

Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

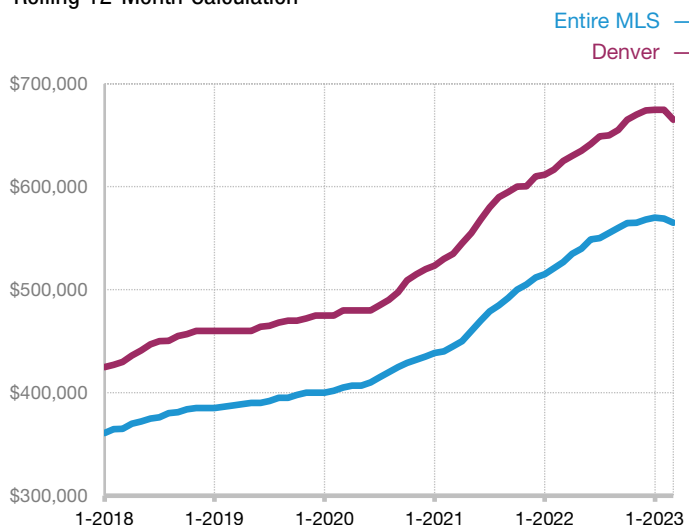
Single Family	March			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	433	604	+ 39.5%	--	--	--
Under Contract	763	561	- 26.5%	1,828	1,465	- 19.9%
New Listings	936	732	- 21.8%	2,058	1,604	- 22.1%
Sold Listings	683	528	- 22.7%	1,527	1,223	- 19.9%
Days on Market Until Sale	8	32	+ 300.0%	12	39	+ 225.0%
Median Sales Price*	\$720,000	\$628,000	- 12.8%	\$650,000	\$607,500	- 6.5%
Average Sales Price*	\$890,519	\$845,314	- 5.1%	\$813,086	\$802,854	- 1.3%
Percent of List Price Received*	107.5%	100.0%	- 7.0%	105.9%	99.0%	- 6.5%

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

Townhouse/Condo	March			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	429	593	+ 38.2%	--	--	--
Under Contract	598	453	- 24.2%	1,627	1,102	- 32.3%
New Listings	693	591	- 14.7%	1,712	1,314	- 23.2%
Sold Listings	603	386	- 36.0%	1,476	893	- 39.5%
Days on Market Until Sale	16	32	+ 100.0%	21	39	+ 85.7%
Median Sales Price*	\$440,000	\$465,000	+ 5.7%	\$428,213	\$429,000	+ 0.2%
Average Sales Price*	\$569,798	\$566,597	- 0.6%	\$533,371	\$538,244	+ 0.9%
Percent of List Price Received*	105.2%	99.6%	- 5.3%	103.6%	99.0%	- 4.4%

* 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

