

Local Market Update for October 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

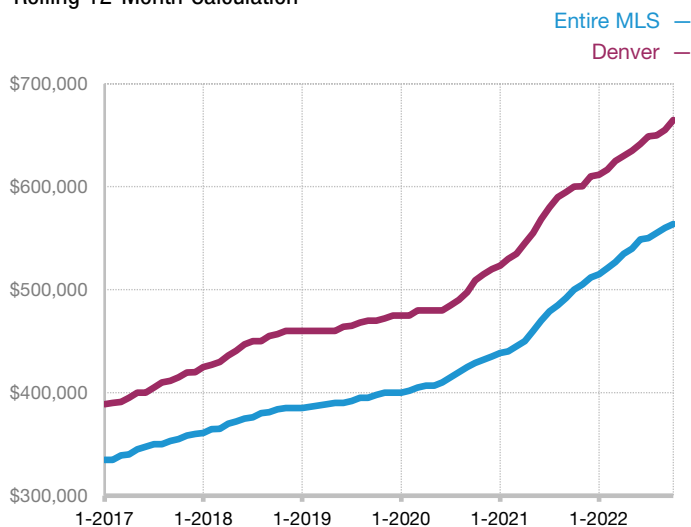
Single Family	October			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	661	1,009	+ 52.6%	--	--	--
Under Contract	818	449	- 45.1%	7,932	6,167	- 22.3%
New Listings	769	557	- 27.6%	8,734	7,894	- 9.6%
Sold Listings	804	466	- 42.0%	7,676	6,067	- 21.0%
Days on Market Until Sale	14	27	+ 92.9%	12	13	+ 8.3%
Median Sales Price*	\$596,500	\$650,000	+ 9.0%	\$610,000	\$680,000	+ 11.5%
Average Sales Price*	\$737,370	\$866,238	+ 17.5%	\$755,634	\$853,871	+ 13.0%
Percent of List Price Received*	101.6%	98.5%	- 3.1%	103.7%	103.7%	0.0%

* 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	October			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	763	740	- 3.0%	--	--	--
Under Contract	628	360	- 42.7%	6,771	5,096	- 24.7%
New Listings	629	420	- 33.2%	7,185	6,132	- 14.7%
Sold Listings	656	367	- 44.1%	6,575	5,236	- 20.4%
Days on Market Until Sale	20	27	+ 35.0%	28	18	- 35.7%
Median Sales Price*	\$418,500	\$425,000	+ 1.6%	\$425,000	\$443,250	+ 4.3%
Average Sales Price*	\$510,532	\$552,652	+ 8.3%	\$510,349	\$553,812	+ 8.5%
Percent of List Price Received*	100.9%	99.1%	- 1.8%	101.3%	102.5%	+ 1.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

