

Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
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Denver

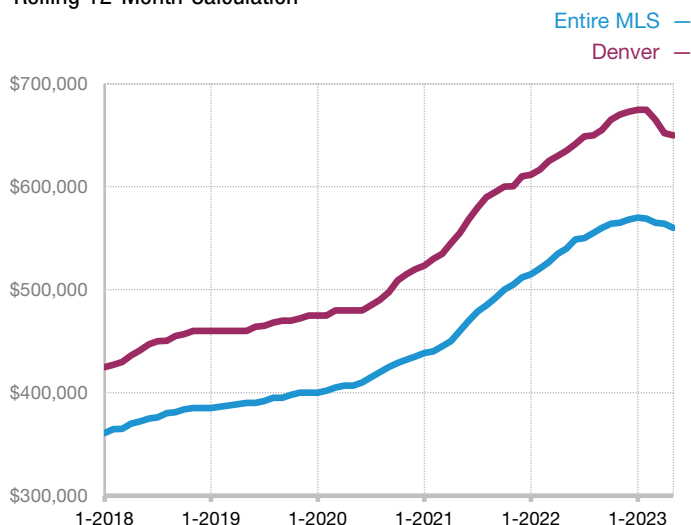
Single Family	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	612	716	+ 17.0%	--	--	--
Under Contract	821	607	- 26.1%	3,476	2,626	- 24.5%
New Listings	923	744	- 19.4%	3,968	3,029	- 23.7%
Sold Listings	835	583	- 30.2%	3,182	2,311	- 27.4%
Days on Market Until Sale	7	17	+ 142.9%	10	30	+ 200.0%
Median Sales Price*	\$701,500	\$700,000	- 0.2%	\$685,000	\$635,000	- 7.3%
Average Sales Price*	\$880,613	\$880,808	+ 0.0%	\$858,379	\$828,867	- 3.4%
Percent of List Price Received*	106.3%	100.9%	- 5.1%	106.6%	99.9%	- 6.3%

* 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		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	547	700	+ 28.0%	--	--	--
Under Contract	673	478	- 29.0%	2,909	1,994	- 31.5%
New Listings	755	603	- 20.1%	3,189	2,457	- 23.0%
Sold Listings	686	461	- 32.8%	2,762	1,746	- 36.8%
Days on Market Until Sale	12	27	+ 125.0%	17	34	+ 100.0%
Median Sales Price*	\$465,000	\$455,000	- 2.2%	\$447,458	\$425,000	- 5.0%
Average Sales Price*	\$580,406	\$559,123	- 3.7%	\$551,483	\$538,252	- 2.4%
Percent of List Price Received*	104.6%	100.0%	- 4.4%	104.3%	99.5%	- 4.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

