

Local Market Update for July 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

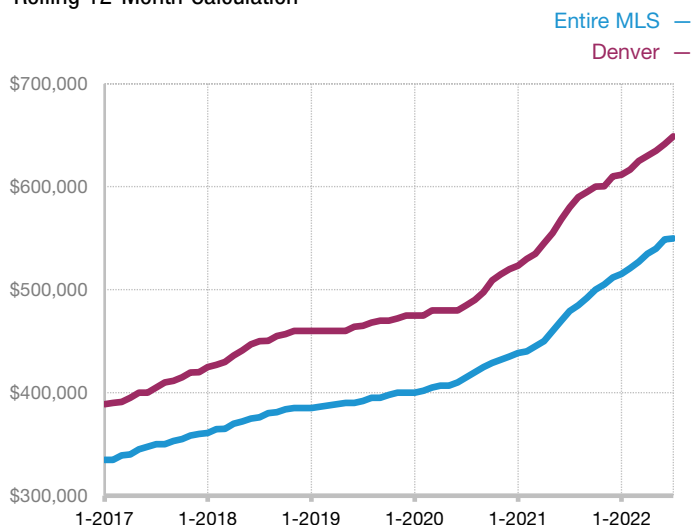
Single Family	July			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
Inventory of Active Listings	778	935	+ 20.2%	--	--	--
Under Contract	826	579	- 29.9%	5,572	4,710	- 15.5%
New Listings	1,003	832	- 17.0%	6,242	5,863	- 6.1%
Sold Listings	877	581	- 33.8%	5,296	4,499	- 15.0%
Days on Market Until Sale	9	13	+ 44.4%	12	10	- 16.7%
Median Sales Price*	\$630,000	\$700,000	+ 11.1%	\$615,000	\$695,000	+ 13.0%
Average Sales Price*	\$776,170	\$873,906	+ 12.6%	\$760,216	\$870,010	+ 14.4%
Percent of List Price Received*	104.3%	101.0%	- 3.2%	104.4%	105.4%	+ 1.0%

* 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	July			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
Inventory of Active Listings	860	737	- 14.3%	--	--	--
Under Contract	650	487	- 25.1%	4,855	3,936	- 18.9%
New Listings	778	663	- 14.8%	5,144	4,641	- 9.8%
Sold Listings	713	503	- 29.5%	4,660	3,892	- 16.5%
Days on Market Until Sale	18	17	- 5.6%	31	16	- 48.4%
Median Sales Price*	\$435,000	\$423,500	- 2.6%	\$425,000	\$446,900	+ 5.2%
Average Sales Price*	\$526,146	\$544,896	+ 3.6%	\$505,125	\$557,553	+ 10.4%
Percent of List Price Received*	101.9%	100.6%	- 1.3%	101.4%	103.6%	+ 2.2%

* 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

