

# Local Market Update for May 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

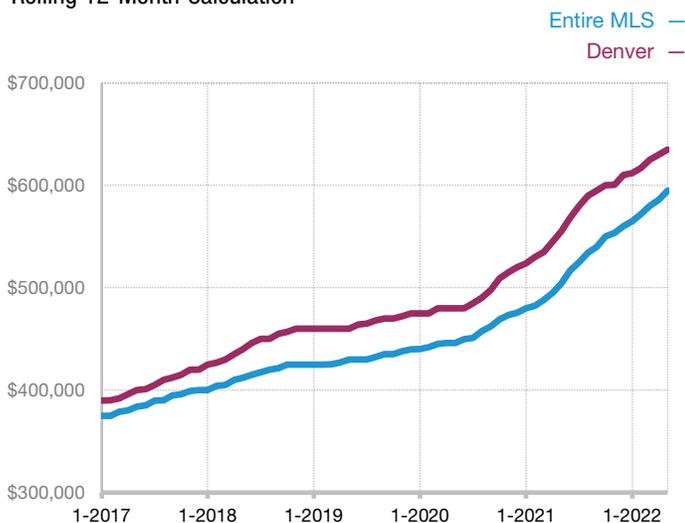
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	487	<b>416</b>	- 14.6%	--	--	--
Under Contract	918	<b>875</b>	- 4.7%	3,793	<b>3,524</b>	- 7.1%
New Listings	925	<b>922</b>	- 0.3%	4,037	<b>3,943</b>	- 2.3%
Sold Listings	771	<b>824</b>	+ 6.9%	3,444	<b>3,156</b>	- 8.4%
Days on Market Until Sale	8	<b>7</b>	- 12.5%	14	<b>10</b>	- 28.6%
Median Sales Price*	\$642,000	<b>\$708,500</b>	+ 10.4%	\$604,500	<b>\$685,000</b>	+ 13.3%
Average Sales Price*	\$797,137	<b>\$890,149</b>	+ 11.7%	\$744,529	<b>\$861,697</b>	+ 15.7%
Percent of List Price Received*	106.0%	<b>106.3%</b>	+ 0.3%	104.1%	<b>106.6%</b>	+ 2.4%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	727	<b>394</b>	- 45.8%	--	--	--
Under Contract	742	<b>692</b>	- 6.7%	3,467	<b>2,928</b>	- 15.5%
New Listings	708	<b>743</b>	+ 4.9%	3,488	<b>3,148</b>	- 9.7%
Sold Listings	749	<b>673</b>	- 10.1%	3,158	<b>2,730</b>	- 13.6%
Days on Market Until Sale	26	<b>12</b>	- 53.8%	36	<b>16</b>	- 55.6%
Median Sales Price*	\$420,000	<b>\$465,000</b>	+ 10.7%	\$425,000	<b>\$445,500</b>	+ 4.8%
Average Sales Price*	\$509,896	<b>\$584,464</b>	+ 14.6%	\$498,204	<b>\$551,980</b>	+ 10.8%
Percent of List Price Received*	102.4%	<b>104.5%</b>	+ 2.1%	101.0%	<b>104.3%</b>	+ 3.3%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

