

Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

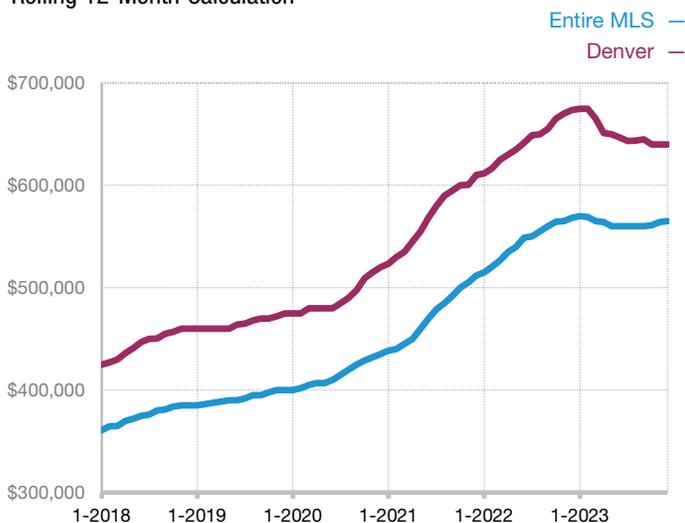
| Single Family | December | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2022 | 2023 | Percent Change from Previous Year | Thru 12-2022 | Thru 12-2023 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| 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 | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2022 | 2023 | Percent Change from Previous Year | Thru 12-2022 | Thru 12-2023 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| 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

