

Monthly Indicators

Residential real estate activity in Arapahoe, Douglas, Jefferson and Denver Counties, comprised of single-family properties, townhomes and condominiums.



May 2022

Percent changes calculated using year-over-year comparisons and rounded figures.

New Listings were up 6.1 percent for single family homes and 5.3 percent for townhouse-condo properties. Under Contracts decreased 3.2 percent for single family homes and 5.2 percent for townhouse-condo properties.

The Median Sales Price was up 14.0 percent to \$700,950 for single family homes and 13.2 percent to \$430,000 for townhouse-condo properties. Days on Market increased 12.5 percent for single family homes but decreased 50.0 percent for townhouse-condo properties.

The slowdown in sales has provided a much-needed lift to housing supply, with inventory up 10.8% from the previous month according to NAR, although supply remains down 10.4% compared to this time last year, with only 2.2 months' supply of homes at the current sales pace. As the nation continues to explore ways to solve the ongoing housing shortage, estimated at 5.5 million homes, the Biden administration recently unveiled the Housing Supply Action Plan, which aims to expand housing access through a number of administrative and legislative actions and help relieve the nation's housing crisis over the next 5 years.

Activity Snapshot

- 0.3%

+ 0.2%

+ 15.2%

One-Year Change in
Active Listings
All Properties

One-Year Change in
Sold Listings
All Properties

One-Year Change in
Median Sales Price
All Properties

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Single Family Market Overview



Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	5-2021	5-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
Active Listings		1,603	1,916	+ 19.5%	--	--	--
Under Contract		3,430	3,320	- 3.2%	13,435	12,671	- 5.7%
New Listings		3,398	3,606	+ 6.1%	14,102	14,386	+ 2.0%
Sold Listings		2,854	2,936	+ 2.9%	11,669	11,186	- 4.1%
Days on Market		8	9	+ 12.5%	13	11	- 15.4%
Median Sales Price		\$615,000	\$700,950	+ 14.0%	\$589,000	\$685,000	+ 16.3%
Avg. Sales Price		\$732,749	\$847,910	+ 15.7%	\$707,145	\$821,799	+ 16.2%
Pct. of List Price Received		106.3%	105.5%	- 0.8%	104.5%	106.0%	+ 1.4%
Affordability Index		67	47	- 29.9%	70	48	- 31.4%

Townhouse-Condo Market Overview



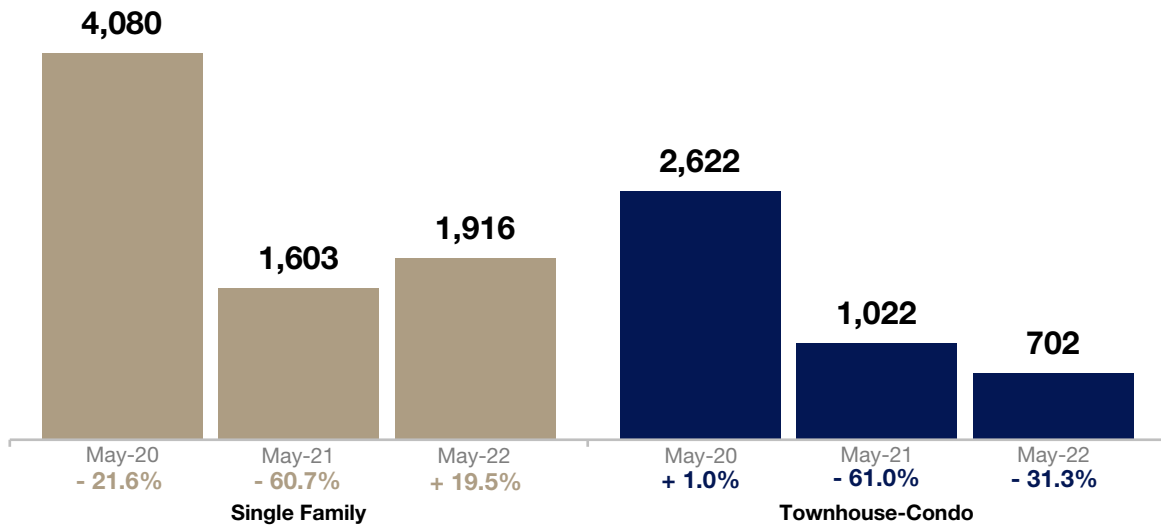
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	5-2021	5-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
Active Listings		1,022	702	- 31.3%	--	--	--
Under Contract		1,560	1,479	- 5.2%	6,980	6,159	- 11.8%
New Listings		1,487	1,566	+ 5.3%	6,974	6,589	- 5.5%
Sold Listings		1,460	1,385	- 5.1%	6,352	5,696	- 10.3%
Days on Market		18	9	- 50.0%	26	12	- 53.8%
Median Sales Price		\$380,000	\$430,000	+ 13.2%	\$360,000	\$420,000	+ 16.7%
Avg. Sales Price		\$448,699	\$505,283	+ 12.6%	\$425,656	\$488,071	+ 14.7%
Pct. of List Price Received		103.6%	105.2%	+ 1.5%	101.9%	104.9%	+ 2.9%
Affordability Index		109	77	- 29.4%	115	79	- 31.3%

Inventory of Active Listings

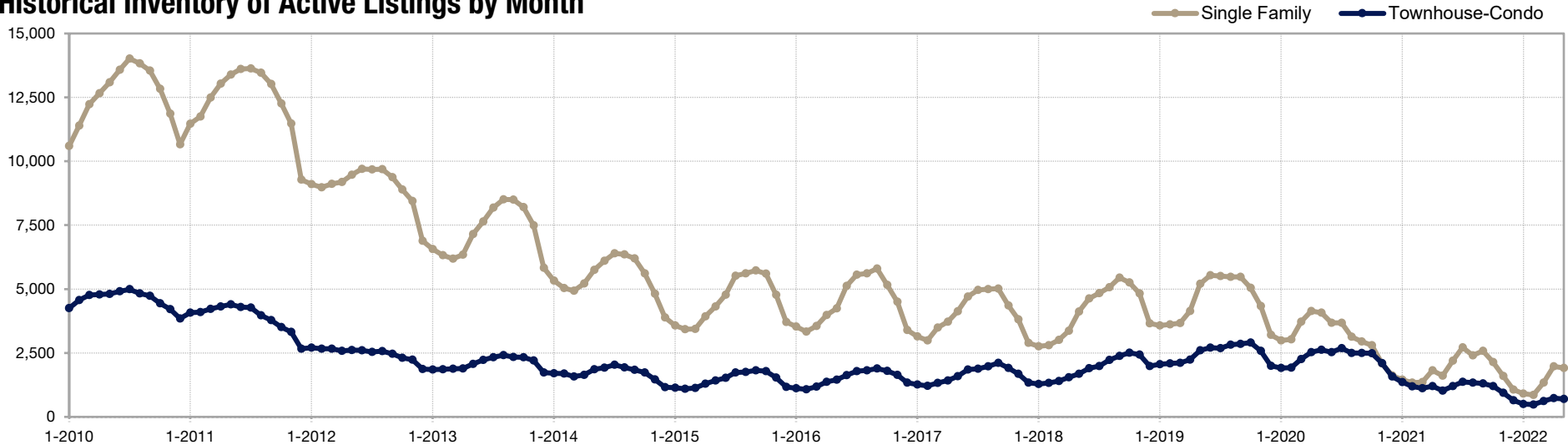


May



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2021	2,190	-40.5%	1,203	-52.4%
Jul-2021	2,716	-26.1%	1,367	-49.1%
Aug-2021	2,403	-23.2%	1,332	-46.5%
Sep-2021	2,576	-12.6%	1,306	-47.8%
Oct-2021	2,143	-23.6%	1,196	-51.8%
Nov-2021	1,598	-23.7%	941	-55.1%
Dec-2021	1,066	-34.0%	644	-59.2%
Jan-2022	911	-37.2%	505	-62.7%
Feb-2022	860	-35.6%	482	-59.5%
Mar-2022	1,340	-1.3%	617	-44.9%
Apr-2022	1,971	+8.5%	733	-39.1%
May-2022	1,916	+19.5%	702	-31.3%

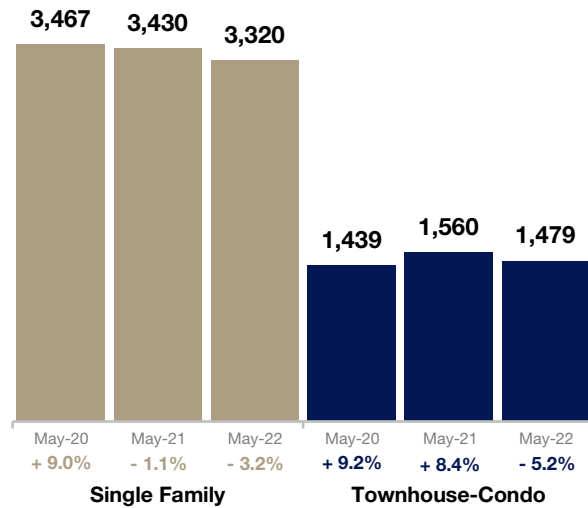
Historical Inventory of Active Listings by Month



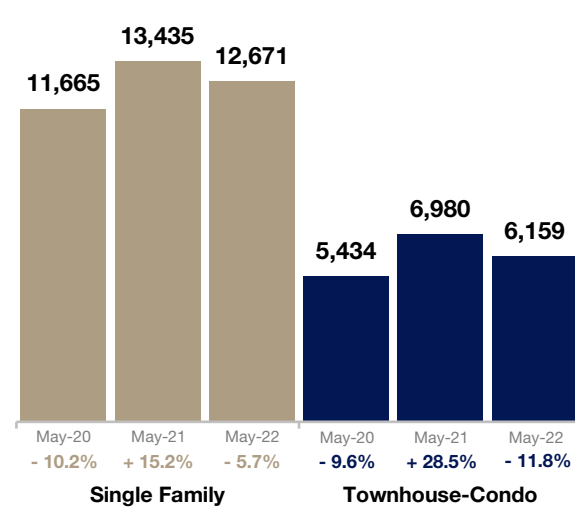
Under Contract



May

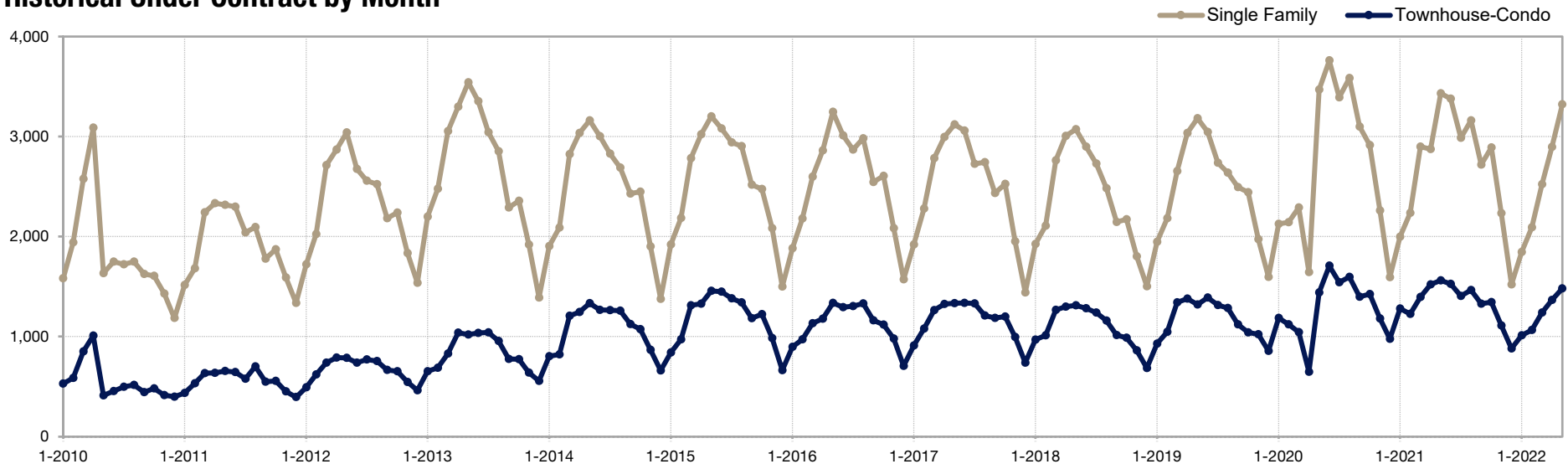


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2021	3,378	-10.1%	1,526	-10.6%
Jul-2021	2,986	-11.9%	1,405	-8.8%
Aug-2021	3,159	-11.8%	1,465	-8.2%
Sep-2021	2,717	-12.3%	1,328	-4.9%
Oct-2021	2,889	-0.8%	1,342	-5.7%
Nov-2021	2,233	-1.2%	1,110	-5.9%
Dec-2021	1,520	-4.6%	879	-9.8%
Jan-2022	1,844	-7.7%	1,010	-21.1%
Feb-2022	2,091	-6.5%	1,065	-13.1%
Mar-2022	2,521	-13.0%	1,239	-11.2%
Apr-2022	2,895	+0.7%	1,366	-10.1%
May-2022	3,320	-3.2%	1,479	-5.2%

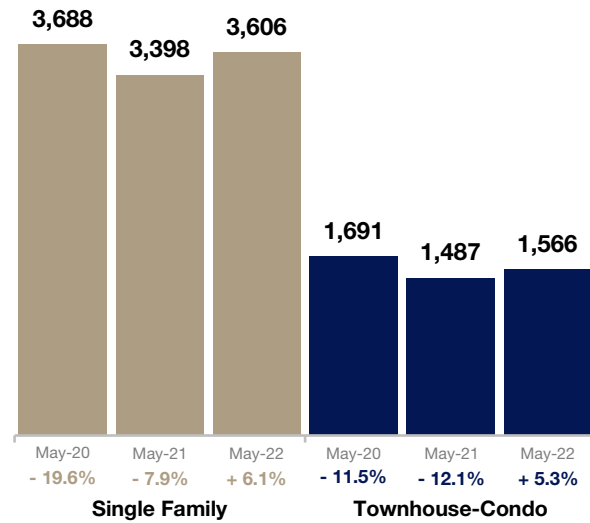
Historical Under Contract by Month



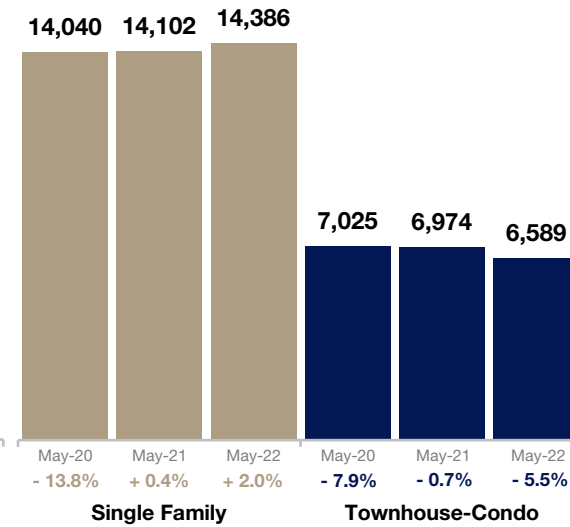
New Listings



May

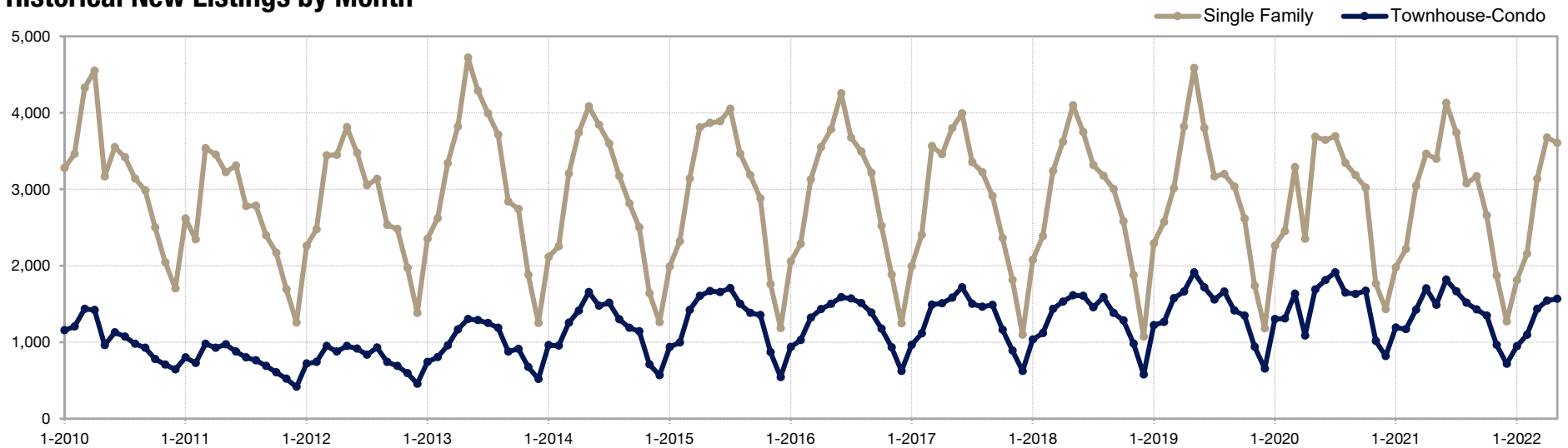


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2021	4,129	+13.3%	1,817	+0.2%
Jul-2021	3,742	+1.4%	1,666	-12.9%
Aug-2021	3,076	-8.1%	1,516	-7.9%
Sep-2021	3,169	-0.5%	1,427	-12.4%
Oct-2021	2,657	-12.0%	1,348	-19.3%
Nov-2021	1,869	+5.8%	964	-5.2%
Dec-2021	1,271	-11.1%	716	-12.4%
Jan-2022	1,813	-8.3%	947	-20.4%
Feb-2022	2,157	-2.8%	1,098	-6.1%
Mar-2022	3,134	+2.9%	1,436	+0.8%
Apr-2022	3,676	+6.2%	1,542	-9.5%
May-2022	3,606	+6.1%	1,566	+5.3%

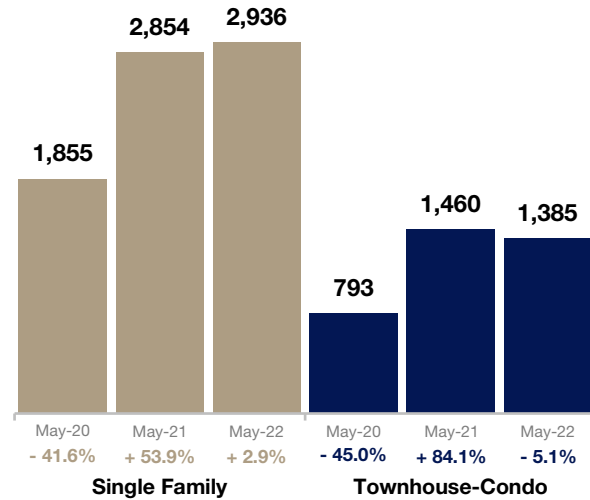
Historical New Listings by Month



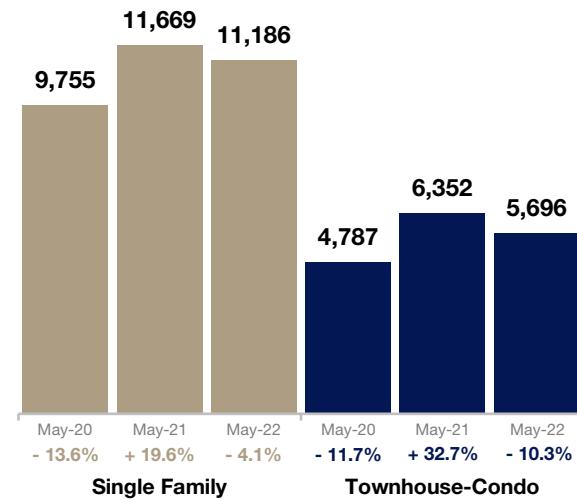
Sold Listings



May

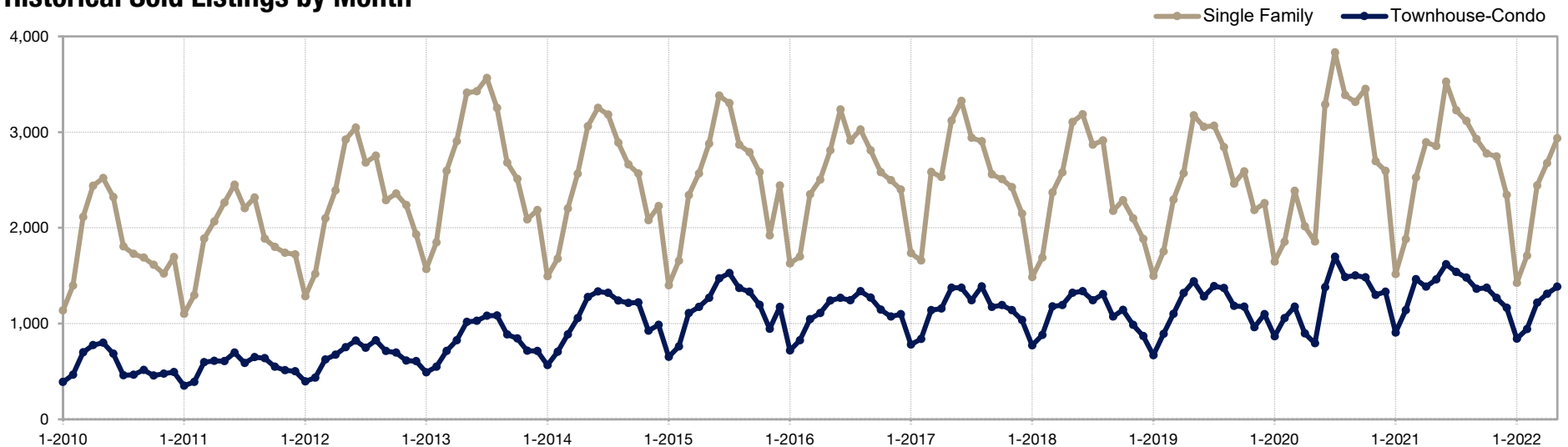


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2021	3,525	+7.1%	1,619	+17.3%
Jul-2021	3,229	-15.8%	1,538	-9.4%
Aug-2021	3,116	-8.0%	1,480	-0.4%
Sep-2021	2,927	-11.7%	1,363	-9.3%
Oct-2021	2,776	-19.6%	1,375	-7.3%
Nov-2021	2,746	+1.9%	1,267	-2.5%
Dec-2021	2,345	-9.6%	1,164	-12.6%
Jan-2022	1,423	-6.1%	841	-7.1%
Feb-2022	1,708	-9.2%	942	-17.4%
Mar-2022	2,442	-3.3%	1,219	-16.6%
Apr-2022	2,677	-7.5%	1,309	-5.4%
May-2022	2,936	+2.9%	1,385	-5.1%

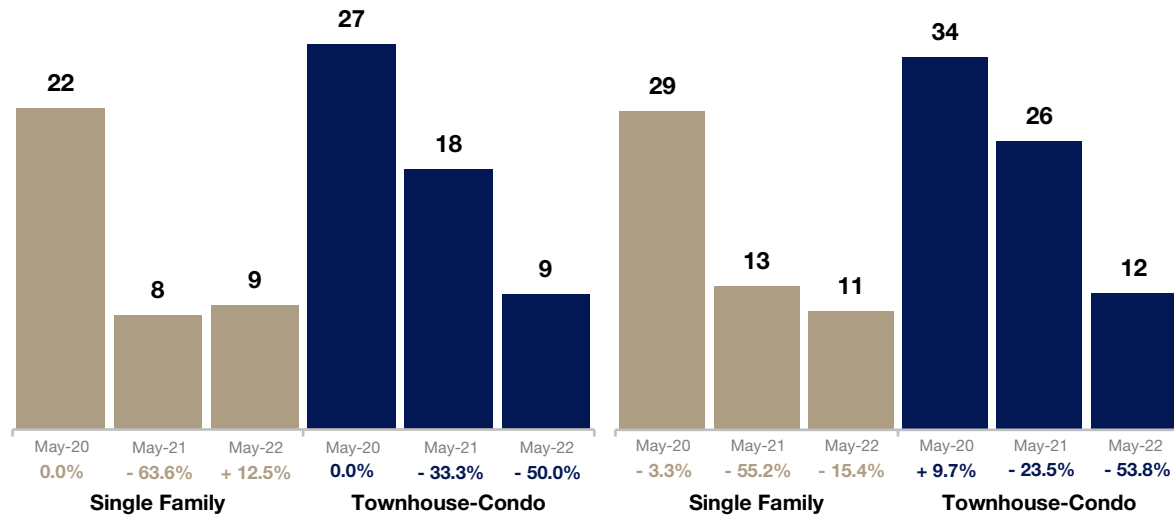
Historical Sold Listings by Month



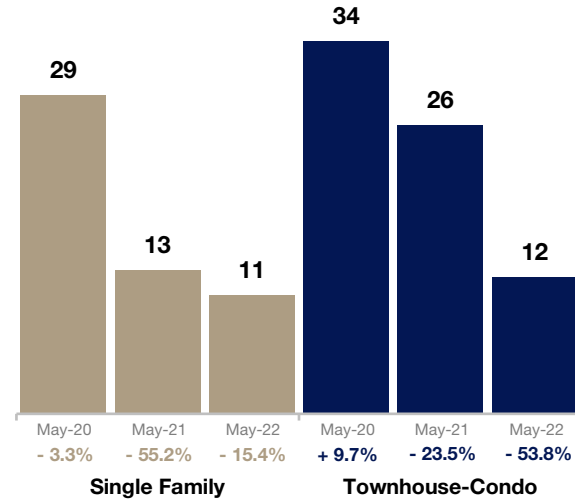
Days on Market Until Sale



May

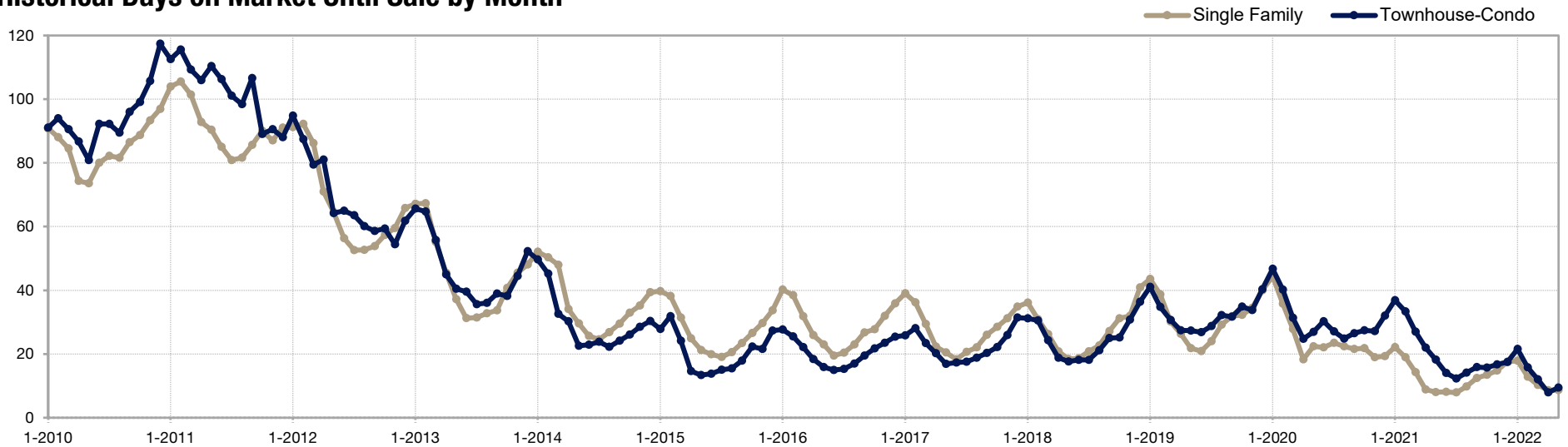


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2021	8	-63.6%	14	-53.3%
Jul-2021	8	-65.2%	12	-55.6%
Aug-2021	10	-54.5%	14	-44.0%
Sep-2021	12	-45.5%	16	-38.5%
Oct-2021	13	-40.9%	16	-40.7%
Nov-2021	15	-21.1%	17	-37.0%
Dec-2021	18	-5.3%	17	-46.9%
Jan-2022	18	-18.2%	22	-40.5%
Feb-2022	13	-31.6%	16	-51.5%
Mar-2022	10	-28.6%	12	-55.6%
Apr-2022	9	0.0%	8	-63.6%
May-2022	9	+12.5%	9	-50.0%

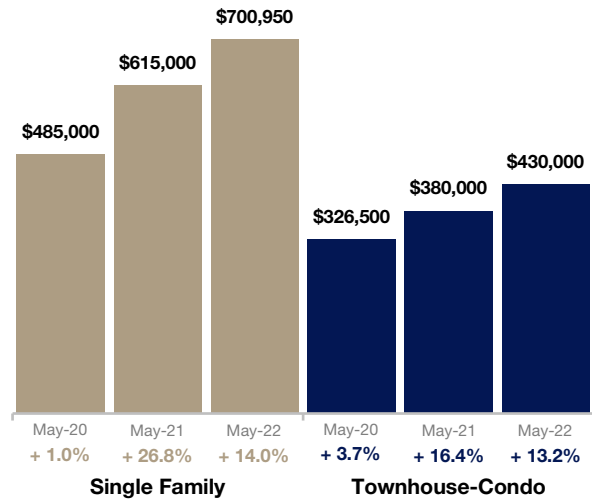
Historical Days on Market Until Sale by Month



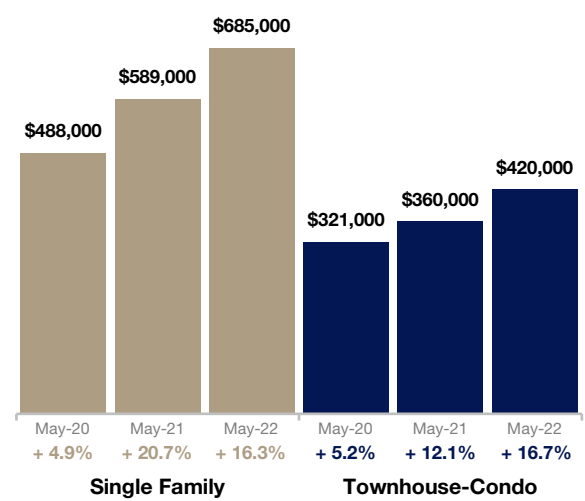
Median Sales Price



May

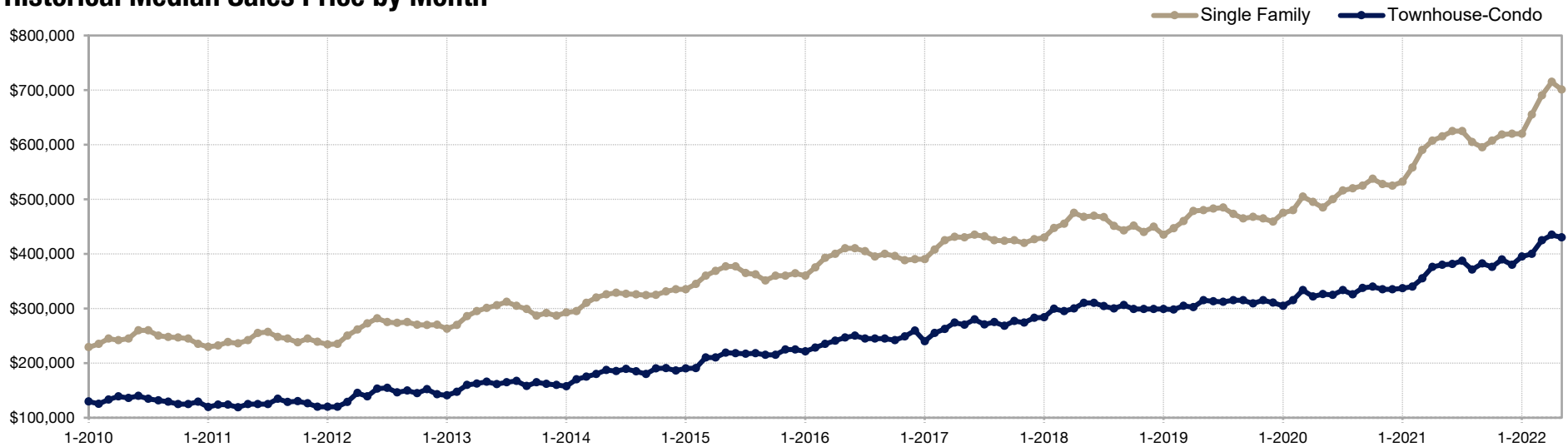


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2021	\$625,000	+25.0%	\$381,500	+17.4%
Jul-2021	\$625,000	+21.1%	\$387,250	+16.0%
Aug-2021	\$605,000	+16.3%	\$371,000	+13.8%
Sep-2021	\$595,000	+13.3%	\$382,500	+13.3%
Oct-2021	\$607,500	+13.0%	\$376,000	+10.6%
Nov-2021	\$618,535	+17.1%	\$389,900	+16.4%
Dec-2021	\$620,000	+18.1%	\$380,000	+13.4%
Jan-2022	\$620,000	+16.5%	\$395,000	+17.2%
Feb-2022	\$655,000	+17.4%	\$400,000	+17.6%
Mar-2022	\$690,000	+16.9%	\$425,000	+19.7%
Apr-2022	\$715,000	+17.7%	\$435,000	+15.7%
May-2022	\$700,950	+14.0%	\$430,000	+13.2%

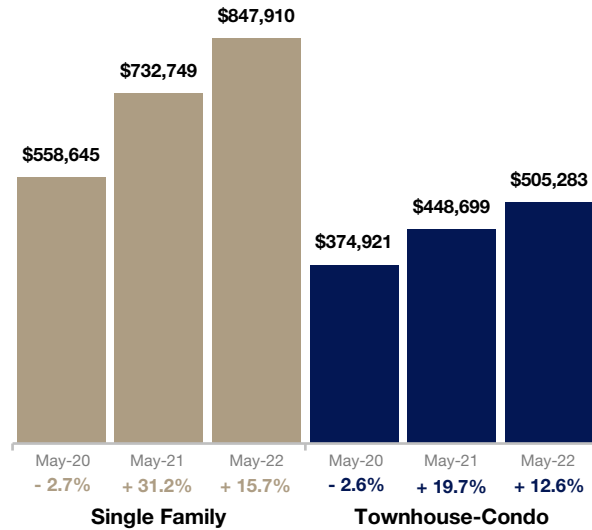
Historical Median Sales Price by Month



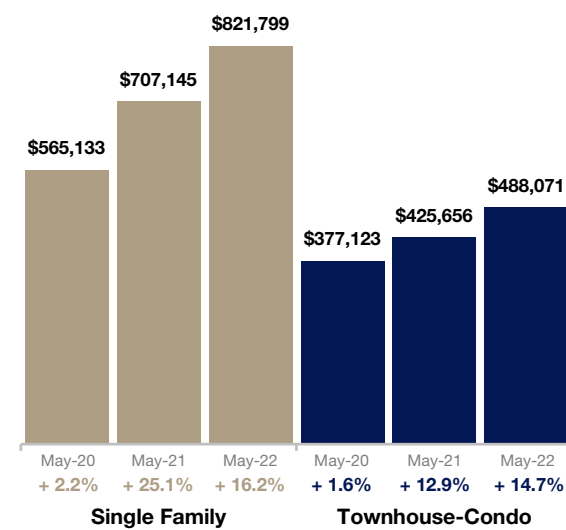
Average Sales Price



May

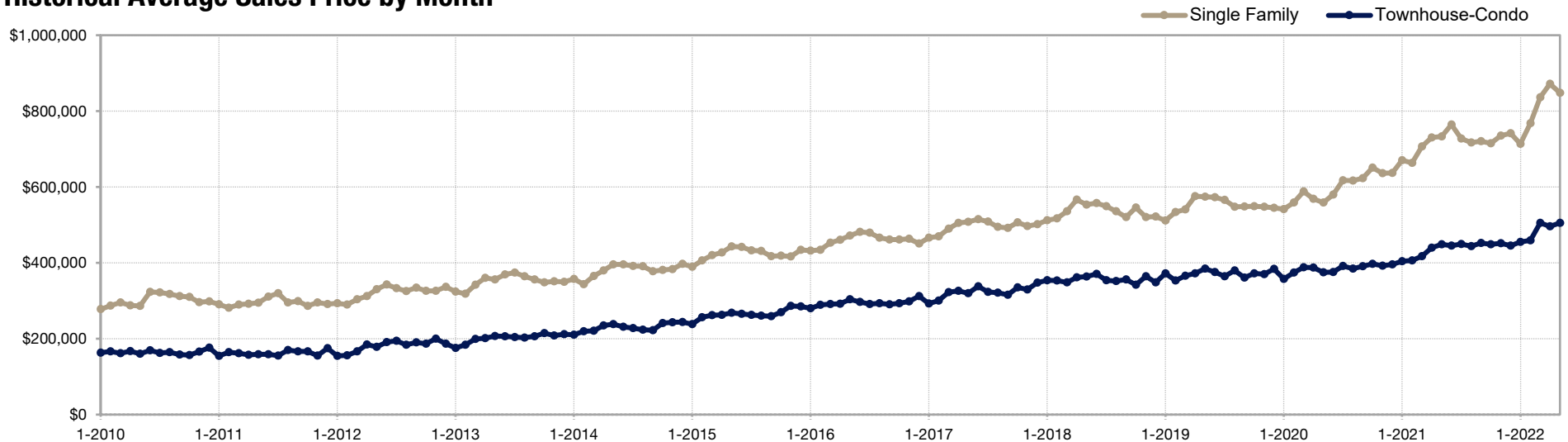


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2021	\$764,758	+31.8%	\$445,361	+18.5%
Jul-2021	\$727,391	+17.8%	\$449,757	+14.9%
Aug-2021	\$717,339	+16.3%	\$444,087	+15.4%
Sep-2021	\$720,826	+15.8%	\$452,104	+15.6%
Oct-2021	\$714,791	+9.9%	\$448,593	+13.0%
Nov-2021	\$734,951	+15.5%	\$451,557	+15.0%
Dec-2021	\$741,667	+16.4%	\$445,237	+12.6%
Jan-2022	\$713,785	+6.4%	\$455,094	+12.5%
Feb-2022	\$767,730	+15.7%	\$458,972	+13.0%
Mar-2022	\$836,064	+18.4%	\$505,206	+21.0%
Apr-2022	\$872,063	+19.5%	\$496,031	+12.8%
May-2022	\$847,910	+15.7%	\$505,283	+12.6%

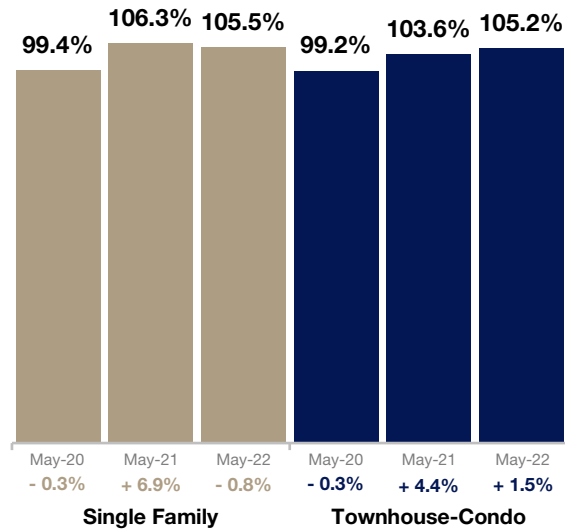
Historical Average Sales Price by Month



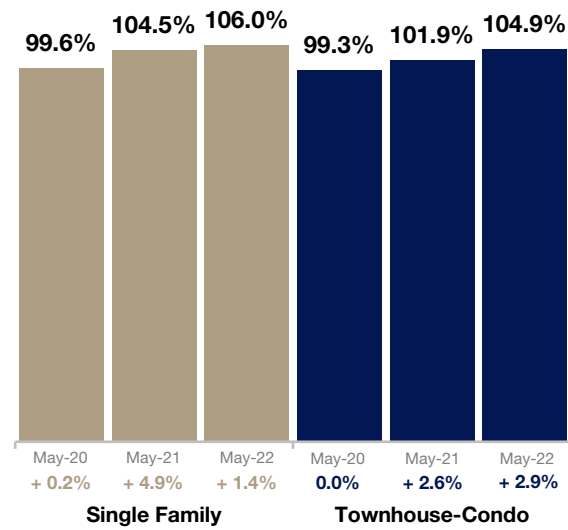
Percent of List Price Received



May

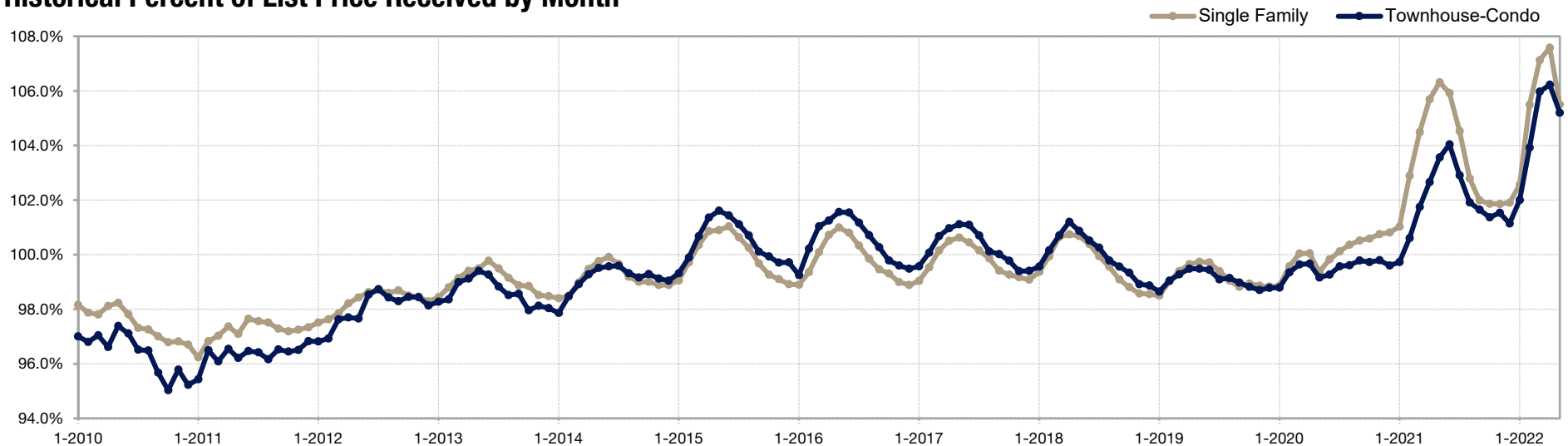


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2021	105.9%	+6.1%	104.0%	+4.7%
Jul-2021	104.5%	+4.4%	102.9%	+3.3%
Aug-2021	102.8%	+2.4%	101.9%	+2.3%
Sep-2021	102.0%	+1.5%	101.6%	+1.8%
Oct-2021	101.9%	+1.3%	101.4%	+1.7%
Nov-2021	101.8%	+1.0%	101.5%	+1.7%
Dec-2021	101.9%	+1.1%	101.1%	+1.5%
Jan-2022	102.6%	+1.6%	102.0%	+2.3%
Feb-2022	105.5%	+2.5%	103.9%	+3.3%
Mar-2022	107.1%	+2.5%	106.0%	+4.2%
Apr-2022	107.6%	+1.8%	106.2%	+3.4%
May-2022	105.5%	-0.8%	105.2%	+1.5%

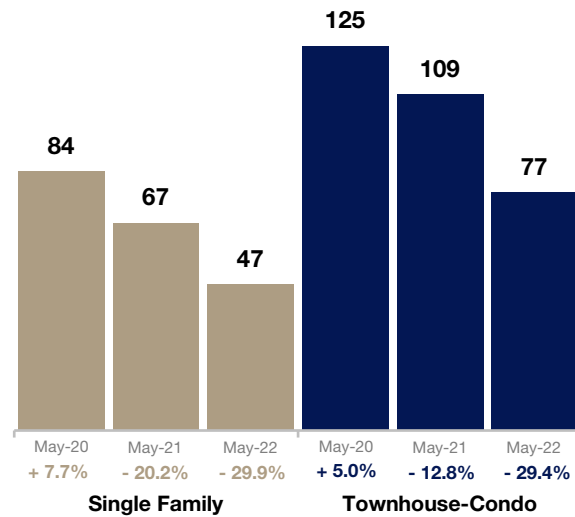
Historical Percent of List Price Received by Month



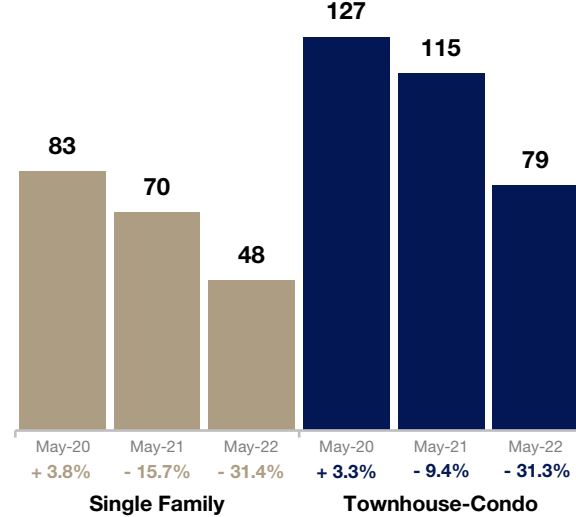
Housing Affordability Index



May

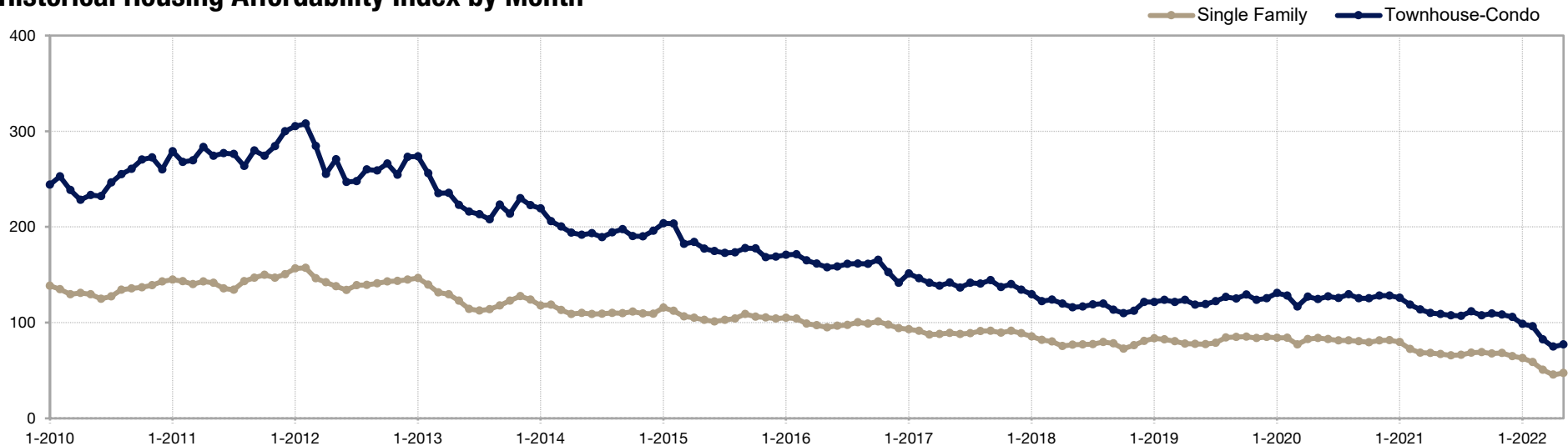


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2021	66	-20.5%	108	-15.0%
Jul-2021	66	-18.5%	107	-15.1%
Aug-2021	69	-14.8%	112	-13.8%
Sep-2021	69	-14.8%	108	-13.6%
Oct-2021	68	-13.9%	109	-13.5%
Nov-2021	68	-16.0%	108	-15.6%
Dec-2021	65	-20.7%	106	-17.2%
Jan-2022	63	-21.3%	99	-21.4%
Feb-2022	59	-18.1%	96	-19.3%
Mar-2022	51	-25.0%	82	-28.1%
Apr-2022	46	-32.4%	75	-31.8%
May-2022	47	-29.9%	77	-29.4%

Historical Housing Affordability Index by Month



Total Market Overview



Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

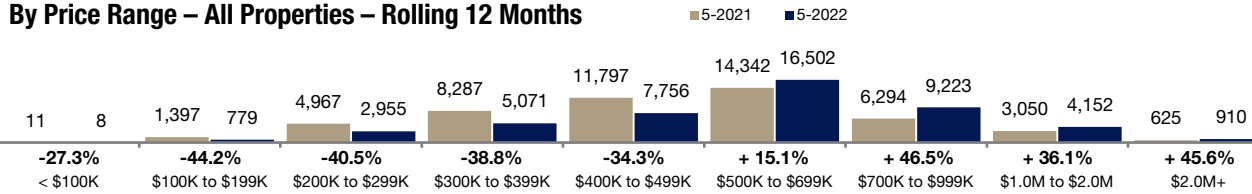
Key Metrics	Historical Sparkbars	5-2021	5-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
Active Listings		2,626	2,618	- 0.3%	--	--	--
Under Contract		4,990	4,799	- 3.8%	20,415	18,831	- 7.8%
New Listings		4,886	5,172	+ 5.9%	21,077	20,976	- 0.5%
Sold Listings		4,314	4,321	+ 0.2%	18,021	16,883	- 6.3%
Days on Market		11	9	- 18.2%	18	11	- 38.9%
Median Sales Price		\$551,000	\$635,000	+ 15.2%	\$520,000	\$612,000	+ 17.7%
Avg. Sales Price		\$636,617	\$738,088	+ 15.9%	\$607,927	\$709,180	+ 16.7%
Pct. of List Price Received		105.4%	105.4%	0.0%	103.6%	105.6%	+ 1.9%
Affordability Index		75	52	- 30.7%	80	54	- 32.5%

Sold Listings

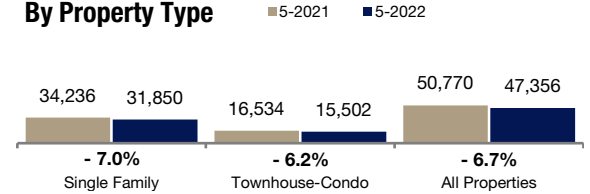
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	5-2021	5-2022	Change	5-2021	5-2022	Change
\$99,999 and Below	9	5	-44.4%	2	3	+50.0%
\$100,000 to \$199,999	26	8	-69.2%	1,371	770	-43.8%
\$200,000 to \$299,999	405	101	-75.1%	4,562	2,853	-37.5%
\$300,000 to \$399,999	3,920	958	-75.6%	4,367	4,112	-5.8%
\$400,000 to \$499,999	9,113	4,597	-49.6%	2,684	3,159	+17.7%
\$500,000 to \$699,999	12,087	13,653	+13.0%	2,255	2,849	+26.3%
\$700,000 to \$999,999	5,368	8,092	+50.7%	926	1,131	+22.1%
\$1,000,000 to \$1,999,999	2,733	3,604	+31.9%	317	547	+72.6%
\$2,000,000 and Above	575	832	+44.7%	50	78	+56.0%
All Price Ranges	34,236	31,850	-7.0%	16,534	15,502	-6.2%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	4-2022	5-2022	Change	4-2022	5-2022	Change
\$99,999 and Below	1	0	-100.0%	0	1	--
\$100,000 to \$199,999	1	1	0.0%	41	32	-22.0%
\$200,000 to \$299,999	2	3	+50.0%	165	178	+7.9%
\$300,000 to \$399,999	35	26	-25.7%	304	334	+9.9%
\$400,000 to \$499,999	184	218	+18.5%	305	351	+15.1%
\$500,000 to \$699,999	1,024	1,188	+16.0%	310	303	-2.3%
\$700,000 to \$999,999	902	935	+3.7%	128	117	-8.6%
\$1,000,000 to \$1,999,999	423	464	+9.7%	52	58	+11.5%
\$2,000,000 and Above	105	101	-3.8%	4	11	+175.0%
All Price Ranges	2,677	2,936	+9.7%	1,309	1,385	+5.8%

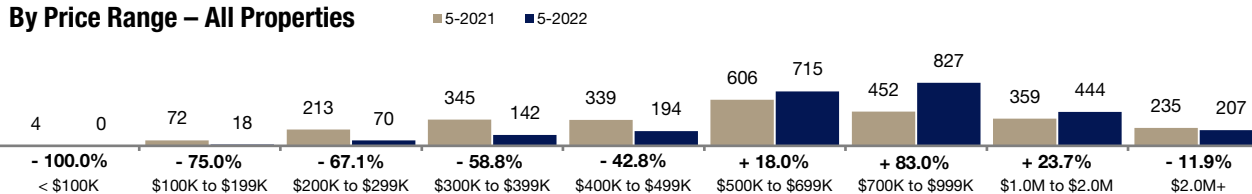
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	5-2021	5-2022	Change	5-2021	5-2022	Change
\$99,999 and Below	2	1	-50.0%	0	3	--
\$100,000 to \$199,999	8	3	-62.5%	489	214	-56.2%
\$200,000 to \$299,999	93	20	-78.5%	1,536	851	-44.6%
\$300,000 to \$399,999	785	202	-74.3%	1,659	1,406	-15.3%
\$400,000 to \$499,999	2,522	1,028	-59.2%	1,118	1,261	+12.8%
\$500,000 to \$699,999	4,523	4,602	+1.7%	947	1,208	+27.6%
\$700,000 to \$999,999	2,321	3,402	+46.6%	408	512	+25.5%
\$1,000,000 to \$1,999,999	1,165	1,565	+34.3%	170	208	+22.4%
\$2,000,000 and Above	250	363	+45.2%	25	33	+32.0%
All Price Ranges	11,669	11,186	-4.1%	6,352	5,696	-10.3%

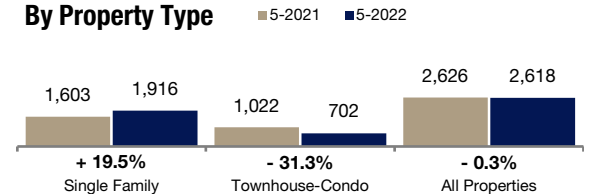
Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

By Price Range – All Properties



By Property Type



Year over Year

By Price Range	Single Family			Townhouse-Condo		
	5-2021	5-2022	Change	5-2021	5-2022	Change
\$99,999 and Below	3	0	-100.0%	1	0	-100.0%
\$100,000 to \$199,999	1	4	+300.0%	71	14	-80.3%
\$200,000 to \$299,999	15	4	-73.3%	198	66	-66.7%
\$300,000 to \$399,999	172	18	-89.5%	173	124	-28.3%
\$400,000 to \$499,999	207	67	-67.6%	132	127	-3.8%
\$500,000 to \$699,999	425	561	+32.0%	181	154	-14.9%
\$700,000 to \$999,999	331	720	+117.5%	121	107	-11.6%
\$1,000,000 to \$1,999,999	256	357	+39.5%	102	87	-14.7%
\$2,000,000 and Above	192	184	-4.2%	43	23	-46.5%
All Price Ranges	1,603	1,916	+19.5%	1,022	702	-31.3%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	4-2022	5-2022	Change	4-2022	5-2022	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	1	4	+300.0%	11	14	+27.3%
\$200,000 to \$299,999	4	4	0.0%	79	66	-16.5%
\$300,000 to \$399,999	25	18	-28.0%	158	124	-21.5%
\$400,000 to \$499,999	129	67	-48.1%	128	127	-0.8%
\$500,000 to \$699,999	625	561	-10.2%	153	154	+0.7%
\$700,000 to \$999,999	657	720	+9.6%	100	107	+7.0%
\$1,000,000 to \$1,999,999	347	357	+2.9%	79	87	+10.1%
\$2,000,000 and Above	182	184	+1.1%	25	23	-8.0%
All Price Ranges	1,971	1,916	-2.8%	733	702	-4.2%

Year to Date

By Price Range	Single Family	Townhouse-Condo
There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.		

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



Inventory of Active Listings	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
Under Contract	A count of the properties that have offers accepted on them in a given month.
New Listings	A measure of how much new supply is coming onto the market from sellers.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
Median Sales Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Average Sales Price	A sum of all home sales prices divided by total number of sales.
Percent of List Price Received	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
Housing Affordability Index	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.

Local Market Update for May 2022

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Arapahoe County

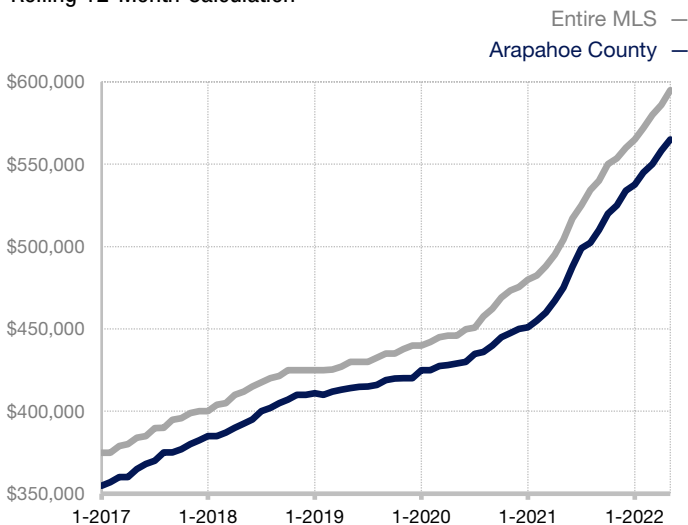
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	405	471	+ 16.3%	--	--	--
Under Contract	914	908	- 0.7%	3,545	3,398	- 4.1%
New Listings	893	965	+ 8.1%	3,688	3,843	+ 4.2%
Sold Listings	726	785	+ 8.1%	3,092	3,007	- 2.7%
Days on Market Until Sale	7	7	0.0%	11	9	- 18.2%
Median Sales Price*	\$550,000	\$627,000	+ 14.0%	\$513,000	\$605,000	+ 17.9%
Average Sales Price*	\$665,820	\$745,429	+ 12.0%	\$631,247	\$722,011	+ 14.4%
Percent of List Price Received*	106.6%	105.7%	- 0.8%	104.8%	105.6%	+ 0.8%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

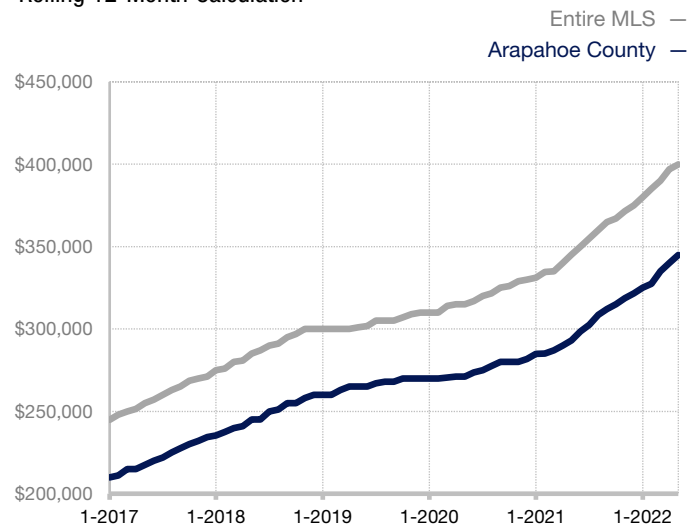
Townhouse/Condo	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	169	137	- 18.9%	--	--	--
Under Contract	462	407	- 11.9%	1,929	1,738	- 9.9%
New Listings	426	409	- 4.0%	1,912	1,830	- 4.3%
Sold Listings	385	395	+ 2.6%	1,723	1,642	- 4.7%
Days on Market Until Sale	9	8	- 11.1%	19	9	- 52.6%
Median Sales Price*	\$322,500	\$377,500	+ 17.1%	\$305,000	\$368,125	+ 20.7%
Average Sales Price*	\$352,402	\$388,076	+ 10.1%	\$325,530	\$385,113	+ 18.3%
Percent of List Price Received*	104.4%	105.7%	+ 1.2%	102.3%	105.1%	+ 2.7%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for May 2022

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Arvada

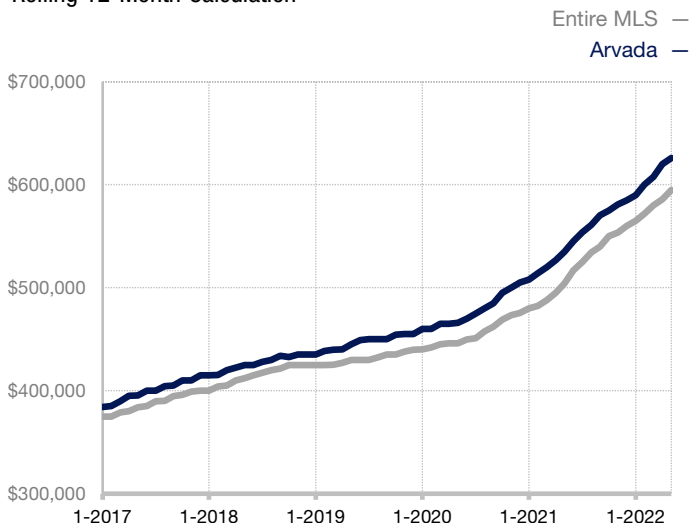
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	83	124	+ 49.4%	--	--	--
Under Contract	199	216	+ 8.5%	852	845	- 0.8%
New Listings	194	243	+ 25.3%	900	949	+ 5.4%
Sold Listings	195	194	- 0.5%	752	757	+ 0.7%
Days on Market Until Sale	7	13	+ 85.7%	9	12	+ 33.3%
Median Sales Price*	\$603,000	\$660,500	+ 9.5%	\$575,000	\$677,500	+ 17.8%
Average Sales Price*	\$634,324	\$765,786	+ 20.7%	\$621,203	\$746,281	+ 20.1%
Percent of List Price Received*	106.8%	105.6%	- 1.1%	105.4%	106.8%	+ 1.3%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

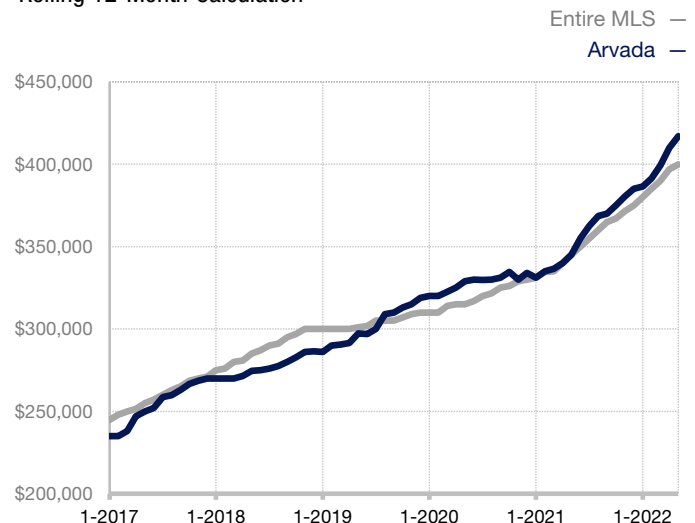
Townhouse/Condo	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	27	20	- 25.9%	--	--	--
Under Contract	69	68	- 1.4%	289	302	+ 4.5%
New Listings	65	67	+ 3.1%	300	311	+ 3.7%
Sold Listings	73	58	- 20.5%	258	270	+ 4.7%
Days on Market Until Sale	7	7	0.0%	10	9	- 10.0%
Median Sales Price*	\$391,258	\$460,000	+ 17.6%	\$370,000	\$452,893	+ 22.4%
Average Sales Price*	\$402,372	\$479,988	+ 19.3%	\$373,532	\$476,558	+ 27.6%
Percent of List Price Received*	105.2%	105.3%	+ 0.1%	103.5%	105.2%	+ 1.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for May 2022

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Aurora

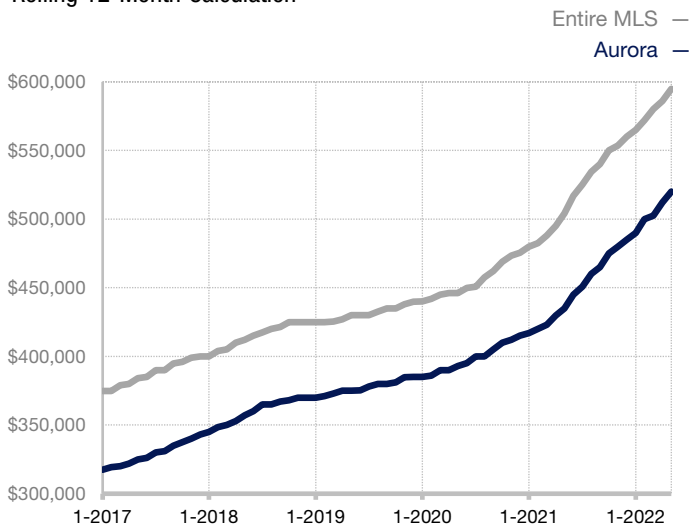
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	310	327	+ 5.5%	--	--	--
Under Contract	613	608	- 0.8%	2,401	2,359	- 1.7%
New Listings	607	649	+ 6.9%	2,482	2,650	+ 6.8%
Sold Listings	492	530	+ 7.7%	2,081	2,105	+ 1.2%
Days on Market Until Sale	7	8	+ 14.3%	11	10	- 9.1%
Median Sales Price*	\$500,000	\$562,500	+ 12.5%	\$465,000	\$555,000	+ 19.4%
Average Sales Price*	\$527,739	\$603,101	+ 14.3%	\$496,517	\$589,797	+ 18.8%
Percent of List Price Received*	106.3%	105.3%	- 0.9%	104.7%	105.3%	+ 0.6%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

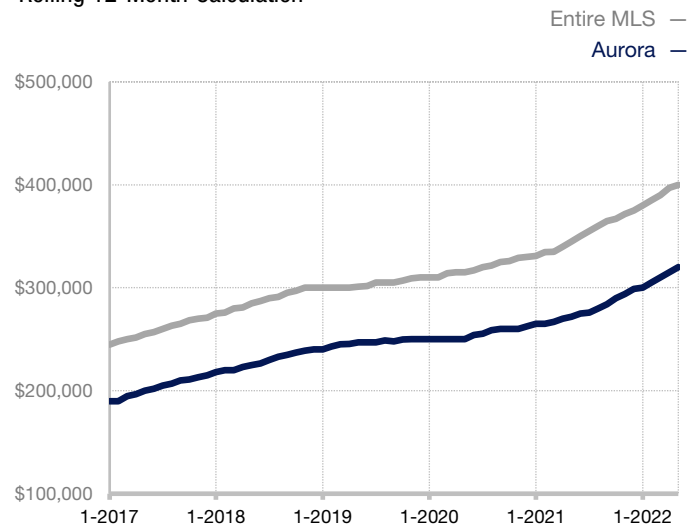
Townhouse/Condo	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	103	89	- 13.6%	--	--	--
Under Contract	284	284	0.0%	1,267	1,221	- 3.6%
New Listings	267	290	+ 8.6%	1,246	1,282	+ 2.9%
Sold Listings	252	295	+ 17.1%	1,197	1,121	- 6.3%
Days on Market Until Sale	8	8	0.0%	17	8	- 52.9%
Median Sales Price*	\$304,000	\$365,000	+ 20.1%	\$280,000	\$345,000	+ 23.2%
Average Sales Price*	\$312,350	\$367,967	+ 17.8%	\$294,783	\$349,073	+ 18.4%
Percent of List Price Received*	104.7%	105.7%	+ 1.0%	102.3%	105.5%	+ 3.1%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for May 2022

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Castle Pines

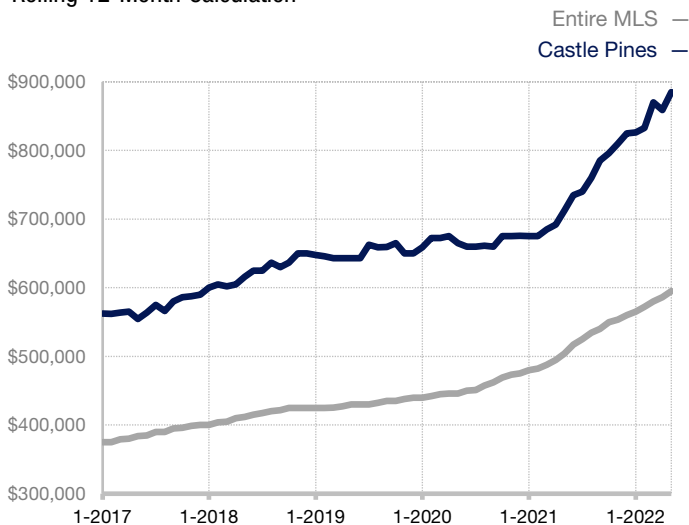
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	20	19	- 5.0%	--	--	--
Under Contract	24	39	+ 62.5%	102	134	+ 31.4%
New Listings	28	42	+ 50.0%	108	146	+ 35.2%
Sold Listings	21	40	+ 90.5%	110	104	- 5.5%
Days on Market Until Sale	24	11	- 54.2%	20	15	- 25.0%
Median Sales Price*	\$795,000	\$975,000	+ 22.6%	\$800,000	\$970,000	+ 21.3%
Average Sales Price*	\$970,363	\$1,055,928	+ 8.8%	\$872,695	\$1,075,929	+ 23.3%
Percent of List Price Received*	104.8%	103.8%	- 1.0%	102.0%	104.6%	+ 2.5%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

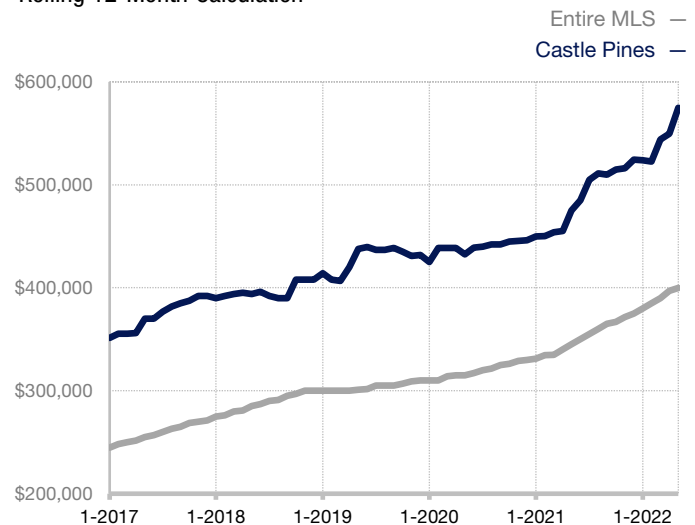
Townhouse/Condo	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	1	2	+ 100.0%	--	--	--
Under Contract	5	0	- 100.0%	18	8	- 55.6%
New Listings	5	2	- 60.0%	17	6	- 64.7%
Sold Listings	5	4	- 20.0%	22	7	- 68.2%
Days on Market Until Sale	14	55	+ 292.9%	27	51	+ 88.9%
Median Sales Price*	\$500,720	\$694,069	+ 38.6%	\$509,740	\$699,342	+ 37.2%
Average Sales Price*	\$497,262	\$666,115	+ 34.0%	\$519,877	\$676,955	+ 30.2%
Percent of List Price Received*	103.6%	103.3%	- 0.3%	101.2%	102.4%	+ 1.2%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for May 2022

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Castle Rock

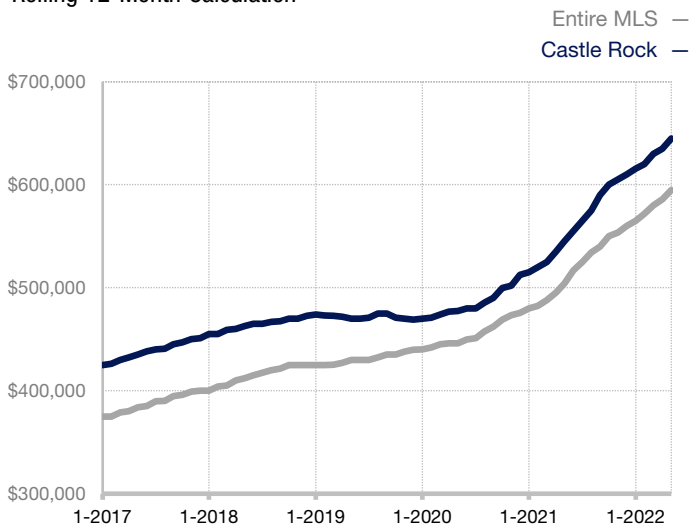
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	106	172	+ 62.3%	--	--	--
Under Contract	218	204	- 6.4%	930	850	- 8.6%
New Listings	214	232	+ 8.4%	953	995	+ 4.4%
Sold Listings	205	184	- 10.2%	764	766	+ 0.3%
Days on Market Until Sale	12	15	+ 25.0%	16	17	+ 6.3%
Median Sales Price*	\$604,000	\$715,000	+ 18.4%	\$590,000	\$685,000	+ 16.1%
Average Sales Price*	\$712,190	\$850,452	+ 19.4%	\$712,238	\$823,480	+ 15.6%
Percent of List Price Received*	105.0%	102.7%	- 2.2%	103.2%	103.8%	+ 0.6%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

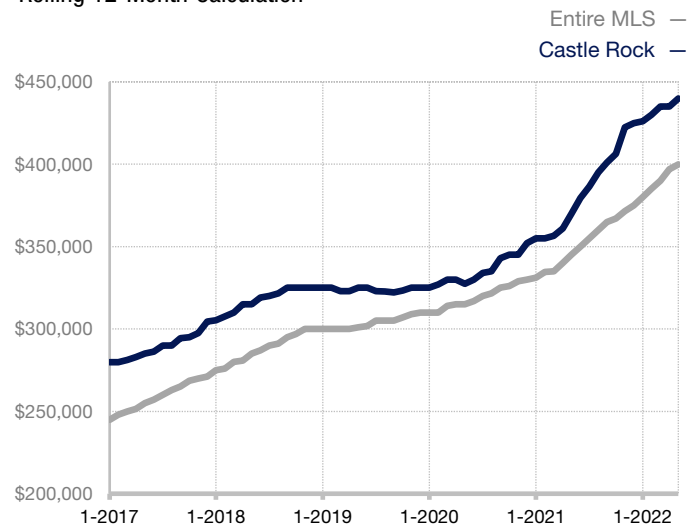
Townhouse/Condo	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	18	10	- 44.4%	--	--	--
Under Contract	39	39	0.0%	163	144	- 11.7%
New Listings	35	39	+ 11.4%	164	156	- 4.9%
Sold Listings	34	23	- 32.4%	127	120	- 5.5%
Days on Market Until Sale	27	10	- 63.0%	22	12	- 45.5%
Median Sales Price*	\$417,037	\$515,000	+ 23.5%	\$409,500	\$495,000	+ 20.9%
Average Sales Price*	\$426,511	\$528,032	+ 23.8%	\$425,526	\$518,998	+ 22.0%
Percent of List Price Received*	103.7%	103.1%	- 0.6%	102.9%	103.8%	+ 0.9%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for May 2022

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Centennial

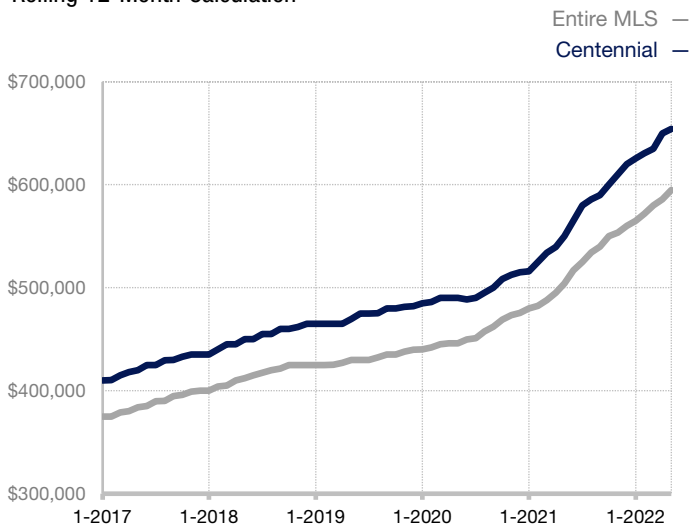
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	56	69	+ 23.2%	--	--	--
Under Contract	170	181	+ 6.5%	660	604	- 8.5%
New Listings	168	177	+ 5.4%	701	681	- 2.9%
Sold Listings	147	150	+ 2.0%	591	540	- 8.6%
Days on Market Until Sale	6	6	0.0%	9	8	- 11.1%
Median Sales Price*	\$615,000	\$701,625	+ 14.1%	\$600,000	\$702,000	+ 17.0%
Average Sales Price*	\$701,985	\$774,502	+ 10.3%	\$667,394	\$767,056	+ 14.9%
Percent of List Price Received*	107.8%	105.9%	- 1.8%	105.4%	106.3%	+ 0.9%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

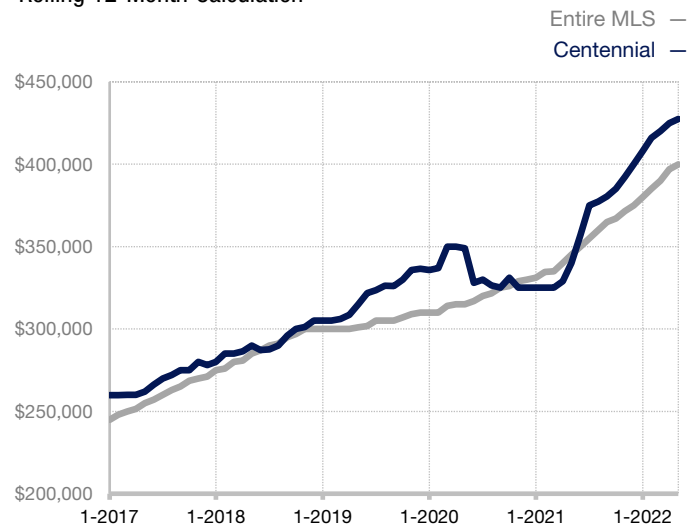
Townhouse/Condo	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	7	15	+ 114.3%	--	--	--
Under Contract	47	39	- 17.0%	178	159	- 10.7%
New Listings	45	38	- 15.6%	174	177	+ 1.7%
Sold Listings	41	23	- 43.9%	151	146	- 3.3%
Days on Market Until Sale	7	5	- 28.6%	13	7	- 46.2%
Median Sales Price*	\$409,000	\$433,000	+ 5.9%	\$381,000	\$443,500	+ 16.4%
Average Sales Price*	\$414,620	\$461,341	+ 11.3%	\$395,185	\$449,251	+ 13.7%
Percent of List Price Received*	105.8%	105.0%	- 0.8%	103.9%	106.1%	+ 2.1%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for May 2022

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Denver

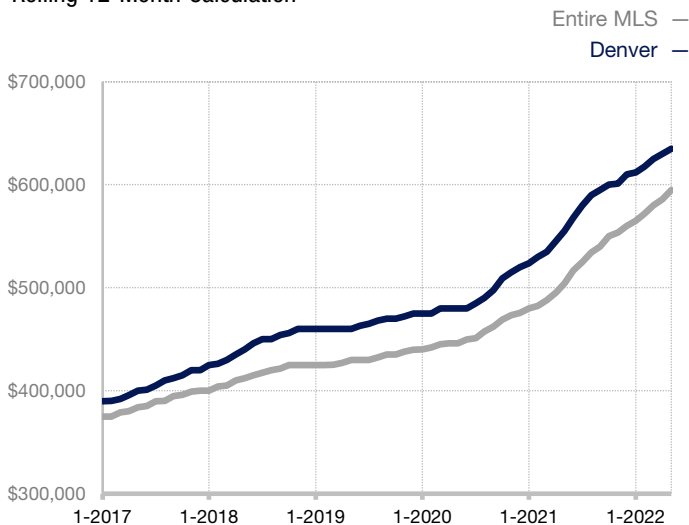
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	506	421	- 16.8%	--	--	--
Under Contract	918	875	- 4.7%	3,795	3,525	- 7.1%
New Listings	936	929	- 0.7%	4,095	3,993	- 2.5%
Sold Listings	771	824	+ 6.9%	3,447	3,157	- 8.4%
Days on Market Until Sale	8	7	- 12.5%	14	10	- 28.6%
Median Sales Price*	\$642,000	\$708,500	+ 10.4%	\$604,000	\$685,000	+ 13.4%
Average Sales Price*	\$797,137	\$890,149	+ 11.7%	\$744,755	\$861,741	+ 15.7%
Percent of List Price Received*	106.0%	106.3%	+ 0.3%	104.1%	106.6%	+ 2.4%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

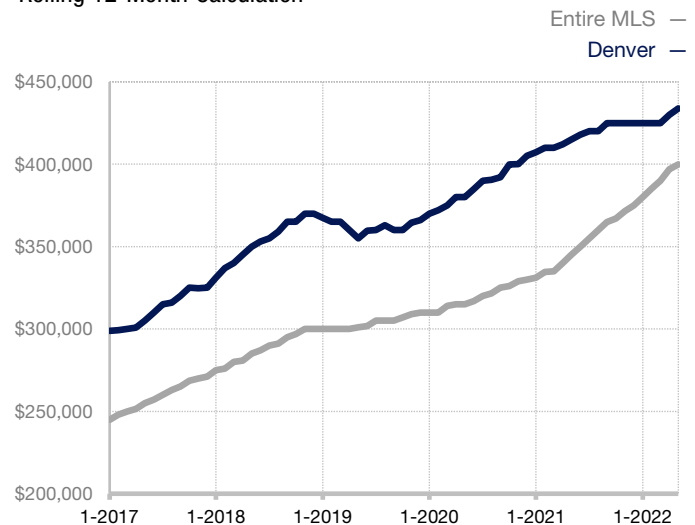
Townhouse/Condo	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	742	400	- 46.1%	--	--	--
Under Contract	746	694	- 7.0%	3,495	2,938	- 15.9%
New Listings	716	754	+ 5.3%	3,556	3,189	- 10.3%
Sold Listings	754	675	- 10.5%	3,181	2,739	- 13.9%
Days on Market Until Sale	26	12	- 53.8%	36	16	- 55.6%
Median Sales Price*	\$422,250	\$465,000	+ 10.1%	\$425,000	\$447,825	+ 5.4%
Average Sales Price*	\$511,555	\$585,986	+ 14.5%	\$499,556	\$553,298	+ 10.8%
Percent of List Price Received*	102.4%	104.5%	+ 2.1%	101.0%	104.3%	+ 3.3%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for May 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Denver County

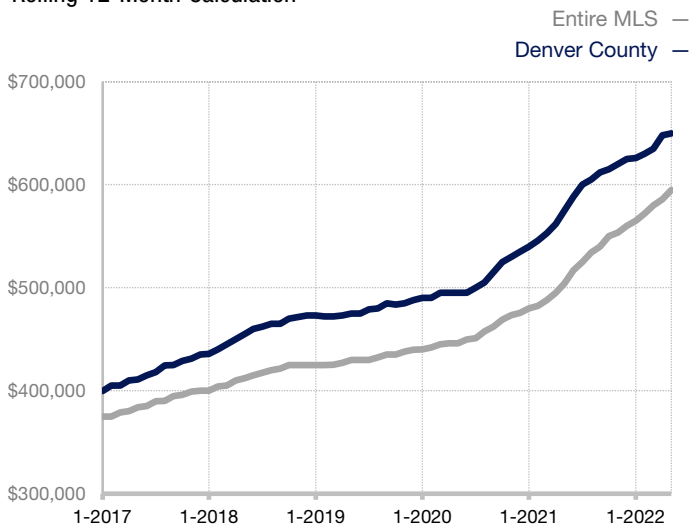
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	451	380	- 15.7%	--	--	--
Under Contract	856	817	- 4.6%	3,475	3,255	- 6.3%
New Listings	857	852	- 0.6%	3,706	3,630	- 2.1%
Sold Listings	727	758	+ 4.3%	3,154	2,901	- 8.0%
Days on Market Until Sale	8	7	- 12.5%	14	9	- 35.7%
Median Sales Price*	\$650,000	\$730,750	+ 12.4%	\$625,000	\$700,000	+ 12.0%
Average Sales Price*	\$813,147	\$915,264	+ 12.6%	\$767,300	\$884,739	+ 15.3%
Percent of List Price Received*	106.1%	106.2%	+ 0.1%	104.2%	106.7%	+ 2.4%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

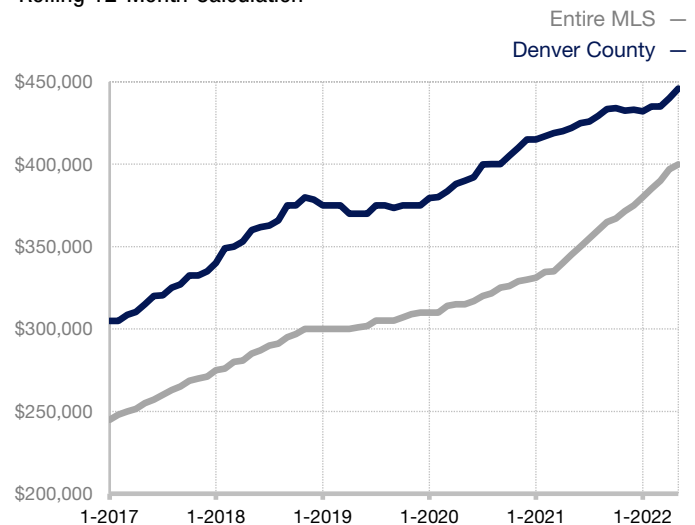
Townhouse/Condo	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	694	384	- 44.7%	--	--	--
Under Contract	693	660	- 4.8%	3,288	2,763	- 16.0%
New Listings	667	712	+ 6.7%	3,309	2,978	- 10.0%
Sold Listings	702	637	- 9.3%	3,012	2,563	- 14.9%
Days on Market Until Sale	28	12	- 57.1%	37	17	- 54.1%
Median Sales Price*	\$430,000	\$480,000	+ 11.6%	\$430,000	\$465,000	+ 8.1%
Average Sales Price*	\$522,909	\$598,231	+ 14.4%	\$507,537	\$565,106	+ 11.3%
Percent of List Price Received*	102.3%	104.5%	+ 2.2%	100.9%	104.3%	+ 3.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for May 2022

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Douglas County

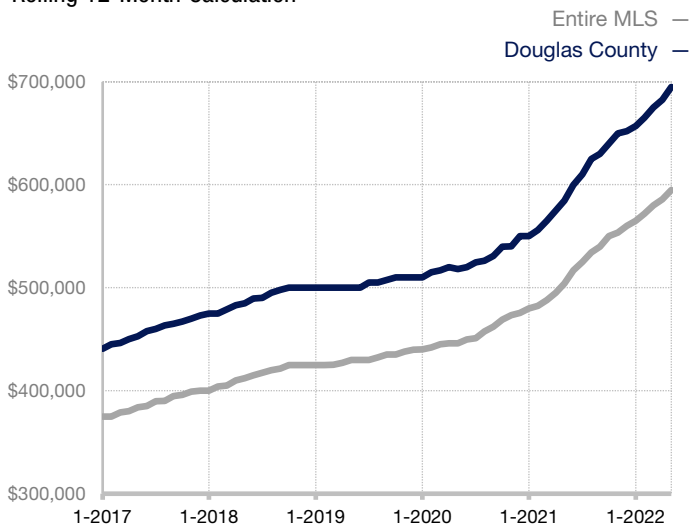
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	380	587	+ 54.5%	--	--	--
Under Contract	795	755	- 5.0%	3,204	2,956	- 7.7%
New Listings	781	870	+ 11.4%	3,320	3,430	+ 3.3%
Sold Listings	708	678	- 4.2%	2,665	2,577	- 3.3%
Days on Market Until Sale	10	11	+ 10.0%	15	15	0.0%
Median Sales Price*	\$648,500	\$765,000	+ 18.0%	\$632,000	\$743,000	+ 17.6%
Average Sales Price*	\$756,677	\$891,412	+ 17.8%	\$747,183	\$876,171	+ 17.3%
Percent of List Price Received*	105.4%	103.8%	- 1.5%	103.8%	104.4%	+ 0.6%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

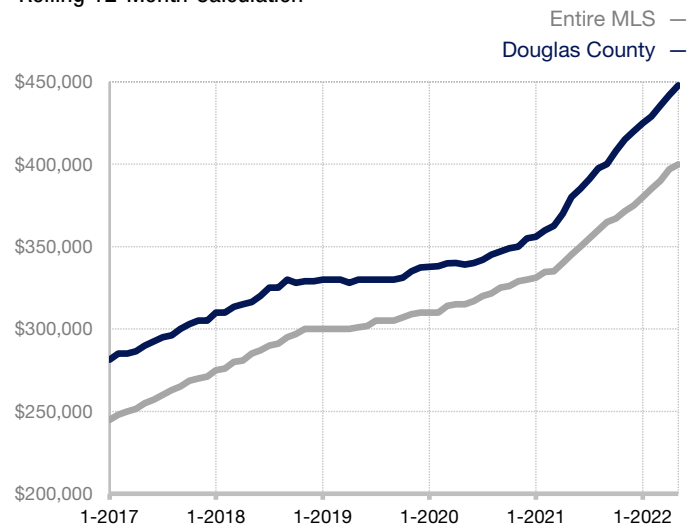
Townhouse/Condo	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	53	61	+ 15.1%	--	--	--
Under Contract	128	117	- 8.6%	572	479	- 16.3%
New Listings	132	129	- 2.3%	567	520	- 8.3%
Sold Listings	111	94	- 15.3%	515	430	- 16.5%
Days on Market Until Sale	14	8	- 42.9%	18	10	- 44.4%
Median Sales Price*	\$415,000	\$511,000	+ 23.1%	\$405,000	\$485,500	+ 19.9%
Average Sales Price*	\$425,447	\$525,976	+ 23.6%	\$417,375	\$505,728	+ 21.2%
Percent of List Price Received*	103.3%	105.1%	+ 1.7%	102.5%	104.5%	+ 2.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for May 2022

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Elbert County

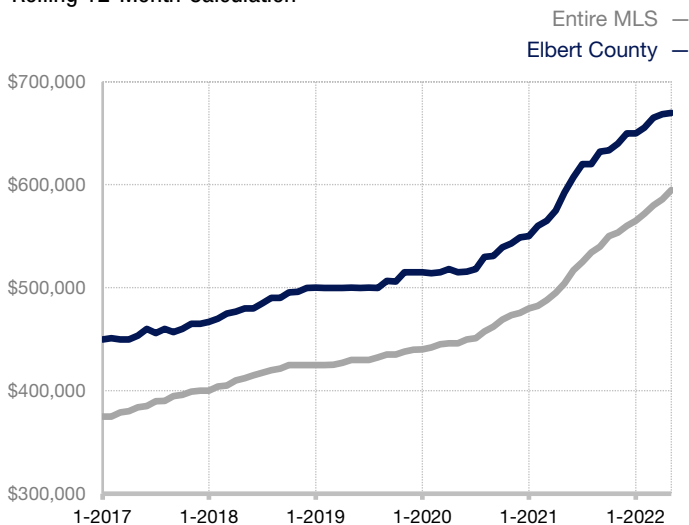
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	53	84	+ 58.5%	--	--	--
Under Contract	55	68	+ 23.6%	243	297	+ 22.2%
New Listings	64	80	+ 25.0%	260	328	+ 26.2%
Sold Listings	52	71	+ 36.5%	223	259	+ 16.1%
Days on Market Until Sale	14	18	+ 28.6%	21	30	+ 42.9%
Median Sales Price*	\$655,500	\$675,000	+ 3.0%	\$611,000	\$675,000	+ 10.5%
Average Sales Price*	\$658,689	\$772,439	+ 17.3%	\$649,759	\$747,833	+ 15.1%
Percent of List Price Received*	102.7%	101.4%	- 1.3%	101.0%	101.1%	+ 0.1%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

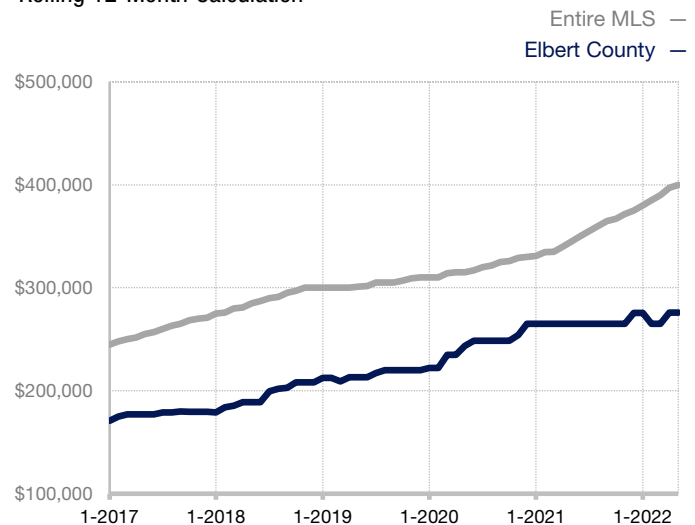
Townhouse/Condo	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	1	0	- 100.0%	--	--	--
Under Contract	0	0	--	2	3	+ 50.0%
New Listings	0	0	--	2	3	+ 50.0%
Sold Listings	0	0	--	2	2	0.0%
Days on Market Until Sale	0	0	--	3	4	+ 33.3%
Median Sales Price*	\$0	\$0	--	\$287,500	\$322,500	+ 12.2%
Average Sales Price*	\$0	\$0	--	\$287,500	\$322,500	+ 12.2%
Percent of List Price Received*	0.0%	0.0%	--	100.2%	109.9%	+ 9.7%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for May 2022

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Greenwood Village

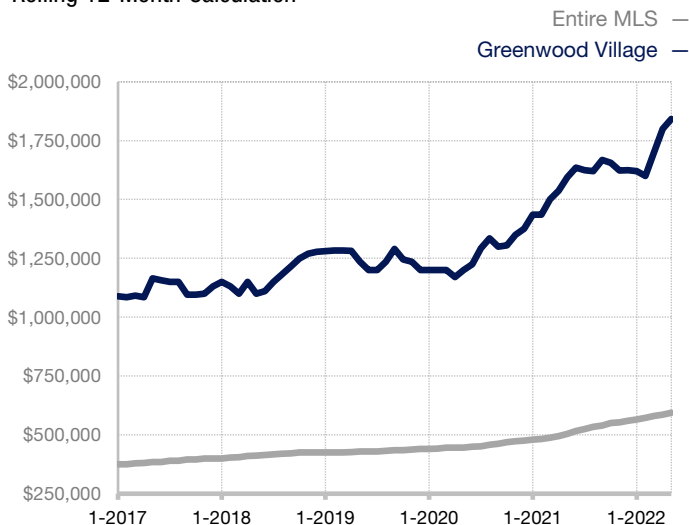
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	20	13	- 35.0%	--	--	--
Under Contract	19	15	- 21.1%	82	63	- 23.2%
New Listings	20	17	- 15.0%	96	74	- 22.9%
Sold Listings	17	15	- 11.8%	67	59	- 11.9%
Days on Market Until Sale	15	31	+ 106.7%	22	19	- 13.6%
Median Sales Price*	\$1,500,000	\$2,050,000	+ 36.7%	\$1,550,000	\$2,115,000	+ 36.5%
Average Sales Price*	\$1,888,662	\$2,336,033	+ 23.7%	\$1,758,447	\$2,223,870	+ 26.5%
Percent of List Price Received*	100.8%	108.7%	+ 7.8%	101.4%	105.8%	+ 4.3%

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Townhouse/Condo	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	9	5	- 44.4%	--	--	--
Under Contract	10	9	- 10.0%	47	35	- 25.5%
New Listings	8	9	+ 12.5%	43	37	- 14.0%
Sold Listings	10	7	- 30.0%	41	29	- 29.3%
Days on Market Until Sale	62	4	- 93.5%	63	20	- 68.3%
Median Sales Price*	\$707,375	\$560,000	- 20.8%	\$375,000	\$568,500	+ 51.6%
Average Sales Price*	\$929,775	\$642,643	- 30.9%	\$629,100	\$759,690	+ 20.8%
Percent of List Price Received*	99.4%	109.5%	+ 10.2%	99.9%	102.6%	+ 2.7%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for May 2022

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Highlands Ranch

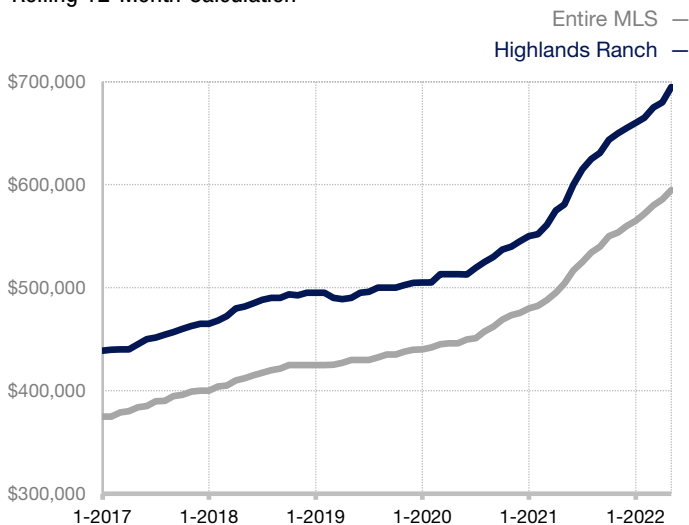
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	49	80	+ 63.3%	--	--	--
Under Contract	178	153	- 14.0%	699	606	- 13.3%
New Listings	169	172	+ 1.8%	741	695	- 6.2%
Sold Listings	161	143	- 11.2%	579	519	- 10.4%
Days on Market Until Sale	5	5	0.0%	5	6	+ 20.0%
Median Sales Price*	\$625,000	\$780,000	+ 24.8%	\$636,000	\$752,000	+ 18.2%
Average Sales Price*	\$771,586	\$900,633	+ 16.7%	\$735,679	\$871,480	+ 18.5%
Percent of List Price Received*	106.1%	105.8%	- 0.3%	105.7%	106.6%	+ 0.9%

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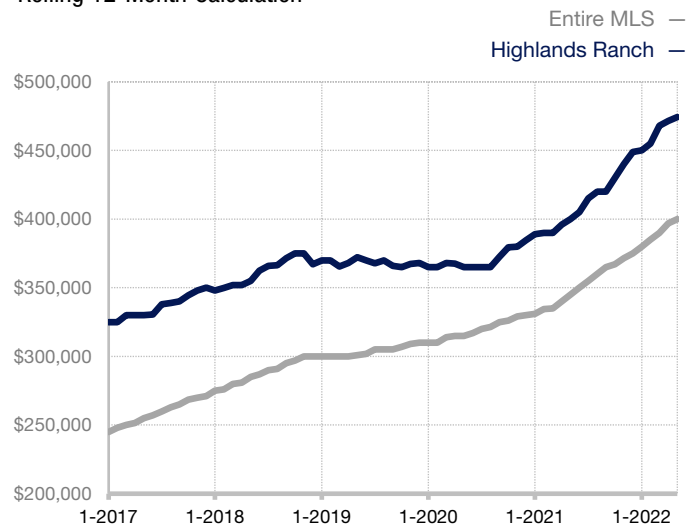
Townhouse/Condo	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	10	10	0.0%	--	--	--
Under Contract	32	34	+ 6.3%	129	112	- 13.2%
New Listings	37	34	- 8.1%	134	123	- 8.2%
Sold Listings	25	21	- 16.0%	121	108	- 10.7%
Days on Market Until Sale	4	3	- 25.0%	9	8	- 11.1%
Median Sales Price*	\$455,000	\$550,000	+ 20.9%	\$427,000	\$510,460	+ 19.5%
Average Sales Price*	\$441,096	\$564,762	+ 28.0%	\$431,626	\$544,622	+ 26.2%
Percent of List Price Received*	104.0%	107.2%	+ 3.1%	101.9%	105.0%	+ 3.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for May 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Jefferson County

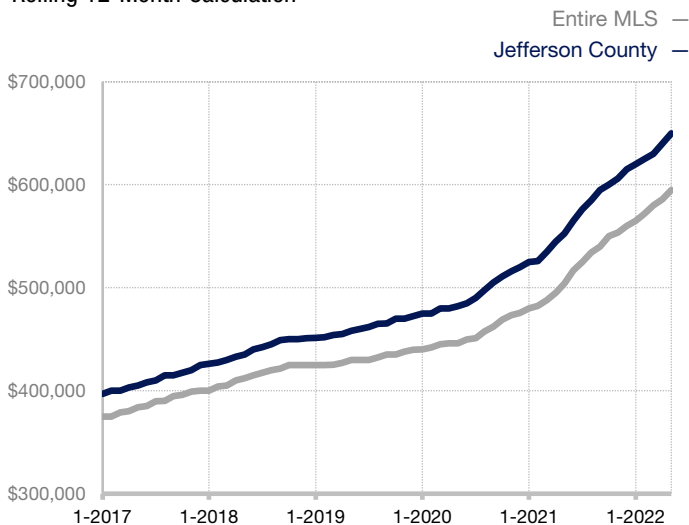
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	367	478	+ 30.2%	--	--	--
Under Contract	865	840	- 2.9%	3,211	3,062	- 4.6%
New Listings	867	919	+ 6.0%	3,388	3,483	+ 2.8%
Sold Listings	693	715	+ 3.2%	2,758	2,701	- 2.1%
Days on Market Until Sale	7	9	+ 28.6%	12	10	- 16.7%
Median Sales Price*	\$625,000	\$715,000	+ 14.4%	\$600,000	\$700,000	+ 16.7%
Average Sales Price*	\$694,077	\$847,768	+ 22.1%	\$684,757	\$813,416	+ 18.8%
Percent of List Price Received*	107.1%	106.1%	- 0.9%	105.2%	107.1%	+ 1.8%

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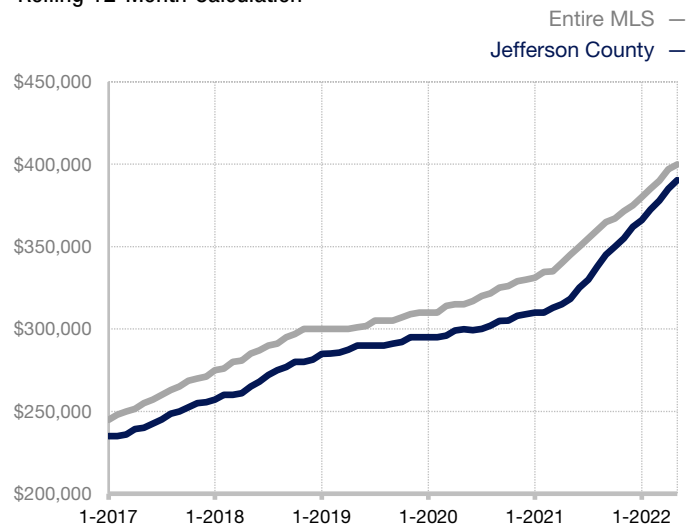
Townhouse/Condo	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	106	120	+ 13.2%	--	--	--
Under Contract	277	295	+ 6.5%	1,191	1,179	- 1.0%
New Listings	262	316	+ 20.6%	1,186	1,261	+ 6.3%
Sold Listings	262	259	- 1.1%	1,102	1,061	- 3.7%
Days on Market Until Sale	8	5	- 37.5%	15	9	- 40.0%
Median Sales Price*	\$375,000	\$428,500	+ 14.3%	\$335,000	\$425,000	+ 26.9%
Average Sales Price*	\$401,218	\$447,926	+ 11.6%	\$362,276	\$454,164	+ 25.4%
Percent of List Price Received*	105.8%	106.3%	+ 0.5%	103.5%	106.3%	+ 2.7%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for May 2022

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Lakewood

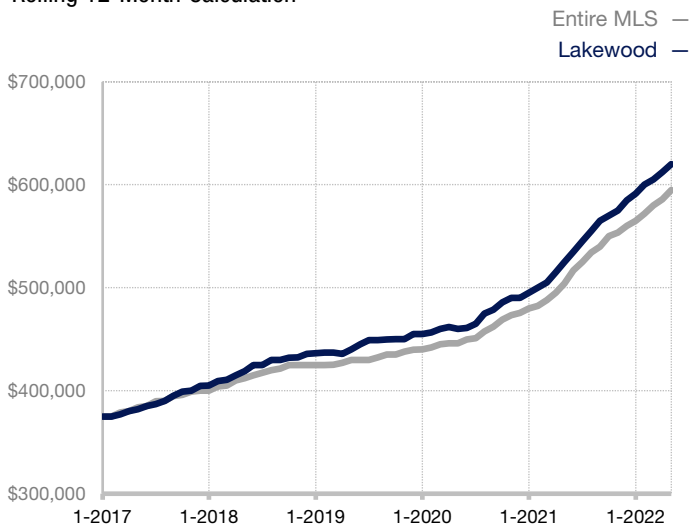
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	71	87	+ 22.5%	--	--	--
Under Contract	170	157	- 7.6%	658	602	- 8.5%
New Listings	182	178	- 2.2%	703	696	- 1.0%
Sold Listings	132	130	- 1.5%	589	554	- 5.9%
Days on Market Until Sale	5	7	+ 40.0%	12	9	- 25.0%
Median Sales Price*	\$610,000	\$720,000	+ 18.0%	\$565,000	\$666,500	+ 18.0%
Average Sales Price*	\$637,463	\$811,904	+ 27.4%	\$615,725	\$737,314	+ 19.7%
Percent of List Price Received*	107.2%	105.8%	- 1.3%	104.8%	107.2%	+ 2.3%

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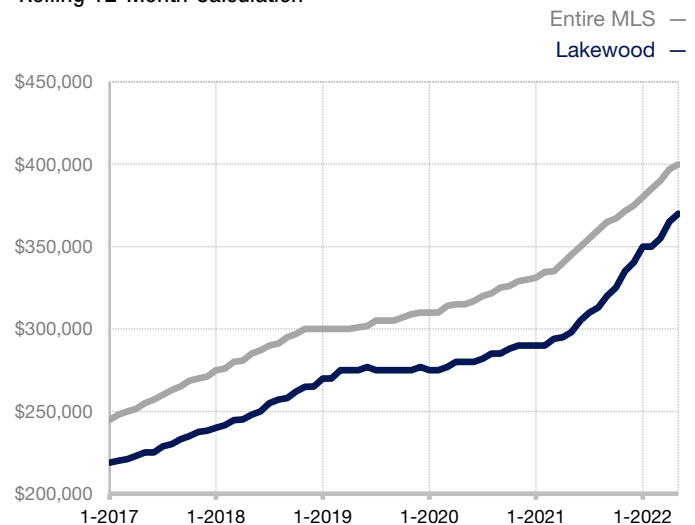
Townhouse/Condo	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	32	39	+ 21.9%	--	--	--
Under Contract	106	111	+ 4.7%	492	432	- 12.2%
New Listings	91	116	+ 27.5%	487	470	- 3.5%
Sold Listings	96	101	+ 5.2%	459	417	- 9.2%
Days on Market Until Sale	6	5	- 16.7%	15	9	- 40.0%
Median Sales Price*	\$327,500	\$402,000	+ 22.7%	\$315,000	\$390,000	+ 23.8%
Average Sales Price*	\$343,367	\$416,329	+ 21.2%	\$326,045	\$411,318	+ 26.2%
Percent of List Price Received*	105.4%	106.4%	+ 0.9%	103.3%	106.2%	+ 2.8%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for May 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Littleton

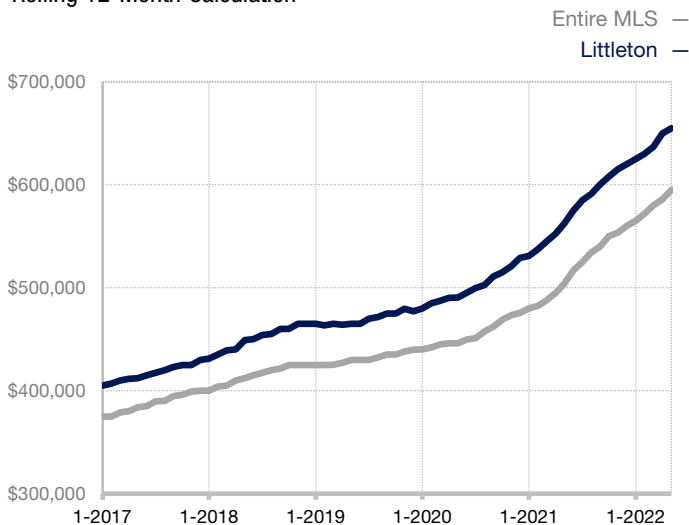
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	135	178	+ 31.9%	--	--	--
Under Contract	288	268	- 6.9%	1,026	972	- 5.3%
New Listings	303	333	+ 9.9%	1,109	1,137	+ 2.5%
Sold Listings	235	236	+ 0.4%	865	834	- 3.6%
Days on Market Until Sale	8	10	+ 25.0%	14	11	- 21.4%
Median Sales Price*	\$625,000	\$720,000	+ 15.2%	\$605,000	\$716,500	+ 18.4%
Average Sales Price*	\$713,170	\$829,292	+ 16.3%	\$717,468	\$830,591	+ 15.8%
Percent of List Price Received*	106.5%	105.1%	- 1.3%	104.9%	106.0%	+ 1.0%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

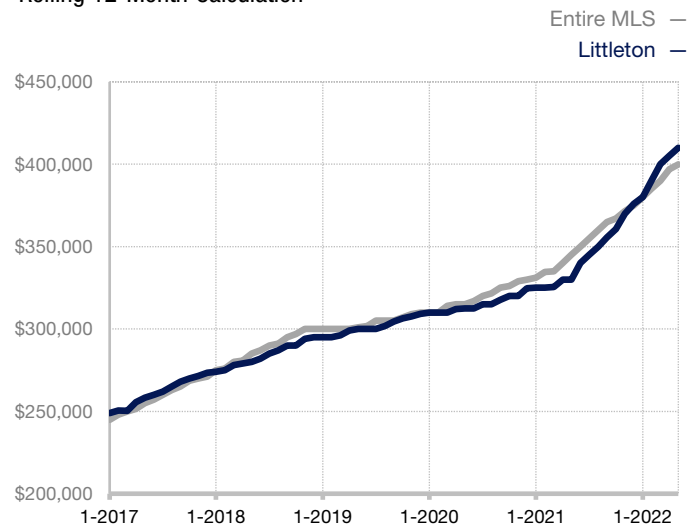
Townhouse/Condo	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	37	60	+ 62.2%	--	--	--
Under Contract	111	95	- 14.4%	441	408	- 7.5%
New Listings	107	108	+ 0.9%	439	437	- 0.5%
Sold Listings	85	98	+ 15.3%	382	361	- 5.5%
Days on Market Until Sale	6	5	- 16.7%	13	8	- 38.5%
Median Sales Price*	\$380,000	\$444,650	+ 17.0%	\$345,000	\$442,000	+ 28.1%
Average Sales Price*	\$396,207	\$459,475	+ 16.0%	\$367,787	\$462,306	+ 25.7%
Percent of List Price Received*	105.2%	106.8%	+ 1.5%	102.9%	106.4%	+ 3.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for May 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Lone Tree

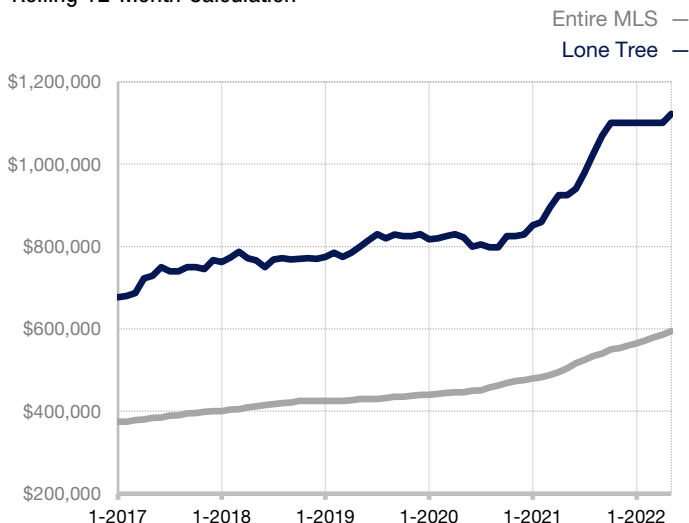
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	19	14	- 26.3%	--	--	--
Under Contract	18	25	+ 38.9%	95	76	- 20.0%
New Listings	24	20	- 16.7%	98	93	- 5.1%
Sold Listings	22	21	- 4.5%	89	67	- 24.7%
Days on Market Until Sale	11	8	- 27.3%	30	7	- 76.7%
Median Sales Price*	\$1,028,750	\$1,137,000	+ 10.5%	\$1,100,000	\$1,196,300	+ 8.8%
Average Sales Price*	\$1,095,023	\$1,215,261	+ 11.0%	\$1,134,666	\$1,231,898	+ 8.6%
Percent of List Price Received*	104.3%	103.1%	- 1.2%	102.5%	103.9%	+ 1.4%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

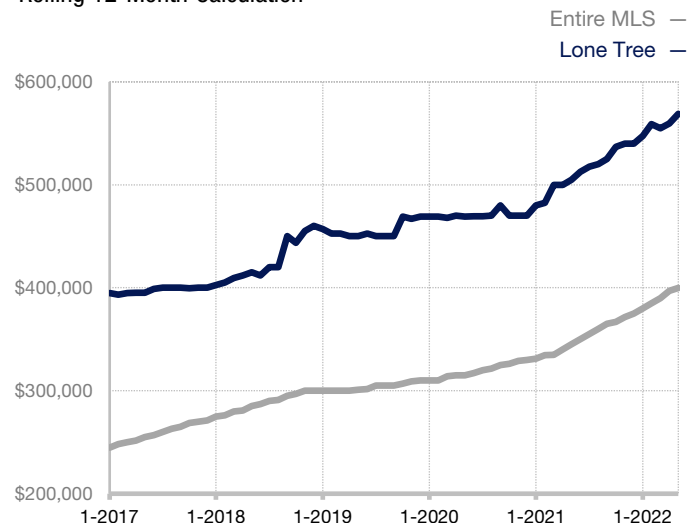
Townhouse/Condo	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	4	6	+ 50.0%	--	--	--
Under Contract	4	9	+ 125.0%	34	30	- 11.8%
New Listings	7	12	+ 71.4%	35	37	+ 5.7%
Sold Listings	4	8	+ 100.0%	32	33	+ 3.1%
Days on Market Until Sale	11	4	- 63.6%	13	12	- 7.7%
Median Sales Price*	\$543,500	\$602,500	+ 10.9%	\$522,500	\$576,500	+ 10.3%
Average Sales Price*	\$522,500	\$579,313	+ 10.9%	\$488,125	\$575,303	+ 17.9%
Percent of List Price Received*	96.6%	107.1%	+ 10.9%	100.2%	104.4%	+ 4.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for May 2022

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Morrison

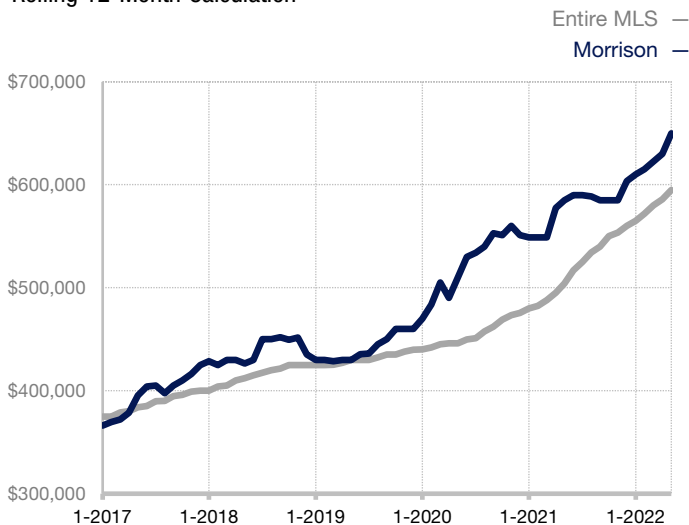
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	11	24	+ 118.2%	--	--	--
Under Contract	31	36	+ 16.1%	125	128	+ 2.4%
New Listings	24	35	+ 45.8%	131	150	+ 14.5%
Sold Listings	29	34	+ 17.2%	110	105	- 4.5%
Days on Market Until Sale	10	8	- 20.0%	13	12	- 7.7%
Median Sales Price*	\$601,000	\$792,500	+ 31.9%	\$591,250	\$702,019	+ 18.7%
Average Sales Price*	\$794,242	\$1,043,526	+ 31.4%	\$756,573	\$968,720	+ 28.0%
Percent of List Price Received*	105.8%	105.7%	- 0.1%	104.7%	106.5%	+ 1.7%

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Townhouse/Condo	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	0	2	--	--	--	--
Under Contract	1	0	- 100.0%	10	5	- 50.0%
New Listings	0	1	--	10	8	- 20.0%
Sold Listings	3	0	- 100.0%	10	5	- 50.0%
Days on Market Until Sale	5	0	- 100.0%	4	3	- 25.0%
Median Sales Price*	\$381,750	\$0	- 100.0%	\$348,750	\$478,000	+ 37.1%
Average Sales Price*	\$389,250	\$0	- 100.0%	\$348,775	\$506,600	+ 45.3%
Percent of List Price Received*	103.0%	0.0%	- 100.0%	106.4%	112.6%	+ 5.8%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for May 2022

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Parker

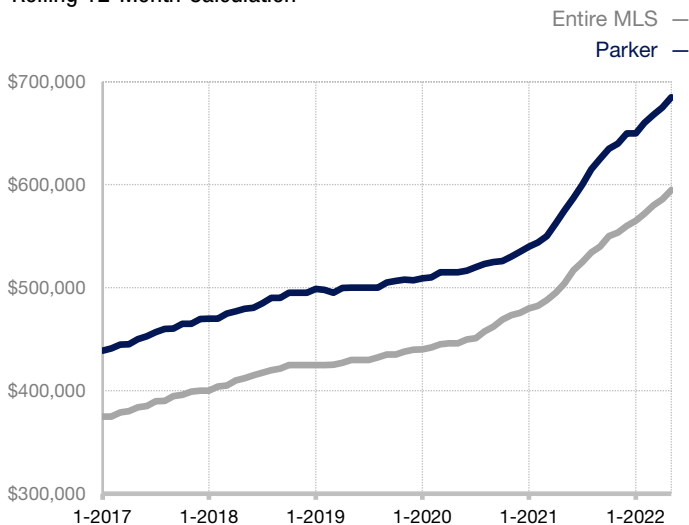
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	100	181	+ 81.0%	--	--	--
Under Contract	260	243	- 6.5%	995	893	- 10.3%
New Listings	239	293	+ 22.6%	1,029	1,042	+ 1.3%
Sold Listings	220	196	- 10.9%	818	764	- 6.6%
Days on Market Until Sale	7	10	+ 42.9%	14	14	0.0%
Median Sales Price*	\$650,000	\$736,750	+ 13.3%	\$627,135	\$725,000	+ 15.6%
Average Sales Price*	\$721,080	\$818,164	+ 13.5%	\$711,585	\$831,620	+ 16.9%
Percent of List Price Received*	105.8%	103.8%	- 1.9%	103.9%	104.2%	+ 0.3%

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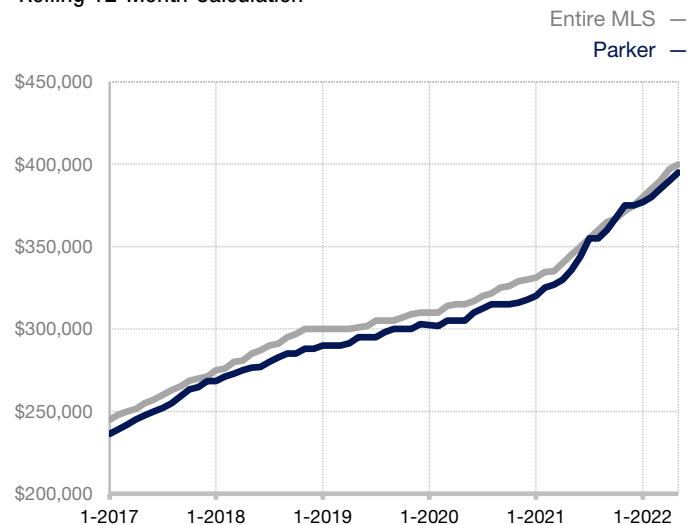
Townhouse/Condo	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	18	23	+ 27.8%	--	--	--
Under Contract	42	27	- 35.7%	183	140	- 23.5%
New Listings	41	34	- 17.1%	179	159	- 11.2%
Sold Listings	36	29	- 19.4%	174	127	- 27.0%
Days on Market Until Sale	12	4	- 66.7%	20	6	- 70.0%
Median Sales Price*	\$386,110	\$448,000	+ 16.0%	\$364,995	\$427,000	+ 17.0%
Average Sales Price*	\$404,051	\$462,606	+ 14.5%	\$375,817	\$434,676	+ 15.7%
Percent of List Price Received*	103.2%	105.7%	+ 2.4%	103.4%	105.8%	+ 2.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for May 2022

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Sheridan

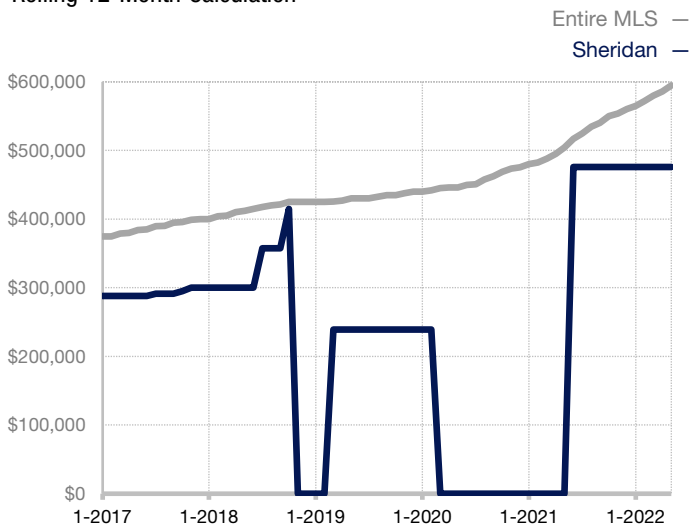
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	1	1	0.0%	1	1	0.0%
New Listings	1	1	0.0%	1	1	0.0%
Sold Listings	0	0	--	0	0	--
Days on Market Until Sale	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--

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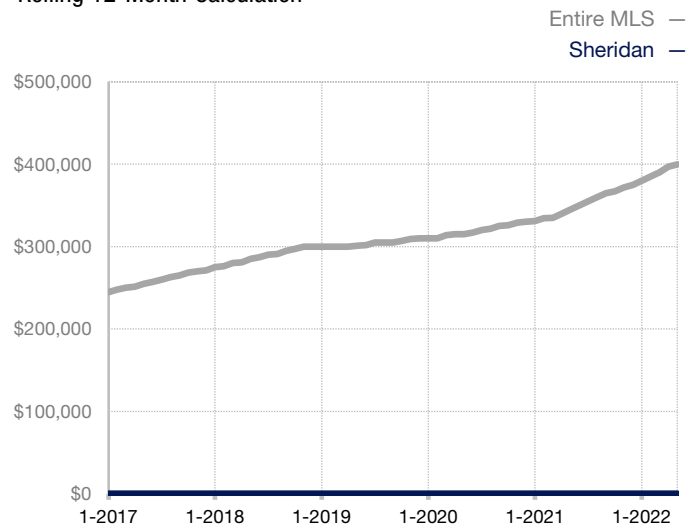
Townhouse/Condo	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Days on Market Until Sale	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
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Wheat Ridge

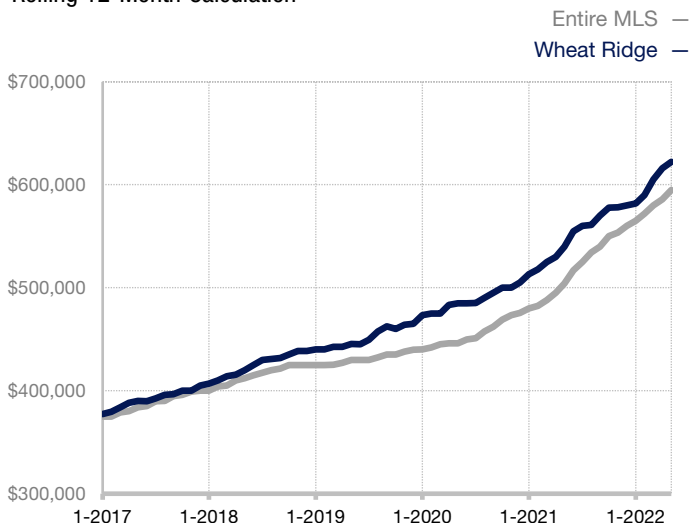
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	19	23	+ 21.1%	--	--	--
Under Contract	49	35	- 28.6%	184	164	- 10.9%
New Listings	47	46	- 2.1%	195	190	- 2.6%
Sold Listings	33	30	- 9.1%	160	139	- 13.1%
Days on Market Until Sale	4	5	+ 25.0%	10	8	- 20.0%
Median Sales Price*	\$620,000	\$702,500	+ 13.3%	\$575,250	\$700,000	+ 21.7%
Average Sales Price*	\$700,756	\$813,991	+ 16.2%	\$635,263	\$753,378	+ 18.6%
Percent of List Price Received*	105.4%	107.9%	+ 2.4%	105.0%	109.2%	+ 4.0%

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Townhouse/Condo	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	10	3	- 70.0%	--	--	--
Under Contract	13	14	+ 7.7%	68	54	- 20.6%
New Listings	13	12	- 7.7%	62	56	- 9.7%
Sold Listings	13	14	+ 7.7%	53	50	- 5.7%
Days on Market Until Sale	8	6	- 25.0%	24	13	- 45.8%
Median Sales Price*	\$425,000	\$372,000	- 12.5%	\$345,000	\$449,950	+ 30.4%
Average Sales Price*	\$402,506	\$446,821	+ 11.0%	\$366,072	\$468,201	+ 27.9%
Percent of List Price Received*	106.1%	104.8%	- 1.2%	102.0%	106.3%	+ 4.2%

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Median Sales Price – Single Family
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Median Sales Price – Townhouse-Condo
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