

Local Market Update for December 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
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Denver

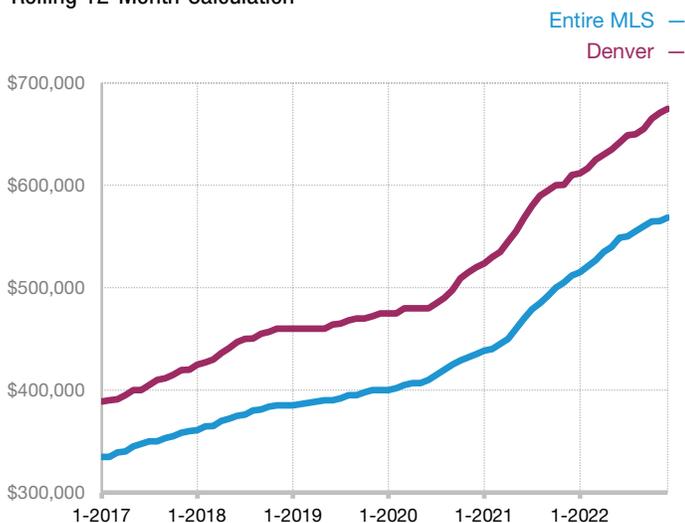
Single Family	December			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 12-2021	Thru 12-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	334	598	+ 79.0%	--	--	--
Under Contract	395	314	- 20.5%	8,955	6,787	- 24.2%
New Listings	330	231	- 30.0%	9,589	8,501	- 11.3%
Sold Listings	666	351	- 47.3%	9,111	6,834	- 25.0%
Days on Market Until Sale	17	40	+ 135.3%	13	15	+ 15.4%
Median Sales Price*	\$610,250	\$595,000	- 2.5%	\$610,000	\$675,000	+ 10.7%
Average Sales Price*	\$749,561	\$788,136	+ 5.1%	\$754,128	\$848,827	+ 12.6%
Percent of List Price Received*	101.9%	98.4%	- 3.4%	103.4%	103.1%	- 0.3%

* 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	December			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 12-2021	Thru 12-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	446	524	+ 17.5%	--	--	--
Under Contract	406	238	- 41.4%	7,666	5,565	- 27.4%
New Listings	330	188	- 43.0%	7,922	6,611	- 16.5%
Sold Listings	537	249	- 53.6%	7,688	5,795	- 24.6%
Days on Market Until Sale	25	43	+ 72.0%	27	20	- 25.9%
Median Sales Price*	\$407,050	\$418,000	+ 2.7%	\$424,900	\$440,000	+ 3.6%
Average Sales Price*	\$511,344	\$561,407	+ 9.8%	\$511,562	\$553,153	+ 8.1%
Percent of List Price Received*	100.8%	98.5%	- 2.3%	101.3%	102.1%	+ 0.8%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

