

# DENVER METRO MARKET WATCH

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Greater Denver Metro Counties: Adams, Arapahoe,  
Boulder, Broomfield, Clear Creek, Denver, Douglas,  
Elbert, Gilpin, Jefferson, and Park

# Highlights

## February 2023

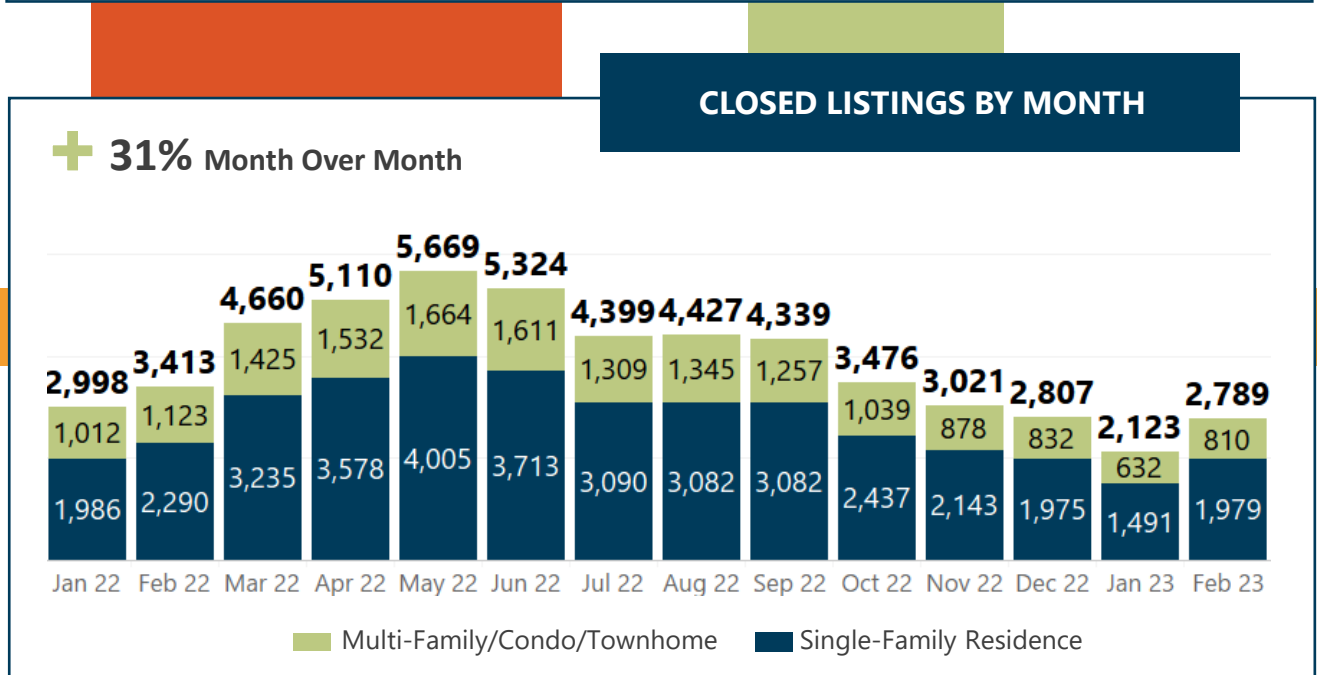
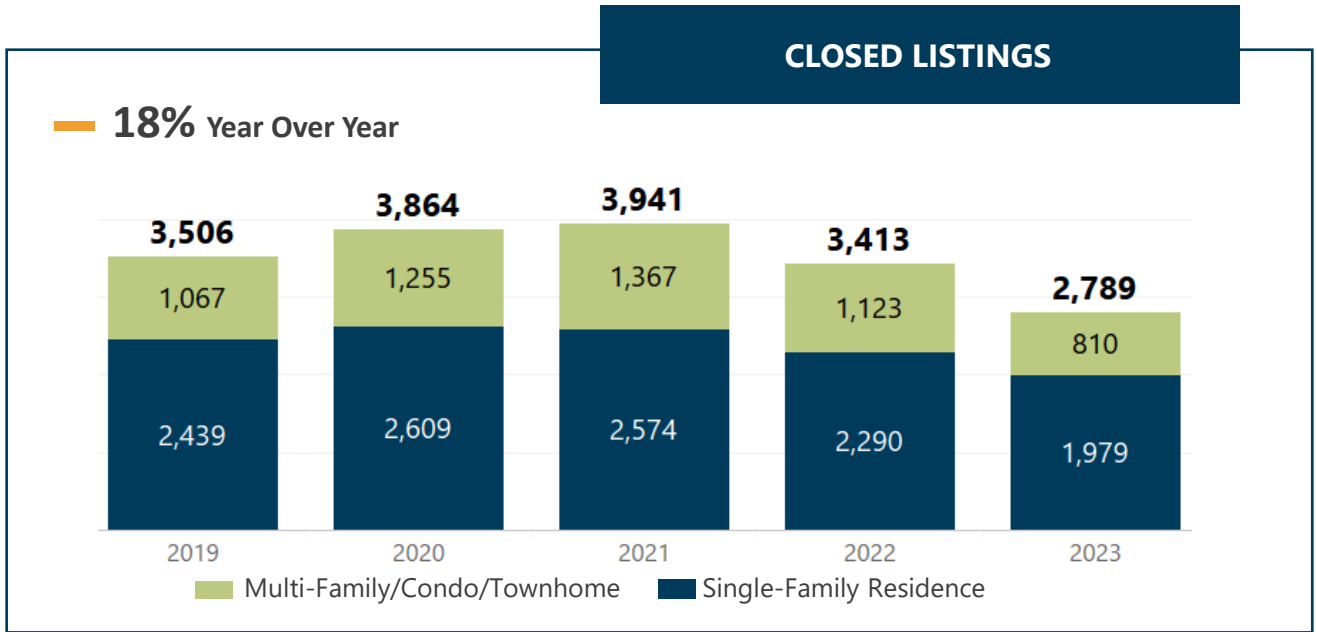
- The Denver Metro housing market typically sees an increase in activity from January to February as the busy home buying and selling season gets underway. This year, according to REcolorado data, the number of new listings and closings increased month-to-month. Additionally, the number of listings that moved to Pending saw an uptick, which is a leading indicator of future closings.
- After four months of decreases, the median closed price of Denver Metro homes increased 4% from January to February. Median prices are down 3% from last year at this time.
- Inventory challenges are expected to persist in 2023, thanks in part to what economists are calling the “lock-in” effect. Many would-be sellers who are locked into low mortgage rates are choosing to stay in place in lieu of putting their home on the market. The number of new listings that came on the market was lower than any February since 2010.
- The Denver Metro rental market experienced year-over-year increases in activity according to REcolorado data. Compared to last year, the number of leased properties doubled and leased prices are up 6%.

<b>2,789</b> Closed Listings	<b>\$560,000</b> Median Closed Price	<b>27</b> Median Days In MLS
<b>3,697</b> Pending Listings	<b>\$651,073</b> Average Closed Price	<b>49</b> Average Days In MLS
<b>3,531</b> New Listings	<b>4,168</b> Active Listings	<b>6</b> Weeks of Inventory

# Closed Listings

## February 2023

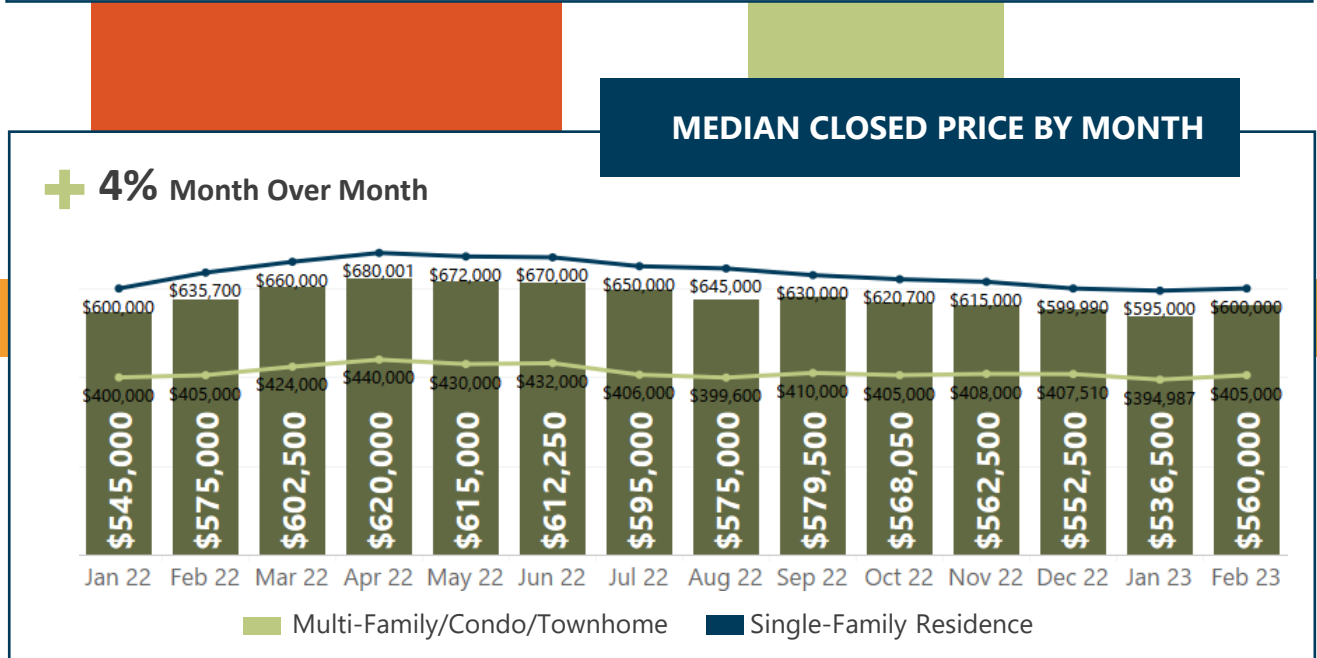
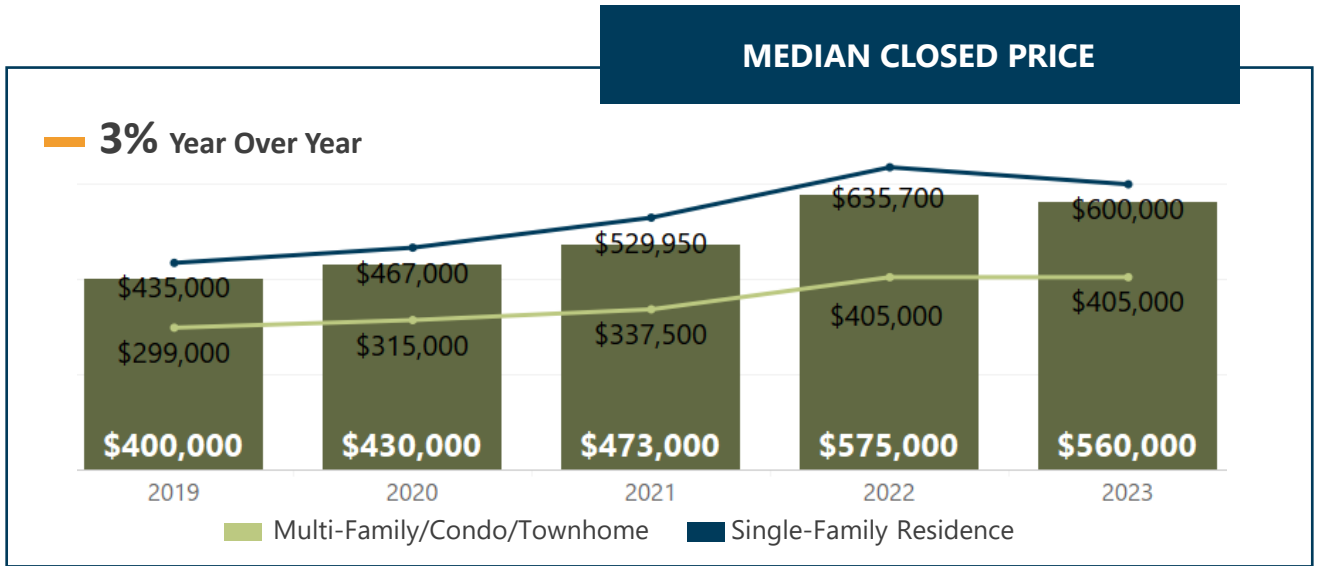
The selling season kicked into gear with 31% more Denver Metro homes closing in February than January. Closings were down 18% compared to this time last year.



# Closed Prices

February 2023

According to REcolorado data, the median closed price for a Denver Metro home was down 3% as compared to last February. There was a 4% month-over-month lift in median prices as a result of increased buyer activity.



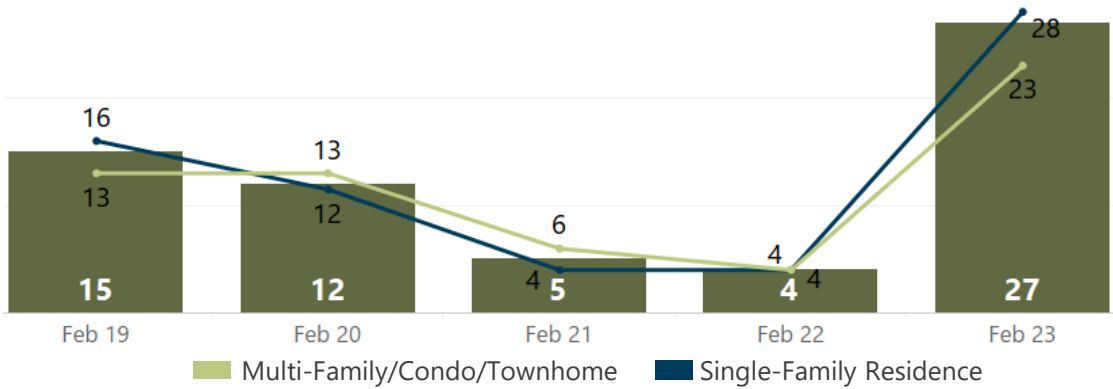
# Days In MLS

## February 2023

Homes moved off the market more quickly in February than in January as home shoppers jumped into the market and executed contracts on properties. When looking at previous Februarys, shoppers are taking longer to make home-buying decisions.

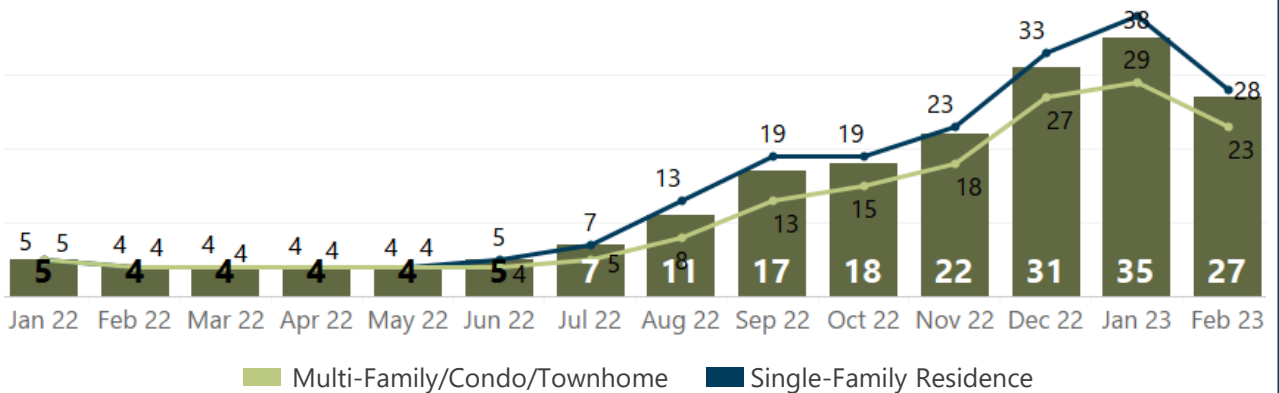
### MEDIAN DAYS IN MLS

**+ 23 Days** Year Over Year



### MEDIAN DAYS IN MLS BY MONTH

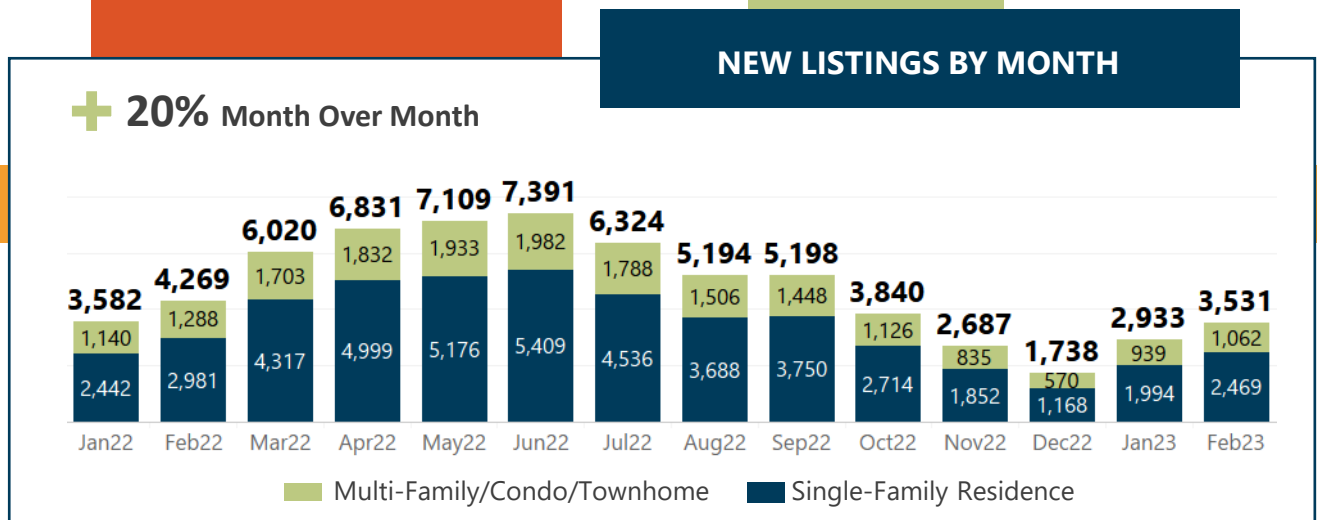
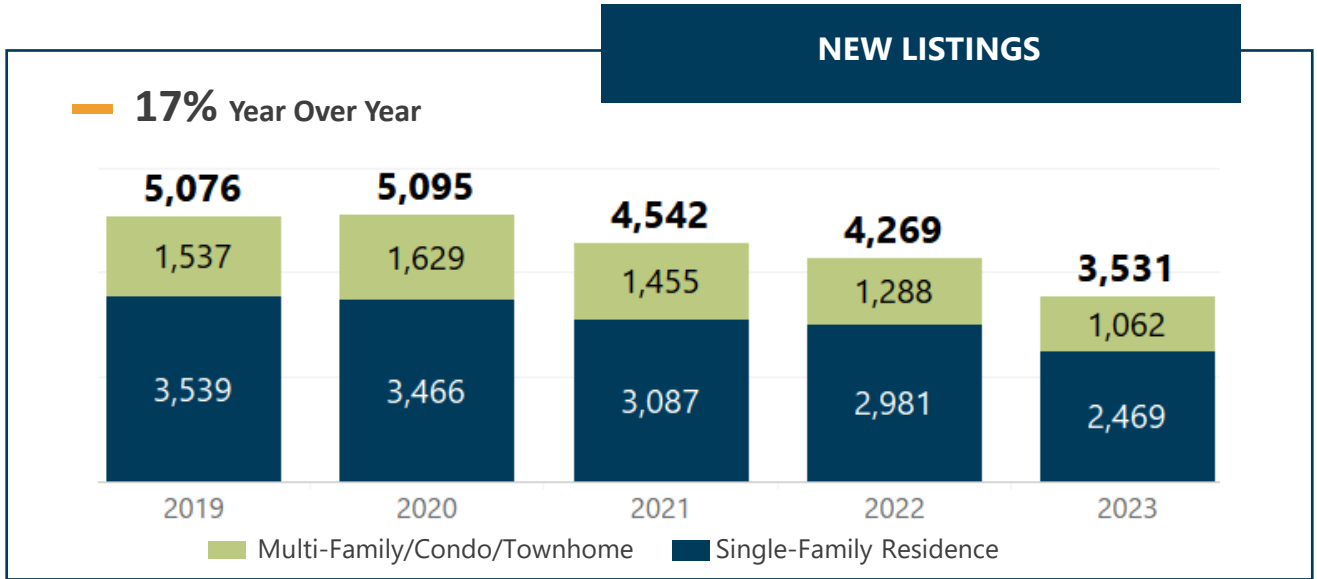
**8 Days** Month Over Month



# New Listings

## February 2023

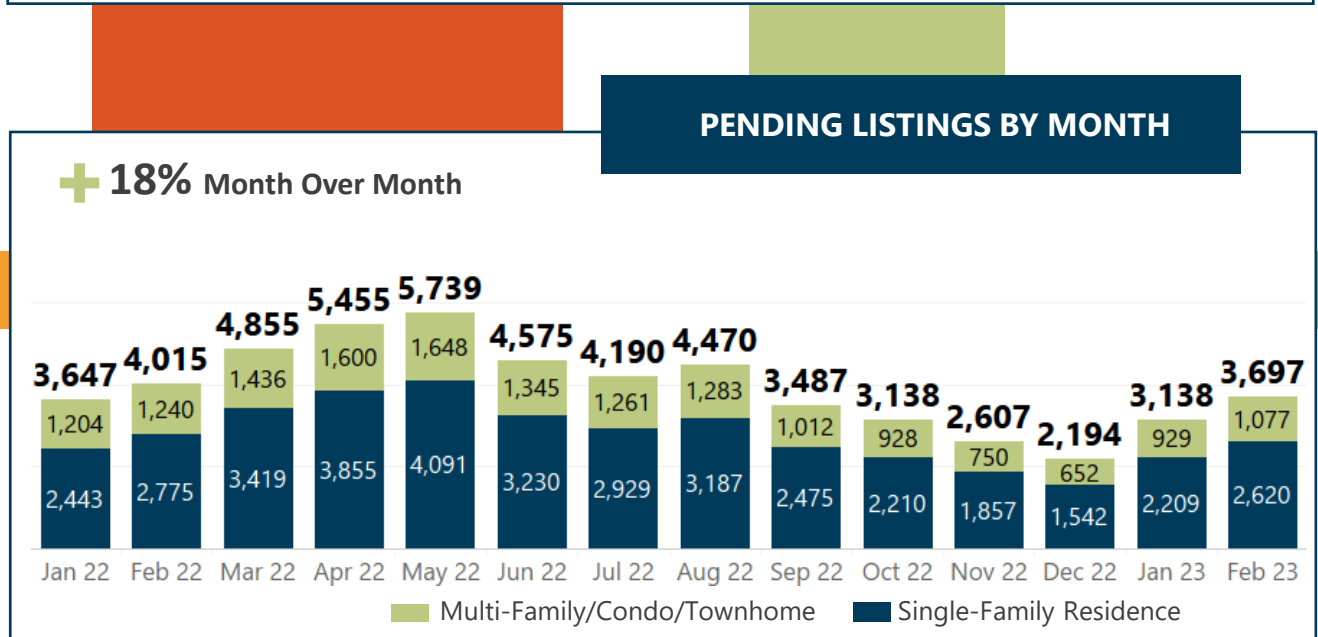
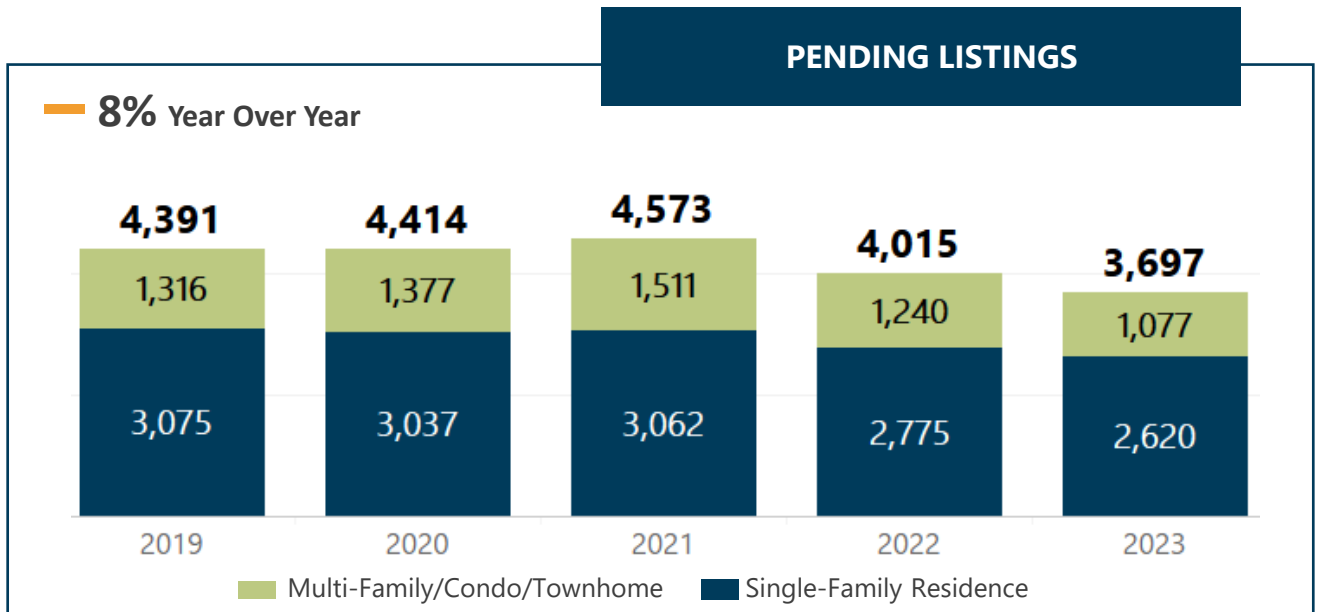
The market saw a seasonal increase in the number of new listings to come on the market in the Denver Metro area in February. Homeowners that are locked into low mortgage rates are choosing to stay in place. As a result, the number of fresh listings sellers are bringing to the market is lower than we've seen in previous Februarys.



# Pending Listings

February 2023

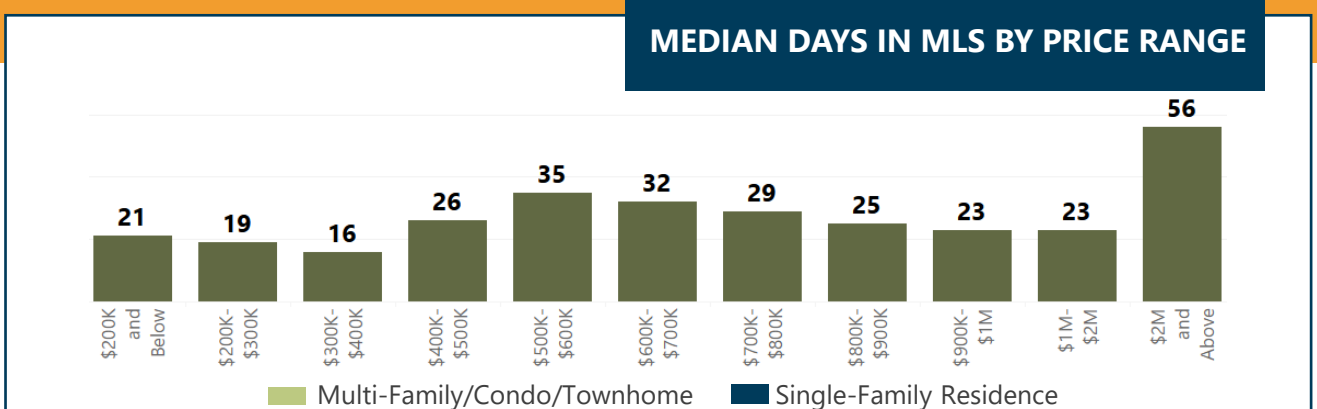
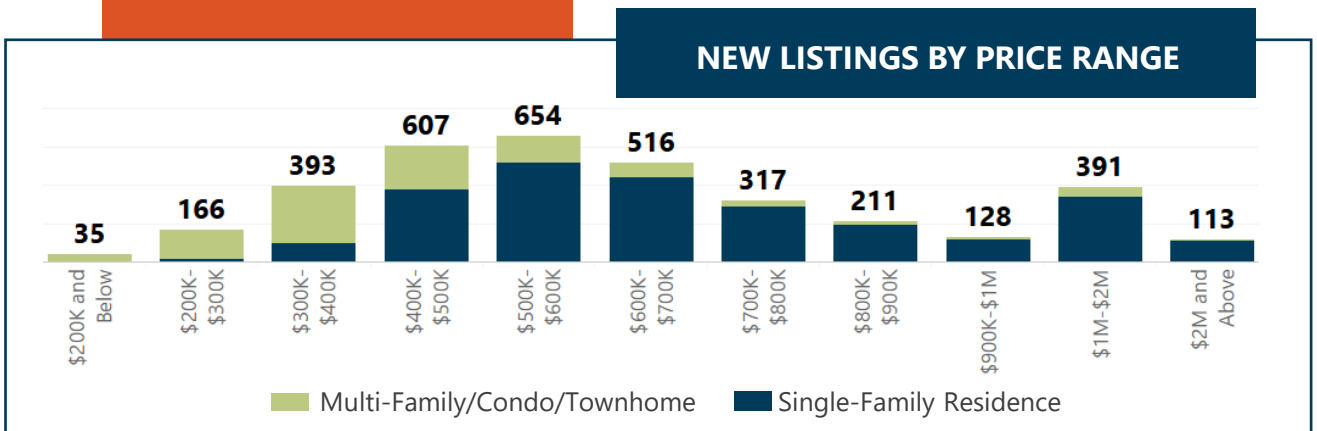
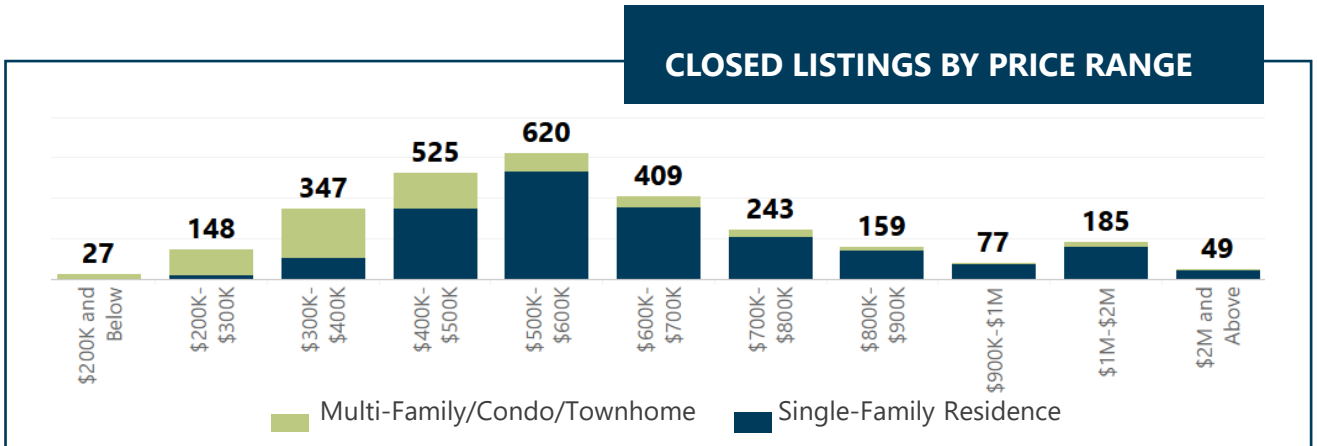
Buyer activity saw a seasonal increase in February as home shoppers got a jump on the busy buying and selling season. The number of contracts executed on homes was 18% higher than last month. Compared to previous years, the number of pending listings is lower as a result of higher home prices and interest rates.



# Activity by Price Range

## February 2023

According to REcolorado data, the \$500-600,000 price range saw the most activity in February with 22% of closings and 18.8% of fresh listings. Homes priced in the \$300-400,000 range moved off the market the quickest, in a median of just over 2 weeks.



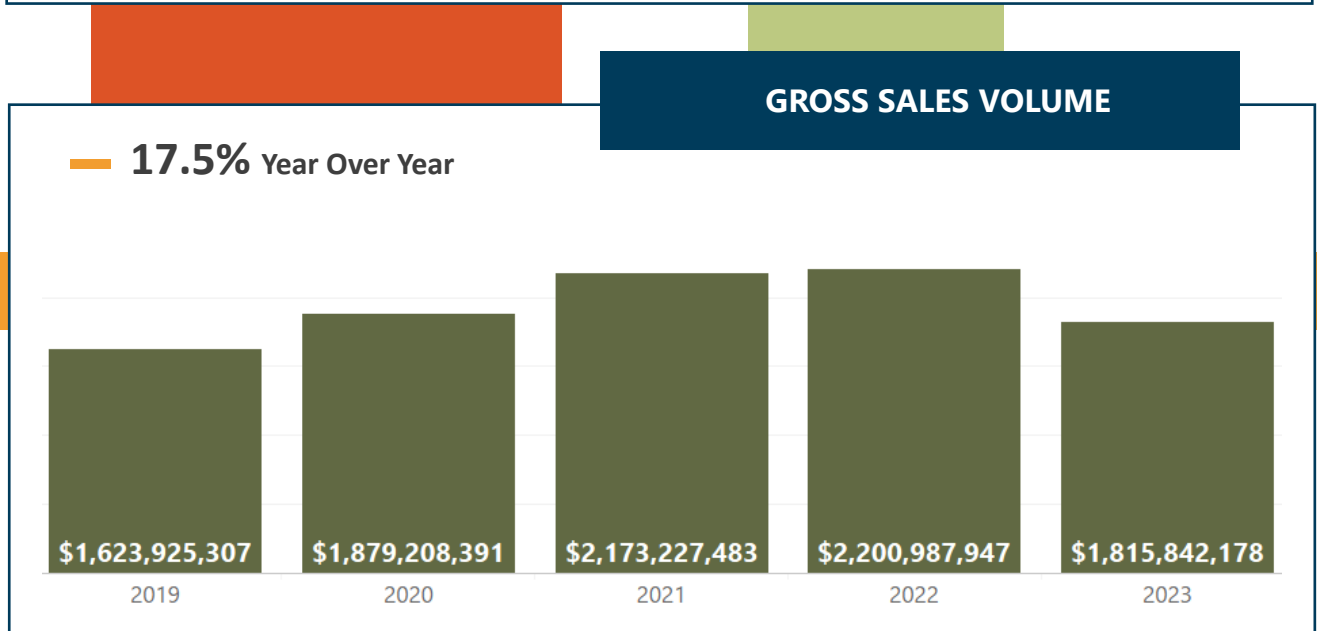
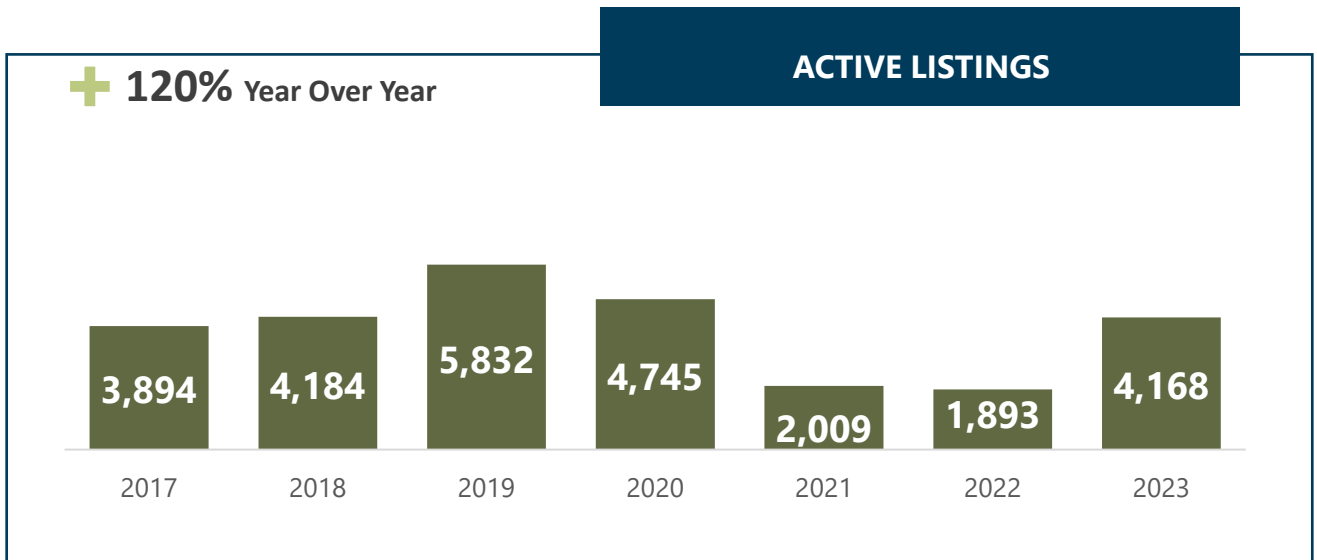


# Active Listings and Volume

## February 2023

Homes are spending more time on the market resulting in more standing inventory of properties available for sale. At the close of February, there was 120% more active inventory as compared to February 2022.

Gross sales volume was lower in February as compared to previous three years as a result of decreased closings.



# Rental Market Stats

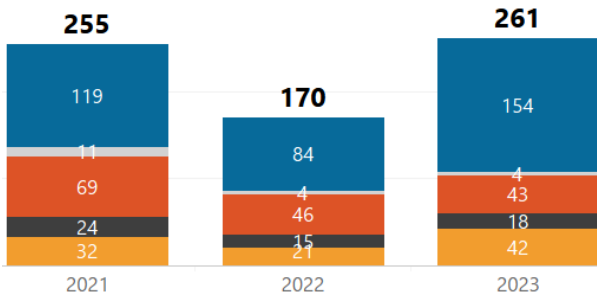
February 2023

REcolorado metrics from rental listings indicate an active and strong rental market in February. The number of properties that were leased was up more than 50% from last year. Additionally, the median price garnered for properties saw year-over-year increases. It took a median of 23 days for a property to move from active to leased in REcolorado MLS.



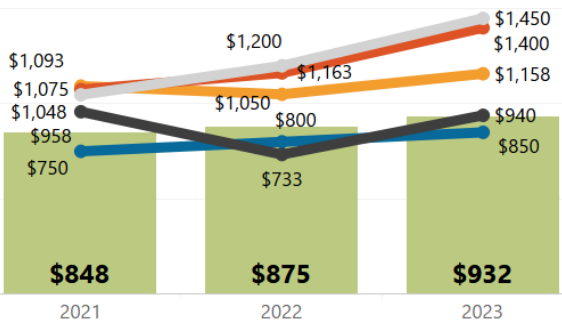
## PROPERTIES LEASED

+53% Year Over Year



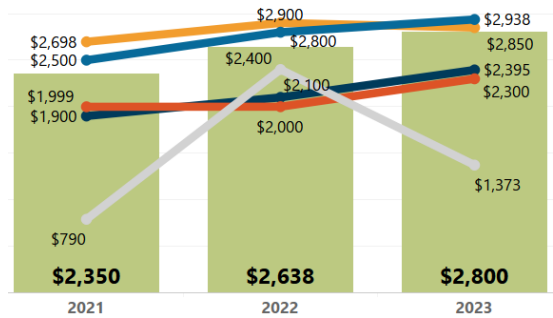
## MEDIAN LEASED PRICE PER BEDROOM

+6.5% Year Over Year



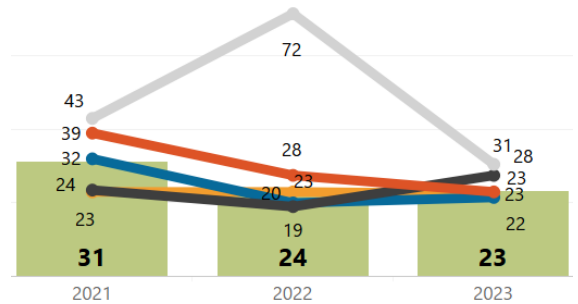
## MEDIAN LEASED PRICE

+6% Year Over Year



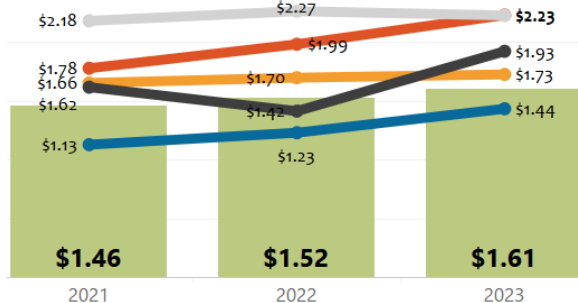
## MEDIAN DAYS IN MLS

-4% Year Over Year



## MEDIAN LEASED PRICE PER SQ FOOT

+6% Year Over Year



# Glossary of Terms

## **MEDIAN**

Sort the data points from high to low, count the total number of data points and then find the middle of that total. The median tells us the middle value or, what is most commonly occurring in the market. This metric is preferred because it's not affected by outlying data at the tail ends of the market.

## **AVERAGE**

Add up all data points and then divide by the total number of data points. This metric is not considered the most accurate gauge since outlying data can easily skew the results.

## **DAYS IN MLS (DIM)**

Days in MLS counts the number of days a listing has been in an Active status in REcolorado Matrix. It does not accumulate days while the listing is in Coming Soon, Pending or Withdrawn status.

## **WEEKS OF INVENTORY**

A measure of how long it would hypothetically take to sell through all available homes currently for sale, given current levels of home sales. A balanced market ranges from four to six months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A Seller's market has a lower number, reflecting more buyers relative to homes for sale.

## **YEAR-OVER-YEAR**

Compares one month of data for the current year as compared to the same month of data one year prior. Example: February 2021 vs February 2020

## **MONTH-OVER-MONTH**

Compares one month of data to the previous month's data. Example: February 2021 vs February 2021

## **YEAR-TO-DATE**

A sum of all data points from the start of the year, February 1, to the current date. This becomes a more reliable metric as the year progresses and there is more data to compare. It is useful when analyzing trend lines from one year to the next.

## **DENVER METRO AREA**

Greater Denver Metro area includes the following counties: Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson, and Park.

## **RESIDENTIAL DATA**

Data used for REcolorado Market Watch reports comes from REcolorado Matrix and includes residential listings including single-family residences, condos, townhomes, and multi-family homes.