

# Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

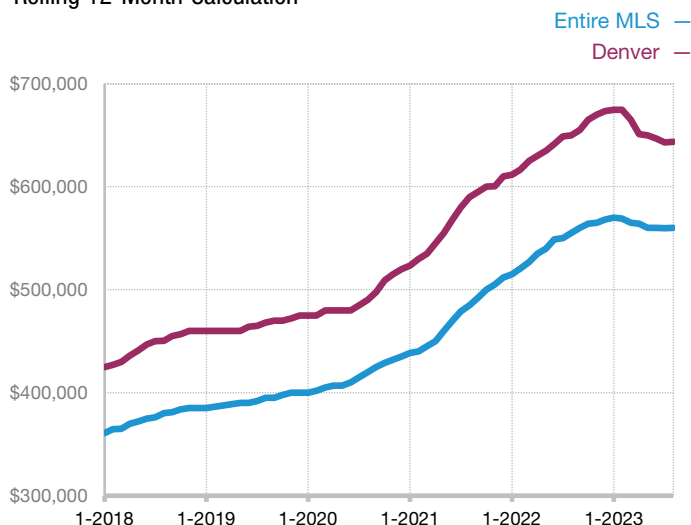
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	1,147	945	- 17.6%	--	--	--
Under Contract	572	511	- 10.7%	5,223	4,130	- 20.9%
New Listings	701	707	+ 0.9%	6,546	5,138	- 21.5%
Sold Listings	589	517	- 12.2%	5,079	3,950	- 22.2%
Days on Market Until Sale	18	24	+ 33.3%	11	27	+ 145.5%
Median Sales Price*	\$645,196	\$650,000	+ 0.7%	\$685,000	\$650,000	- 5.1%
Average Sales Price*	\$785,740	\$867,898	+ 10.5%	\$859,023	\$843,215	- 1.8%
Percent of List Price Received*	99.1%	99.1%	0.0%	104.7%	99.8%	- 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		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	890	885	- 0.6%	--	--	--
Under Contract	476	398	- 16.4%	4,359	3,207	- 26.4%
New Listings	529	550	+ 4.0%	5,182	4,171	- 19.5%
Sold Listings	508	438	- 13.8%	4,414	3,057	- 30.7%
Days on Market Until Sale	18	27	+ 50.0%	16	31	+ 93.8%
Median Sales Price*	\$413,500	\$426,500	+ 3.1%	\$443,500	\$430,000	- 3.0%
Average Sales Price*	\$508,212	\$530,195	+ 4.3%	\$552,106	\$540,871	- 2.0%
Percent of List Price Received*	99.8%	99.4%	- 0.4%	103.1%	99.5%	- 3.5%

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



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

