

Local Market Update for August 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

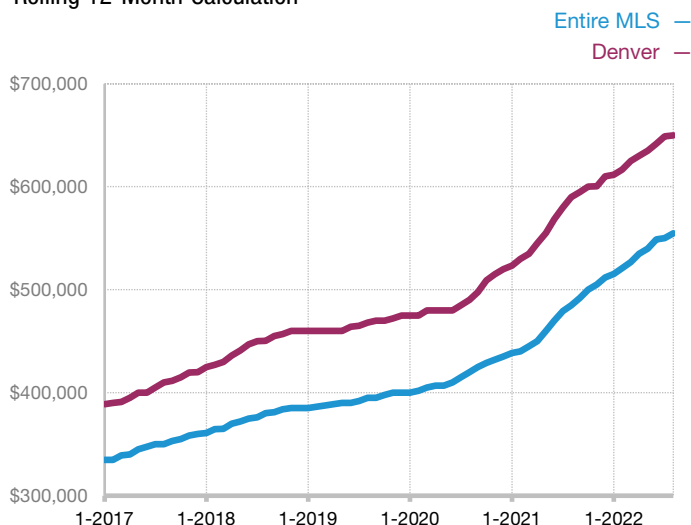
Single Family	August			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
Inventory of Active Listings	758	910	+ 20.1%	--	--	--
Under Contract	771	616	- 20.1%	6,344	5,290	- 16.6%
New Listings	819	707	- 13.7%	7,061	6,560	- 7.1%
Sold Listings	865	584	- 32.5%	6,161	5,084	- 17.5%
Days on Market Until Sale	11	18	+ 63.6%	12	11	- 8.3%
Median Sales Price*	\$610,000	\$644,000	+ 5.6%	\$615,000	\$685,500	+ 11.5%
Average Sales Price*	\$754,880	\$784,593	+ 3.9%	\$759,467	\$860,253	+ 13.3%
Percent of List Price Received*	102.4%	99.1%	- 3.2%	104.1%	104.7%	+ 0.6%

* 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	August			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
Inventory of Active Listings	870	675	- 22.4%	--	--	--
Under Contract	649	505	- 22.2%	5,506	4,419	- 19.7%
New Listings	718	525	- 26.9%	5,863	5,165	- 11.9%
Sold Listings	674	501	- 25.7%	5,336	4,406	- 17.4%
Days on Market Until Sale	21	17	- 19.0%	30	16	- 46.7%
Median Sales Price*	\$410,000	\$415,000	+ 1.2%	\$425,000	\$443,250	+ 4.3%
Average Sales Price*	\$518,347	\$510,626	- 1.5%	\$506,662	\$552,398	+ 9.0%
Percent of List Price Received*	101.1%	99.8%	- 1.3%	101.4%	103.1%	+ 1.7%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

