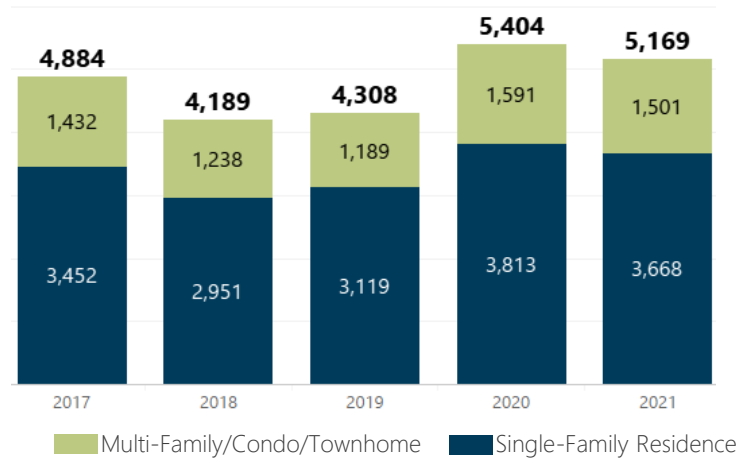


-4% HOMES CLOSED

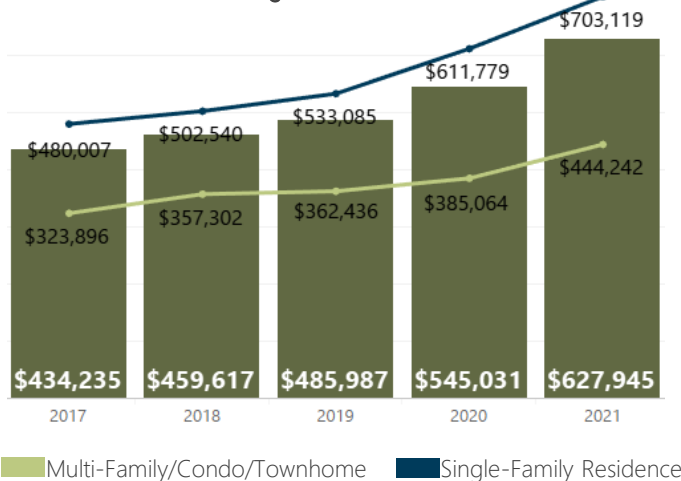
In the Denver Metro area this November, 5,169 homes Closed, a **4% decrease compared to last November** and a 5% decrease month over month as the market continued to see seasonal cooling and buyers took a break to celebrate a long holiday.

Throughout November 4,622 listings moved to the Pending status, 2% more than last year, but down 18% from last month.

Homes Closed



Average Closed Prices



+15% PRICES

Home prices in the Denver Metro area continue to climb. In November, the **Average Closed price for a home in the Denver Metro area was \$627,945**, 15% higher than November 2020 and 3% higher than October 2021.

Single-Family Residences sold for an average of \$703,119 in November, up 15% year over year. The price of Multi-Family/Condos/Townhomes was up 15% from November 2020, at an average of \$444,242.

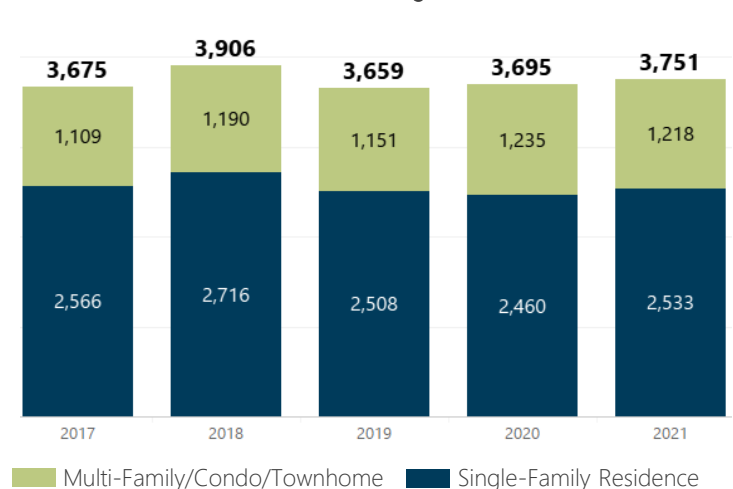
+2% NEW LISTINGS

Sellers added 3,751 New Listings to the market in November, **an increase of 2% year over year**. Month over month the number of New Listings decreased 29%.

The count of Active Listings of homes for sale at the end of November was 2,423, 24% fewer than last year and 33% fewer than the end of last month.

We currently have just **2 weeks of inventory**, 1 week fewer than November 2020 and 1 week fewer compared to last month.

New Listings

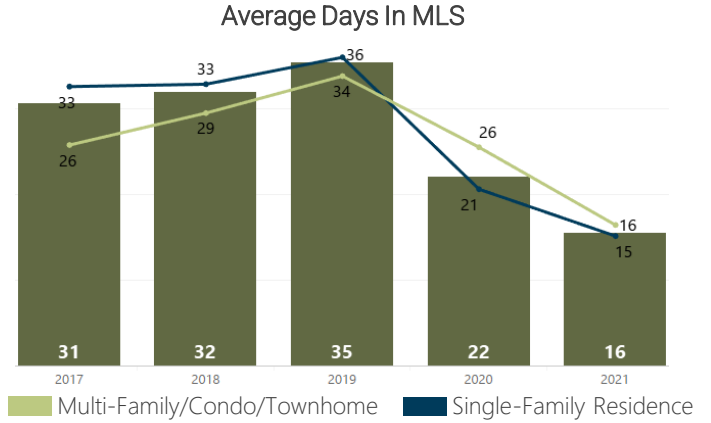


-6
Days

DAYS IN MLS

In November, **homes spent an average of 16 days actively for sale in the MLS**, 6 days fewer than last November and 2 days more than last month. On average, Single-Family Residences were on the market 15 days, while Multi-Family/Condos/Townhomes were on the market 16 days.

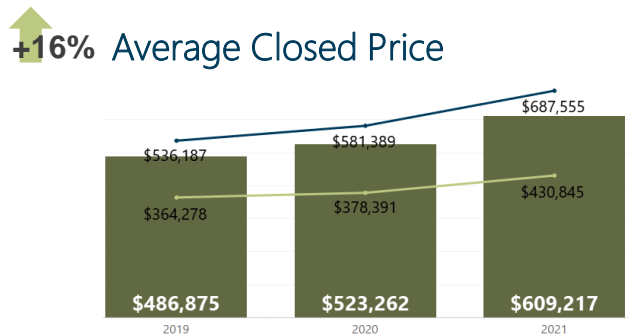
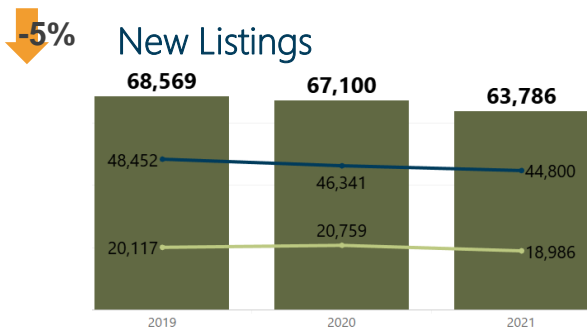
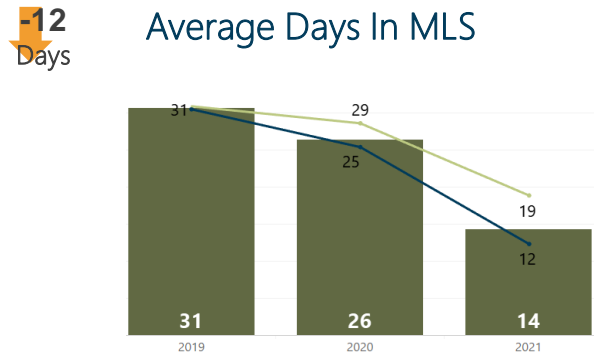
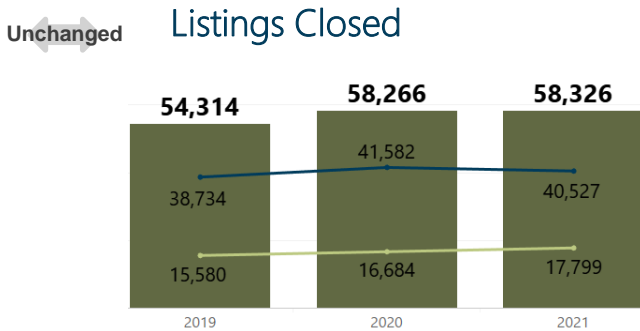
The median number of days a home spent on the market in November was 5, which is 1 day fewer than November 2020.



2,423 Active Listings	\$627,945 Average Closed Price	5,169 Listings Closed	16 Average Days In MLS
3,751 New Listings	\$540,000 Median Closed Price	4,622 Pending Listings	2 Week of Inventory

YEAR-TO-DATE

With one month remaining in 2021 the Denver Metro housing market is on pace to have a record-breaking year in terms of both Closings and prices. New Listings are struggling to keep pace with demand and, as a result, available inventory has fallen to record low levels. The Average Closed Price for a home has now eclipsed the \$600,000 mark with the average price of a single-family residence 18% higher than we saw last year at this time. Buyers remain eager to purchase homes, due in part to low mortgage interest rates and are taking homes off the market on an average of only 14 days.



Multi-Family/Condo/Townhome Single-Family Residence