

# DIGGING DEEPER: Year-to-Date Zip Code Report

The DMAR Market Trends Committee examined the year-over-year changes in average close price, median close price, number of closed transactions and days in MLS by zip code from January 1, 2022 to September 30, 2022.

## KEY POINTS

- ✓ Through the first three quarters of 2022, 10 of 90 metro zip codes saw year-over-year increase in median close price of 20 percent or greater. To add some prospective, through the first quarter, 53 of 90 zip codes were above 20 percent and through the second quarter, that dropped to 25 of 90.
- ✓ Nabbing the top spot was 80135 (Sedalia, Westcreek & Deckers). This area posted a 67.8 percent year-over-year increase in average close price. While this seems like a huge number, this area posts fewer sales with uniquely custom properties that are susceptible to big price swings from a changing mix. This is reinforced by the median price increasing 25.8 percent.
- ✓ 88 of 90 zip codes are still seeing positive growth in average and median price. Expect that to change after we add in the 4th quarter in a few months.
- ✓ The number of closed transactions is dropping in most areas but not all. 94.4 percent of the metro zip codes are closing fewer homes than last year. 80002 (Appleridge, Arvada Plaza & Olde Town) are bucking the trend. This area has closed 23.7 percent more this year than last. Even if you adjusted for new builder developments, 80002 would still have the highest gains.
- ✓ 80247 (Windsor & Dayton Triangle) posted the lowest median close price in the metro area at \$307,076. Again, the devil is in the detail. Attached homes represented a high percent of the closings in this zip code.
- ✓ 47 zip codes saw an increase in average days in MLS, 11 zip codes saw no change and 32 zip codes saw a decrease in the average days in MLS.

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# ABOUT

## MARKET TRENDS COMMITTEE

The DMAR Market Trends Committee, part of the Denver Metro Association of Realtors®, *The Voice of Real Estate® in the Denver Metro Area*, provides timely, consistent and relevant monthly summaries of valuable local real estate market statistical data for both its members and the general public. Statistics from the “Denver Metro Real Estate Market Trends Report” provide data for the following counties: Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson and Park.

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**Data Source:** REcolorado, the state’s largest network of real estate professionals, serves as the primary source of MLS data for the Market Trends Committee. REcolorado.com provides the most accurate and up-to-date property information for Realtors®, real estate professionals and consumers.

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## DENVER METRO ASSOCIATION OF REALTORS®

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All data presented in this report was provided by REcolorado. The data was pulled at 8:00 AM (mountain time) on the first day of the month for the preceding month(s).