

# Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

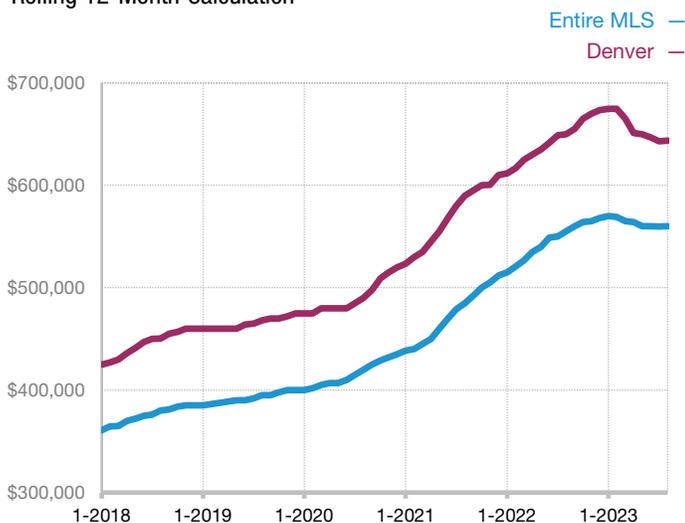
Single Family	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	1,147	<b>945</b>	- 17.6%	--	--	--
Under Contract	572	<b>511</b>	- 10.7%	5,223	<b>4,130</b>	- 20.9%
New Listings	701	<b>707</b>	+ 0.9%	6,546	<b>5,138</b>	- 21.5%
Sold Listings	589	<b>517</b>	- 12.2%	5,079	<b>3,950</b>	- 22.2%
Days on Market Until Sale	18	<b>24</b>	+ 33.3%	11	<b>27</b>	+ 145.5%
Median Sales Price*	\$645,196	<b>\$650,000</b>	+ 0.7%	\$685,000	<b>\$650,000</b>	- 5.1%
Average Sales Price*	\$785,740	<b>\$867,898</b>	+ 10.5%	\$859,023	<b>\$843,215</b>	- 1.8%
Percent of List Price Received*	99.1%	<b>99.1%</b>	0.0%	104.7%	<b>99.8%</b>	- 4.7%

\* 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	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	890	<b>885</b>	- 0.6%	--	--	--
Under Contract	476	<b>398</b>	- 16.4%	4,359	<b>3,207</b>	- 26.4%
New Listings	529	<b>550</b>	+ 4.0%	5,182	<b>4,171</b>	- 19.5%
Sold Listings	508	<b>438</b>	- 13.8%	4,414	<b>3,057</b>	- 30.7%
Days on Market Until Sale	18	<b>27</b>	+ 50.0%	16	<b>31</b>	+ 93.8%
Median Sales Price*	\$413,500	<b>\$426,500</b>	+ 3.1%	\$443,500	<b>\$430,000</b>	- 3.0%
Average Sales Price*	\$508,212	<b>\$530,195</b>	+ 4.3%	\$552,106	<b>\$540,871</b>	- 2.0%
Percent of List Price Received*	99.8%	<b>99.4%</b>	- 0.4%	103.1%	<b>99.5%</b>	- 3.5%

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

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



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

