

# Local Market Update for August 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

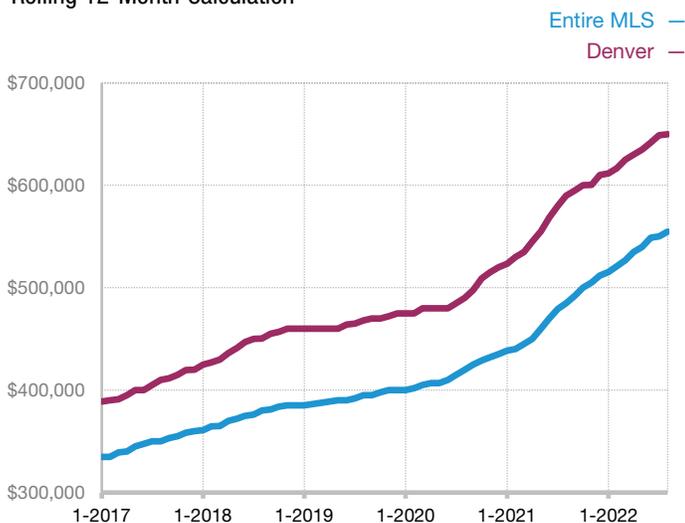
Single Family	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	758	<b>910</b>	+ 20.1%	--	--	--
Under Contract	771	<b>616</b>	- 20.1%	6,344	<b>5,290</b>	- 16.6%
New Listings	819	<b>707</b>	- 13.7%	7,061	<b>6,560</b>	- 7.1%
Sold Listings	865	<b>584</b>	- 32.5%	6,161	<b>5,084</b>	- 17.5%
Days on Market Until Sale	11	<b>18</b>	+ 63.6%	12	<b>11</b>	- 8.3%
Median Sales Price*	\$610,000	<b>\$644,000</b>	+ 5.6%	\$615,000	<b>\$685,500</b>	+ 11.5%
Average Sales Price*	\$754,880	<b>\$784,593</b>	+ 3.9%	\$759,467	<b>\$860,253</b>	+ 13.3%
Percent of List Price Received*	102.4%	<b>99.1%</b>	- 3.2%	104.1%	<b>104.7%</b>	+ 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		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	870	<b>675</b>	- 22.4%	--	--	--
Under Contract	649	<b>505</b>	- 22.2%	5,506	<b>4,419</b>	- 19.7%
New Listings	718	<b>525</b>	- 26.9%	5,863	<b>5,165</b>	- 11.9%
Sold Listings	674	<b>501</b>	- 25.7%	5,336	<b>4,406</b>	- 17.4%
Days on Market Until Sale	21	<b>17</b>	- 19.0%	30	<b>16</b>	- 46.7%
Median Sales Price*	\$410,000	<b>\$415,000</b>	+ 1.2%	\$425,000	<b>\$443,250</b>	+ 4.3%
Average Sales Price*	\$518,347	<b>\$510,626</b>	- 1.5%	\$506,662	<b>\$552,398</b>	+ 9.0%
Percent of List Price Received*	101.1%	<b>99.8%</b>	- 1.3%	101.4%	<b>103.1%</b>	+ 1.7%

\* 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

