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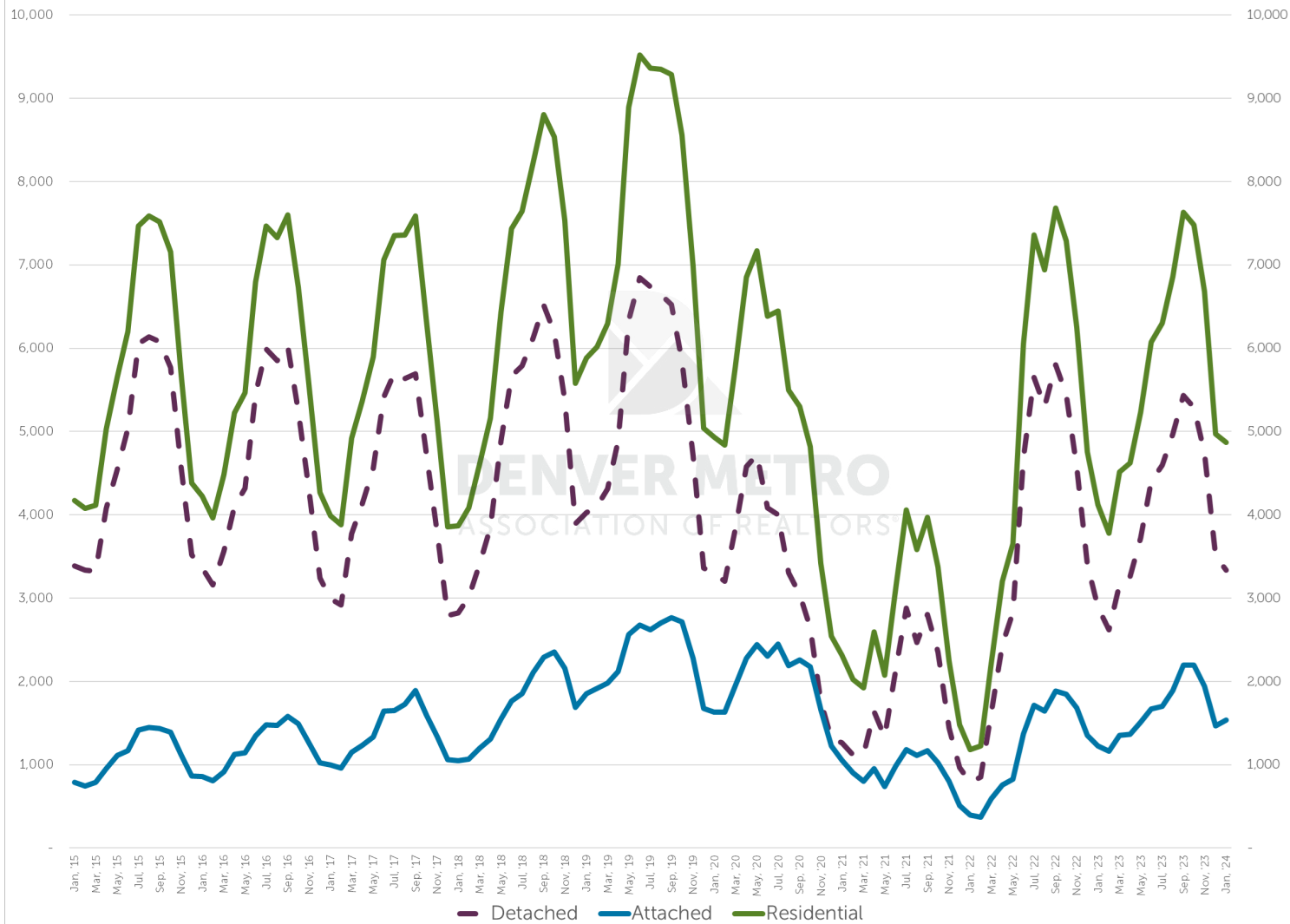
## Market Overview

	Jan. 2024	Dec. 2023	Jan. 2023	Month-Over- Month	Year-Over- Year
<b>Residential</b> (Detached + Attached)					
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%



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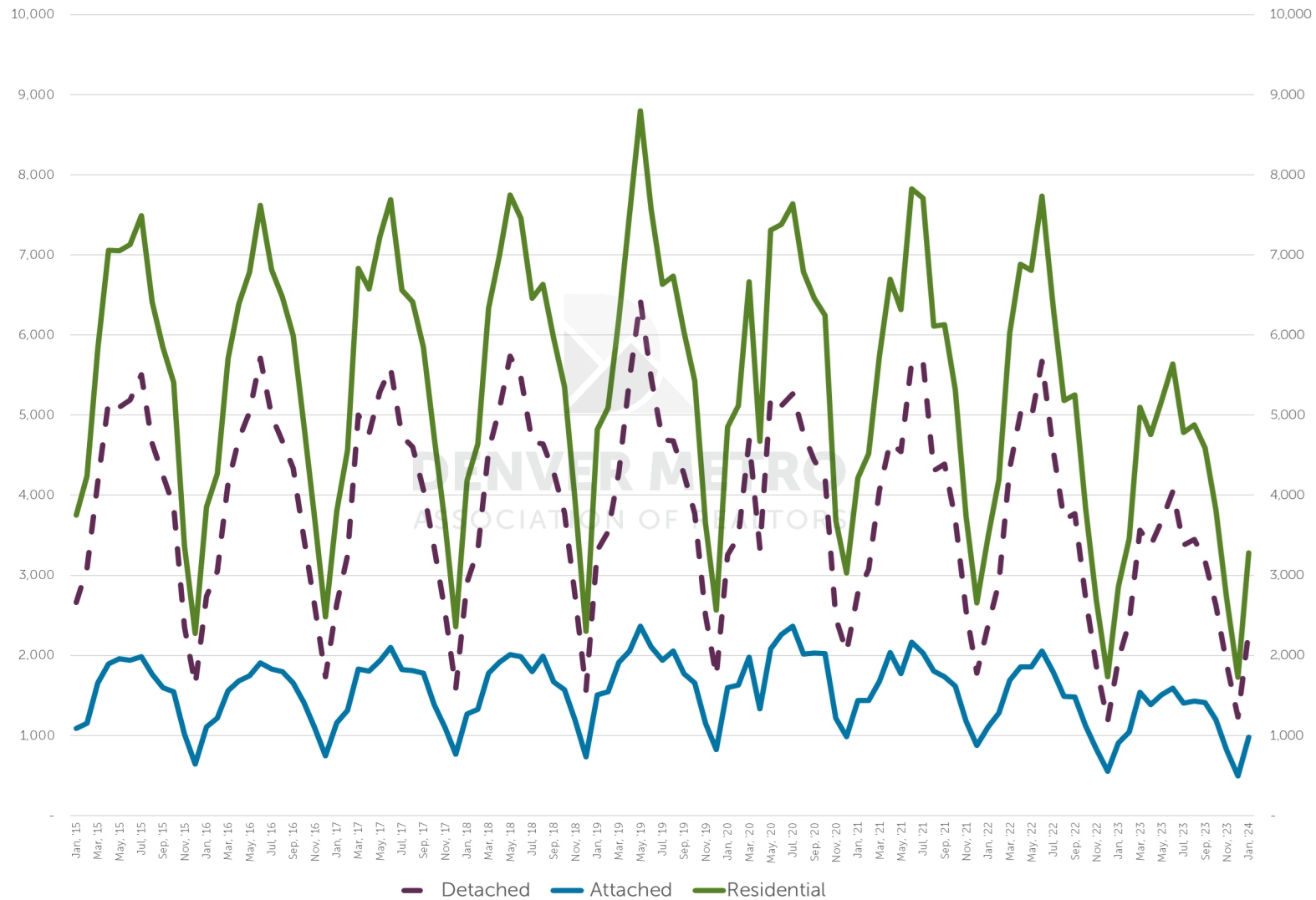
## Active Listings at Month's End





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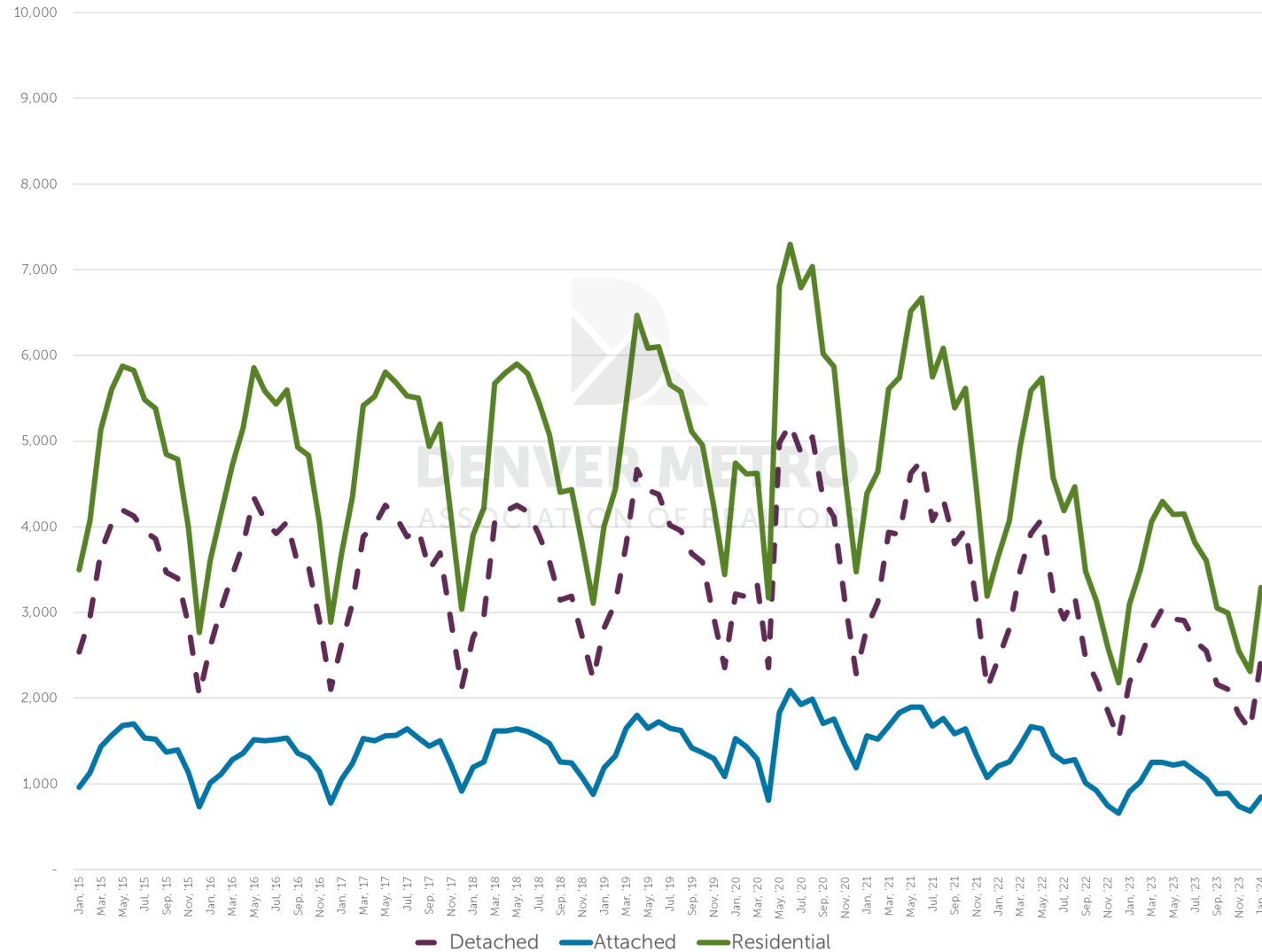
## New Listings





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## Pending Sales

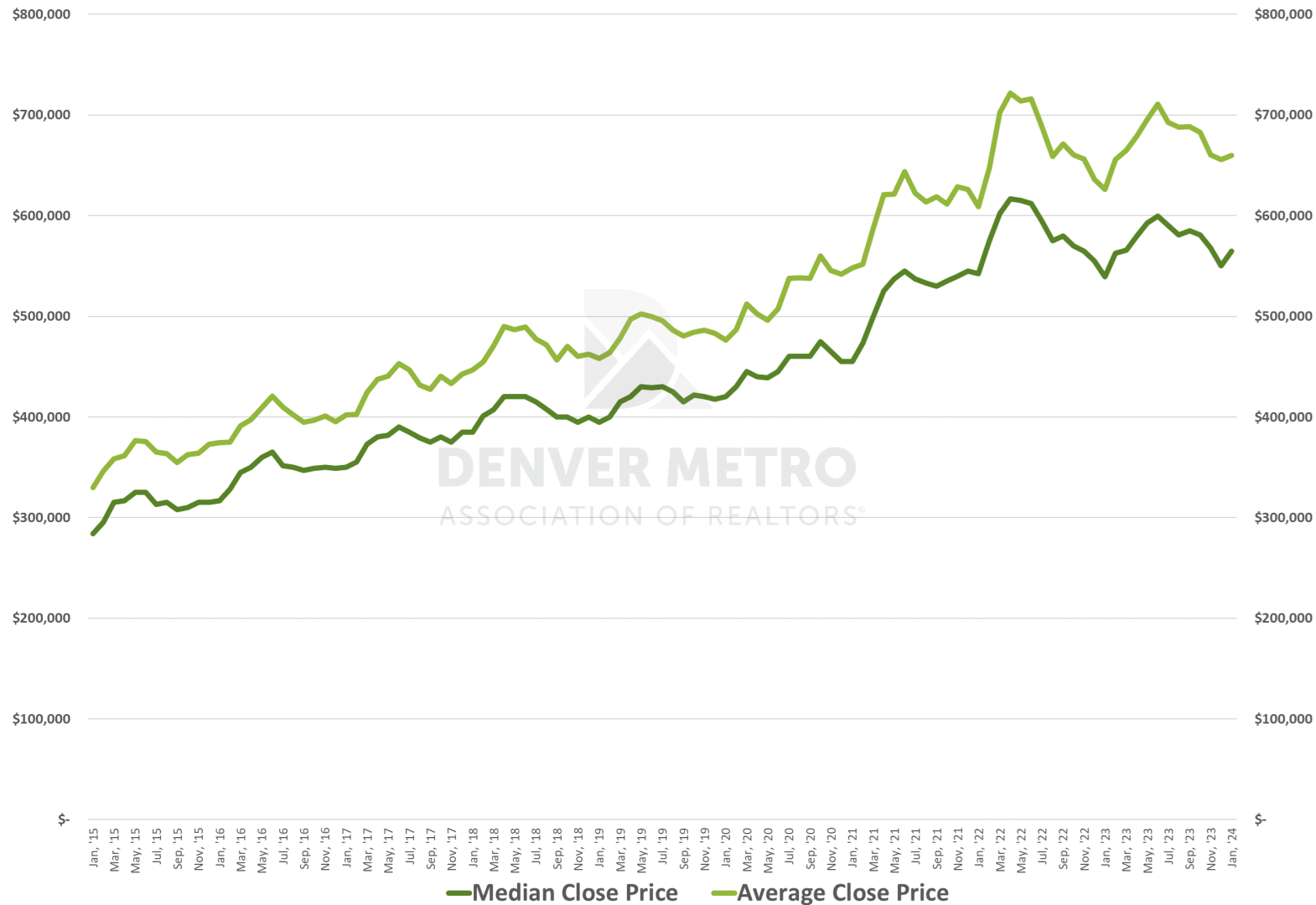




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## Residential Median + Average Close Price

10-year view

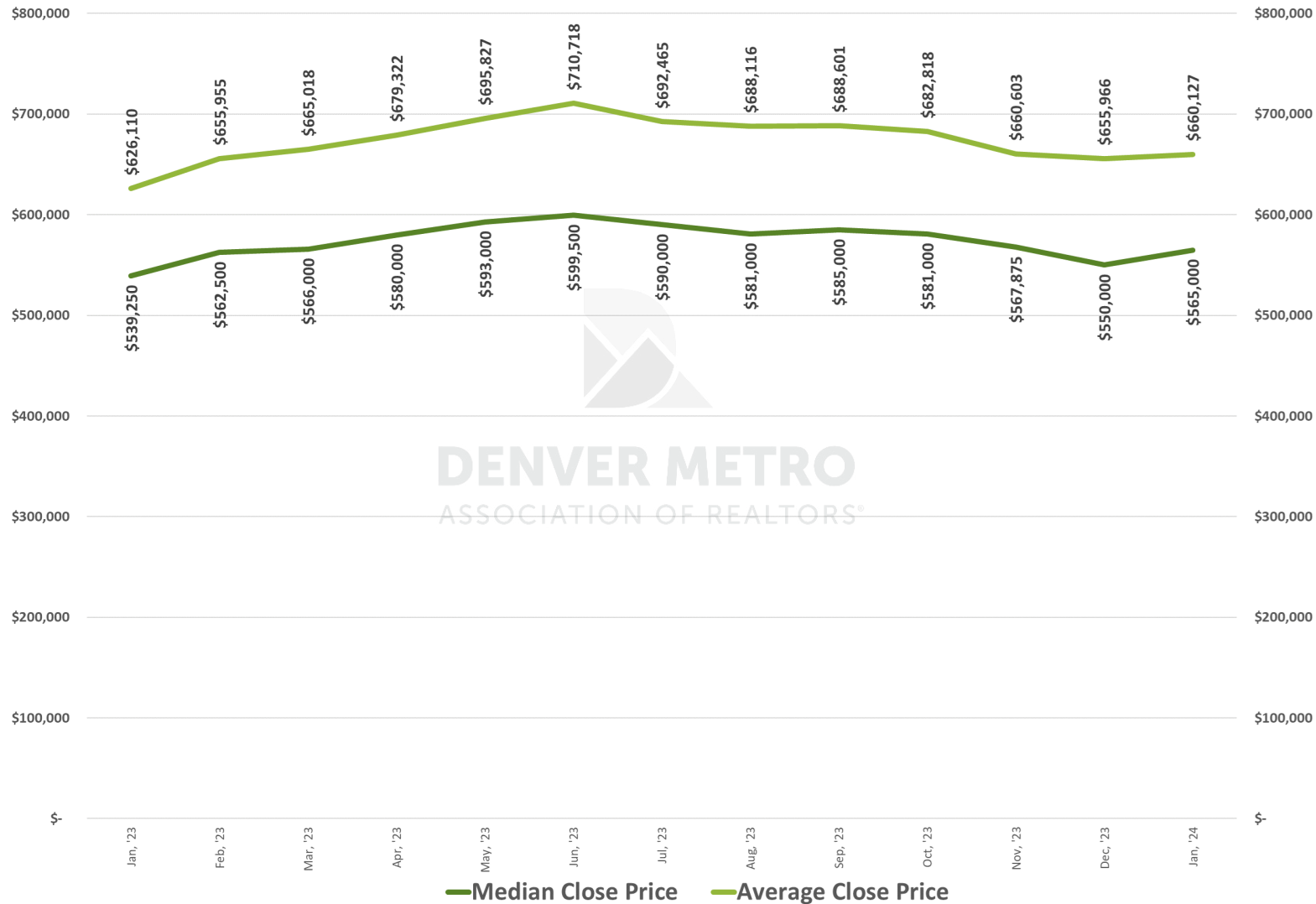




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## Residential Median + Average Close Price

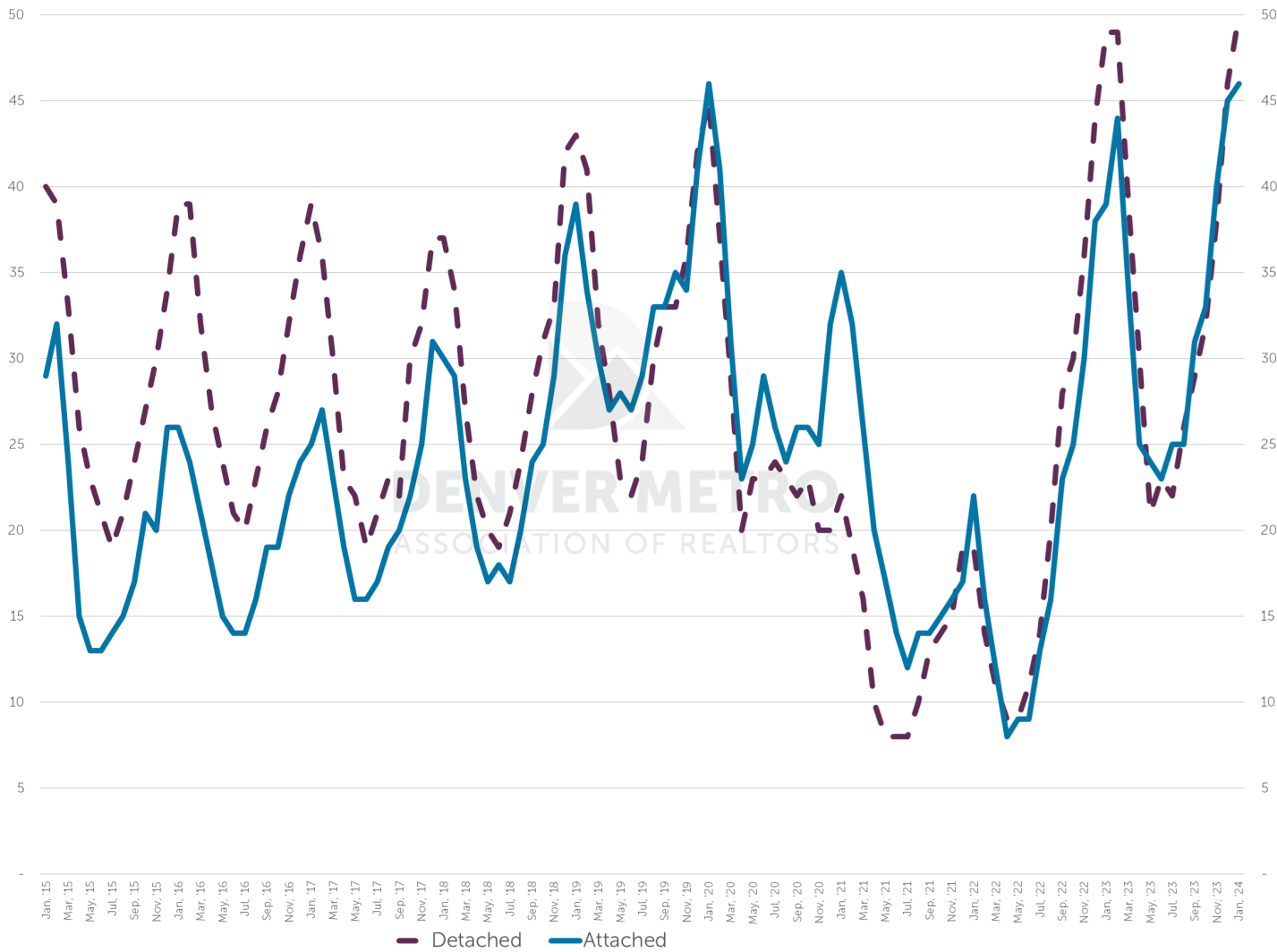
1-year snapshot



## Average Days in MLS



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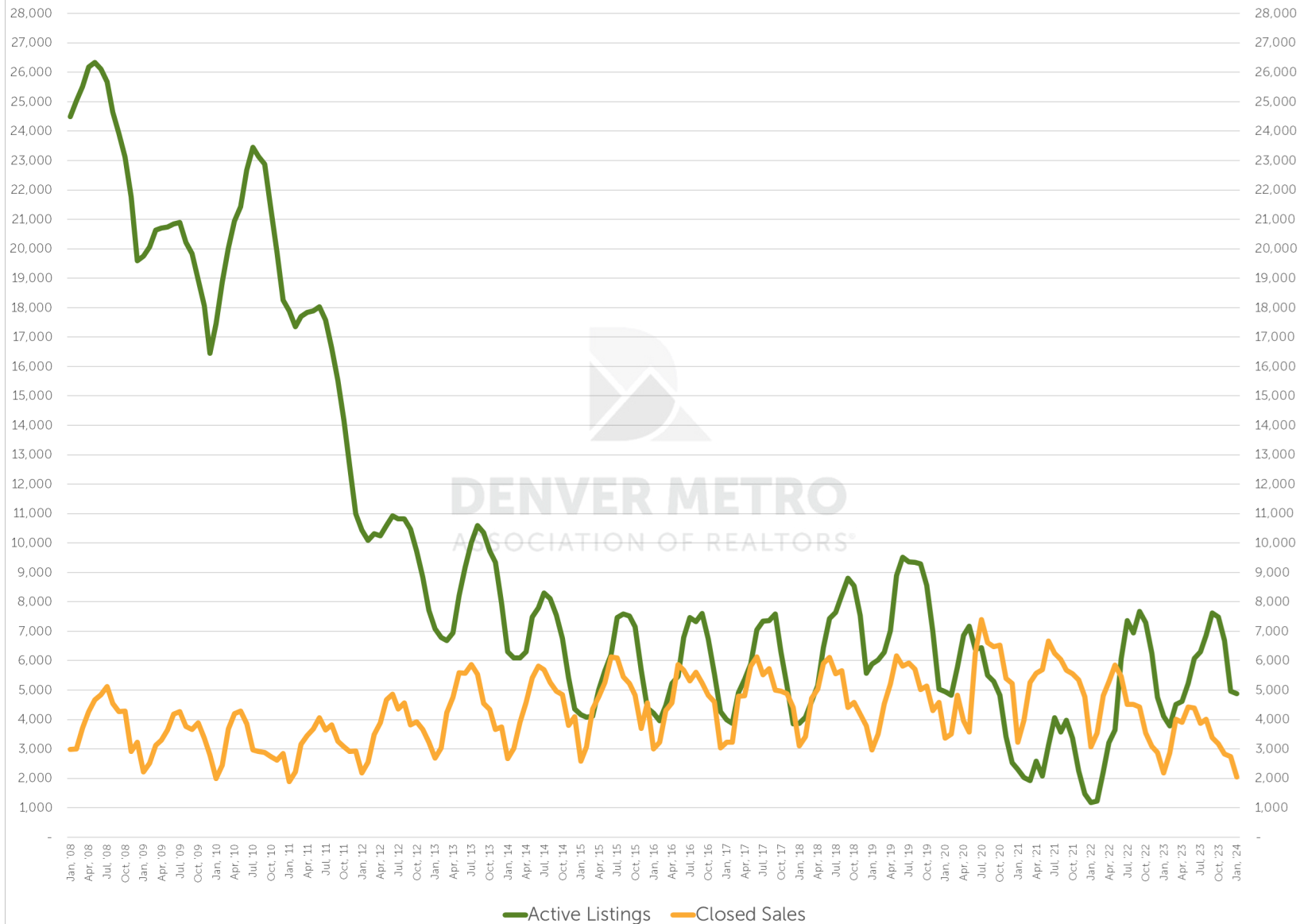




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DMAR Market Trends | January 2024  
Denver Metro Association of Realtors®  
Source of MLS Data: REcolorado.com

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







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## 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%



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## Market Trends

	Price Range	Detached			Attached		
		Closed	Active	MOI	Closed	Active	MOI
Months of Inventory	\$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
	TOTALS	1,478	3,336	2.26	573	1,535	2.68
	Price Range	Detached		% change	Attached		% change
		Closed Jan. 2024	Closed Dec. 2023		Closed Jan. 2024	Closed Dec. 2023	
Month-Over-Month	\$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%
	TOTALS	1,478	1,921	-23.06%	573	819	-30.04%
	Price Range	Detached		% change	Attached		% change
		YTD Jan. 2024	YTD Jan. 2023		YTD Jan. 2024	YTD Jan. 2023	
Year-Over-Year	\$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%
	TOTALS	1,478	1,524	-3.02%	573	664	-13.70%



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## Properties Sold for \$1 Million or More

	Jan. 2024	Dec. 2023	Jan. 2023	Month-Over-Month	Year-Over-Year
<b>Residential</b> (Detached + Attached)					
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%



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## 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</b> (Detached + Attached)									
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%



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## 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%





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## 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</b> (Detached + Attached)									
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%



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## 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%



## Spotlight on the Denver Metro Rental Market

- Single-family and multi-family rentals both showed relatively minor movement in January versus the prior month.
- Single-family rentals showed a slight decrease in both median rent and days on the market in January versus the prior month. Median rents were \$2,700 in January versus \$2,750 in December. Median days on the market dropped to 28 days, versus 31 days in the prior month. The available listing count held relatively flat versus December.
- Multi-family rentals had a decrease in median rent and an increase in days on the market. Median rents were \$1,515 in January, down two percent versus December. Days on the market increased three days to 37 days in January. Available multi-family listings were down around 20 percent versus the prior month.

	Jan. 2024	Dec. 2023	Jan. 2023	Month-Over-Month	Year-Over-Year
<b>Single-family</b>					
Active Listings	808	896	674	-9.82%	19.88%
Days on Market - Average	33	34	29	-2.94%	13.79%
Rent - Median, 1 Bedroom	\$ 1,650	\$ 1,650	\$ 1,450	0.00%	13.79%
Rent - Median, 2 Bedroom	\$ 2,195	\$ 2,200	\$ 2,000	-0.23%	9.75%
Rent - Median, 3 Bedroom	\$ 2,795	\$ 2,795	\$ 2,700	0.00%	3.52%
<b>Multi-family</b>					
Active Listings	1,259	1,624	2,207	-22.48%	-42.95%
Days on Market - Average	37	39	30	-5.13%	23.33%
Rent - Median, 1 Bedroom	\$ 1,385	\$ 1,374	\$ 1,525	0.80%	-9.18%
Rent - Median, 2 Bedroom	\$ 1,675	\$ 1,750	\$ 1,849	-4.29%	-9.41%
Rent - Median, 3 Bedroom	\$ 2,293	\$ 2,498	\$ 2,554	-8.21%	-10.22%