

Local Market Update for June 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

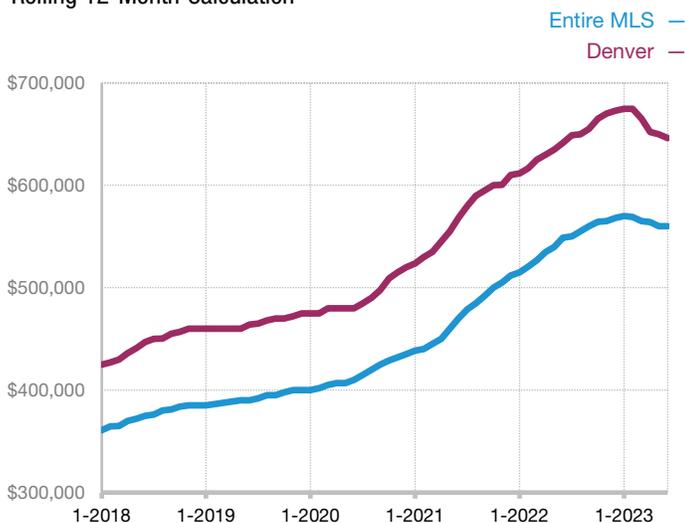
Single Family	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	962	853	- 11.3%	--	--	--
Under Contract	631	599	- 5.1%	4,107	3,188	- 22.4%
New Listings	1,054	802	- 23.9%	5,022	3,827	- 23.8%
Sold Listings	726	634	- 12.7%	3,908	2,950	- 24.5%
Days on Market Until Sale	9	20	+ 122.2%	9	28	+ 211.1%
Median Sales Price*	\$730,000	\$669,500	- 8.3%	\$692,000	\$645,000	- 6.8%
Average Sales Price*	\$912,483	\$869,015	- 4.8%	\$868,430	\$836,874	- 3.6%
Percent of List Price Received*	103.6%	100.2%	- 3.3%	106.1%	99.9%	- 5.8%

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

Townhouse/Condo	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	789	783	- 0.8%	--	--	--
Under Contract	511	449	- 12.1%	3,419	2,418	- 29.3%
New Listings	800	592	- 26.0%	3,989	3,050	- 23.5%
Sold Listings	632	437	- 30.9%	3,394	2,184	- 35.7%
Days on Market Until Sale	12	26	+ 116.7%	16	32	+ 100.0%
Median Sales Price*	\$458,500	\$460,000	+ 0.3%	\$450,000	\$430,000	- 4.4%
Average Sales Price*	\$595,612	\$562,817	- 5.5%	\$559,700	\$542,211	- 3.1%
Percent of List Price Received*	102.9%	99.9%	- 2.9%	104.0%	99.5%	- 4.3%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

