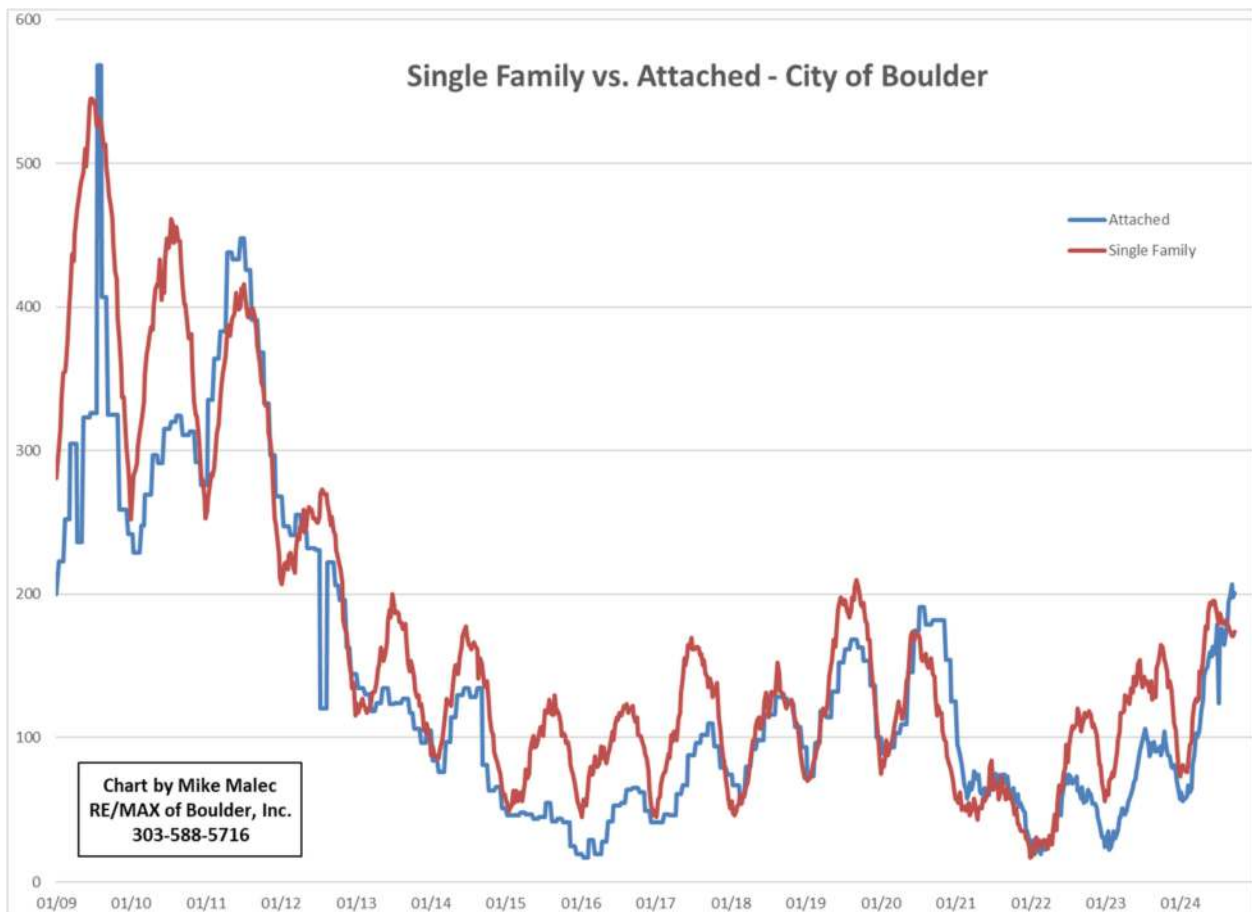


Frequently I'll notice an anomaly in the numbers that I track, which will pique my curiosity and lead me to taking a deeper look. Sometimes these deeper looks reveal something interesting about our market, sometimes they turn out to just be anomalies and sometimes I can't tell without watching further.

What caught my eye recently was the number of Attached homes available for sale in the City of Boulder is greater than the number of Detached homes available for sale. I only started tracking the weekly numbers of available Attached homes for sale back in 2021 but was able to add monthly numbers back to 2009. Looking back over this data, it is rare for the number of Attached homes to surpass the number of Detached homes. It has happened over the last 15 years, but usually for short periods and the gap between the numbers has generally been small. The one time that the gap was large and persisted for half a year was the second half of 2020. Here is the chart showing the numbers.



I would say that this time, this anomaly in the numbers, is leading me to keep watching. I'm not sure I've uncovered anything profound about the market, but I'm also not sure this is just an odd quirk of the numbers. I'll keep an eye on this and see if the pattern persists or if we revert back to the typical market pattern. Hope everyone has a wonderful Fall!



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