

Statistics Help to Quantify the Slowing Real Estate Market in Metro Denver

Here are some ways I've been able to quantify what we are all seeing, namely the slowing of our local real estate market.

Looking within 14 miles of downtown Denver, the currently **active** (i.e., unsold) listings have a median days on MLS (DOM) of **27 days**. However, the currently **pending** listings have a median DOM of **13**, and the listings that **closed in the last 30 days** have a median days on the MLS of **7**.

The listings that **closed in the prior 30 days** had a median DOM of just **5**, which is what it has been, more or less, through the past couple years. So the market is definitely slowing, and slowing rather abruptly.

The number of active listings — what we refer to as “inventory” — has surged as homes sit on the market longer.

As I write this on Tuesday morning, there are 4,133 active listings on REcolorado, the Denver MLS, in that same 14-mile radius. That's down from the peak of 5,521 at the end of July, but you have to go back to September 2020 to find a higher number of active listings than this July, as shown in the chart in the third column above.

In prior years, you'd see the number of active listings increase by

50%, more or less, from January to July, but look at this year's more than triple surge from January to July in that chart.

REAL ESTATE TODAY



By JIM SMITH, Realtor®

The chart of **pending** listings is also instructive. Notice that in most months during 2021 and 2022, the number **pending** listings was almost always higher than the number of **active** listings, but that changed in June and July, when the numbers dropped dramatically.

You'd expect, in a normal market, with a lot more listings to choose from, that more listings would go under contract, but the reverse was true. As the number of listings surged in June and July, the number of listings going under contract went down substantially. That, too, reflects an abrupt slowing of Denver's real estate market.

(As an aside, notice the effect of the pandemic on the April 2020 number of pending listings. April was the first full month of the pandemic, and the number of listings going under contract plummeted at a time of year when they would normally surge. Notice, however, the quick recovery in the following months. It has been surmised that Covid soon caused a surge in sales as people began to work at home and saw the need for more home

Month	2017	2018	2019	2020	2021	2022
Jan	3,392	3,050	4,733	4,491	3,193	1,826
Feb	3,352	3,160	4,786	4,604	2,898	1,912
Mar	3,931	3,584	4,961	5,550	2,734	2,317
Apr	4,083	4,084	5,526	6,209	3,205	3,038
May	4,434	4,696	6,720	6,395	2,847	3,266
Jun	5,139	5,307	7,114	6,047	3,421	4,828
Jul	5,360	5,462	7,226	6,126	4,012	5,521
Aug	5,436	5,891	7,488	5,739	3,799	
Sep	5,612	6,359	7,657	5,642	4,021	
Oct	4,870	6,356	7,157	5,337	3,516	
Nov	4,077	5,886	6,002	4,265	2,609	
Dec	3,135	4,695	4,756	3,434	1,949	

Month	2017	2018	2019	2020	2021	2022
Jan	2,643	2,682	2,739	3,120	3,155	2,606
Feb	3,135	2,860	2,980	3,073	3,326	2,892
Mar	3,755	3,696	3,594	3,165	3,999	3,584
Apr	3,986	3,946	4,042	2,098	4,068	3,986
May	4,151	3,975	4,200	4,523	4,556	4,183
Jun	4,000	3,814	4,061	4,988	4,510	3,272
Jul	3,687	3,641	3,855	4,488	4,127	3,025
Aug	3,748	3,413	3,891	4,845	4,305	
Sep	3,380	2,946	3,564	4,217	3,880	
Oct	3,618	3,045	3,450	4,191	4,072	
Nov	2,919	2,536	3,029	3,356	3,162	
Dec	2,133	2,101	2,369	2,548	2,274	

office space and the opportunity to move further from their place of work since they were no longer commuting.)

Another statistic demonstrating the slowing of Denver's real estate market is the extent to which the median sold price of homes has

fallen as the market has turned.

The median sold price for that 14-mile radius peaked at \$582,950 in June, but it fell to \$550,000 in July and has fallen to \$520,000 for closings during the first half of August — going down, but still higher than in any prior year.

Some Reasons We'll Never Have Self-Driving Cars

When will Elon Musk and others stop talking about “full self-driving,” meaning no driver attention required? I write from the perspective of having used Tesla's Autopilot features myself for several years. Full self-driving will never happen because the public won't accept the following:

Speed bumps, potholes, critters you don't want to hit, or simply rough pavement will never be recognized and avoided. (The car stays centered between the painted lines.)

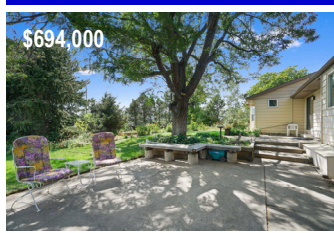
Full self-driving, like Autopilot, utilizes GPS data about speed limits,

which is often out-of-date and doesn't reflect temporary reductions such as construction and school zones. (On I-70's central project and on McIntyre Street there are still places where my Tesla wants to slow down to 35 mph in places based on old data.)

On city streets where no painted lines separate the moving lane from parked cars, Autopilot often brakes for a parked car, mistaking it for a stopped car in the moving lane.

Among other issues, a self-driving car will never cross the yellow line on a narrow lane to safely pass a bicycle.

Golden Real Estate's Other Active Listings



\$694,000

1863 S. Robb Street, Lakewood — 4 bedrooms, 3½ baths, 3,126 total sq. ft. Features include voluntary HOA (\$30/year); RV parking next to garage; 750 sq. ft. master suite addition in 2006; 0.46-acre lot with vegetable gardens, fruit trees, rose garden, great patio space (see picture). Narrated video tour at www.LakewoodHome.info. Open house this Saturday, Aug. 20, 11 to 1.

2000 Arapahoe Street #204, Denver — Downtown loft close to everything: Coors Field, 16th Street Mall, Performing Arts Center, light rail (including train to DIA), shopping and restaurants. If you're drawn to city life, this 1,170-sq.-foot loft may be what you're looking for. **Special feature:** It comes with 3 garage parking spaces! Take the video tour at www.DenverLoft.info, then call Jim Smith at 303-525-1851 to see it.



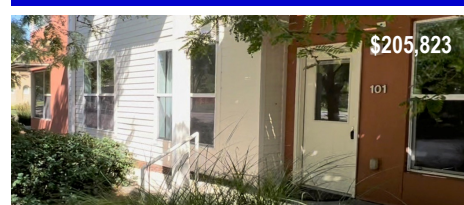
\$700,000



\$663,000

8785 W. 67th Place, Arvada — This 1961 brick ranch in Scenic Heights has 4 bedrooms and 3 baths. Both the front porch and back patio are covered. You will love the hardwood flooring on the main level, including under bedroom carpeting. Finished basement includes a 12'x39' family room. Fenced backyard, corner lot. View a narrated video tour at www.ArvidaHome.info.

Affordable Condo in Denver's Central Park



\$205,823

This move-in ready 2-bedroom, 1-bathroom condominium at **2608 Syracuse St. #101** in Denver's Central Park neighborhood (formerly Stapleton) is ready for a new owner. This is a ground floor unit with lots of natural light from the south-facing windows and is in a prime Central Park location close to open space and shopping. Brand new updates include paint, carpet, hardwood flooring, kitchen appliances and a water heater. Included is a 1-car detached garage. The unit is part of the **City of Denver's affordable housing program** and the buyer must meet certain income qualifications in order to purchase. Please contact Chuck Brown for more information about program qualifications. Additional information can be found by searching for Denver Housing Stability at www.Denvergov.org. View a narrated video tour at www.DenverCondo.online. Open house Saturday, August 20, 11am to 1pm.

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