

Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

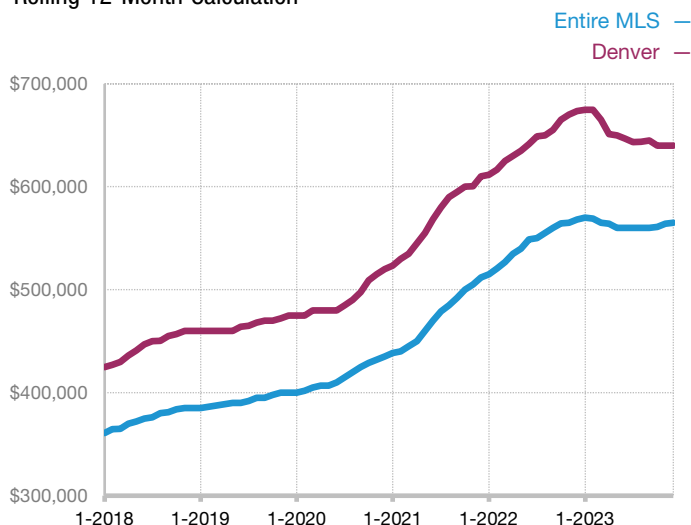
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	883	677	- 23.3%	--	--	--
Under Contract	296	310	+ 4.7%	6,752	5,528	- 18.1%
New Listings	230	226	- 1.7%	8,496	6,968	- 18.0%
Sold Listings	353	337	- 4.5%	6,836	5,498	- 19.6%
Days on Market Until Sale	40	41	+ 2.5%	15	28	+ 86.7%
Median Sales Price*	\$590,000	\$599,000	+ 1.5%	\$673,500	\$640,000	- 5.0%
Average Sales Price*	\$785,631	\$765,240	- 2.6%	\$848,498	\$833,995	- 1.7%
Percent of List Price Received*	98.4%	98.3%	- 0.1%	103.1%	99.5%	- 3.5%

* 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	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	725	643	- 11.3%	--	--	--
Under Contract	221	229	+ 3.6%	5,523	4,282	- 22.5%
New Listings	189	177	- 6.3%	6,615	5,676	- 14.2%
Sold Listings	250	259	+ 3.6%	5,798	4,297	- 25.9%
Days on Market Until Sale	43	54	+ 25.6%	20	33	+ 65.0%
Median Sales Price*	\$416,000	\$409,990	- 1.4%	\$440,000	\$430,000	- 2.3%
Average Sales Price*	\$559,909	\$543,963	- 2.8%	\$553,008	\$540,366	- 2.3%
Percent of List Price Received*	98.5%	97.7%	- 0.8%	102.1%	99.3%	- 2.7%

* 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

