

Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

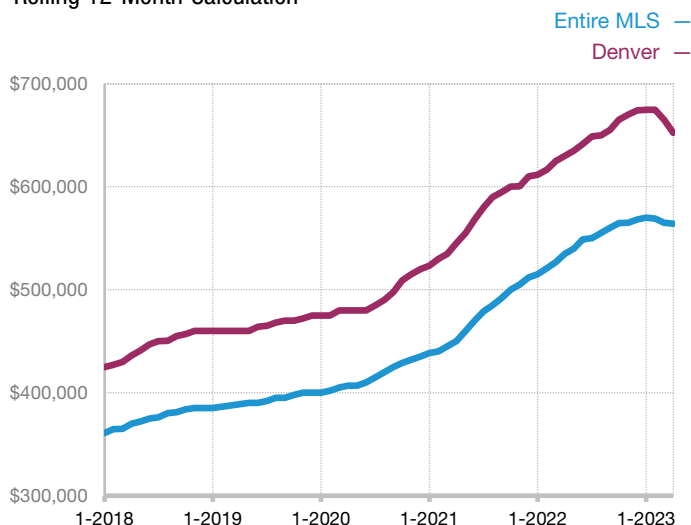
Single Family	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	566	630	+ 11.3%	--	--	--
Under Contract	828	625	- 24.5%	2,656	2,056	- 22.6%
New Listings	987	685	- 30.6%	3,045	2,287	- 24.9%
Sold Listings	820	504	- 38.5%	2,347	1,726	- 26.5%
Days on Market Until Sale	8	22	+ 175.0%	10	34	+ 240.0%
Median Sales Price*	\$715,000	\$650,000	- 9.1%	\$675,000	\$619,500	- 8.2%
Average Sales Price*	\$920,083	\$838,014	- 8.9%	\$850,468	\$811,683	- 4.6%
Percent of List Price Received*	108.3%	100.8%	- 6.9%	106.7%	99.5%	- 6.7%

* 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	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	513	612	+ 19.3%	--	--	--
Under Contract	610	478	- 21.6%	2,237	1,552	- 30.6%
New Listings	722	541	- 25.1%	2,434	1,856	- 23.7%
Sold Listings	600	387	- 35.5%	2,076	1,280	- 38.3%
Days on Market Until Sale	10	28	+ 180.0%	18	36	+ 100.0%
Median Sales Price*	\$489,500	\$407,500	- 16.8%	\$440,000	\$416,250	- 5.4%
Average Sales Price*	\$562,970	\$514,593	- 8.6%	\$541,926	\$531,351	- 2.0%
Percent of List Price Received*	105.6%	99.8%	- 5.5%	104.2%	99.2%	- 4.8%

* 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

