

# Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

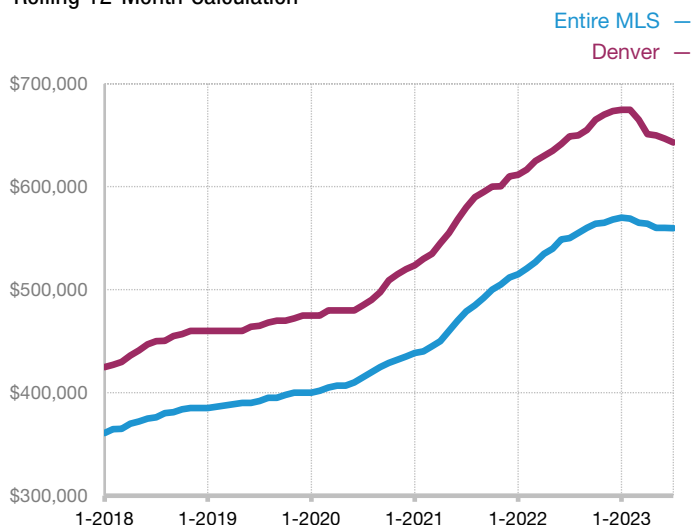
Single Family	July			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	1,148	865	- 24.7%	--	--	--
Under Contract	544	517	- 5.0%	4,651	3,659	- 21.3%
New Listings	823	614	- 25.4%	5,845	4,436	- 24.1%
Sold Listings	582	484	- 16.8%	4,490	3,429	- 23.6%
Days on Market Until Sale	13	21	+ 61.5%	10	27	+ 170.0%
Median Sales Price*	\$700,000	\$666,500	- 4.8%	\$695,000	\$649,000	- 6.6%
Average Sales Price*	\$870,021	\$855,030	- 1.7%	\$868,636	\$839,610	- 3.3%
Percent of List Price Received*	101.0%	99.9%	- 1.1%	105.4%	99.9%	- 5.2%

\* 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	July			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	927	813	- 12.3%	--	--	--
Under Contract	464	458	- 1.3%	3,883	2,848	- 26.7%
New Listings	664	567	- 14.6%	4,653	3,621	- 22.2%
Sold Listings	512	422	- 17.6%	3,906	2,615	- 33.1%
Days on Market Until Sale	18	28	+ 55.6%	16	31	+ 93.8%
Median Sales Price*	\$425,000	\$425,000	0.0%	\$447,913	\$430,000	- 4.0%
Average Sales Price*	\$545,354	\$545,837	+ 0.1%	\$557,820	\$542,946	- 2.7%
Percent of List Price Received*	100.6%	99.5%	- 1.1%	103.6%	99.5%	- 4.0%

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



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

