

Local Market Update for January 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

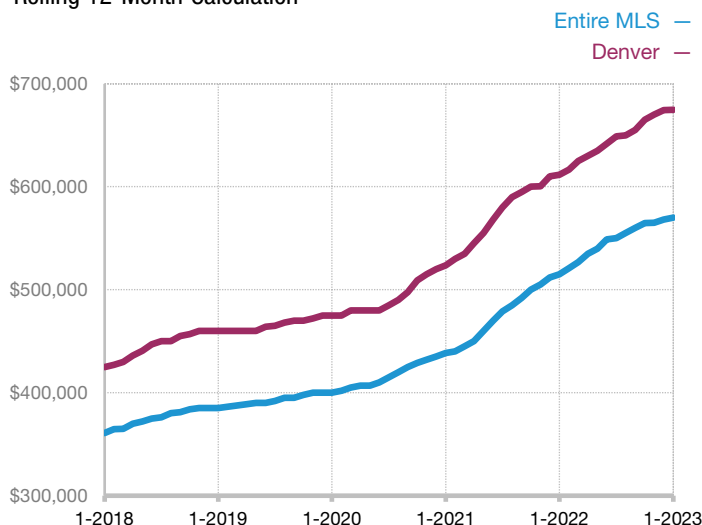
Single Family	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	295	485	+ 64.4%	--	--	--
Under Contract	495	469	- 5.3%	495	469	- 5.3%
New Listings	510	402	- 21.2%	510	402	- 21.2%
Sold Listings	384	290	- 24.5%	384	290	- 24.5%
Days on Market Until Sale	17	47	+ 176.5%	17	47	+ 176.5%
Median Sales Price*	\$566,250	\$578,000	+ 2.1%	\$566,250	\$578,000	+ 2.1%
Average Sales Price*	\$695,570	\$728,896	+ 4.8%	\$695,570	\$728,896	+ 4.8%
Percent of List Price Received*	102.6%	97.9%	- 4.6%	102.6%	97.9%	- 4.6%

* 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	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	365	495	+ 35.6%	--	--	--
Under Contract	507	342	- 32.5%	507	342	- 32.5%
New Listings	471	348	- 26.1%	471	348	- 26.1%
Sold Listings	401	225	- 43.9%	401	225	- 43.9%
Days on Market Until Sale	31	43	+ 38.7%	31	43	+ 38.7%
Median Sales Price*	\$420,000	\$405,000	- 3.6%	\$420,000	\$405,000	- 3.6%
Average Sales Price*	\$514,031	\$499,379	- 2.9%	\$514,031	\$499,379	- 2.9%
Percent of List Price Received*	101.7%	98.1%	- 3.5%	101.7%	98.1%	- 3.5%

* 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

