

# Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Wheat Ridge

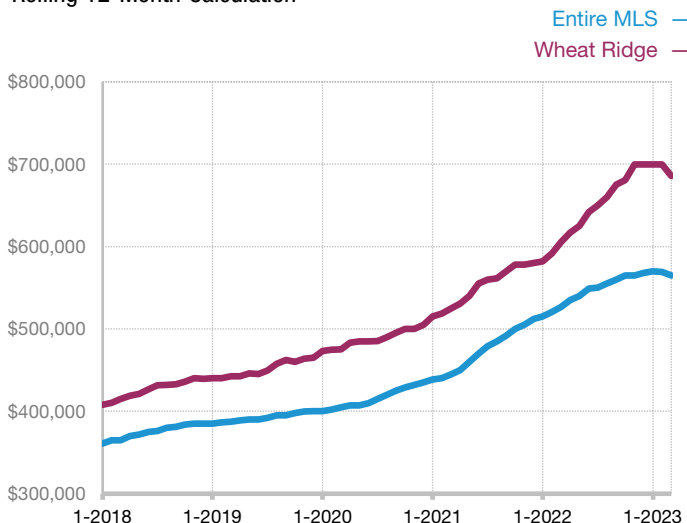
| Single Family                   | March     |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2022      | 2023      | Percent Change from Previous Year | Thru 03-2022 | Thru 03-2023 | Percent Change from Previous Year |
| Inventory of Active Listings    | 19        | 32        | + 68.4%                           | --           | --           | --                                |
| Under Contract                  | 29        | 31        | + 6.9%                            | 84           | 69           | - 17.9%                           |
| New Listings                    | 40        | 40        | 0.0%                              | 95           | 81           | - 14.7%                           |
| Sold Listings                   | 38        | 27        | - 28.9%                           | 73           | 60           | - 17.8%                           |
| Days on Market Until Sale       | 8         | 18        | + 125.0%                          | 10           | 45           | + 350.0%                          |
| Median Sales Price*             | \$724,500 | \$630,000 | - 13.0%                           | \$700,000    | \$623,750    | - 10.9%                           |
| Average Sales Price*            | \$736,895 | \$600,814 | - 18.5%                           | \$740,792    | \$629,486    | - 15.0%                           |
| Percent of List Price Received* | 109.7%    | 99.8%     | - 9.0%                            | 109.2%       | 99.1%        | - 9.2%                            |

\* 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                 | March     |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2022      | 2023      | Percent Change from Previous Year | Thru 03-2022 | Thru 03-2023 | Percent Change from Previous Year |
| Inventory of Active Listings    | 9         | 9         | 0.0%                              | --           | --           | --                                |
| Under Contract                  | 8         | 11        | + 37.5%                           | 27           | 25           | - 7.4%                            |
| New Listings                    | 10        | 11        | + 10.0%                           | 28           | 30           | + 7.1%                            |
| Sold Listings                   | 9         | 6         | - 33.3%                           | 26           | 15           | - 42.3%                           |
| Days on Market Until Sale       | 6         | 34        | + 466.7%                          | 13           | 40           | + 207.7%                          |
| Median Sales Price*             | \$551,769 | \$293,000 | - 46.9%                           | \$444,950    | \$406,000    | - 8.8%                            |
| Average Sales Price*            | \$512,197 | \$393,835 | - 23.1%                           | \$455,849    | \$429,627    | - 5.8%                            |
| Percent of List Price Received* | 108.8%    | 99.7%     | - 8.4%                            | 105.2%       | 99.7%        | - 5.2%                            |

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

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



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

