

Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

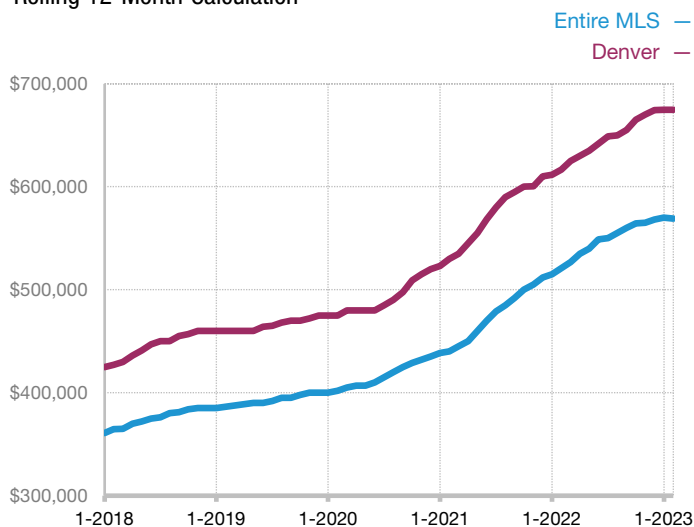
Single Family	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	300	450	+ 50.0%	--	--	--
Under Contract	570	504	- 11.6%	1,065	953	- 10.5%
New Listings	612	474	- 22.5%	1,122	875	- 22.0%
Sold Listings	460	402	- 12.6%	844	694	- 17.8%
Days on Market Until Sale	13	43	+ 230.8%	15	45	+ 200.0%
Median Sales Price*	\$652,250	\$605,250	- 7.2%	\$604,350	\$590,500	- 2.3%
Average Sales Price*	\$796,213	\$800,280	+ 0.5%	\$750,423	\$770,025	+ 2.6%
Percent of List Price Received*	106.2%	98.6%	- 7.2%	104.6%	98.3%	- 6.0%

* 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	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	364	493	+ 35.4%	--	--	--
Under Contract	522	362	- 30.7%	1,029	680	- 33.9%
New Listings	548	378	- 31.0%	1,019	726	- 28.8%
Sold Listings	472	280	- 40.7%	873	507	- 41.9%
Days on Market Until Sale	20	45	+ 125.0%	25	45	+ 80.0%
Median Sales Price*	\$425,000	\$419,250	- 1.4%	\$422,508	\$409,000	- 3.2%
Average Sales Price*	\$503,266	\$535,445	+ 6.4%	\$508,211	\$518,844	+ 2.1%
Percent of List Price Received*	103.2%	98.9%	- 4.2%	102.5%	98.6%	- 3.8%

* 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

