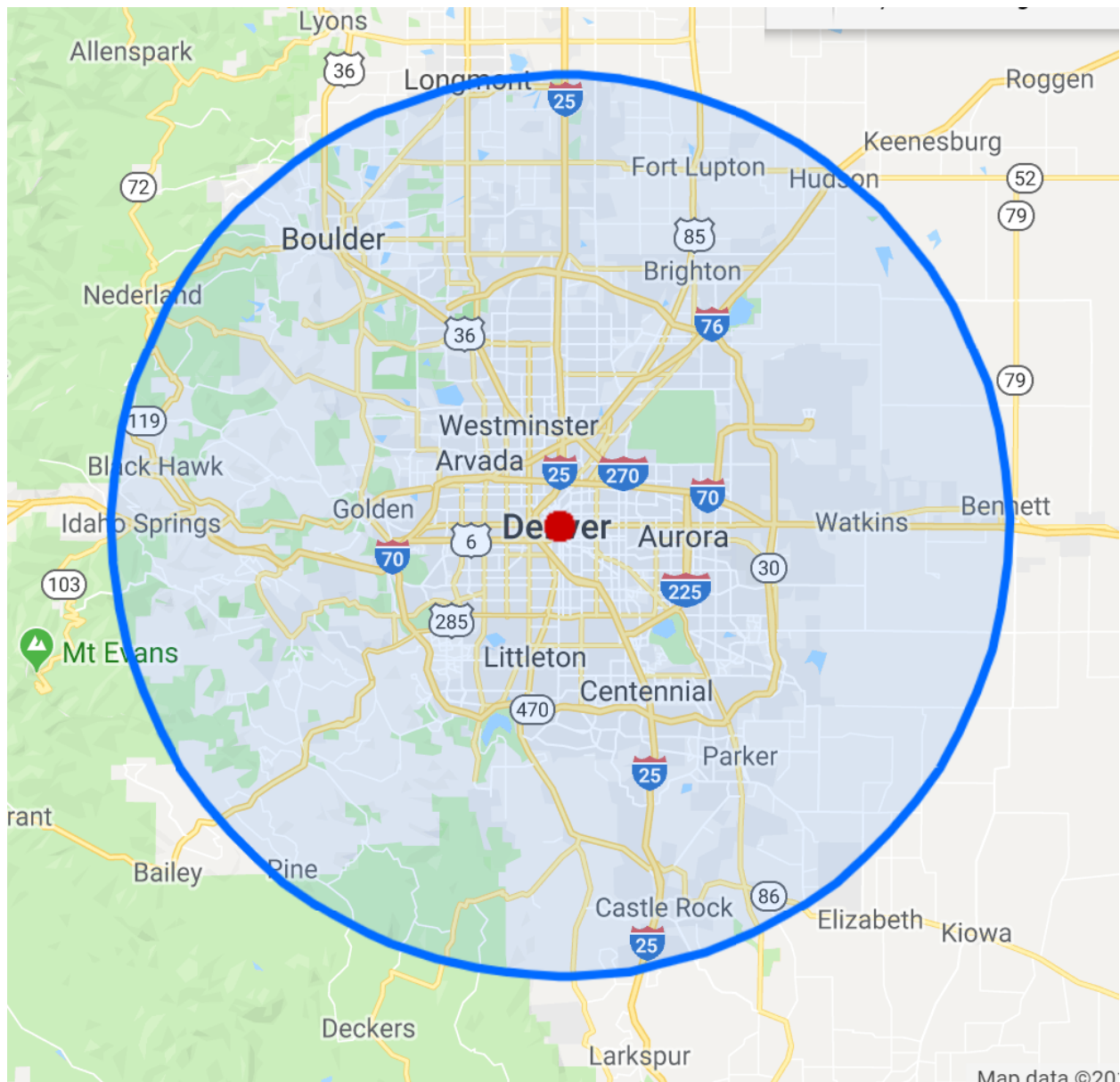


Denver real estate market statistics: How much does a home cost in Denver? How long does it take to sell a home in Denver? How fast are home prices rising in Denver? All this and more answered below.

Denver Real Estate Market Statistics November 2019

These Denver Real Estate Market Statistics are based on homes in the REColorado.com MLS within 30 miles of downtown Denver.

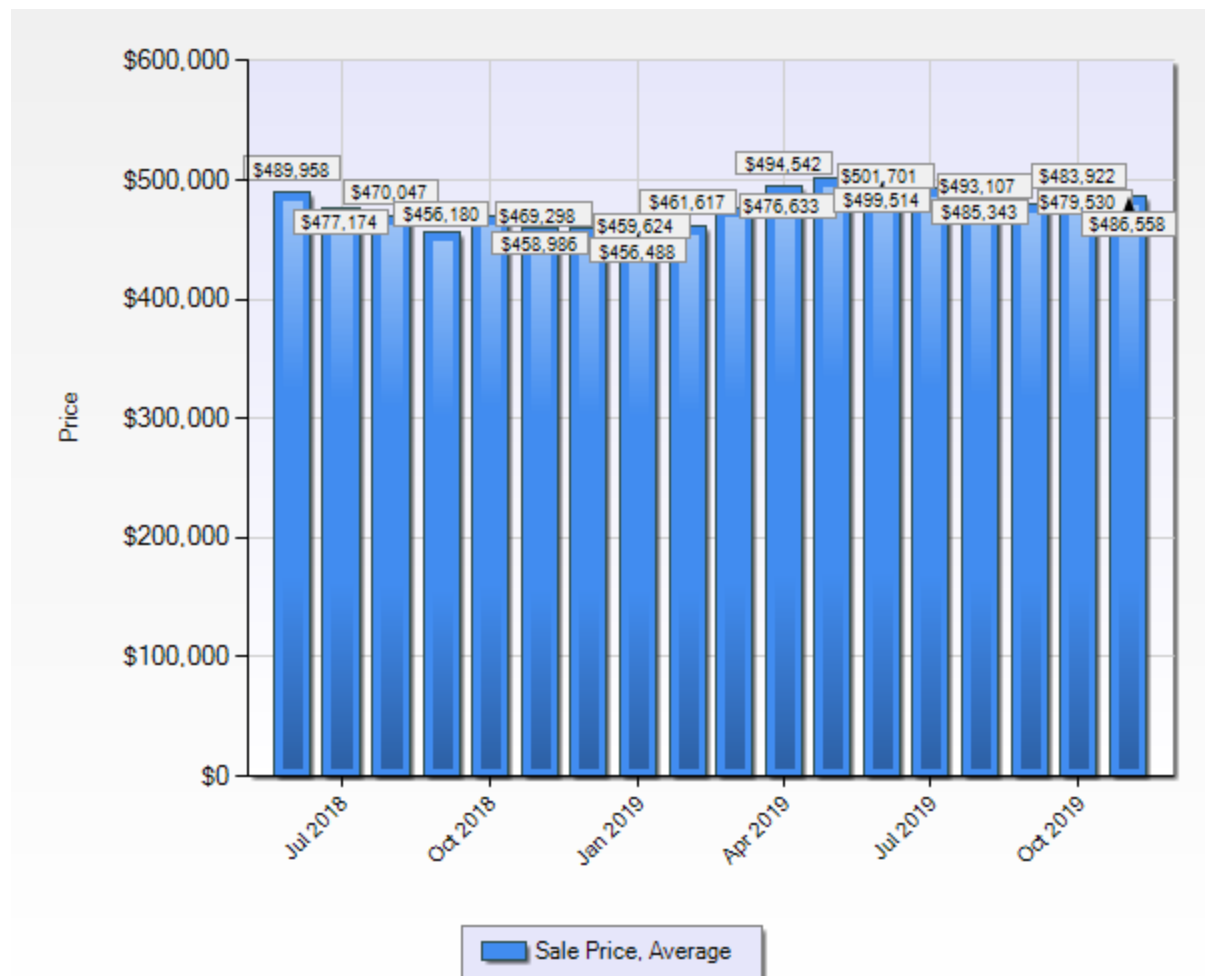


The average price for a home in Denver was \$486,558 at the end of November 2019. The median price for a home in Denver was \$419,900 at the end of November 2019. There were 4,166 homes sold in November

2019. There were 3,648 new real estate listings in and around Denver during November 2019. There was 1.73 months of real estate inventory in and around Denver at the end of November 2019. The median days on market for real estate listings in and around Denver was 19 days for November 2019.

These Denver real estate market statistics are from the Denver MLS (REColorado.com) . They reflect real estate sales data for the end of October 2019. They do not reflect real estate sales that occurred off market or outside of the Denver MLS.

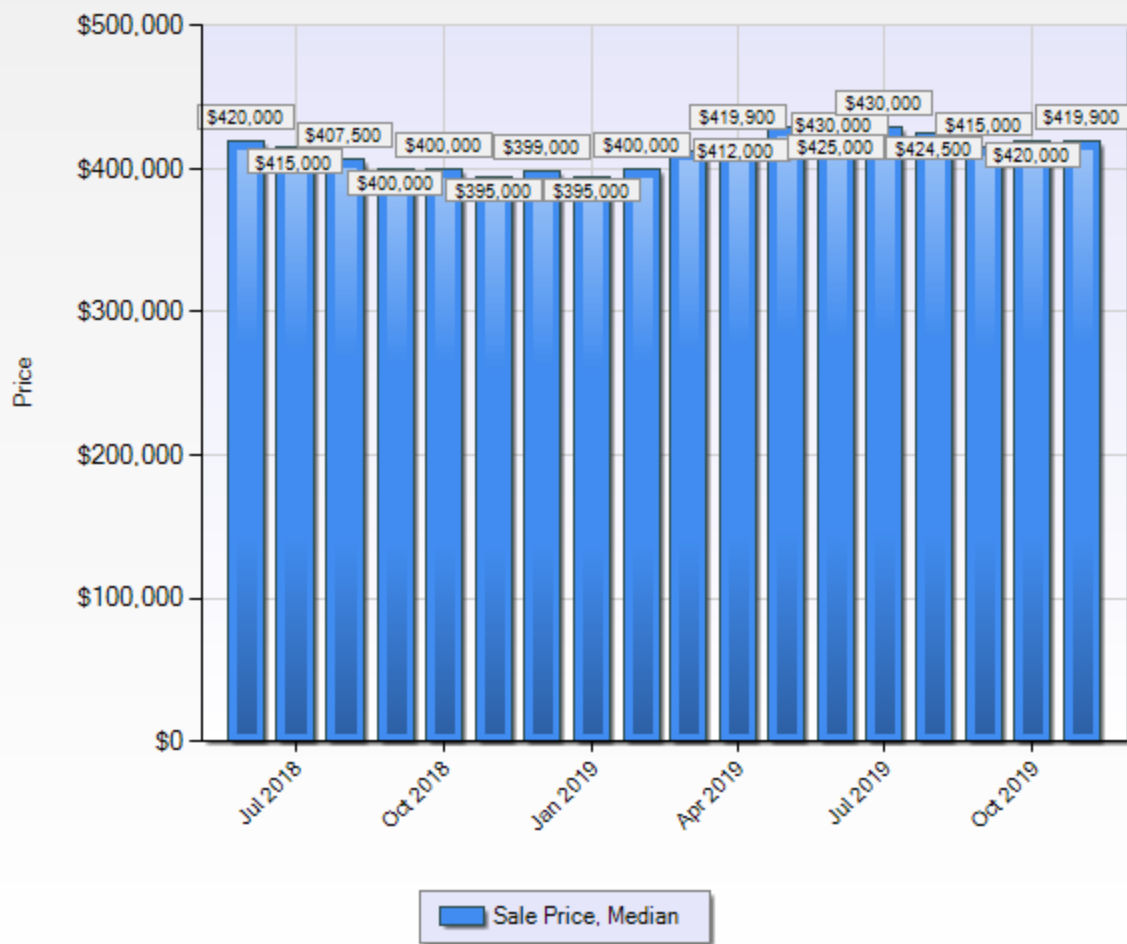
The average home price in Metro Denver, Colorado

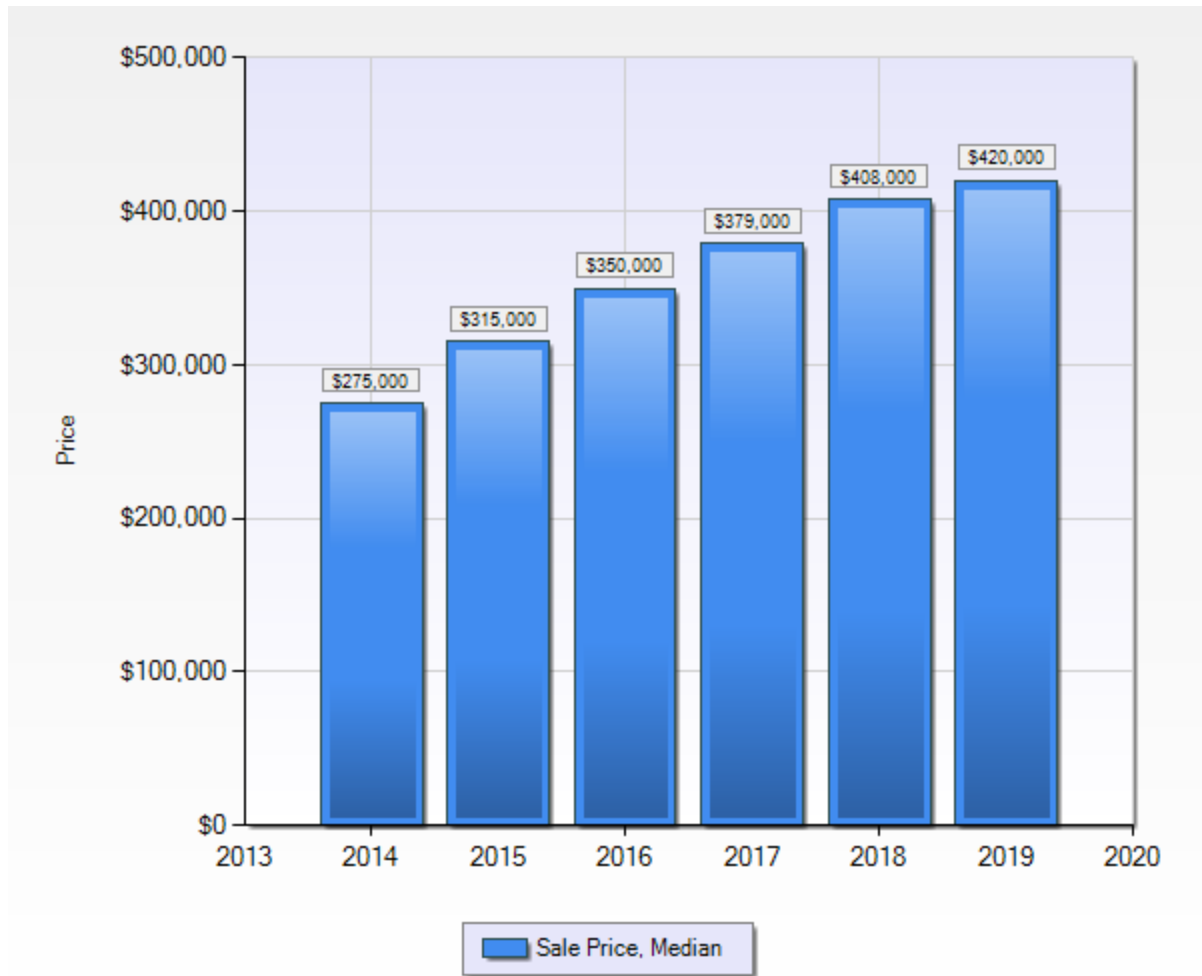




The average home price in Metro Denver is up just over 6% Year Over Year from \$458,986 in November 2018 to \$486,558 in November 2019. The average home price in Metro Denver is up just under 1.5% Month Over Month from \$479,530 in October 2019.

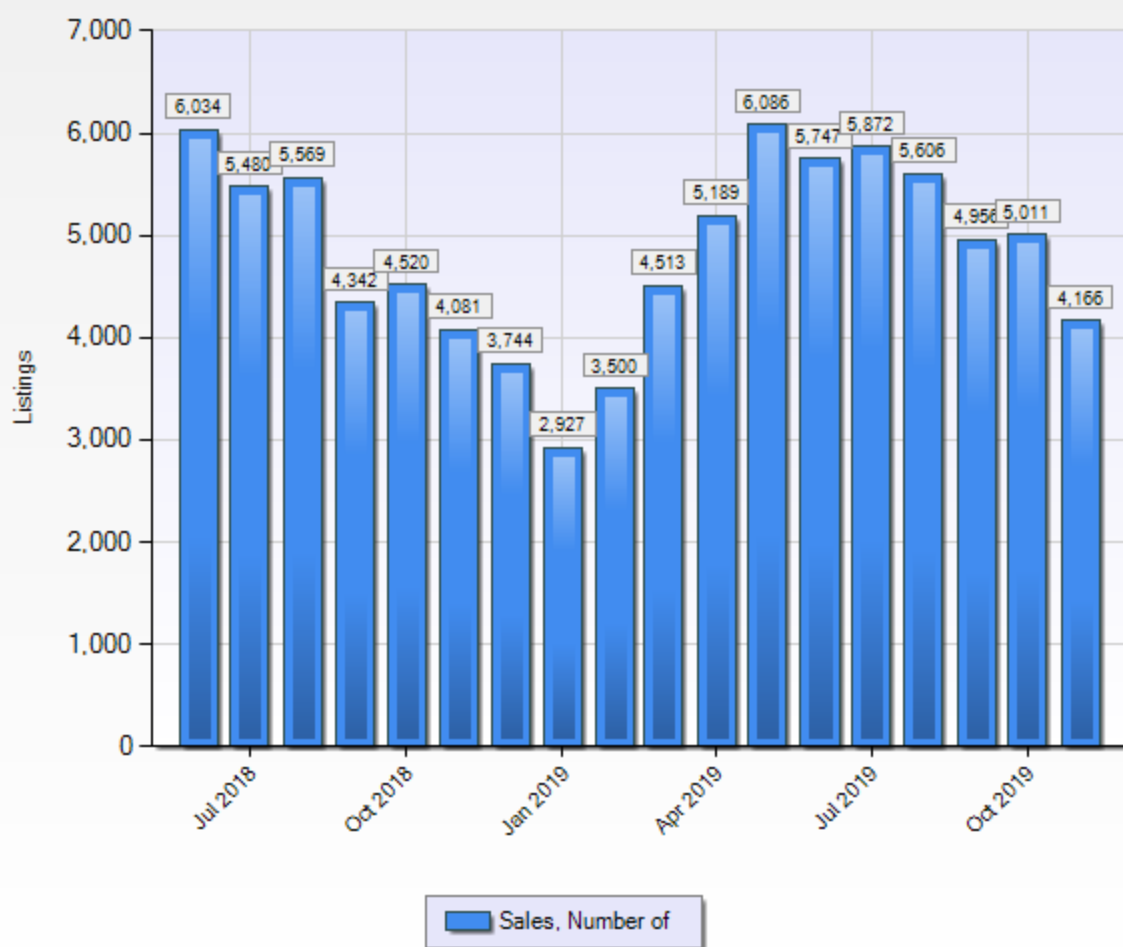
The median home price in Metro Denver, Colorado

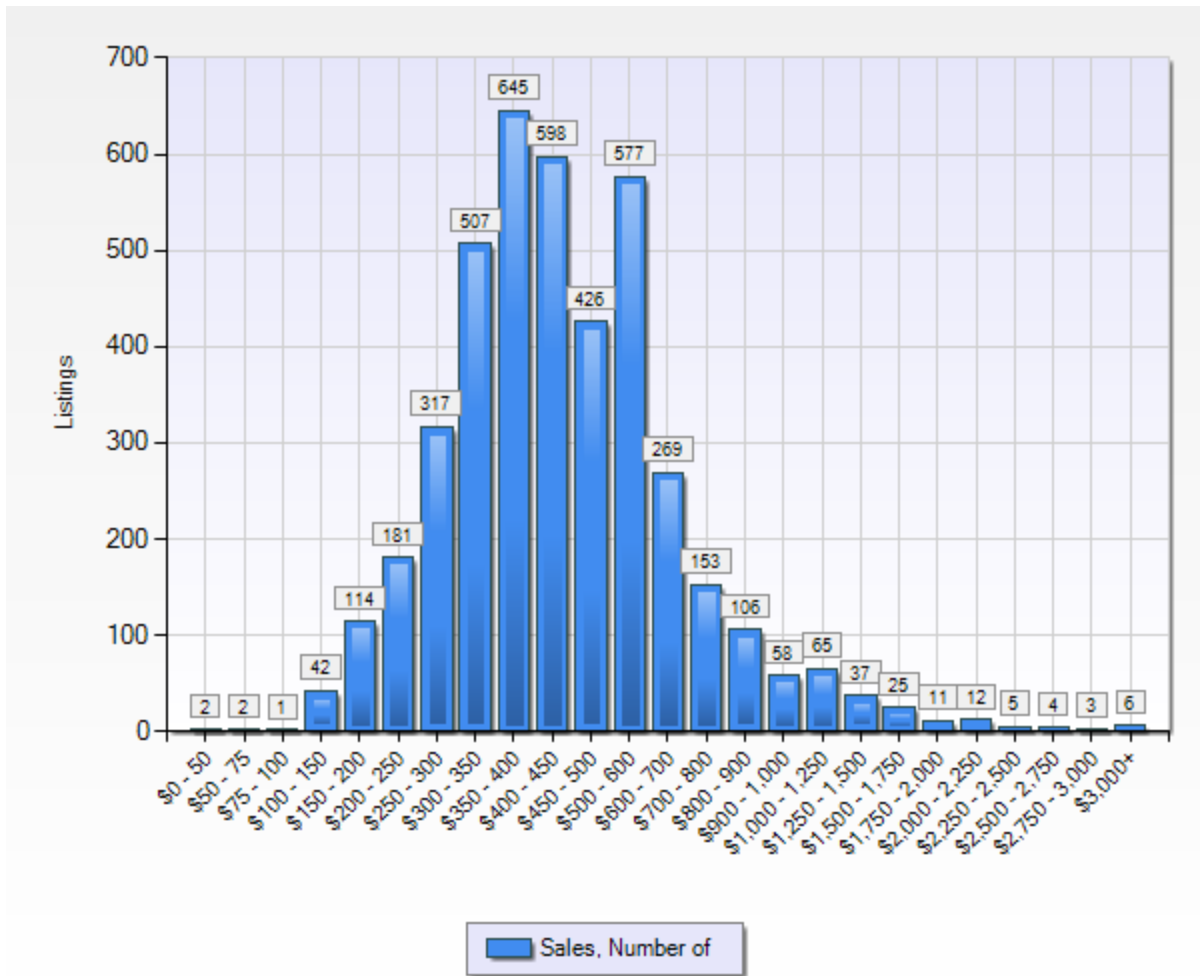




The median home price in Metro Denver is up just over 6.2% Year Over Year from \$395,000 in November 2018 to \$419,500 in November 2019. The median home price in Metro Denver is just about even to the median home price in October 2019 of \$420,000.

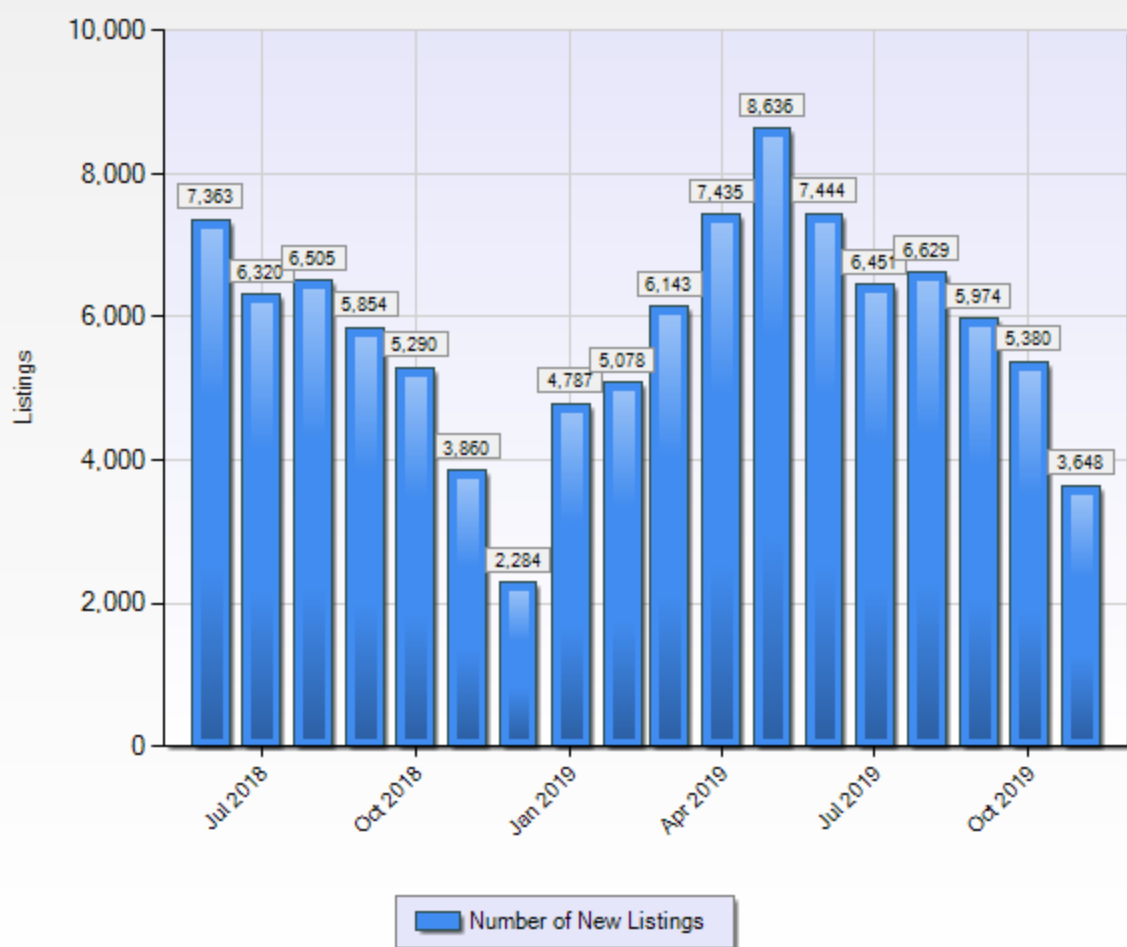
Number of Metro Denver real estate sales

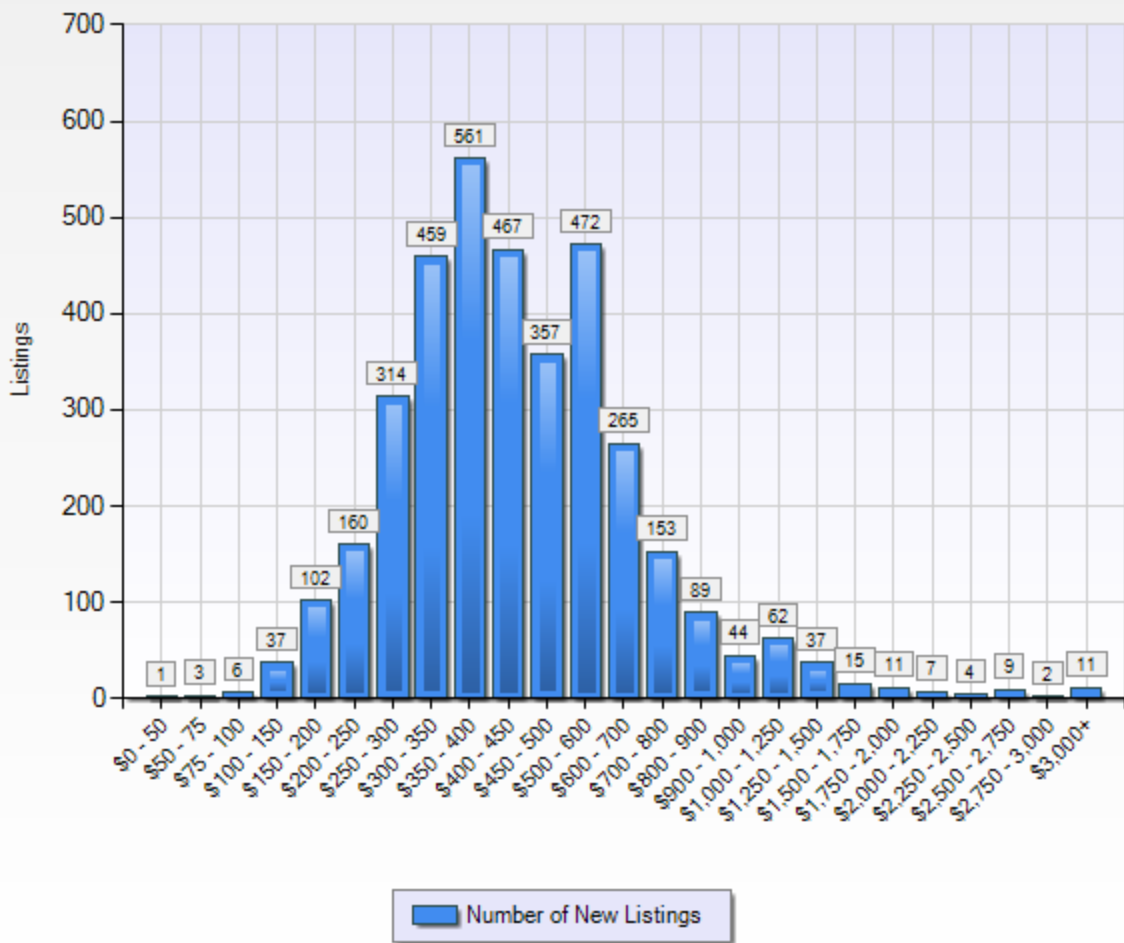




There were 4,166 metro Denver real estate sales in November 2019, about 2.1% more than the 4,081 real estate sales in November 2018 and about 20% less than the 5,011 metro Denver real estate sales in the prior month. For November 2019, the highest number of sales occurred in the \$350,000 - \$400,000 price point.

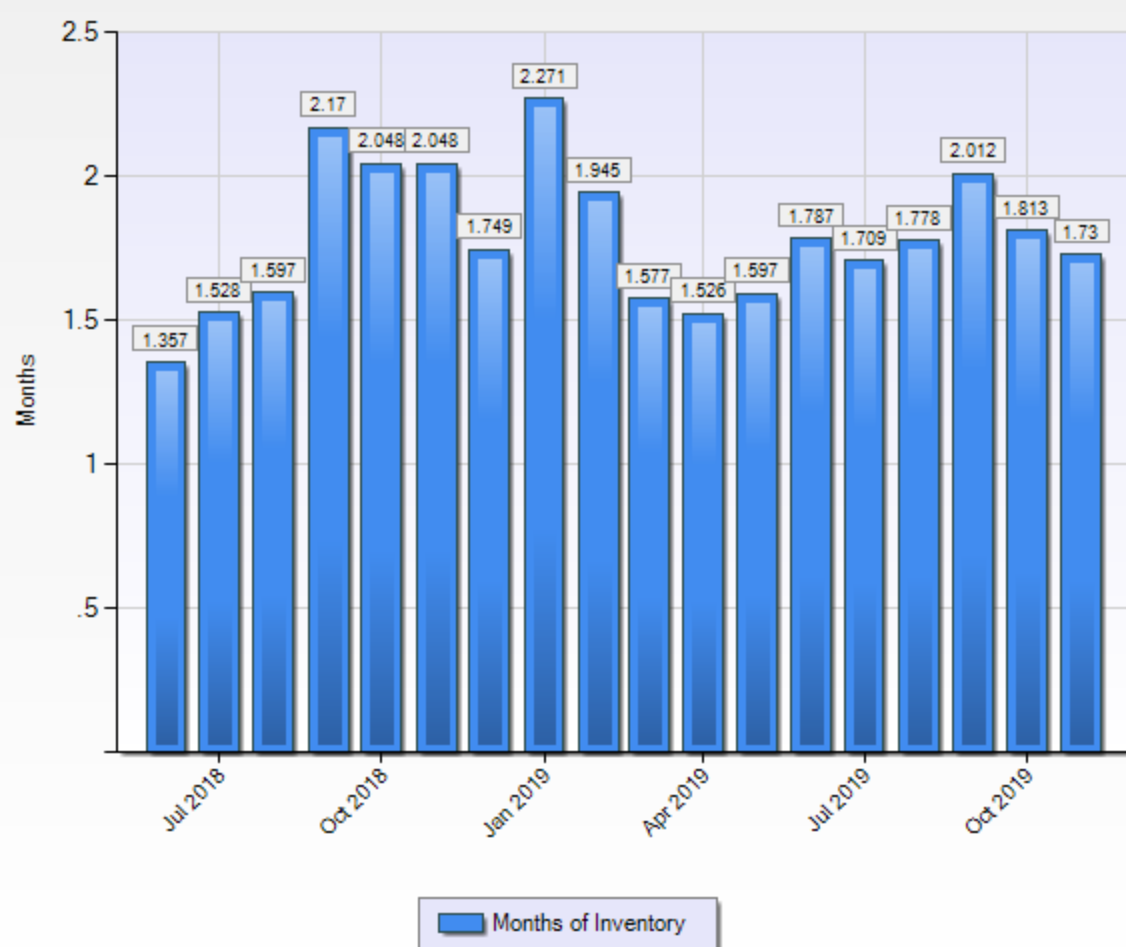
Number of new Metro Denver real estate listings

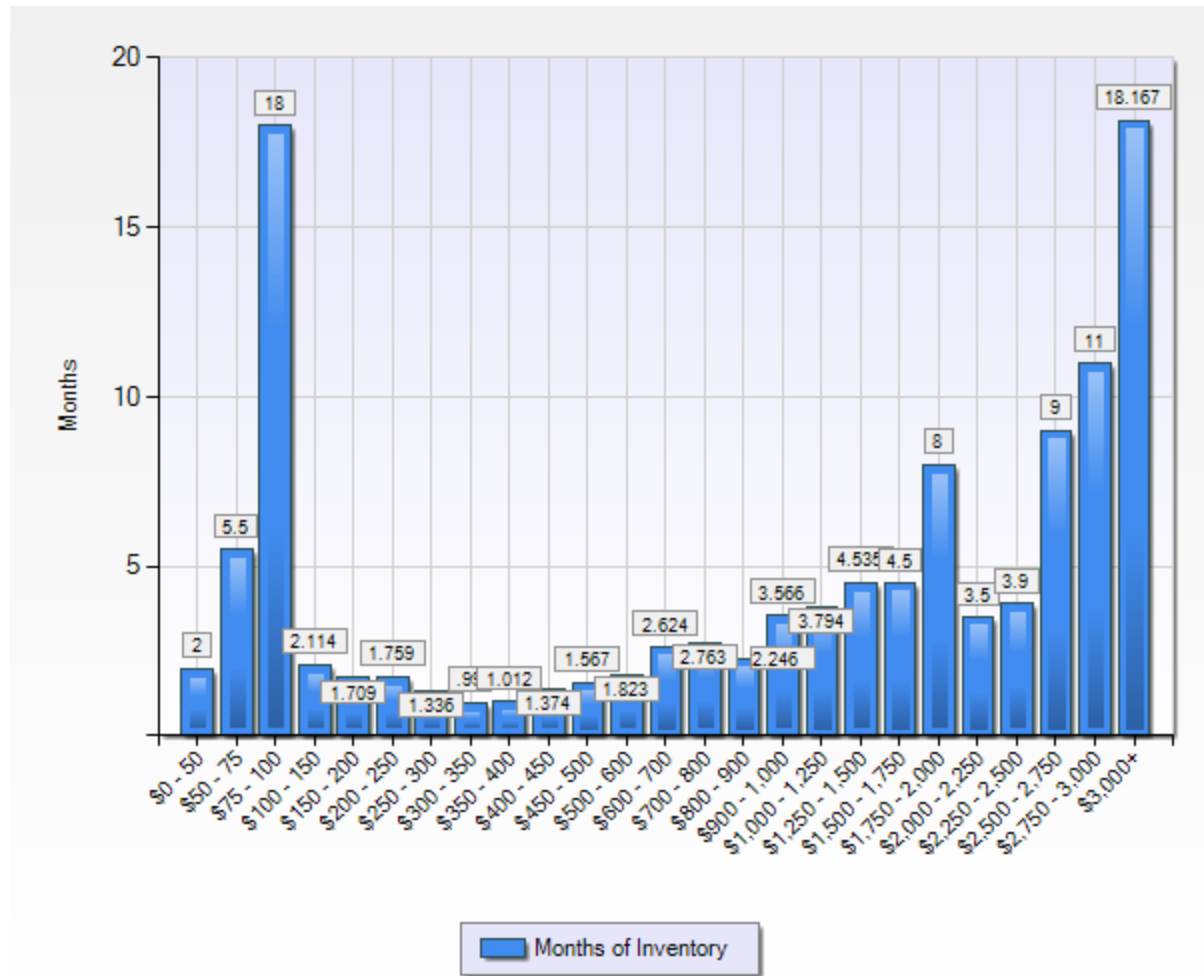




There were 3,648 new Denver real estate listings in November 2019, which is about 5.8% less than the 3,860 new listings in November 2018 and about 47% less than the 5,380 new listings in October 2019. The highest number of new listings was in the \$350,000 - \$400,000 price range.

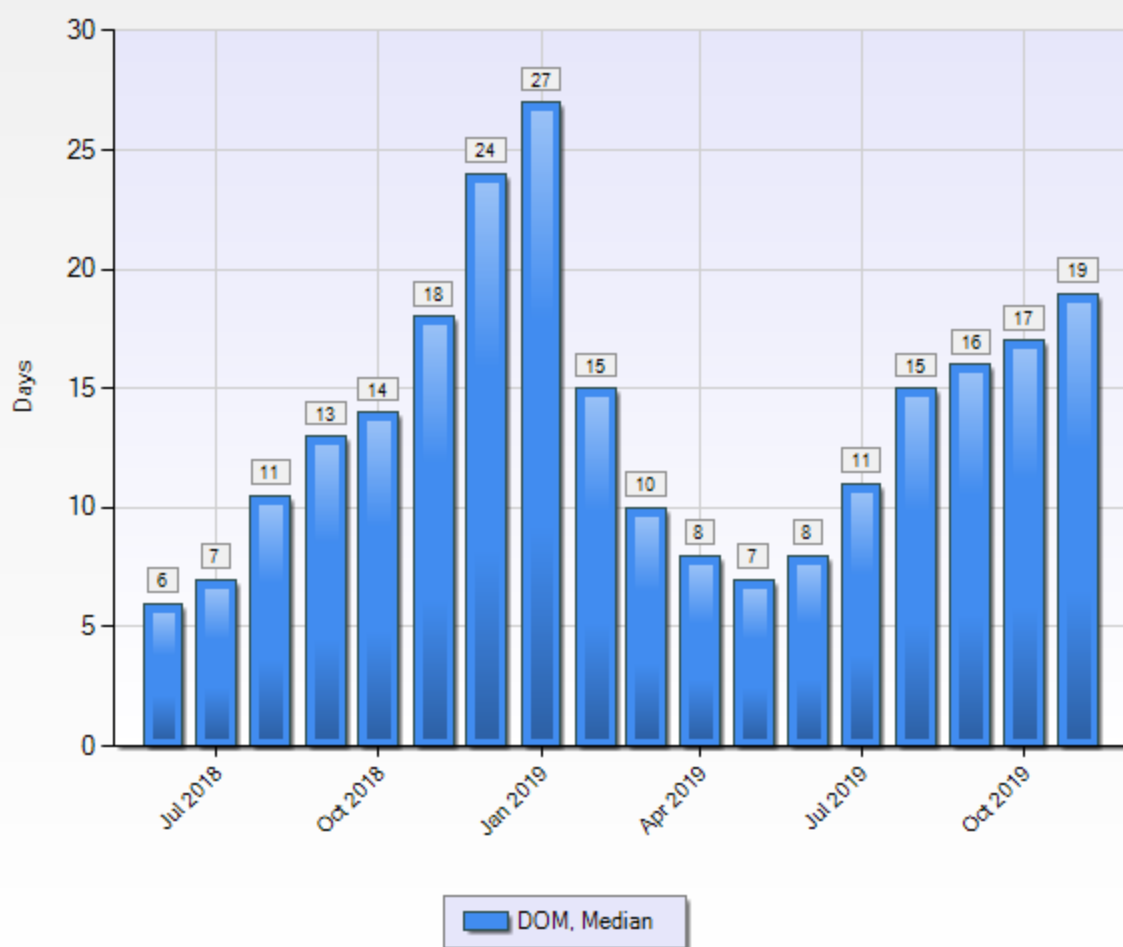
Months of Metro Denver real estate inventory

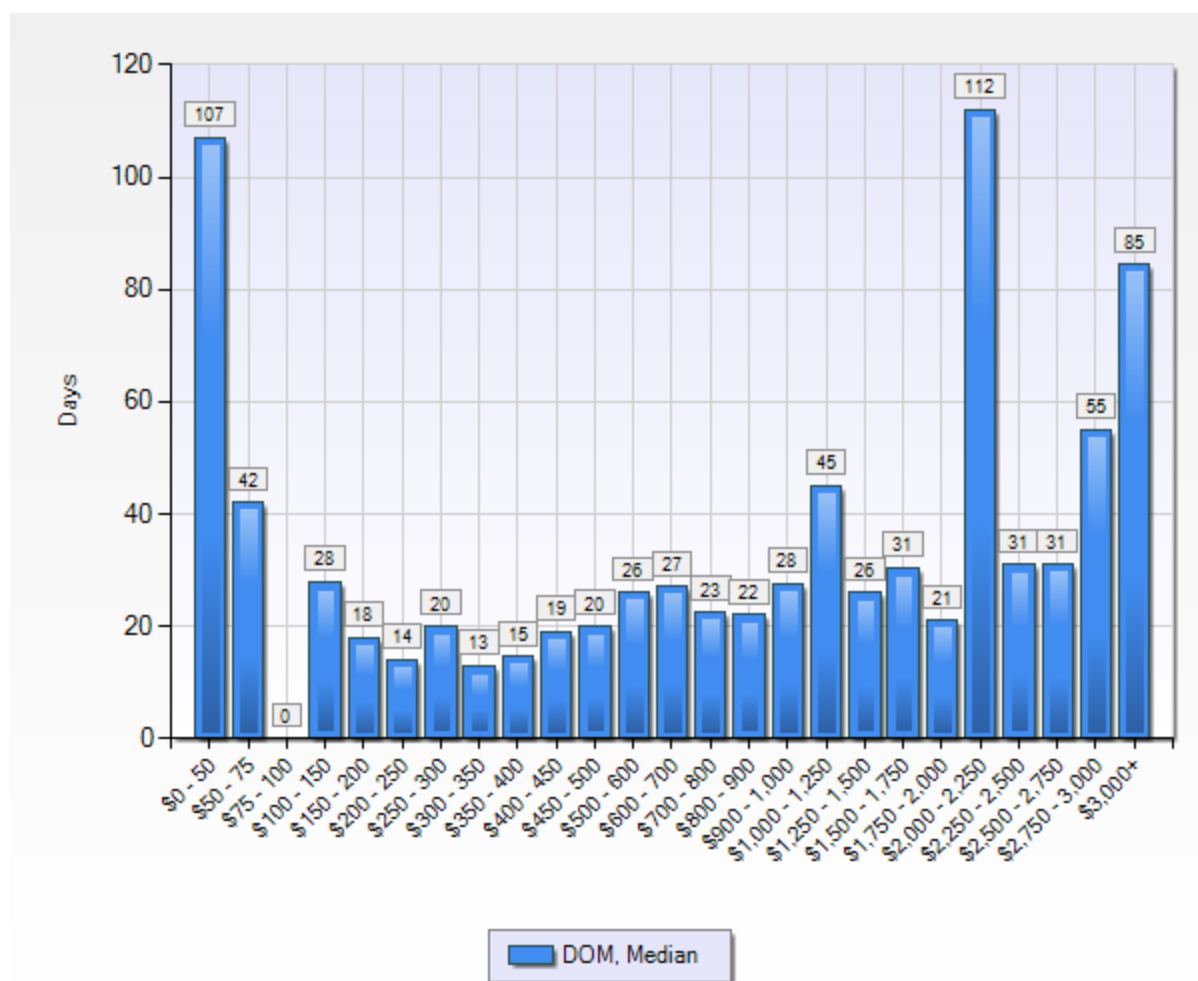




There was an average of 1.73 months of inventory on the market in November 2019. Many people say that a perfect market equilibrium is 3 months of inventory. In simple terms the market above 1 million qualifies as a buyers market and the market below 1 million qualifies as a sellers market.

Median days on market for a Metro Denver, Colorado home for sale





At 19 days, the median days on market is 1 days more than November 2018 and 2 days more than October 2019. The median days on market goes up significantly as the price point rises above \$900,000 and is less under \$450,000.

Denver Real Estate Market Statistics November 2019

Conclusion

The real estate market within a 30 mile radius of Denver Colorado remains in seller's favor, but it has transitioned towards equilibrium and slowed in buyers favor. Bidding wars are less frequent. Homes that are not move-in ready or have significantly undesirable features are selling more slowly than they had, as more desirable homes are available on the market longer. Sellers are being forced to price their homes more competitively to sell quickly and put more effort into preparing their home for sale.