



NOVEMBER 2021

While the luxury home market in the 11 County metro Denver area is still very strong, we are starting to see a softening in overall prices and number of homes sold. While some neighborhoods are still seeing multiple offers and homes selling over list price this is not the overall trend in the luxury market. There are plenty of buyers in the market willing to spend their money on a new home but they are becoming more price sensitive as evidenced by this month's average sales price increase of only .25%. The total number of sales declined over October of last year as we are seeing a fall that has more typical seasonally slowing which did not happen in 2020. What does this mean for Sellers - Pricing of new listings is critical and the most successful sellers are the ones who are not being overly aggressive on list prices. What does this mean for Buyers - The possible opportunity to get into a new home without having to get crazy on offers over list price and giving up inspection privileges.

AVG DAYS ON MARKET
OCTOBER 2021

26 DAYS

2020: 62 days
DOWN 58.06%
Single Family 1 yr

22 DAYS

2020: 49 days
DOWN 55.10%
Condo 1 yr

NEW LISTINGS
OCTOBER 2021

352

2020: 364
DOWN 3.30%
Single Family 1 yr

44

2020: 57
DOWN 22.81%
Condo 1 yr

AVERAGE SALES PRICE
(HOUSES & CONDOS)

This Year: \$1,572,564

Last Year: \$1,567,710

+.25%

AVERAGE SOLD

+2.9%

Condo 1 yr

+1.4%

Single Family 1 yr

TOTAL # SOLD
OCTOBER 2021

401

2020: 457
DOWN 12.25%
Single Family & Condo

TOTAL SOLDS YTD

3,941

2020: 2,452
UP 60.73%
Single Family 1 yr

515

2020: 214
UP 140.65%
Condo 1 yr

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3.38 BILLION IN SALES IN 2020



Market data for residential single family & condo/townhomes. Based on information from RE COLORADO, for the period 11/5/20 through 11/5/21. 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.