

Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Golden

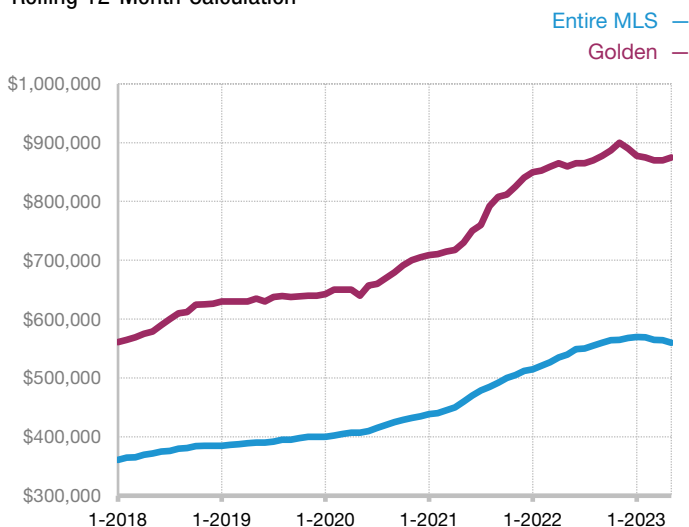
Single Family	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	79	75	- 5.1%	--	--	--
Under Contract	99	68	- 31.3%	299	239	- 20.1%
New Listings	108	70	- 35.2%	355	275	- 22.5%
Sold Listings	70	52	- 25.7%	247	197	- 20.2%
Days on Market Until Sale	11	29	+ 163.6%	15	34	+ 126.7%
Median Sales Price*	\$844,250	\$880,000	+ 4.2%	\$880,000	\$866,737	- 1.5%
Average Sales Price*	\$1,022,279	\$1,011,809	- 1.0%	\$1,068,623	\$1,026,599	- 3.9%
Percent of List Price Received*	105.6%	99.9%	- 5.4%	106.2%	100.3%	- 5.6%

* 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	7	9	+ 28.6%	--	--	--
Under Contract	14	21	+ 50.0%	56	72	+ 28.6%
New Listings	15	21	+ 40.0%	65	76	+ 16.9%
Sold Listings	10	18	+ 80.0%	53	61	+ 15.1%
Days on Market Until Sale	5	22	+ 340.0%	6	30	+ 400.0%
Median Sales Price*	\$495,500	\$605,000	+ 22.1%	\$560,000	\$542,500	- 3.1%
Average Sales Price*	\$511,300	\$652,828	+ 27.7%	\$637,036	\$614,548	- 3.5%
Percent of List Price Received*	108.9%	102.7%	- 5.7%	106.5%	100.9%	- 5.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

