

# Knowledge is **POWER**

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.



**ANTHONY / RAEL (303) 520-3179**

| RESIDENTIAL REAL ESTATE BROKER | BUYER & SELLER ADVICE & COUNSELING | RELOCATION |

**[anthonyrael.com/denverstats](http://anthonyrael.com/denverstats)**



## Market Overview

	Jan. 2024	Dec. 2023	Jan. 2023	Month-Over-Month	Year-Over-Year
<b>Residential (Detached + Attached)</b>					
Active Listings at Month's End	4,871	4,971	4,120	-2.01%	18.23%
New Listings	3,280	1,727	2,859	89.92%	14.73%
Pending	3,294	2,310	3,093	42.60%	6.50%
Closed	2,051	2,740	2,188	-25.15%	-6.26%
Close Price - Average	\$ 660,127	\$ 655,966	\$ 626,110	0.63%	5.43%
Close Price - Median	\$ 565,000	\$ 550,000	\$ 539,250	2.73%	4.78%
Sales Volume	\$ 1,353,920,829	\$ 1,797,346,651	\$ 1,369,928,756	-24.67%	-1.17%
Days in MLS - Average	49	46	46	6.52%	6.52%
Days in MLS - Median	36	30	34	20.00%	5.88%
Close-Price-to-List-Price Ratio	98.42%	99.20%	98.17%	-0.79%	0.25%
<b>Detached</b>					
Active Listings at Month's End	3,336	3,505	2,893	-4.82%	15.31%
New Listings	2,301	1,229	1,951	87.23%	17.94%
Pending	2,446	1,630	2,185	50.06%	11.95%
Closed	1,478	1,921	1,524	-23.06%	-3.02%
Close Price - Average	\$ 734,836	\$ 732,832	\$ 703,334	0.27%	4.48%
Close Price - Median	\$ 625,000	\$ 610,000	\$ 599,900	2.46%	4.18%
Sales Volume	\$ 1,086,087,642	\$ 1,407,770,899	\$ 1,071,881,673	-22.85%	1.33%
Days in MLS - Average	\$ 50	\$ 46	\$ 49	8.70%	2.04%
Days in MLS - Median	37	29	37	27.59%	0.00%
Close-Price-to-List-Price Ratio	98.34%	99.48%	98.01%	-1.15%	0.34%
<b>Attached</b>					
Active Listings at Month's End	1,535	1,466	1,227	4.71%	25.10%
New Listings	979	498	908	96.59%	7.82%
Pending	848	680	908	24.71%	-6.61%
Closed	573	819	664	-30.04%	-13.70%
Close Price - Average	\$ 467,423	\$ 475,672	\$ 448,866	-1.73%	4.13%
Close Price - Median	\$ 395,000	\$ 420,000	\$ 395,500	-5.95%	-0.13%
Sales Volume	\$ 267,833,187	\$ 389,575,752	\$ 298,047,083	-31.25%	-10.14%
Days in MLS - Average	46	45	39	2.22%	17.95%
Days in MLS - Median	34	31	28	9.68%	21.43%
Close-Price-to-List-Price Ratio	98.64%	98.54%	98.53%	0.10%	0.11%

# Market Highlights

## Realtor® Insights:

- Homebuyers on a \$3,000 monthly budget gained nearly \$40,000 in purchasing power after mortgage rates dropped to 6.7 percent from a high of 7.8 percent in October.
- Buyers are back in the market but aren't necessarily ready to get off the fence as many still have sticker shock over prices and want a move-in ready home.
- We're seeing more buyers who want to self-represent. Buyers must understand the complexities and legal ramifications of not hiring a Realtor®.
- Buyer activity in the Denver Metro area for single-family homes under \$600,000 picked up drastically in mid-January. Homes listed over the holidays, which saw little to no attention, experienced a sudden pick-up in showings and many new listings received multiple offers.
- There is a shortage of single-family, detached, "ranch" floor plan homes priced under \$800,000 in Douglas County. Well-maintained homes that match these criteria are selling quickly, with multiple offers. As the population ages in Douglas County, expect to see this market get even more competitive.

## Local News:

- Enrollment in Colorado public schools in 2023 hit its lowest level since 2013, falling by just under one percent from 2022 pupil counts. At the same time, enrollment in online education programs and homeschooling options increased by 3.4 and 8.4 percent, respectively. Drivers of the enrollment drop throughout the state include fewer babies being born and fewer people moving into Colorado.
- As Denver continues Mayor Mike Johnston's House1000 homelessness plan, the City plans to build more micro-communities, acquire more hotels and close more encampments, all while focusing on getting people into permanent housing.
- Colorado has opened the Property Tax Deferral Program to the general public so that homeowners who experienced an increase in property taxes of more than four percent over the last two years on their primary home may defer some or all of the annual payment up to \$10,000.
- In addition to increasing property tax bills, Xcel is planning to raise rates to help offset improvements for both gas distribution and the electric grid. If the Colorado Public Utilities Commission grants the request, a typical resident's bill will increase by 7.4 percent.
- According to the 2024 Apartment List Renter Migration Report, 48 percent of Denver Metro renters are searching for apartments in other cities. Within the state, they are considering Colorado Springs and Boulder; outside Colorado, they are considering less expensive areas like Kansas City.

## National News:

- Consumer confidence in the economy surged 29 percent since November, the largest two-month increase in over 30 years.

- As a result of high prices and low inventory, national home sales dropped to their lowest level since 1995 with 4.09 million homes sold, down 19 percent from the year before. This reduction follows an 18 percent drop in home sales from 2021 to 2022.
- Higher mortgage rates combined with long waits for building permits are making buying and flipping homes less appealing, while the higher rates made renting investment properties less profitable. Investor purchases of U.S. homes dropped by 30 percent year-over-year in the third quarter, the lowest level in seven years, due to rising mortgage rates, high prices and a lackluster rental market.
- The "silver tsunami" of baby boomers downsizing has been viewed as one way to get out of the housing deficit. Given the size of that generation, if these moves happened in a big wave, it would cause a significant uptick in the number of larger homes for sale. Baby boomers are proving to be more resistant to this than initially thought, with more than 50 percent of those surveyed over 65 years old planning to age in place; it does not look like the flood of inventory will enter the market anytime soon.

## Mortgage News:

- Mortgage purchase application data has surged, up 24 percent in January. While still historically low, this welcomed pickup in homebuyer demand has increased 39 percent from October's bottom.
- The real economic growth rate (GDP) in the 50's and 60's averaged above four percent, in the 70's and 80's it dropped to three percent. In the last 10 years, the average rate has been below two percent. 2023 defied a recession with an unexpectedly strong 2.5 percent real GDP growth rate!
- The S&P 500 and DJIA January indexes continued to push deeper into record territory with the help of the Magnificent Seven, building on the wealth effect and supporting consumer confidence.

## Quick Stats:

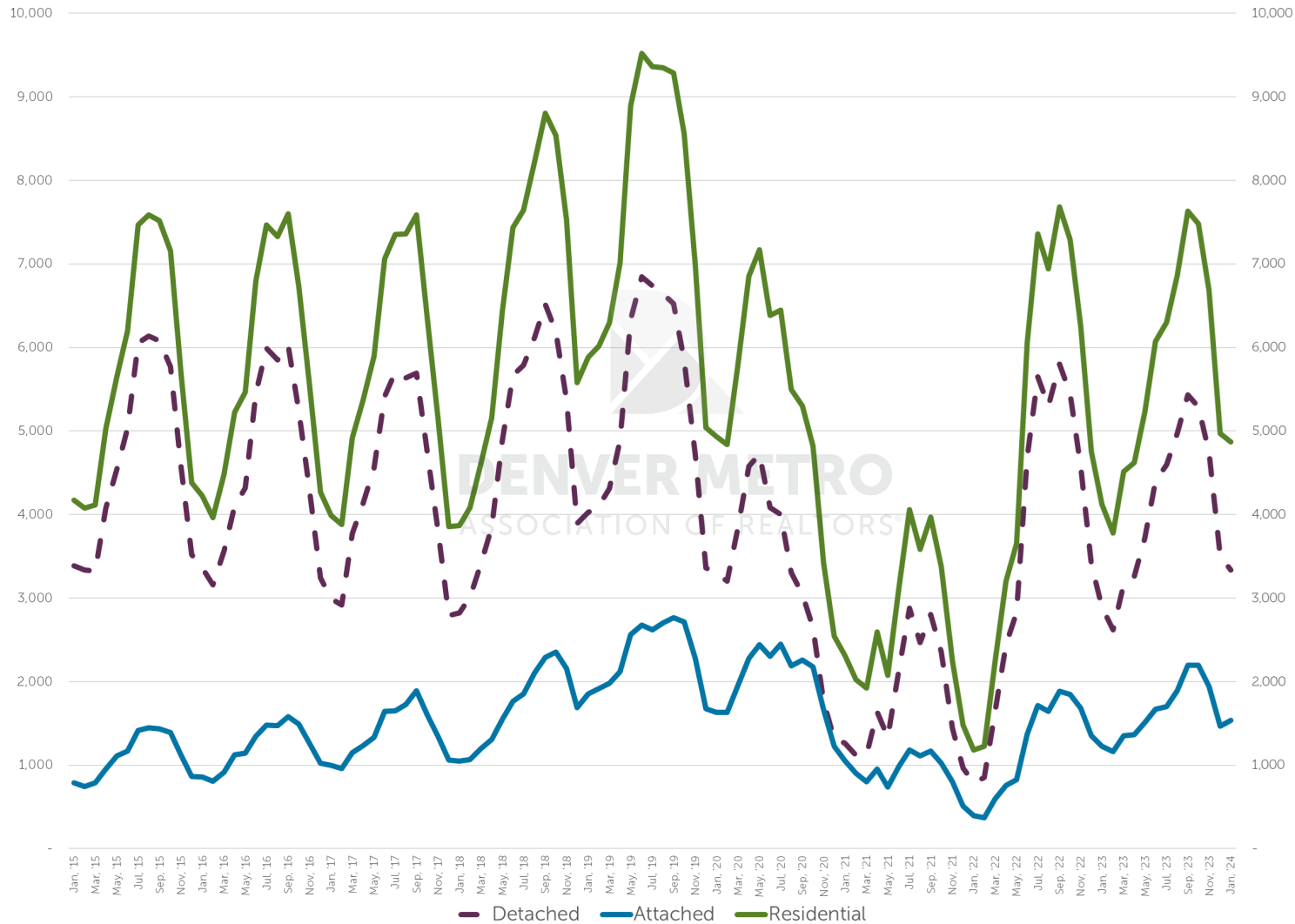
- Average active listings for January are 12,215 (1985-2023).
- Record-high January was 2008 with 24,550 listings and the record-low was set in 2022 with 1,184 listings.
- The seasonal average decrease in active listings from December to January is 3.68 percent. A decrease of only 2.01 percent this January reflects the strong increase in new listings.

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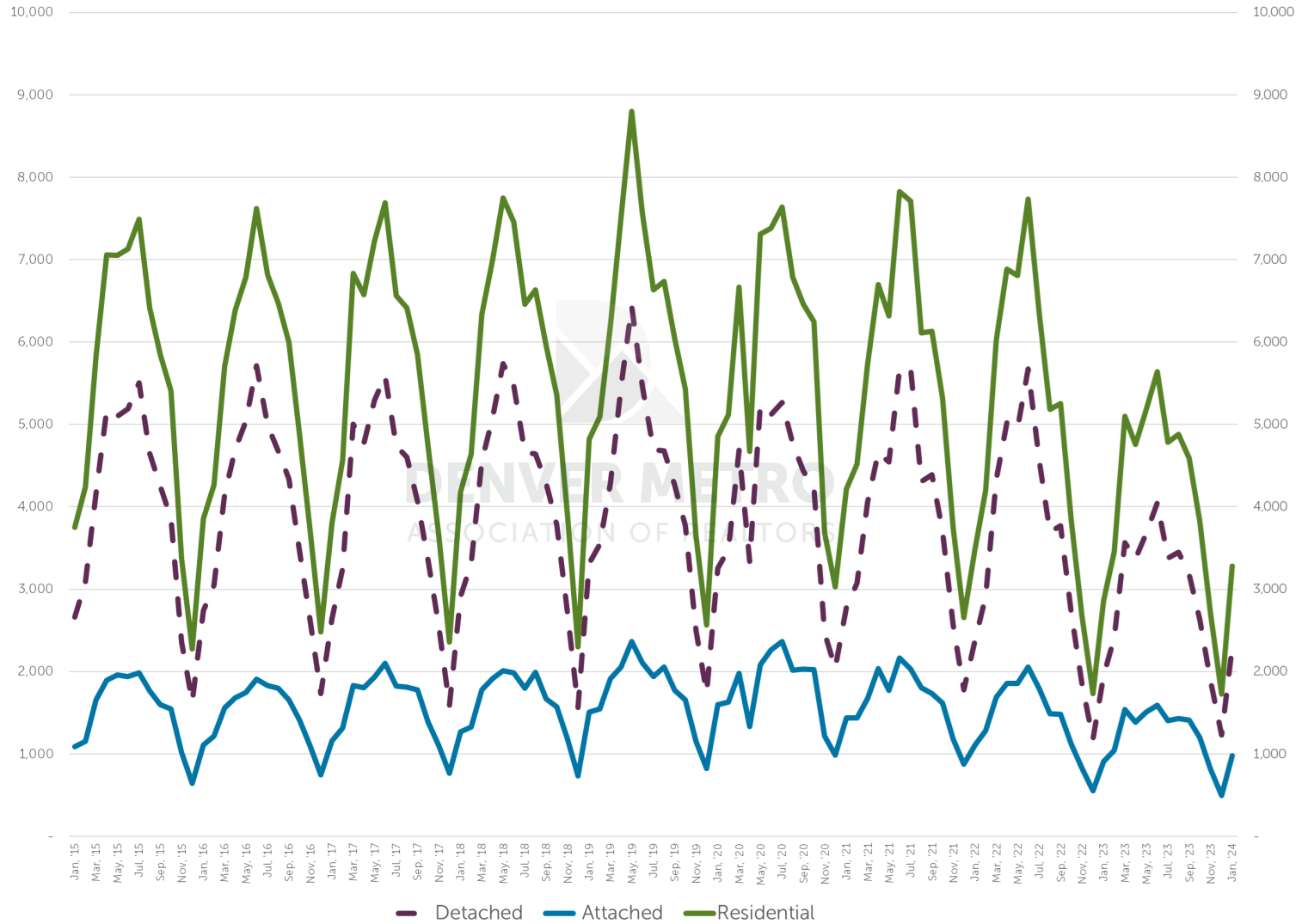
# Active Listings at Month's End

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



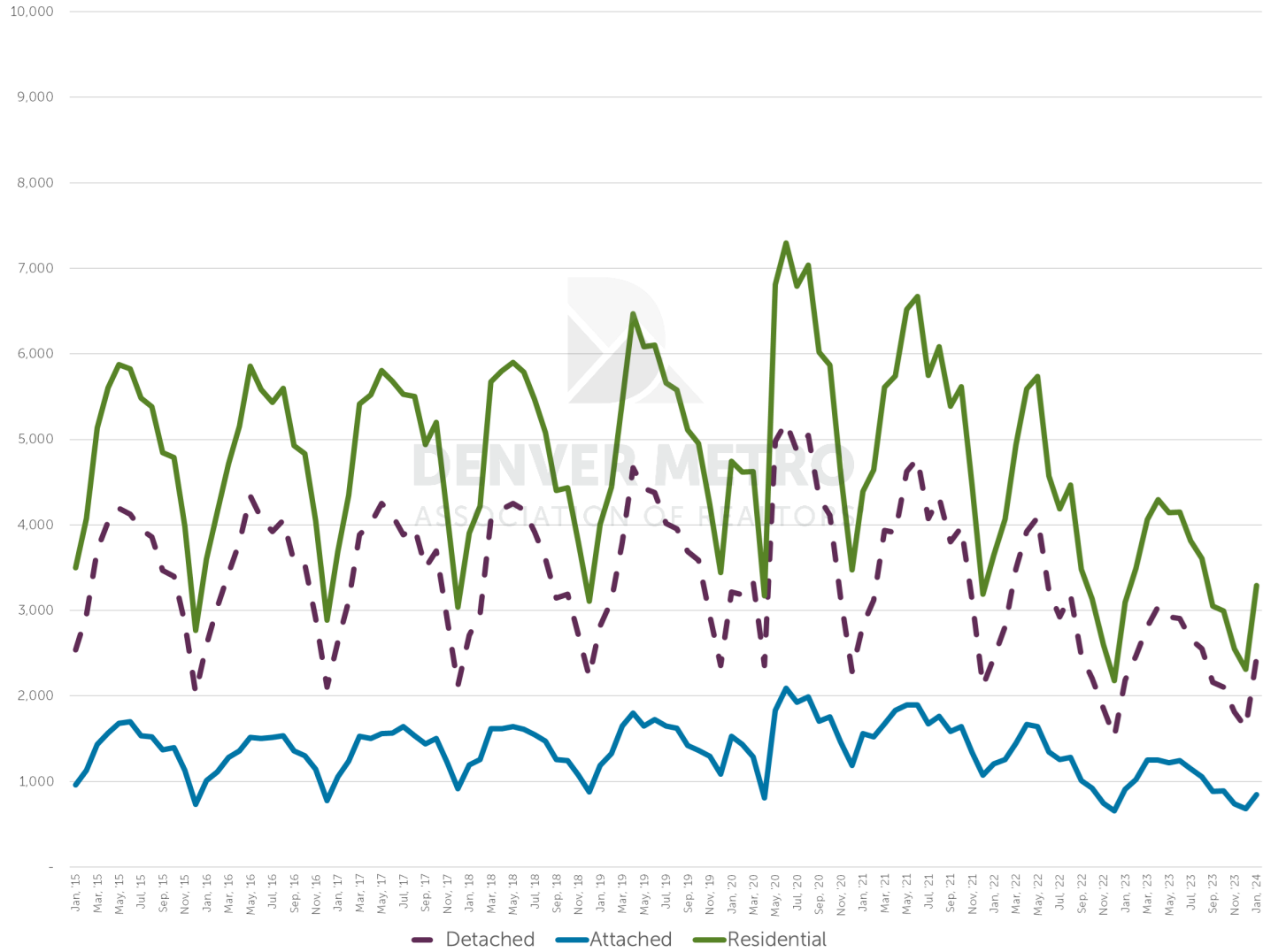
# New Listings

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



# Pending Sales

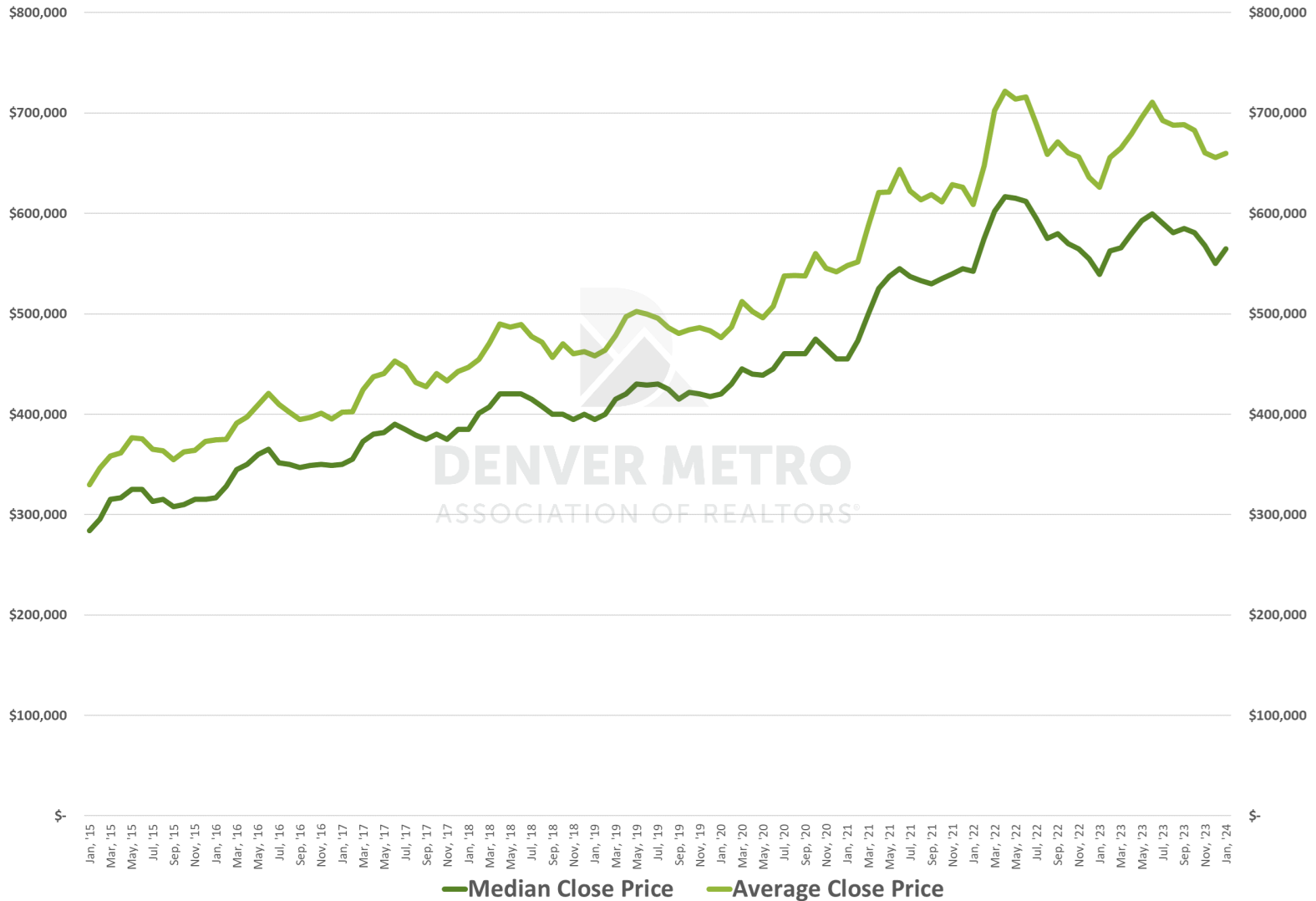
DMAR Market Trends | January 2024  
Denver Metro Association of Realtors®  
Source of MLS Data: REcolorado.com



# Residential Median + Average Close Price

10-year view

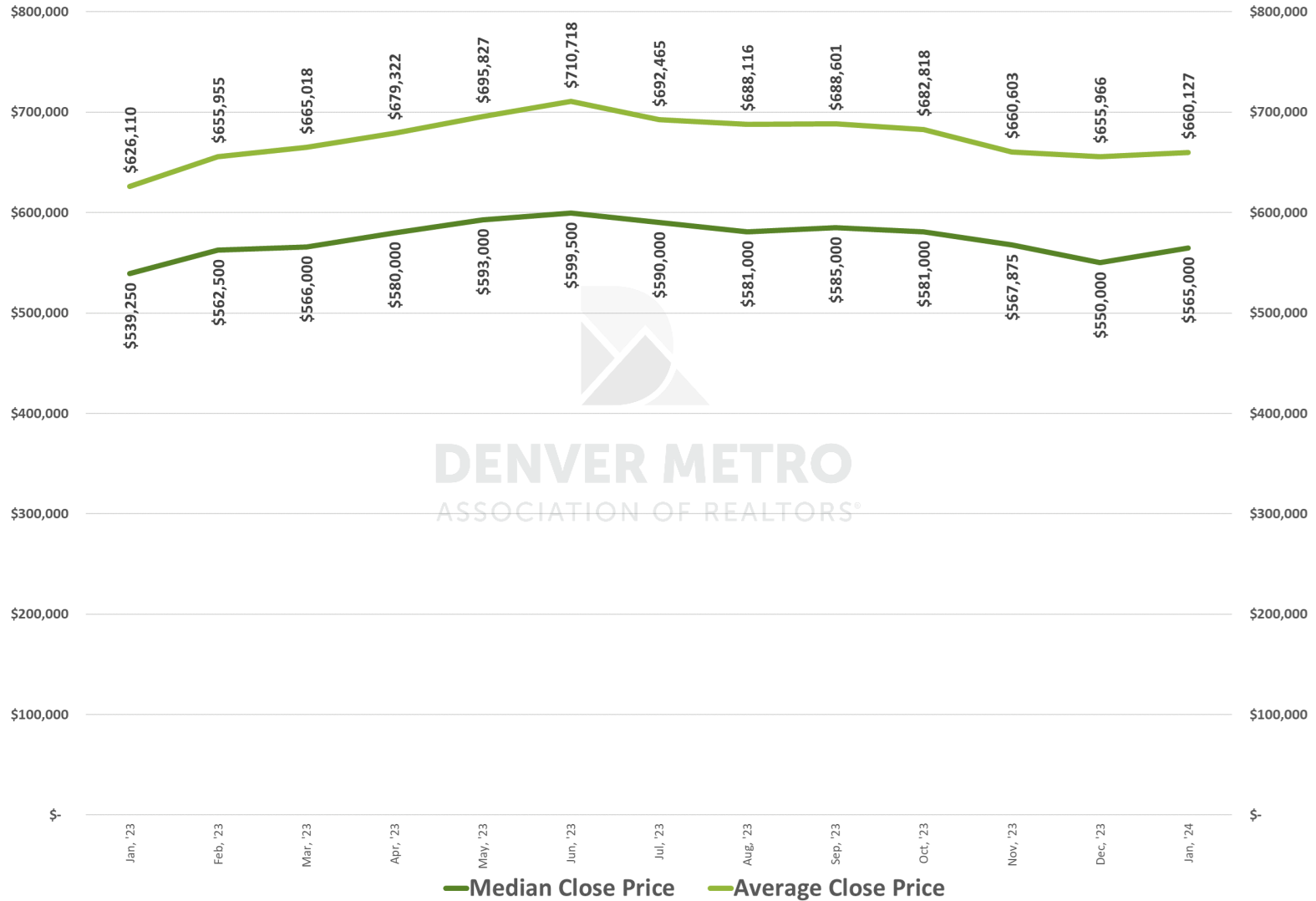
DMAR Market Trends | January 2024  
Denver Metro Association of Realtors®  
Source of MLS Data: REcolorado.com



# Residential Median + Average Close Price

1-year snapshot

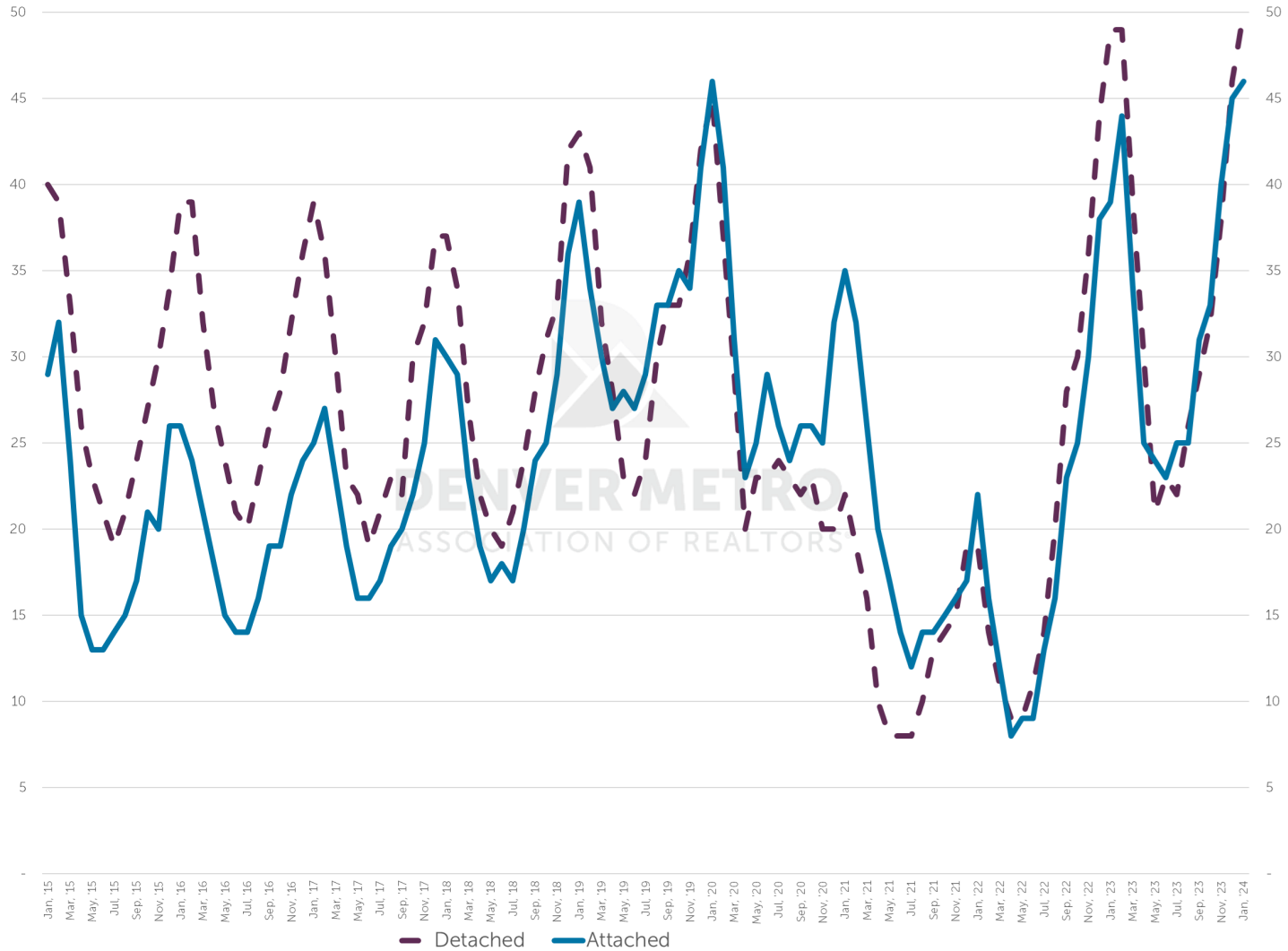
DMAR Market Trends | January 2024  
Denver Metro Association of Realtors®  
Source of MLS Data: REcolorado.com





# Average Days in MLS

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



# January 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	4,871	4,120	1,184	2,316	4,941	18.23%	311.40%	110.32%	-1.42%
New Listings	3,280	2,859	3,485	4,231	4,857	14.73%	-5.88%	-22.48%	-32.47%
Closed	2,051	2,188	3,072	3,231	3,363	-6.26%	-33.24%	-36.52%	-39.01%
Close Price - Average	\$ 660,127	\$ 626,110	\$ 609,056	\$ 547,691	\$ 475,701	5.43%	8.39%	20.53%	38.77%
Close Price - Median	\$ 565,000	\$ 539,250	\$ 542,500	\$ 455,000	\$ 420,000	4.78%	4.15%	24.18%	34.52%
Sales Volume	\$ 1,353,920,829	\$ 1,369,928,756	\$ 1,871,019,414	\$ 1,769,589,104	\$ 1,599,783,013	-1.17%	-27.64%	-23.49%	-15.37%
Days in MLS - Average	49	46	20	27	45	6.52%	145.00%	81.48%	8.89%
Days in MLS - Median	36	34	5	6	26	5.88%	620.00%	500.00%	38.46%
Close-Price-to-List-Price Ratio	98.42%	98.17%	102.13%	100.59%	98.80%	0.25%	-3.63%	-2.16%	-0.38%
<b>Detached</b>									
Active Listings at Month's End	3,336	2,893	788	1,263	3,297	15.31%	323.35%	164.13%	1.18%
New Listings	2,301	1,951	2,376	2,780	3,251	17.94%	-3.16%	-17.23%	-29.22%
Closed	1,478	1,524	2,038	2,117	2,311	-3.02%	-27.48%	-30.18%	-36.05%
Close Price - Average	\$ 734,836	\$ 703,334	\$ 688,895	\$ 626,942	\$ 530,099	4.48%	6.67%	17.21%	38.62%
Close Price - Median	\$ 625,000	\$ 599,900	\$ 599,050	\$ 509,900	\$ 459,900	4.18%	4.33%	22.57%	35.90%
Sales Volume	\$ 1,086,087,642	\$ 1,071,881,673	\$ 1,403,967,248	\$ 1,327,235,586	\$ 1,225,059,771	1.33%	-22.64%	-18.17%	-11.34%
Days in MLS - Average	50	49	19	22	45	2.04%	163.16%	127.27%	11.11%
Days in MLS - Median	37	37	5	5	24	0.00%	640.00%	640.00%	54.17%
Close-Price-to-List-Price Ratio	98.34%	98.01%	102.19%	101.04%	98.80%	0.34%	-3.77%	-2.67%	-0.47%
<b>Attached</b>									
Active Listings at Month's End	1,535	1,227	396	1,053	1,644	25.10%	287.63%	45.77%	-6.63%
New Listings	979	908	1,109	1,451	1,606	7.82%	-11.72%	-32.53%	-39.04%
Closed	573	664	1,034	1,114	1,052	-13.70%	-44.58%	-48.56%	-45.53%
Close Price - Average	\$ 467,423	\$ 448,866	\$ 451,695	\$ 397,086	\$ 356,201	4.13%	3.48%	17.71%	31.22%
Close Price - Median	\$ 395,000	\$ 395,500	\$ 400,000	\$ 335,500	\$ 305,000	-0.13%	-1.25%	17.73%	29.51%
Sales Volume	\$ 267,833,187	\$ 298,047,083	\$ 467,052,166	\$ 442,353,518	\$ 374,723,242	-10.14%	-42.65%	-39.45%	-28.53%
Days in MLS - Average	46	39	22	35	46	17.95%	109.09%	31.43%	0.00%
Days in MLS - Median	34	28	5	12	30	21.43%	580.00%	183.33%	13.33%
Close-Price-to-List-Price Ratio	98.64%	98.53%	102.00%	99.74%	98.81%	0.11%	-3.29%	-1.10%	-0.17%

## Market Trends

Price Range	Detached			Attached		
	Closed	Active	MOI	Closed	Active	MOI
\$0 to \$299,999	16	32	2.00	114	278	2.44
\$300,000 to \$499,999	289	453	1.57	306	653	2.13
\$500,000 to \$749,999	722	1,415	1.96	115	396	3.44
\$750,000 to \$999,999	262	635	2.42	20	106	5.30
\$1,000,000 to \$1,499,999	116	333	2.87	9	56	6.22
\$1,500,000 to \$1,999,999	35	181	5.17	3	29	9.67
\$2,000,000 and over	38	287	7.55	6	17	2.83
<b>TOTALS</b>	<b>1,478</b>	<b>3,336</b>	<b>2.26</b>	<b>573</b>	<b>1,535</b>	<b>2.68</b>

Price Range	Detached		% change	Attached		% change
	Closed Jan. 2024	Closed Dec. 2023		Closed Jan. 2024	Closed Dec. 2023	
\$0 to \$299,999	16	22	-27.27%	114	154	-25.97%
\$300,000 to \$499,999	289	423	-31.68%	306	426	-28.17%
\$500,000 to \$749,999	722	923	-21.78%	115	181	-36.46%
\$750,000 to \$999,999	262	293	-10.58%	20	37	-45.95%
\$1,000,000 to \$1,499,999	116	167	-30.54%	9	14	-35.71%
\$1,500,000 to \$1,999,999	35	54	-35.19%	3	2	50.00%
\$2,000,000 and over	38	39	-2.56%	6	5	20.00%
<b>TOTALS</b>	<b>1,478</b>	<b>1,921</b>	<b>-23.06%</b>	<b>573</b>	<b>819</b>	<b>-30.04%</b>

Price Range	Detached		% change	Attached		% change
	YTD Jan. 2024	YTD Jan. 2023		YTD Jan. 2024	YTD Jan. 2023	
\$0 to \$299,999	16	16	0.00%	114	144	-20.83%
\$300,000 to \$499,999	289	410	-29.51%	306	325	-5.85%
\$500,000 to \$749,999	722	698	3.44%	115	143	-19.58%
\$750,000 to \$999,999	262	224	16.96%	20	33	-39.39%
\$1,000,000 to \$1,499,999	116	109	6.42%	9	16	-43.75%
\$1,500,000 to \$1,999,999	35	32	9.38%	3	2	50.00%
\$2,000,000 and over	38	35	8.57%	6	1	500.00%
<b>TOTALS</b>	<b>1,478</b>	<b>1,524</b>	<b>-3.02%</b>	<b>573</b>	<b>664</b>	<b>-13.70%</b>



## Properties Sold for \$1 Million or More

	Jan. 2024	Dec. 2023	Jan. 2023	Month-Over-Month	Year-Over-Year
<b>Residential (Detached + Attached)</b>					
New Listings	428	157	306	172.61%	39.87%
Pending	333	228	270	46.05%	23.33%
Closed	207	281	195	-26.33%	6.15%
Sales Volume	\$ 332,732,392	\$ 460,707,943	\$ 306,336,451	-27.78%	8.62%
Days in MLS - Average	70	53	56	32.08%	25.00%
Days in MLS - Median	55	33	46	66.67%	19.57%
Close-Price-to-List-Price Ratio	96.54%	96.93%	96.45%	-0.40%	0.09%
PSF Total	\$ 368	\$ 366	\$ 355	0.55%	3.66%
<b>Detached</b>					
New Listings	397	146	258	171.92%	53.88%
Pending	306	202	238	51.49%	28.57%
Closed	189	260	176	-27.31%	7.39%
Sales Volume	\$ 295,808,113	\$ 415,107,943	\$ 281,707,823	-28.74%	5.01%
Days in MLS - Average	72	53	55	35.85%	30.91%
Days in MLS - Median	56	32	46	75.00%	21.74%
Close-Price-to-List-Price Ratio	96.59%	97.06%	96.67%	-0.48%	-0.08%
PSF Total	\$ 345	\$ 347	\$ 345	-0.58%	0.00%
<b>Attached</b>					
New Listings	31	11	48	181.82%	-35.42%
Pending	27	26	32	3.85%	-15.63%
Closed	18	21	19	-14.29%	-5.26%
Sales Volume	\$ 36,924,279	\$ 45,600,000	\$ 24,628,628	-19.03%	49.92%
Days in MLS - Average	49	54	62	-9.26%	-20.97%
Days in MLS - Median	45	51	56	-11.76%	-19.64%
Close-Price-to-List-Price Ratio	95.99%	95.28%	94.43%	0.75%	1.65%
PSF Total	\$ 603	\$ 604	\$ 447	-0.17%	34.90%

## 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	428	306	329	289	312	39.87%	30.09%	48.10%	37.18%
Pending	333	270	287	289	195	23.33%	16.03%	15.22%	70.77%
Closed	207	195	223	215	118	6.15%	-7.17%	-3.72%	75.42%
Sales Volume	\$ 332,732,392	\$ 306,336,451	\$ 344,909,121	\$ 354,177,036	\$ 181,393,127	8.62%	-3.53%	-6.05%	83.43%
Days in MLS - Average	70	56	38	68	86	25.00%	84.21%	2.94%	-18.60%
Days in MLS - Median	55	46	7	40	55	19.57%	685.71%	37.50%	0.00%
Close-Price-to-List-Price Ratio	96.54%	96.45%	101.81%	97.75%	95.99%	0.09%	-5.18%	-1.24%	0.57%
PSF Total	\$ 368	\$ 355	\$ 380	\$ 351	\$ 367	3.66%	-3.16%	4.84%	0.27%
<b>Detached</b>									
New Listings	397	258	287	246	269	53.88%	38.33%	61.38%	47.58%
Pending	306	238	252	256	177	28.57%	21.43%	19.53%	72.88%
Closed	189	176	195	186	104	7.39%	-3.08%	1.61%	81.73%
Sales Volume	\$ 295,808,113	\$ 281,707,823	\$ 300,301,782	\$ 318,007,166	\$ 159,882,819	5.01%	-1.50%	-6.98%	85.02%
Days in MLS - Average	72	55	31	69	88	30.91%	132.26%	4.35%	-18.18%
Days in MLS - Median	56	46	9	41	51	21.74%	522.22%	36.59%	9.80%
Close-Price-to-List-Price Ratio	96.59%	96.67%	101.72%	97.78%	95.88%	-0.08%	-5.04%	-1.22%	0.74%
PSF Total	\$ 345	\$ 345	\$ 344	\$ 328	\$ 329	0.00%	0.29%	5.18%	4.86%
<b>Attached</b>									
New Listings	31	48	42	43	43	-35.42%	-26.19%	-27.91%	-27.91%
Pending	27	32	35	33	18	-15.63%	-22.86%	-18.18%	50.00%
Closed	18	19	28	29	14	-5.26%	-35.71%	-37.93%	28.57%
Sales Volume	\$ 36,924,279	\$ 24,628,628	\$ 44,607,339	\$ 36,169,870	\$ 21,510,308	49.92%	-17.22%	2.09%	71.66%
Days in MLS - Average	49	62	87	65	72	-20.97%	-43.68%	-24.62%	-31.94%
Days in MLS - Median	45	56	3	8	69	-19.64%	1400.00%	462.50%	-34.78%
Close-Price-to-List-Price Ratio	95.99%	94.43%	102.45%	97.60%	96.82%	1.65%	-6.31%	-1.65%	-0.86%
PSF Total	\$ 603	\$ 447	\$ 630	\$ 500	\$ 648	34.90%	-4.29%	20.60%	-6.94%

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

	Jan. 2024	Dec. 2023	Jan. 2023	Month-Over-Month	Year-Over-Year
<b>Residential</b> (Detached + Attached)					
New Listings	459	223	421	105.83%	9.03%
Pending	496	310	432	60.00%	14.81%
Closed	282	330	257	-14.55%	9.73%
Sales Volume	\$ 239,170,502	\$ 277,125,862	\$ 215,965,879	-13.70%	10.74%
Days in MLS - Average	54	56	49	-3.57%	10.20%
Days in MLS - Median	38	34	41	11.76%	-7.32%
Close-Price-to-List-Price Ratio	98.69%	98.55%	97.95%	0.14%	0.76%
PSF Total	\$ 275	\$ 274	\$ 282	0.36%	-2.48%
<b>Detached</b>					
New Listings	411	206	368	99.51%	11.68%
Pending	454	284	384	59.86%	18.23%
Closed	262	293	224	-10.58%	16.96%
Sales Volume	\$ 221,564,143	\$ 245,715,671	\$ 187,678,217	-9.83%	18.06%
Days in MLS - Average	53	52	50	1.92%	6.00%
Days in MLS - Median	36	32	43	12.50%	-16.28%
Close-Price-to-List-Price Ratio	98.69%	98.71%	97.86%	-0.02%	0.85%
PSF Total	\$ 265	\$ 257	\$ 259	3.11%	2.32%
<b>Attached</b>					
New Listings	48	17	53	182.35%	-9.43%
Pending	42	26	48	61.54%	-12.50%
Closed	20	37	33	-45.95%	-39.39%
Sales Volume	\$ 17,606,359	\$ 31,410,191	\$ 28,287,662	-43.95%	-37.76%
Days in MLS - Average	66	91	39	-27.47%	69.23%
Days in MLS - Median	51	53	11	-3.77%	363.64%
Close-Price-to-List-Price Ratio	98.65%	97.31%	98.58%	1.38%	0.07%
PSF Total	\$ 415	\$ 407	\$ 435	1.97%	-4.60%



# 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	459	421	466	325	344	9.03%	-1.50%	41.23%	33.43%
Pending	496	432	453	371	252	14.81%	9.49%	33.69%	96.83%
Closed	282	257	369	228	170	9.73%	-23.58%	23.68%	65.88%
Sales Volume	\$ 239,170,502	\$ 215,965,879	\$ 311,286,821	\$ 195,688,682	\$ 142,943,310	10.74%	-23.17%	22.22%	67.32%
Days in MLS - Average	54	49	22	39	68	10.20%	145.45%	38.46%	-20.59%
Days in MLS - Median	38	41	5	14	48	-7.32%	660.00%	171.43%	-20.83%
Close-Price-to-List-Price Ratio	98.69%	97.95%	102.06%	99.51%	98.18%	0.76%	-3.30%	-0.82%	0.52%
PSF Total	\$ 275	\$ 282	\$ 296	\$ 261	\$ 240	-2.48%	-7.09%	5.36%	14.58%
<b>Detached</b>									
New Listings	411	368	402	249	275	11.68%	2.24%	65.06%	49.45%
Pending	454	384	396	297	201	18.23%	14.65%	52.86%	125.87%
Closed	262	224	310	186	144	16.96%	-15.48%	40.86%	81.94%
Sales Volume	\$ 221,564,143	\$ 187,678,217	\$ 261,813,330	\$ 159,327,637	\$ 121,327,281	18.06%	-15.37%	39.06%	82.62%
Days in MLS - Average	53	50	19	33	71	6.00%	178.95%	60.61%	-25.35%
Days in MLS - Median	36	43	5	14	52	-16.28%	620.00%	157.14%	-30.77%
Close-Price-to-List-Price Ratio	98.69%	97.86%	102.44%	99.76%	98.08%	0.85%	-3.66%	-1.07%	0.62%
PSF Total	\$ 265	\$ 259	\$ 267	\$ 241	\$ 222	2.32%	-0.75%	9.96%	19.37%
<b>Attached</b>									
New Listings	48	53	64	76	69	-9.43%	-25.00%	-36.84%	-30.43%
Pending	42	48	57	74	51	-12.50%	-26.32%	-43.24%	-17.65%
Closed	20	33	59	42	26	-39.39%	-66.10%	-52.38%	-23.08%
Sales Volume	\$ 17,606,359	\$ 28,287,662	\$ 49,473,491	\$ 36,361,045	\$ 21,616,029	-37.76%	-64.41%	-51.58%	-18.55%
Days in MLS - Average	66	39	36	68	54	69.23%	83.33%	-2.94%	22.22%
Days in MLS - Median	51	11	10	26	27	363.64%	410.00%	96.15%	88.89%
Close-Price-to-List-Price Ratio	98.65%	98.58%	100.04%	98.41%	98.77%	0.07%	-1.39%	0.24%	-0.12%
PSF Total	\$ 415	\$ 435	\$ 446	\$ 351	\$ 339	-4.60%	-6.95%	18.23%	22.42%

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

	Jan. 2024	Dec. 2023	Jan. 2023	Month-Over-Month	Year-Over-Year
<b>Residential</b> (Detached + Attached)					
New Listings	1,306	688	1,126	89.83%	15.99%
Pending	1,353	933	1,268	45.02%	6.70%
Closed	837	1,104	841	-24.18%	-0.48%
Sales Volume	\$ 505,785,734	\$ 662,262,107	\$ 506,480,902	-23.63%	-0.14%
Days in MLS - Average	51	49	50	4.08%	2.00%
Days in MLS - Median	39	35	38	11.43%	2.63%
Close-Price-to-List-Price Ratio	98.69%	100.50%	98.50%	-1.80%	0.19%
PSF Total	\$ 266	\$ 268	\$ 261	-0.75%	1.92%
<b>Detached</b>					
New Listings	1,085	596	889	82.05%	22.05%
Pending	1,167	793	1,080	47.16%	8.06%
Closed	722	923	698	-21.78%	3.44%
Sales Volume	\$ 439,300,423	\$ 557,720,317	\$ 422,088,462	-21.23%	4.08%
Days in MLS - Average	48	48	51	0.00%	-5.88%
Days in MLS - Median	38	35	39	8.57%	-2.56%
Close-Price-to-List-Price Ratio	98.78%	100.87%	98.48%	-2.07%	0.30%
PSF Total	\$ 257	\$ 257	\$ 244	0.00%	5.33%
<b>Attached</b>					
New Listings	221	92	237	140.22%	-6.75%
Pending	186	140	188	32.86%	-1.06%
Closed	115	181	143	-36.46%	-19.58%
Sales Volume	\$ 66,485,311	\$ 104,541,790	\$ 84,392,440	-36.40%	-21.22%
Days in MLS - Average	67	50	47	34.00%	42.55%
Days in MLS - Median	43	35	32	22.86%	34.38%
Close-Price-to-List-Price Ratio	98.19%	98.59%	98.58%	-0.41%	-0.40%
PSF Total	\$ 322	\$ 322	\$ 343	0.00%	-6.12%

# 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	1,306	1,126	1,374	1,134	1,225	15.99%	-4.95%	15.17%	6.61%
Pending	1,353	1,268	1,492	1,164	1,114	6.70%	-9.32%	16.24%	21.45%
Closed	837	841	1,249	893	798	-0.48%	-32.99%	-6.27%	4.89%
Sales Volume	\$ 505,785,734	\$ 506,480,902	\$ 752,096,084	\$ 533,371,926	\$ 474,915,270	-0.14%	-32.75%	-5.17%	6.50%
Days in MLS - Average	51	50	21	25	57	2.00%	142.86%	104.00%	-10.53%
Days in MLS - Median	39	38	5	5	38	2.63%	680.00%	680.00%	2.63%
Close-Price-to-List-Price Ratio	98.69%	98.50%	102.17%	101.14%	98.63%	0.19%	-3.41%	-2.42%	0.06%
PSF Total	\$ 266	\$ 261	\$ 271	\$ 236	\$ 214	1.92%	-1.85%	12.71%	24.30%
<b>Detached</b>									
New Listings	1,085	889	1,153	949	1,024	22.05%	-5.90%	14.33%	5.96%
Pending	1,167	1,080	1,237	945	930	8.06%	-5.66%	23.49%	25.48%
Closed	722	698	1,049	736	690	3.44%	-31.17%	-1.90%	4.64%
Sales Volume	\$ 439,300,423	\$ 422,088,462	\$ 635,321,735	\$ 438,527,767	\$ 410,504,476	4.08%	-30.85%	0.18%	7.01%
Days in MLS - Average	48	51	19	19	56	-5.88%	152.63%	152.63%	-14.29%
Days in MLS - Median	38	39	5	5	38	-2.56%	660.00%	660.00%	0.00%
Close-Price-to-List-Price Ratio	98.78%	98.48%	102.31%	101.32%	98.60%	0.30%	-3.45%	-2.51%	0.18%
PSF Total	\$ 257	\$ 244	\$ 255	\$ 216	\$ 193	5.33%	0.78%	18.98%	33.16%
<b>Attached</b>									
New Listings	221	237	221	185	201	-6.75%	0.00%	19.46%	9.95%
Pending	186	188	255	219	184	-1.06%	-27.06%	-15.07%	1.09%
Closed	115	143	200	157	108	-19.58%	-42.50%	-26.75%	6.48%
Sales Volume	\$ 66,485,311	\$ 84,392,440	\$ 116,774,349	\$ 94,844,159	\$ 64,410,794	-21.22%	-43.07%	-29.90%	3.22%
Days in MLS - Average	67	47	28	53	63	42.55%	139.29%	26.42%	6.35%
Days in MLS - Median	43	32	6	22	44	34.38%	616.67%	95.45%	-2.27%
Close-Price-to-List-Price Ratio	98.19%	98.58%	101.43%	100.28%	98.82%	-0.40%	-3.19%	-2.08%	-0.64%
PSF Total	\$ 322	\$ 343	\$ 353	\$ 332	\$ 348	-6.12%	-8.78%	-3.01%	-7.47%



# Knowledge is **POWER**

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.



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