

Local Market Update for May 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

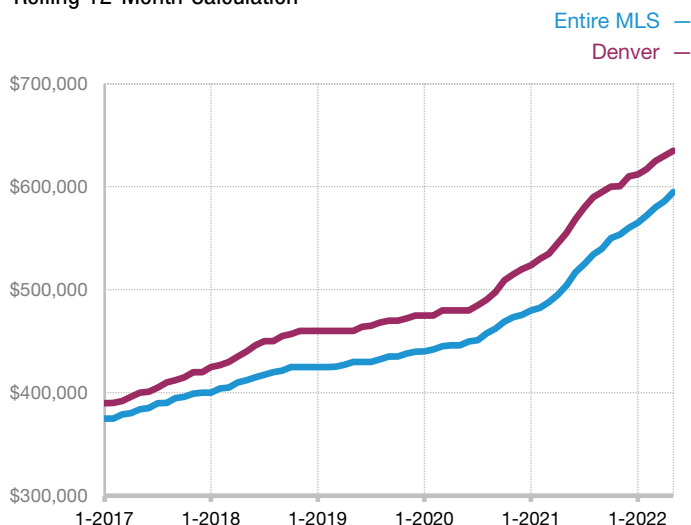
Single Family	May			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	487	416	- 14.6%	--	--	--
Under Contract	918	875	- 4.7%	3,793	3,524	- 7.1%
New Listings	925	922	- 0.3%	4,037	3,943	- 2.3%
Sold Listings	771	824	+ 6.9%	3,444	3,156	- 8.4%
Days on Market Until Sale	8	7	- 12.5%	14	10	- 28.6%
Median Sales Price*	\$642,000	\$708,500	+ 10.4%	\$604,500	\$685,000	+ 13.3%
Average Sales Price*	\$797,137	\$890,149	+ 11.7%	\$744,529	\$861,697	+ 15.7%
Percent of List Price Received*	106.0%	106.3%	+ 0.3%	104.1%	106.6%	+ 2.4%

* 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	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	727	394	- 45.8%	--	--	--
Under Contract	742	692	- 6.7%	3,467	2,928	- 15.5%
New Listings	708	743	+ 4.9%	3,488	3,148	- 9.7%
Sold Listings	749	673	- 10.1%	3,158	2,730	- 13.6%
Days on Market Until Sale	26	12	- 53.8%	36	16	- 55.6%
Median Sales Price*	\$420,000	\$465,000	+ 10.7%	\$425,000	\$445,500	+ 4.8%
Average Sales Price*	\$509,896	\$584,464	+ 14.6%	\$498,204	\$551,980	+ 10.8%
Percent of List Price Received*	102.4%	104.5%	+ 2.1%	101.0%	104.3%	+ 3.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

