



# REAL ESTATE MARKET UPDATE

## November 2021

We are definitely experiencing the Seasonal Slowdown that started in July as our Active Listings are still only 3,376 for the entire Metro Area, which is 15% lower than last month, and 30% lower than this time last year! Closings for October were at 5,169 which is down over 20% from October 2020! This slower pace of Sales still didn't translate into a higher supply of unsold homes lingering on the market as New Listings for the year are down about 5%. On a bright note, Closings for the year are at 53,404 which is up 1% from 2020 YTD. We are Thankful for that! If you are a Buyer in this market, and have previously felt demoralized by the craziness of a competitive market, these seasonal effects have opened up some doors for you! Keep Looking! If you are a Seller that needs to sell, you should List your home very soon as these Buyers are still providing plenty of demand and you can still close by the end of the year, and probably delay possession into January if you want to spend that last Christmas in your home.

### AVG DAYS ON MARKET OCTOBER 2021



**14 DAYS**

2020: 23 DAYS  
DOWN 39.13%



**15 DAYS**

2020: 27 DAYS  
DOWN 44.44%

### ACTIVE INVENTORY OCTOBER 2021



**2,351**

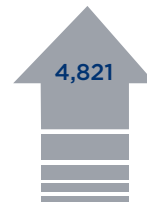
2020: 2,643  
DOWN 11.05%



**1,025**

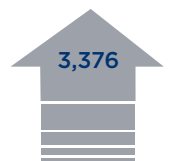
2020: 2,178  
DOWN 52.94%

### ACTIVE LISTINGS



4,821

OCTOBER  
2020



3,376

OCTOBER  
2021  
DOWN 29.97%

### AVERAGE SOLD PRICE (YEAR OVER YEAR)

**+12.77%**

CONDO 1 YEAR

**+9.92%**

SINGLE FAMILY 1 YEAR

### AVERAGE SALES PRICE (HOUSES & CONDOS - OCTOBER 2021)

**\$612,719**

LAST YEAR:

**\$559,424**

**+9.53%**

### TOTAL # SOLD (HOUSES AND CONDOS)



**5,169**

2020: 6,523  
DOWN 20.76%

### SOLDS OCTOBER 2021



**3,645**

2020: 4,740  
DOWN 23.10%



**1,524**

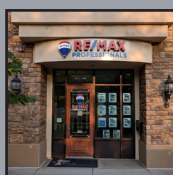
2020: 1,783  
DOWN 14.53%

## Why Choose RE/MAX Professionals?

440 REAL ESTATE BROKERS | 39 PROFESSIONAL TEAM MEMBERS

6 MARKETING & ONLINE MEDIA SPECIALISTS | 9 STRATEGICALLY LOCATED OFFICES

3.38 BILLION IN SALES IN 2020



CHERRY CREEK



DENVER TECH CENTER



HIGHLANDS/BERKLEY  
DENVER



HIGHLANDS RANCH



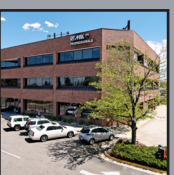
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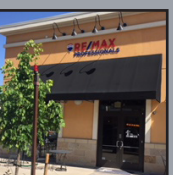
LAKEWOOD



LARKRIDGE



LITTLETON



SOUTHLANDS

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