



# REAL ESTATE MARKET UPDATE SEPTEMBER 2021

There still continues to be high demand for homes in the Luxury Market, local home owners with high equity, low interest rates and an ongoing influx of relocation buyers are propelling this market. For single family homes the days on the market is still decreasing over last years numbers with fewer new listings coming on the market. The attached homes days on the market is increasing with more properties coming on the market this month. We are however starting to see the first signs of a market shift. While demand remains high we are starting to see prices flatten slightly, not decrease, but the amount of prices increasing flatten. This is not necessarily unusual for late summer. The big question is will we see this part of the market have it's normal post Labor Day increases in traffic and prices, something to watch as we move further into September. It is still a great time for Sellers to sell as long as they are pricing correctly. Correct pricing, not aggressive pricing is critical. For Buyers we would anticipate more listings coming on the market as we head into early fall so there should be more selection for Buyers.

## AVG DAYS ON MARKET

AUGUST 2021

**20 DAYS**

2020: 53 days  
DOWN 62.26%  
Single Family 1 yr

**60 DAYS**

2020: 27 days  
UP 122.22 %  
Condo 1 yr

## NEW LISTINGS

AUGUST 2021

**413**

2020: 427  
DOWN 3.28%  
Single Family 1 yr

**74**

2020: 44  
UP 68.18%  
Condo 1 yr

## AVERAGE SALES PRICE

(HOUSES & CONDOS)

This Year: **\$1,568,265**

Last Year: **\$1,565,412**

**+.18%**

## AVERAGE SOLD

**-1.89%**

Condo 1 yr

**+.48%**

Single Family 1 yr

## TOTAL # SOLD

AUGUST 2021

**462**

2020: 379  
UP 21.90%  
Single Family & Condo

## TOTAL SOLD YTD

**3,146**

2020: 1,689  
UP 86.26%  
Single Family 1 yr

**395**

2020: 155  
UP 154.84%  
Condo 1 yr

## 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



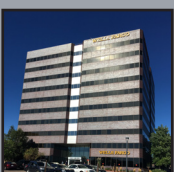
HIGHLANDS/BERKLEY  
DENVER



HIGHLANDS RANCH



KEN CARYL



LAKEWOOD



LARKRIDGE



LITTLETON



SOUTHLANDS

Market data for residential single family & condo/townhomes. Based on information from RE COLORADO, for the period 9/8/20 through 9/8/21. RE/MAX Professionals does not guarantee or is in any way responsible for its accuracy. Data maintained by RE Colorado may not reflect all real estate activity in the market. Copyright © 2020 REALTOR® Services Corp.