 463,755	\$ 460,824	\$ 468,765	0.64%	-1.07%
Close Price - Median	\$ 410,000	\$ 400,000	\$ 415,000	2.50%	-1.20%
Sales Volume	\$ 322,309,882	\$ 378,797,040	\$ 396,106,495	-14.91%	-18.63%
Days in MLS - Average	52	46	39	13.04%	33.33%
Days in MLS - Median	34	29	22	17.24%	54.55%
Close-Price-to-List-Price Ratio	98.36%	98.83%	98.78%	-0.48%	-0.43%

# Market Highlights

## Realtor® Insights:

- This is one of the best times of year for buyers to look at homes. Many sellers are eager to finalize their sales before the year ends and often offer more significant discounts than at other times of the year.
- Staying active in the market from Thanksgiving through New Year's Eve can present unique opportunities to find a deal—unlike those waiting in the shadows until spring.
- While some sellers still price their homes too high and need to adjust their expectations to match current market conditions, days on market are longer but still reasonable. Buyers have the opportunity to take more time making decisions, while sellers should focus on staging and pre-inspections to secure top dollar.
- Seller concessions, such as buying down interest rates, have become increasingly common. In today's market, most sellers should anticipate offering such assistance as interest rates continue to fluctuate.
- Conversations with sellers considering listing in 2025 often revolve around the uncertainty of what lies ahead. While none of us have a crystal ball, the real estate outlook for 2025 will largely depend on interest rates and inventory levels. Ultimately, we'll need to take 2025 month by month, staying flexible and ready to adapt to market shifts as they happen.
- Multiple title companies report a 30 to 40 percent termination rate on purchase contracts.
- The holidays at the end of the year often encourage both buyers and sellers to take a break and put their efforts on hold until after January. This could lead to increased competition among buyers and sellers in the new year.

## Local News:

- Roughly 78 percent of voters living near Union Station passed Ballot Measure 6A, authorizing \$570 million in debt for downtown revitalization.
- Warren Village at Alameda recently opened in Denver, providing 89 partially furnished apartments for single parents transitioning out of homelessness.
- Lawrence Yun, Chief Economist for the National Association of Realtors® (NAR), predicts that the worst of the housing inventory shortage is coming to an end as mortgage rates stabilize and job growth continues. The Denver market often sets national trends, and local inventory has been steadily climbing for months.
- Denver ranks among the top tech markets in the nation, with tech firms driving 21.4 percent of office leasing activity in 2024 and securing 64.6 percent of venture capital funding. Office rents grew by 5.7 percent, while high-tech job growth and a highly-educated population continue to drive momentum.
- The Denver City Council passed a measure allowing accessory dwelling units (ADUs) in all residential zones. This increases the land area where ADUs can be built from 36 to 70 percent of Denver's total residential land.
- Colorado Springs (#3) and Boulder (#10) were ranked among the best places to live in the United States by *U.S. News and World Report*. Fort Collins ranked 39th, and Denver ranked 40th.

## National News:

- Consumers continue to value their buyer agents as much as they did before the 2024 NAR settlement agreement. An analysis of over 55,000 post-settlement real estate transactions shows that buyer agent compensation remains relatively unchanged.
- NAR's annual survey of home buyers and sellers revealed that first-time homebuyers now represent just 24 percent of the market—a record low, down from 32 percent last year.
- The share of homebuyers paying cash reached 33 percent in August, one of the highest percentages since the Great Recession. This trend spans all demographics, including young buyers, retirees and those making local and interstate moves.
- After four years of significant fluctuations, U.S. investor home purchases fell 2.3 percent in the third quarter compared to last year, returning to pre-pandemic levels.
- Homeowners are holding over \$35 trillion in equity, while mortgage debt has remained relatively flat at \$13.2 trillion.
- Twenty-nine homebuyer assistance programs were added in the third quarter, bringing the total to 2,444—an increase of 192 programs compared to last year.

## Mortgage News:

- The week before Thanksgiving, buyer demand, as measured by mortgage purchase applications, increased 12 percent week-over-week and rose 16 percent from October to November.
- Fannie Mae reported that a record-high 36 percent of people surveyed would choose to rent if they were to move. However, renting offers little relief. The Denver Metro ranks 41st among rent-burdened metros, with 26 percent of renters spending more than 50 percent of their income on rent and 27 percent spending 30 to 50 percent of their income. Since 2019, rents have increased by 29 percent, while renter incomes have grown by only 21 percent.

## Quick Stats:

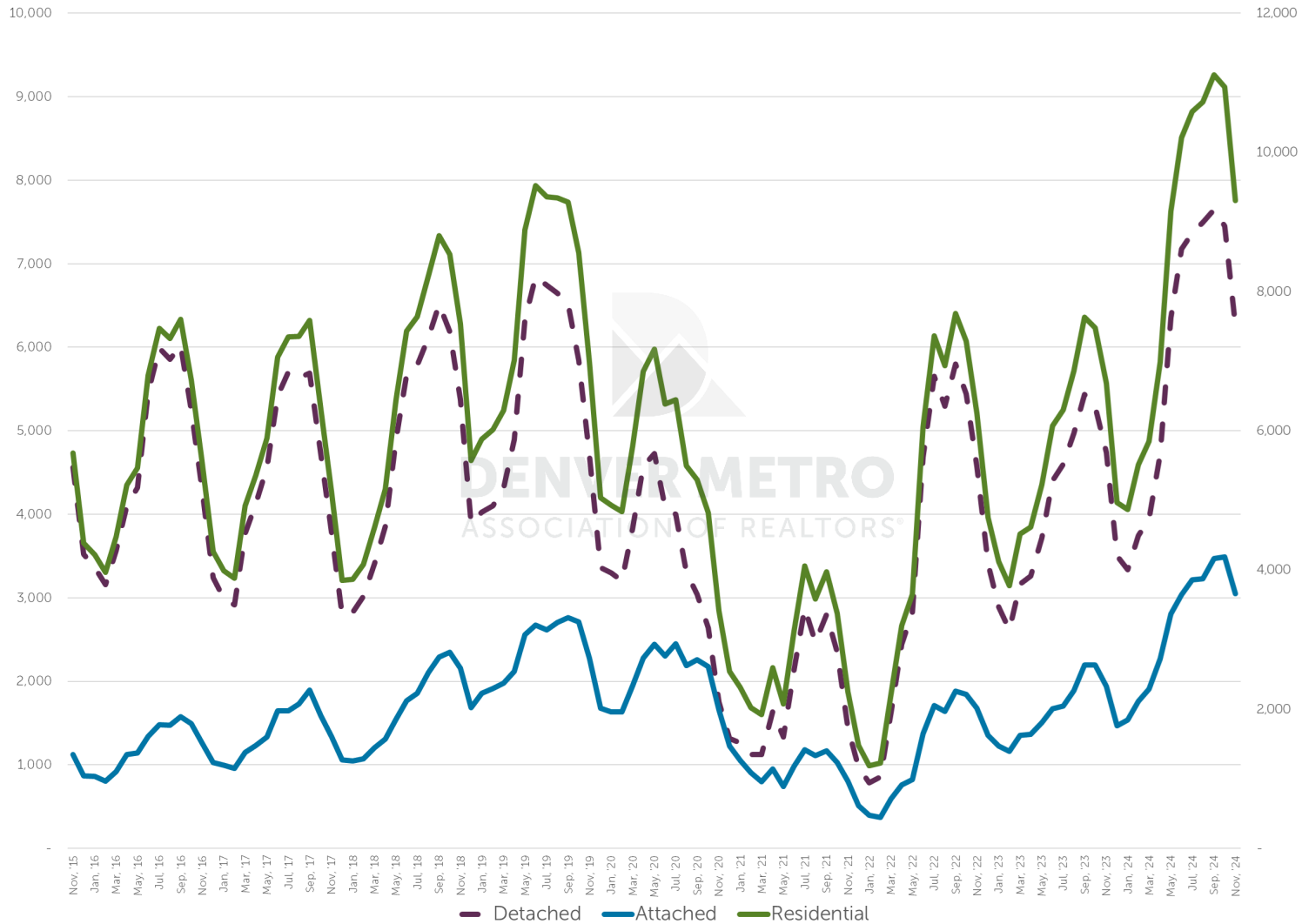
- The average number of active listings for November from 1985 to 2023 is 13,521.
- The record-high for November was in 2006 with 27,530 listings, while the record-low occurred in 2021 with just 2,248 listings.
- Historically, active listings drop by an average of 12.69 percent from October to November. This year's 14.9 percent decrease suggests slightly slower buyer demand.

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# Active Listings at Month's End

DMAR Market Trends | November 2024  
 Denver Metro Association of Realtors®  
 Source of MLS Data: REcolorado.com

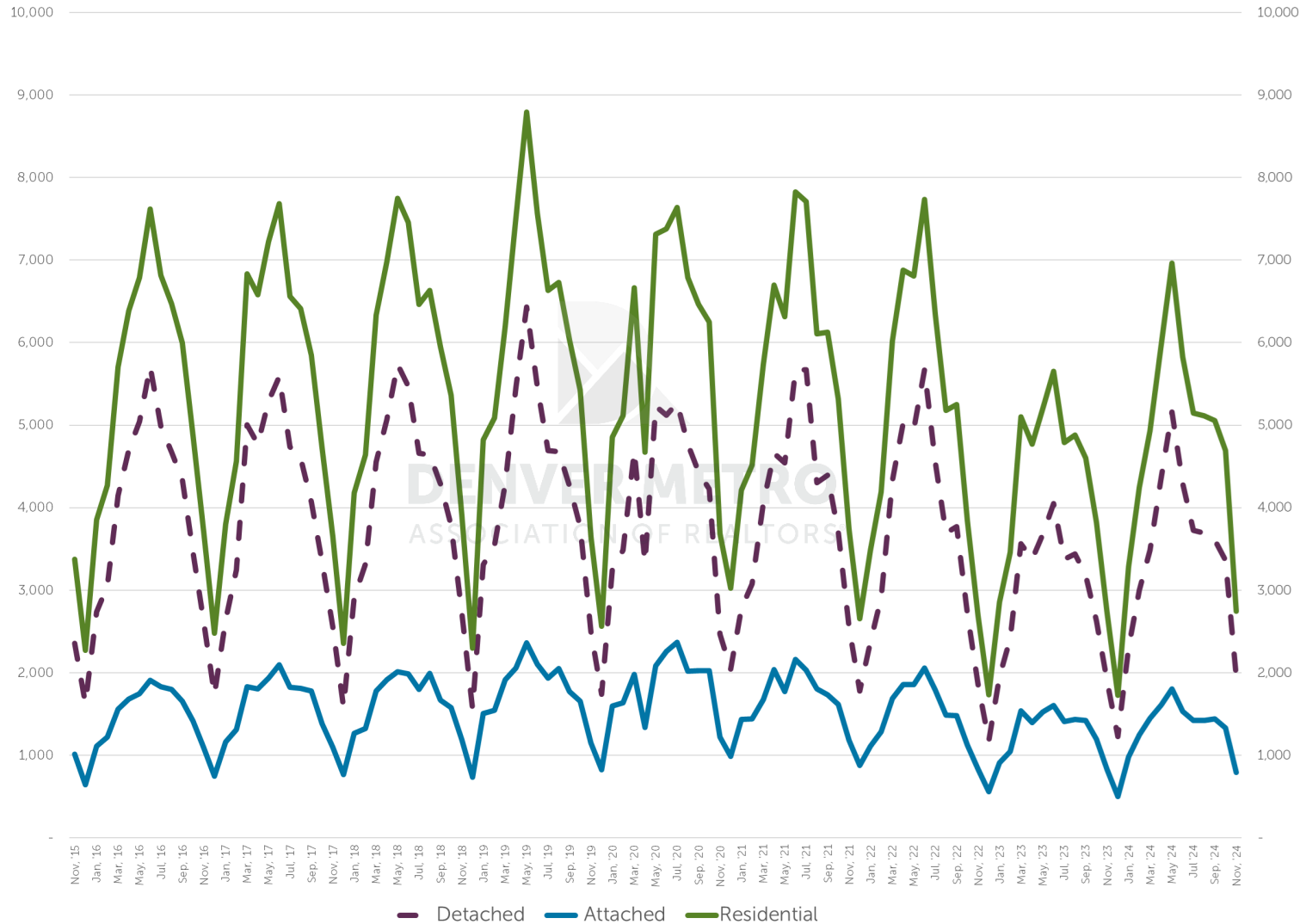


# New Listings

DMAR Market Trends | November 2024

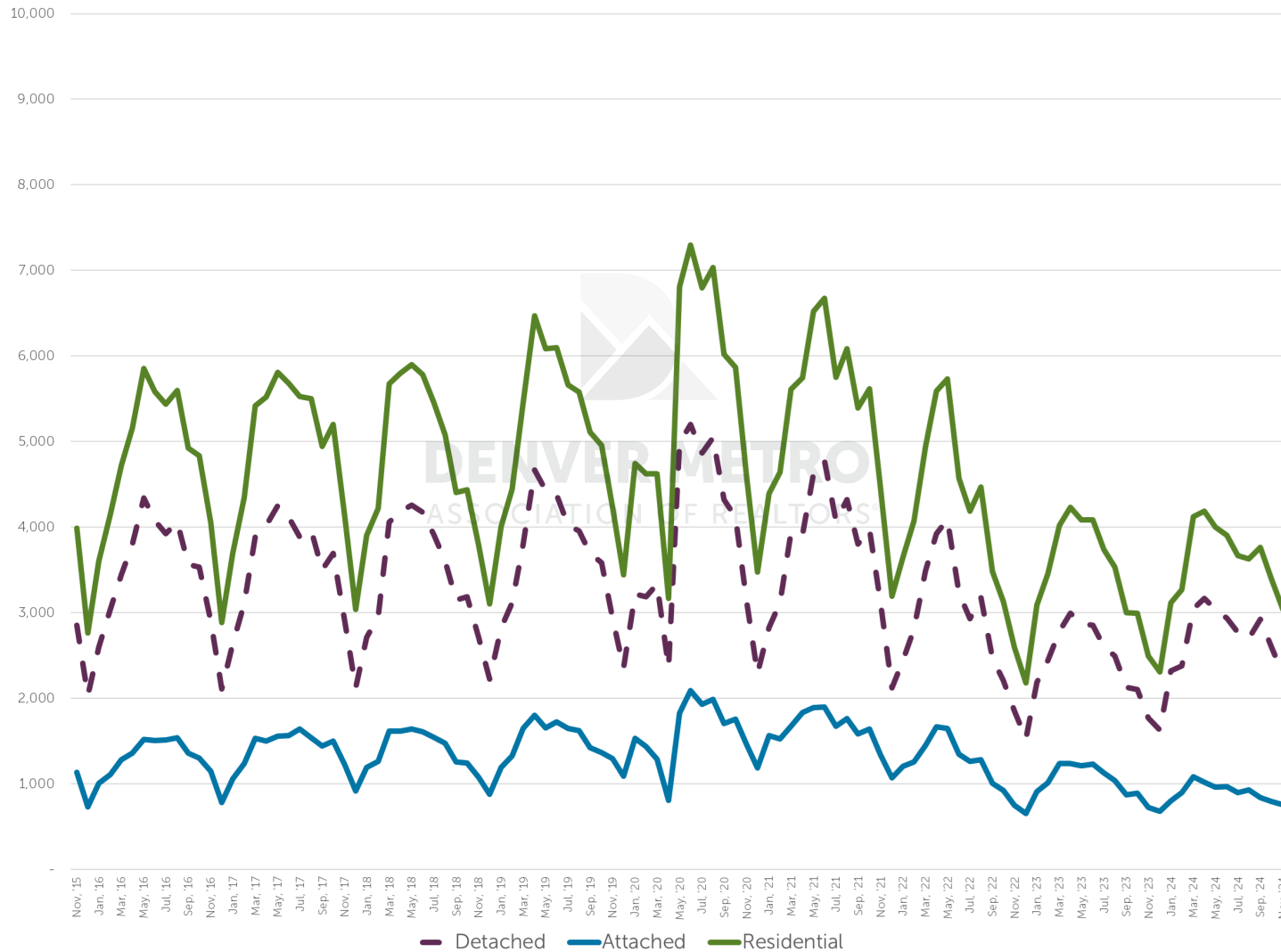
Denver Metro Association of Realtors®

Source of MLS Data: REcolorado.com



# Pending Sales

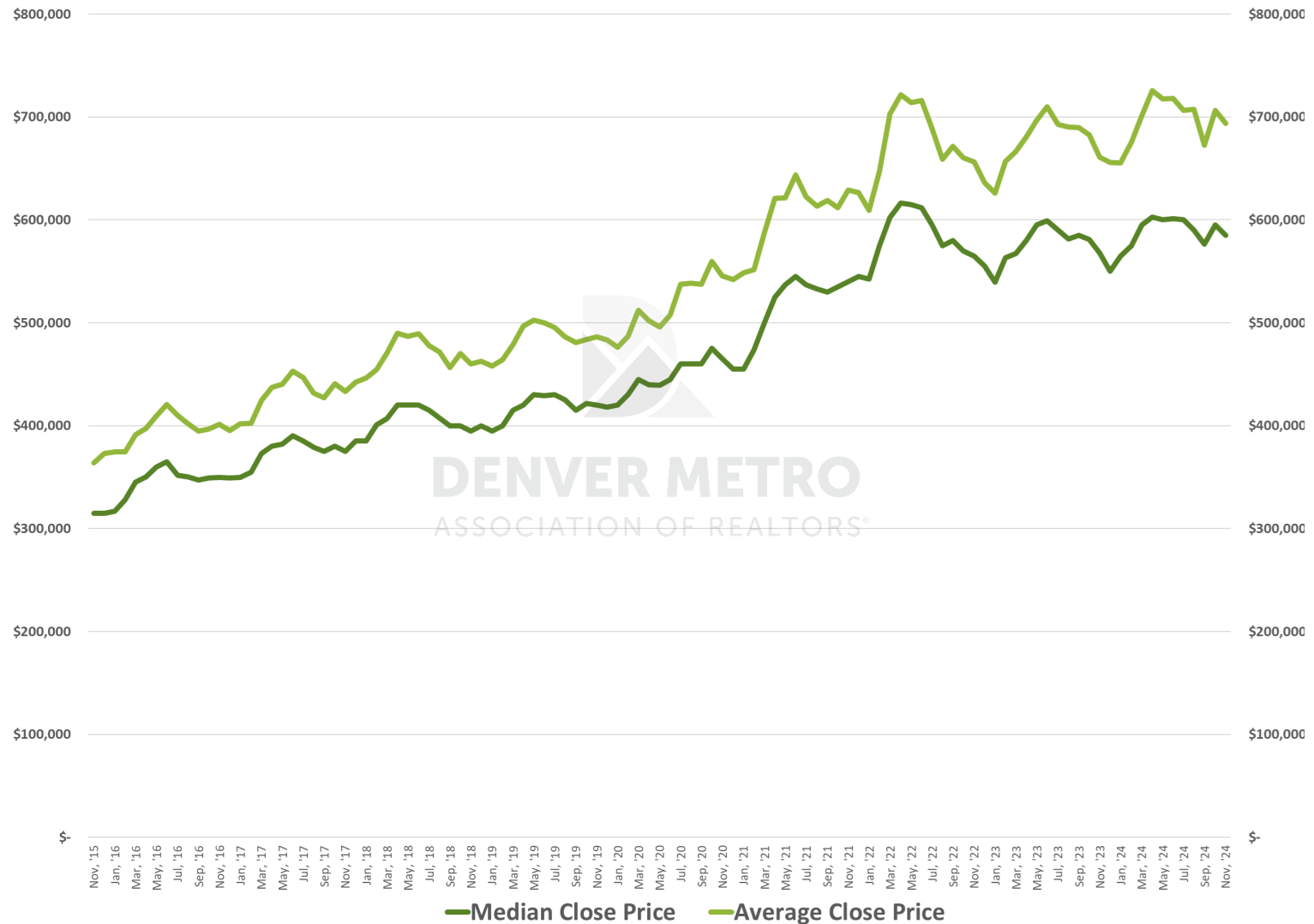
DMAR Market Trends | November 2024  
Denver Metro Association of Realtors®  
Source of MLS Data: REcolorado.com



# Residential Median + Average Close Price

10-year view

DMAR Market Trends | November 2024  
Denver Metro Association of Realtors®  
Source of MLS Data: REcolorado.com





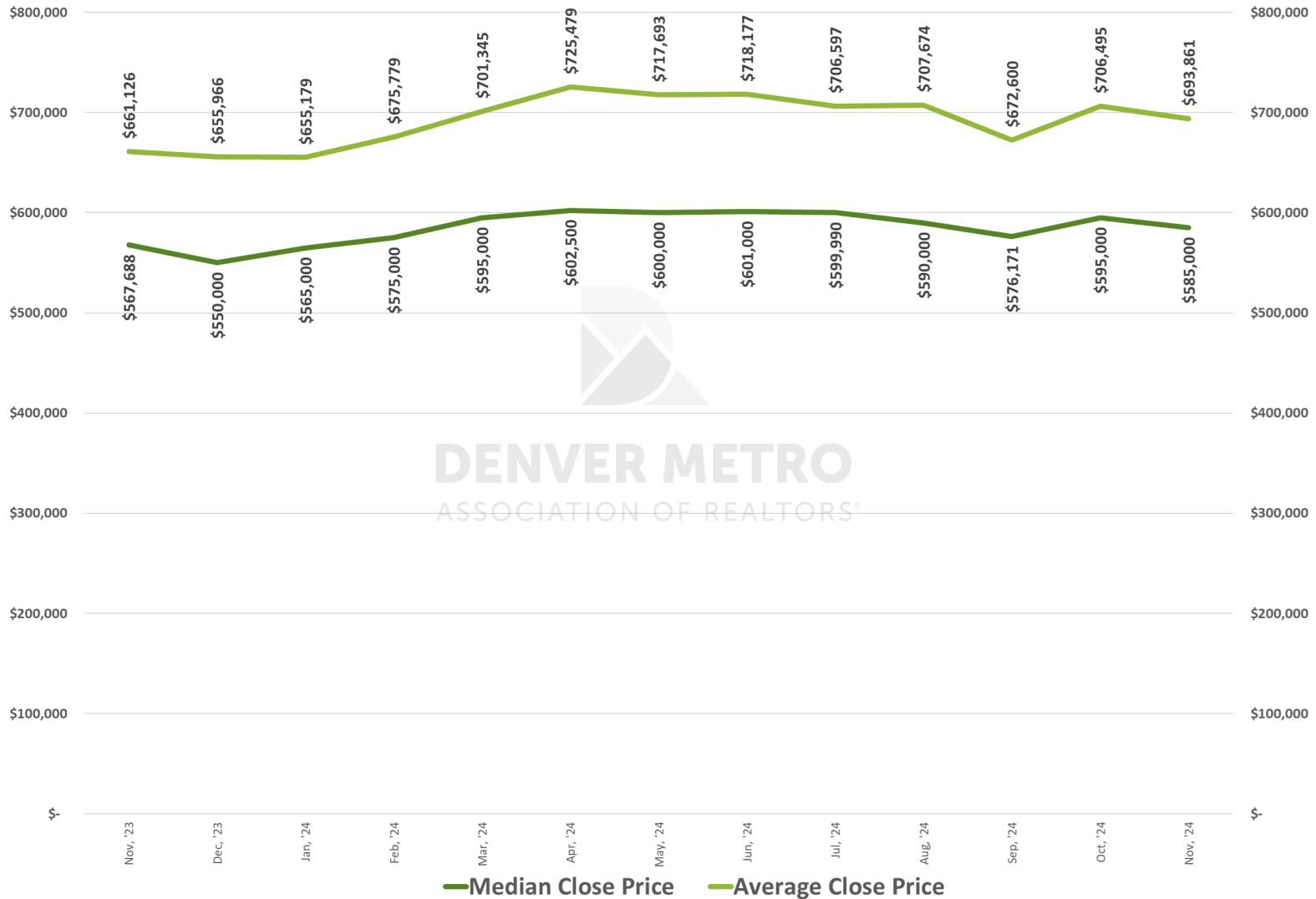
# Residential Median + Average Close Price

1-year snapshot

DMAR Market Trends | November 2024

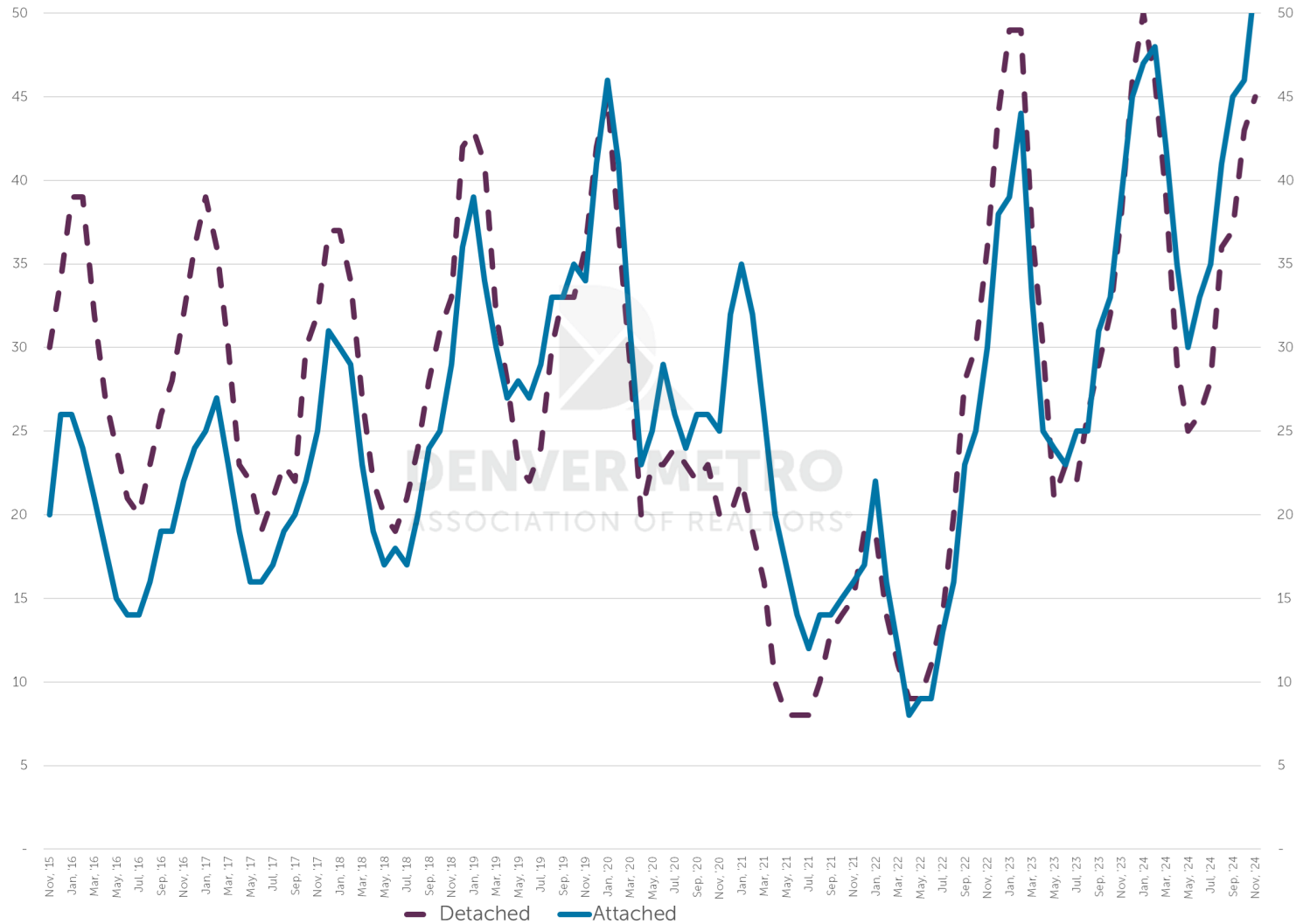
Denver Metro Association of Realtors®

Source of MLS Data: REcolorado.com



# Average Days in MLS

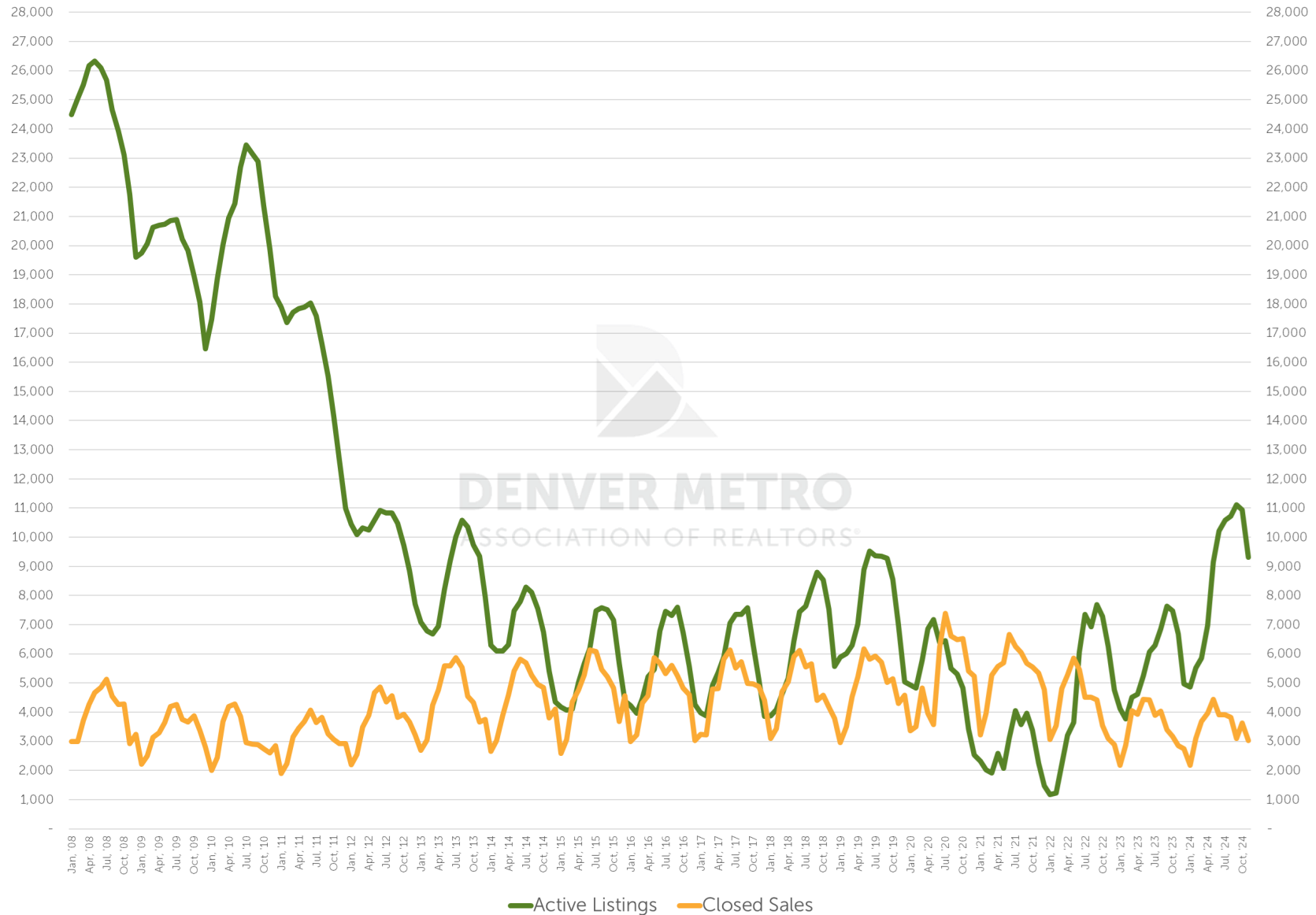
DMAR Market Trends | November 2024  
Denver Metro Association of Realtors®  
Source of MLS Data: REcolorado.com





## Residential Active Listings + Closed Sales at Month's End

DMAR Market Trends | November 2024  
Denver Metro Association of Realtors®  
Source of MLS Data: REcolorado.com



# November Data Year-to-Date | 2024 to 2020

	YTD 2024	YTD 2023	YTD 2022	YTD 2021	YTD 2020	'24 vs '23	'24 vs '22	'24 vs '21	'24 vs '20
<b>Residential (Detached + Attached)</b>									
Active Listings at Month's End	9,310	6,684	6,253	2,248	3,415	39.29%	48.89%	314.15%	172.62%
New Listings	54,006	47,860	58,454	63,671	66,947	12.84%	-7.61%	-15.18%	-19.33%
Closed	39,153	39,276	48,133	59,329	58,288	-0.31%	-18.66%	-34.01%	-32.83%
Close Price - Average	\$ 701,526	\$ 681,271	\$ 683,439	\$ 611,174	\$ 523,323	2.97%	2.65%	14.78%	34.05%
Close Price - Median	\$ 590,000	\$ 580,000	\$ 590,000	\$ 525,000	\$ 450,000	1.72%	0.00%	12.38%	31.11%
Sales Volume	\$ 27,466,847,037	\$ 26,757,605,798	\$ 32,895,949,991	\$ 36,260,317,127	\$ 30,503,473,503	2.65%	-16.50%	-24.25%	-9.96%
Days in MLS - Average	37	31	16	14	26	19.35%	131.25%	164.29%	42.31%
Days in MLS - Median	17	11	5	4	7	54.55%	240.00%	325.00%	142.86%
Close-Price-to-List-Price Ratio	99.19%	99.57%	102.55%	103.15%	99.92%	-0.38%	-3.28%	-3.84%	-0.73%
<b>Detached</b>									
Active Listings at Month's End	6,261	4,743	4,572	1,444	1,755	32.01%	36.94%	333.59%	256.75%
New Listings	38,949	33,556	41,858	44,746	46,282	16.07%	-6.95%	-12.96%	-15.84%
Closed	29,385	27,598	33,549	41,236	41,598	6.48%	-12.41%	-28.74%	-29.36%
Close Price - Average	\$ 780,540	\$ 767,231	\$ 771,535	\$ 689,342	\$ 581,478	1.73%	1.17%	13.23%	34.23%
Close Price - Median	\$ 650,000	\$ 638,950	\$ 650,000	\$ 580,000	\$ 494,000	1.73%	0.00%	12.07%	31.58%
Sales Volume	\$ 22,936,171,175	\$ 21,174,051,206	\$ 25,884,226,724	\$ 28,425,702,362	\$ 24,188,340,932	8.32%	-11.39%	-19.31%	-5.18%
Days in MLS - Average	35	31	17	12	25	12.90%	105.88%	191.67%	40.00%
Days in MLS - Median	15	11	5	4	7	36.36%	200.00%	275.00%	114.29%
Close-Price-to-List-Price Ratio	99.26%	99.56%	102.53%	103.59%	100.06%	-0.30%	-3.19%	-4.18%	-0.80%
<b>Attached</b>									
Active Listings at Month's End	3,049	1,941	1,681	804	1,660	57.08%	81.38%	279.23%	83.67%
New Listings	15,057	14,304	16,596	18,925	20,665	5.26%	-9.27%	-20.44%	-27.14%
Closed	9,768	11,678	14,584	18,093	16,690	-16.36%	-33.02%	-46.01%	-41.47%
Close Price - Average	\$ 463,828	\$ 478,126	\$ 480,782	\$ 433,019	\$ 378,378	-2.99%	-3.53%	7.11%	22.58%
Close Price - Median	\$ 409,000	\$ 415,000	\$ 417,045	\$ 370,000	\$ 327,000	-1.45%	-1.93%	10.54%	25.08%
Sales Volume	\$ 4,530,675,862	\$ 5,583,554,592	\$ 7,011,723,267	\$ 7,834,614,765	\$ 6,315,132,571	-18.86%	-35.38%	-42.17%	-28.26%
Days in MLS - Average	41	30	15	19	29	36.67%	173.33%	115.79%	41.38%
Days in MLS - Median	21	12	5	5	10	75.00%	320.00%	320.00%	110.00%
Close-Price-to-List-Price Ratio	98.97%	99.59%	102.60%	102.14%	99.58%	-0.62%	-3.54%	-3.10%	-0.61%

## Market Trends

Price Range	Detached			Attached		
	Closed	Active	MOI	Closed	Active	MOI
Months of Inventory						
\$0 to \$299,999	25	40	1.60	138	774	5.61
\$300,000 to \$499,999	442	966	2.19	345	1,398	4.05
\$500,000 to \$749,999	1,067	2,699	2.53	166	584	3.52
\$750,000 to \$999,999	461	1,247	2.70	25	159	6.36
\$1,000,000 to \$1,499,999	206	645	3.13	13	73	5.62
\$1,500,000 to \$1,999,999	68	266	3.91	4	27	6.75
\$2,000,000 and over	58	398	6.86	4	34	8.50
TOTALS	2,327	6,261	2.69	695	3,049	4.39

Price Range	Detached		% change	Attached		% change
	Closed Nov. 2024	Closed Oct. 2024		Closed Nov. 2024	Closed Oct. 2024	
Month-Over-Month						
\$0 to \$299,999	25	25	0.00%	138	164	-15.85%
\$300,000 to \$499,999	442	514	-14.01%	345	421	-18.05%
\$500,000 to \$749,999	1,067	1,255	-14.98%	166	174	-4.60%
\$750,000 to \$999,999	461	571	-19.26%	25	39	-35.90%
\$1,000,000 to \$1,499,999	206	268	-23.13%	13	17	-23.53%
\$1,500,000 to \$1,999,999	68	86	-20.93%	4	2	100.00%
\$2,000,000 and over	58	80	-27.50%	4	5	-20.00%
TOTALS	2,327	2,799	-16.86%	695	822	-15.45%

Price Range	Detached		% change	Attached		% change
	YTD Nov. 2024	YTD Nov. 2023		YTD Nov. 2024	YTD Nov. 2023	
Year-Over-Year						
\$0 to \$299,999	216	212	1.89%	1,890	2,081	-9.18%
\$300,000 to \$499,999	5,101	5,090	0.22%	4,976	5,817	-14.46%
\$500,000 to \$749,999	13,744	13,279	3.50%	2,164	2,725	-20.59%
\$750,000 to \$999,999	5,735	5,139	11.60%	428	590	-27.46%
\$1,000,000 to \$1,499,999	2,861	2,326	23.00%	200	333	-39.94%
\$1,500,000 to \$1,999,999	932	796	17.09%	63	82	-23.17%
\$2,000,000 and over	796	756	5.29%	47	50	-6.00%
TOTALS	29,385	27,598	6.48%	9,768	11,678	-16.36%

## Properties Sold for \$1 Million or More

	Nov. 2024	Oct. 2024	Nov. 2023	Month-Over-Month	Year-Over-Year
<b>Residential (Detached + Attached)</b>					
New Listings	297	557	281	-46.68%	5.69%
Pending	325	426	257	-23.71%	26.46%
Closed	353	458	286	-22.93%	23.43%
Sales Volume	\$ 570,180,475	\$ 743,007,595	\$ 463,578,261	-23.26%	23.00%
Days in MLS - Average	57	51	44	11.76%	29.55%
Days in MLS - Median	40	28	22	42.86%	81.82%
Close-Price-to-List-Price Ratio	97.26%	97.48%	97.14%	-0.23%	0.12%
PSF Total	\$ 377	\$ 380	\$ 375	-0.79%	0.53%
<b>Detached</b>					
New Listings	270	508	252	-46.85%	7.14%
Pending	301	398	235	-24.37%	28.09%
Closed	332	434	254	-23.50%	30.71%
Sales Volume	\$ 535,834,846	\$ 702,108,095	\$ 418,932,903	-23.68%	27.90%
Days in MLS - Average	54	51	44	5.88%	22.73%
Days in MLS - Median	40	28	21	42.86%	90.48%
Close-Price-to-List-Price Ratio	97.28%	97.52%	97.43%	-0.25%	-0.15%
PSF Total	\$ 364	\$ 366	\$ 358	-0.55%	1.68%
<b>Attached</b>					
New Listings	27	49	29	-44.90%	-6.90%
Pending	24	28	22	-14.29%	9.09%
Closed	21	24	32	-12.50%	-34.38%
Sales Volume	\$ 34,345,629	\$ 40,899,500	\$ 44,645,358	-16.02%	-23.07%
Days in MLS - Average	109	53	47	105.66%	131.91%
Days in MLS - Median	38	21	31	80.95%	22.58%
Close-Price-to-List-Price Ratio	96.96%	96.73%	94.84%	0.24%	2.24%
PSF Total	\$ 577	\$ 644	\$ 515	-10.40%	12.04%

## Properties Sold for \$1 Million or More

	YTD 2024	YTD 2023	YTD 2022	YTD 2021	YTD 2020	'24 vs '23	'24 vs '22	'24 vs '21	'24 vs '20
<b>Residential (Detached + Attached)</b>									
New Listings	7,343	6,218	6,561	5,083	4,299	18.09%	11.92%	44.46%	70.81%
Pending	4,867	4,173	4,700	4,471	3,219	16.63%	3.55%	8.86%	51.20%
Closed	4,899	4,343	5,460	4,949	2,983	12.80%	-10.27%	-1.01%	64.23%
Sales Volume	\$ 7,892,928,422	\$ 7,123,297,813	\$ 8,650,917,857	\$ 7,891,599,580	\$ 4,611,641,446	10.80%	-8.76%	0.02%	71.15%
Days in MLS - Average	43	35	21	30	56	22.86%	104.76%	43.33%	-23.21%
Days in MLS - Median	17	11	5	5	20	54.55%	240.00%	240.00%	-15.00%
Close-Price-to-List-Price Ratio	98.22%	98.84%	103.27%	101.97%	97.77%	-0.63%	-4.89%	-3.68%	0.46%
PSF Total	\$ 379	\$ 386	\$ 390	\$ 367	\$ 337	-1.81%	-2.82%	3.27%	12.46%
<b>Detached</b>									
New Listings	6,843	5,485	5,793	4,420	3,798	24.76%	18.13%	54.82%	80.17%
Pending	4,575	3,732	4,172	3,934	2,948	22.59%	9.66%	16.29%	55.19%
Closed	4,589	3,878	4,871	4,371	2,749	18.33%	-5.79%	4.99%	66.93%
Sales Volume	\$ 7,393,882,870	\$ 6,440,153,672	\$ 7,776,940,337	\$ 7,042,567,343	\$ 4,270,057,641	14.81%	-4.93%	4.99%	73.16%
Days in MLS - Average	42	34	20	27	56	23.53%	110.00%	55.56%	-25.00%
Days in MLS - Median	17	11	5	5	20	54.55%	240.00%	240.00%	-15.00%
Close-Price-to-List-Price Ratio	98.25%	98.95%	103.42%	102.21%	97.83%	-0.71%	-5.00%	-3.87%	0.43%
PSF Total	\$ 367	\$ 368	\$ 371	\$ 342	\$ 319	-0.27%	-1.08%	7.31%	15.05%
<b>Attached</b>									
New Listings	500	733	768	663	501	-31.79%	-34.90%	-24.59%	-0.20%
Pending	292	441	528	537	271	-33.79%	-44.70%	-45.62%	7.75%
Closed	310	465	589	578	234	-33.33%	-47.37%	-46.37%	32.48%
Sales Volume	\$ 499,045,552	\$ 683,144,141	\$ 873,977,520	\$ 849,032,237	\$ 341,583,805	-26.95%	-42.90%	-41.22%	46.10%
Days in MLS - Average	60	40	29	47	54	50.00%	106.90%	27.66%	11.11%
Days in MLS - Median	25	15	5	8	25	66.67%	400.00%	212.50%	0.00%
Close-Price-to-List-Price Ratio	97.72%	97.94%	101.99%	100.18%	97.05%	-0.22%	-4.19%	-2.46%	0.69%
PSF Total	\$ 562	\$ 534	\$ 551	\$ 551	\$ 552	5.24%	2.00%	2.00%	1.81%



## Properties Sold Between \$750,000 and \$999,999

	Nov. 2024	Oct. 2024	Nov. 2023	Month-Over-Month	Year-Over-Year
<b>Residential (Detached + Attached)</b>					
New Listings	394	762	380	-48.29%	3.68%
Pending	489	571	344	-14.36%	42.15%
Closed	486	610	406	-20.33%	19.70%
Sales Volume	\$ 413,329,301	\$ 514,733,401	\$ 342,806,460	-19.70%	20.57%
Days in MLS - Average	47	46	41	2.17%	14.63%
Days in MLS - Median	31	27	26	14.81%	19.23%
Close-Price-to-List-Price Ratio	98.57%	98.76%	98.53%	-0.19%	0.04%
PSF Total	\$ 284	\$ 284	\$ 278	0.00%	2.16%
<b>Detached</b>					
New Listings	355	698	356	-49.14%	-0.28%
Pending	459	541	314	-15.16%	46.18%
Closed	461	571	360	-19.26%	28.06%
Sales Volume	\$ 392,285,406	\$ 481,962,344	\$ 304,027,154	-18.61%	29.03%
Days in MLS - Average	46	46	41	0.00%	12.20%
Days in MLS - Median	31	28	27	10.71%	14.81%
Close-Price-to-List-Price Ratio	98.55%	98.70%	98.56%	-0.15%	-0.01%
PSF Total	\$ 275	\$ 271	\$ 266	1.48%	3.38%
<b>Attached</b>					
New Listings	39	64	24	-39.06%	62.50%
Pending	30	30	30	0.00%	0.00%
Closed	25	39	46	-35.90%	-45.65%
Sales Volume	\$ 21,043,895	\$ 32,771,057	\$ 38,779,306	-35.79%	-45.73%
Days in MLS - Average	57	39	46	46.15%	23.91%
Days in MLS - Median	39	22	20	77.27%	95.00%
Close-Price-to-List-Price Ratio	98.92%	99.63%	98.28%	-0.71%	0.65%
PSF Total	\$ 446	\$ 468	\$ 376	-4.70%	18.62%

## Properties Sold Between \$750,000 and \$999,999

	YTD 2024	YTD 2023	YTD 2022	YTD 2021	YTD 2020	'24 vs '23	'24 vs '22	'24 vs '21	'24 vs '20
<b>Residential (Detached + Attached)</b>									
New Listings	8,705	7,463	8,894	7,026	5,204	16.64%	-2.13%	23.90%	67.28%
Pending	6,395	5,798	6,827	6,378	4,351	10.30%	-6.33%	0.27%	46.98%
Closed	6,163	5,729	7,291	6,472	4,066	7.58%	-15.47%	-4.77%	51.57%
Sales Volume	\$ 5,227,545,001	\$ 4,851,053,868	\$ 6,173,718,378	\$ 5,486,377,858	\$ 3,443,101,011	7.76%	-15.33%	-4.72%	51.83%
Days in MLS - Average	37	32	17	16	39	15.63%	117.65%	131.25%	-5.13%
Days in MLS - Median	15	12	5	5	13	25.00%	200.00%	200.00%	15.38%
Close-Price-to-List-Price Ratio	99.39%	99.53%	102.88%	103.12%	99.35%	-0.14%	-3.39%	-3.62%	0.04%
PSF Total	\$ 286	\$ 286	\$ 297	\$ 277	\$ 253	0.00%	-3.70%	3.25%	13.04%
<b>Detached</b>									
New Listings	7,968	6,679	8,005	6,112	4,269	19.30%	-0.46%	30.37%	86.65%
Pending	5,956	5,248	6,172	5,567	3,733	13.49%	-3.50%	6.99%	59.55%
Closed	5,735	5,139	6,520	5,687	3,496	11.60%	-12.04%	0.84%	64.04%
Sales Volume	\$ 4,866,637,176	\$ 4,353,081,518	\$ 5,521,178,628	\$ 4,815,193,752	\$ 2,959,687,995	11.80%	-11.86%	1.07%	64.43%
Days in MLS - Average	36	32	17	14	39	12.50%	111.76%	157.14%	-7.69%
Days in MLS - Median	15	12	5	5	12	25.00%	200.00%	200.00%	25.00%
Close-Price-to-List-Price Ratio	99.40%	99.55%	102.96%	103.41%	99.44%	-0.15%	-3.46%	-3.88%	-0.04%
PSF Total	\$ 275	\$ 271	\$ 280	\$ 261	\$ 236	1.48%	-1.79%	5.36%	16.53%
<b>Attached</b>									
New Listings	737	784	889	914	935	-5.99%	-17.10%	-19.37%	-21.18%
Pending	439	550	655	811	618	-20.18%	-32.98%	-45.87%	-28.96%
Closed	428	590	771	785	570	-27.46%	-44.49%	-45.48%	-24.91%
Sales Volume	\$ 360,907,825	\$ 497,972,350	\$ 652,539,750	\$ 671,184,106	\$ 483,413,016	-27.52%	-44.69%	-46.23%	-25.34%
Days in MLS - Average	49	35	23	35	41	40.00%	113.04%	40.00%	19.51%
Days in MLS - Median	18	12	5	6	14	50.00%	260.00%	200.00%	28.57%
Close-Price-to-List-Price Ratio	99.26%	99.40%	102.18%	100.99%	98.79%	-0.14%	-2.86%	-1.71%	0.48%
PSF Total	\$ 435	\$ 414	\$ 441	\$ 397	\$ 359	5.07%	-1.36%	9.57%	21.17%



## Properties Sold Between \$500,000 and \$749,999

	Nov. 2024	Oct. 2024	Nov. 2023	Month-Over-Month	Year-Over-Year
<b>Residential (Detached + Attached)</b>					
New Listings	1,054	1,793	1,027	-41.22%	2.63%
Pending	1,201	1,349	982	-10.97%	22.30%
Closed	1,233	1,429	1,160	-13.72%	6.29%
Sales Volume	\$ 746,073,490	\$ 867,873,954	\$ 702,206,299	-14.03%	6.25%
Days in MLS - Average	44	43	42	2.33%	4.76%
Days in MLS - Median	28	26	26	7.69%	7.69%
Close-Price-to-List-Price Ratio	99.02%	98.99%	98.94%	0.03%	0.08%
PSF Total	\$ 274	\$ 279	\$ 268	-1.79%	2.24%
<b>Detached</b>					
New Listings	904	1,540	842	-41.30%	7.36%
Pending	1,057	1,160	820	-8.88%	28.90%
Closed	1,067	1,255	953	-14.98%	11.96%
Sales Volume	\$ 647,682,216	\$ 764,697,725	\$ 582,126,387	-15.30%	11.26%
Days in MLS - Average	43	42	39	2.38%	10.26%
Days in MLS - Median	26	26	25	0.00%	4.00%
Close-Price-to-List-Price Ratio	99.12%	99.04%	98.96%	0.08%	0.16%
PSF Total	\$ 262	\$ 270	\$ 257	-2.96%	1.95%
<b>Attached</b>					
New Listings	150	253	185	-40.71%	-18.92%
Pending	144	189	162	-23.81%	-11.11%
Closed	166	174	207	-4.60%	-19.81%
Sales Volume	\$ 98,391,274	\$ 103,176,229	\$ 120,079,912	-4.64%	-18.06%
Days in MLS - Average	52	47	55	10.64%	-5.45%
Days in MLS - Median	39	31	28	25.81%	39.29%
Close-Price-to-List-Price Ratio	98.39%	98.64%	98.84%	-0.25%	-0.46%
PSF Total	\$ 350	\$ 342	\$ 320	2.34%	9.38%

## Properties Sold Between \$500,000 and \$749,999

	YTD 2024	YTD 2023	YTD 2022	YTD 2021	YTD 2020	'24 vs '23	'24 vs '22	'24 vs '21	'24 vs '20
<b>Residential (Detached + Attached)</b>									
New Listings	20,793	18,590	23,820	21,857	17,785	11.85%	-12.71%	-4.87%	16.91%
Pending	15,818	15,540	18,680	20,256	16,155	1.79%	-15.32%	-21.91%	-2.09%
Closed	15,908	16,004	20,092	21,801	16,115	-0.60%	-20.82%	-27.03%	-1.28%
Sales Volume	\$ 9,655,719,844	\$ 9,723,013,601	\$ 12,243,432,167	\$ 13,096,054,322	\$ 9,591,844,928	-0.69%	-21.14%	-26.27%	0.67%
Days in MLS - Average	36	33	16	12	29	9.09%	125.00%	200.00%	24.14%
Days in MLS - Median	16	13	5	4	9	23.08%	220.00%	300.00%	77.78%
Close-Price-to-List-Price Ratio	99.59%	99.81%	102.63%	103.74%	99.95%	-0.22%	-2.96%	-4.00%	-0.36%
PSF Total	\$ 280	\$ 277	\$ 290	\$ 261	\$ 222	1.08%	-3.45%	7.28%	26.13%
<b>Detached</b>									
New Listings	17,462	15,171	20,110	18,758	14,966	15.10%	-13.17%	-6.91%	16.68%
Pending	13,685	12,884	15,756	17,396	13,975	6.22%	-13.14%	-21.33%	-2.08%
Closed	13,744	13,279	16,712	18,767	14,048	3.50%	-17.76%	-26.77%	-2.16%
Sales Volume	\$ 8,389,378,378	\$ 8,111,992,781	\$ 10,240,564,876	\$ 11,299,465,177	\$ 8,370,312,762	3.42%	-18.08%	-25.75%	0.23%
Days in MLS - Average	34	32	16	10	28	6.25%	112.50%	240.00%	21.43%
Days in MLS - Median	15	12	5	4	8	25.00%	200.00%	275.00%	87.50%
Close-Price-to-List-Price Ratio	99.65%	99.86%	102.64%	104.03%	100.04%	-0.21%	-2.91%	-4.21%	-0.39%
PSF Total	\$ 270	\$ 264	\$ 277	\$ 245	\$ 205	2.27%	-2.53%	10.20%	31.71%
<b>Attached</b>									
New Listings	3,331	3,419	3,710	3,099	2,819	-2.57%	-10.22%	7.49%	18.16%
Pending	2,133	2,656	2,924	2,860	2,180	-19.69%	-27.05%	-25.42%	-2.16%
Closed	2,164	2,725	3,380	3,034	2,067	-20.59%	-35.98%	-28.68%	4.69%
Sales Volume	\$ 1,266,341,466	\$ 1,611,020,820	\$ 2,002,867,291	\$ 1,796,589,145	\$ 1,221,532,166	-21.40%	-36.77%	-29.51%	3.67%
Days in MLS - Average	45	40	17	23	42	12.50%	164.71%	95.65%	7.14%
Days in MLS - Median	23	16	5	5	16	43.75%	360.00%	360.00%	43.75%
Close-Price-to-List-Price Ratio	99.18%	99.58%	102.58%	101.88%	99.34%	-0.40%	-3.31%	-2.65%	-0.16%
PSF Total	\$ 340	\$ 341	\$ 357	\$ 360	\$ 339	-0.29%	-4.76%	-5.56%	0.29%

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I'm here to **educate** you on current market conditions so you will be **empowered** to make **better decisions** when its time to buy or sell.

## Denver Metro Association of Realtors Monthly Market Trends Report

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