

# Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Westminster

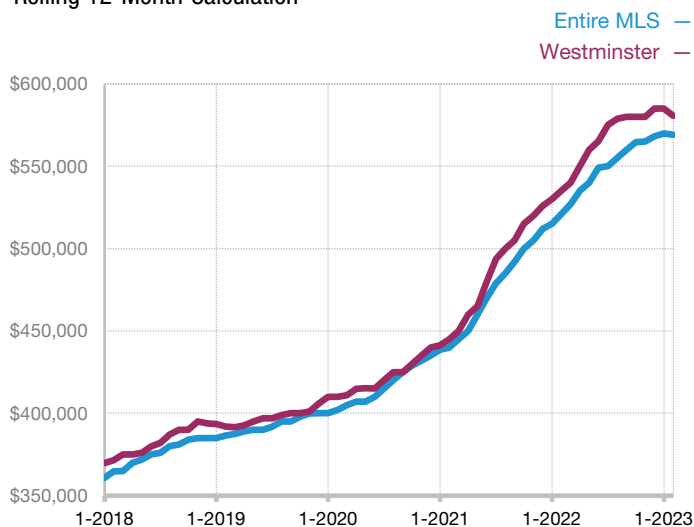
| Single Family                   | February  |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2022      | 2023      | Percent Change from Previous Year | Thru 02-2022 | Thru 02-2023 | Percent Change from Previous Year |
| Inventory of Active Listings    | 46        | 48        | + 4.3%                            | --           | --           | --                                |
| Under Contract                  | 100       | 96        | - 4.0%                            | 178          | 156          | - 12.4%                           |
| New Listings                    | 114       | 90        | - 21.1%                           | 187          | 142          | - 24.1%                           |
| Sold Listings                   | 68        | 66        | - 2.9%                            | 136          | 121          | - 11.0%                           |
| Days on Market Until Sale       | 8         | 44        | + 450.0%                          | 12           | 44           | + 266.7%                          |
| Median Sales Price*             | \$579,750 | \$520,000 | - 10.3%                           | \$560,500    | \$520,000    | - 7.2%                            |
| Average Sales Price*            | \$645,661 | \$572,605 | - 11.3%                           | \$608,621    | \$574,411    | - 5.6%                            |
| Percent of List Price Received* | 107.3%    | 99.8%     | - 7.0%                            | 104.6%       | 99.1%        | - 5.3%                            |

\* 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                 | February  |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2022      | 2023      | Percent Change from Previous Year | Thru 02-2022 | Thru 02-2023 | Percent Change from Previous Year |
| Inventory of Active Listings    | 11        | 16        | + 45.5%                           | --           | --           | --                                |
| Under Contract                  | 32        | 30        | - 6.3%                            | 71           | 56           | - 21.1%                           |
| New Listings                    | 29        | 27        | - 6.9%                            | 58           | 51           | - 12.1%                           |
| Sold Listings                   | 34        | 27        | - 20.6%                           | 75           | 49           | - 34.7%                           |
| Days on Market Until Sale       | 10        | 30        | + 200.0%                          | 10           | 33           | + 230.0%                          |
| Median Sales Price*             | \$345,075 | \$375,000 | + 8.7%                            | \$357,000    | \$375,000    | + 5.0%                            |
| Average Sales Price*            | \$351,248 | \$394,700 | + 12.4%                           | \$359,590    | \$382,652    | + 6.4%                            |
| Percent of List Price Received* | 106.7%    | 99.3%     | - 6.9%                            | 104.5%       | 99.3%        | - 5.0%                            |

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

