

Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

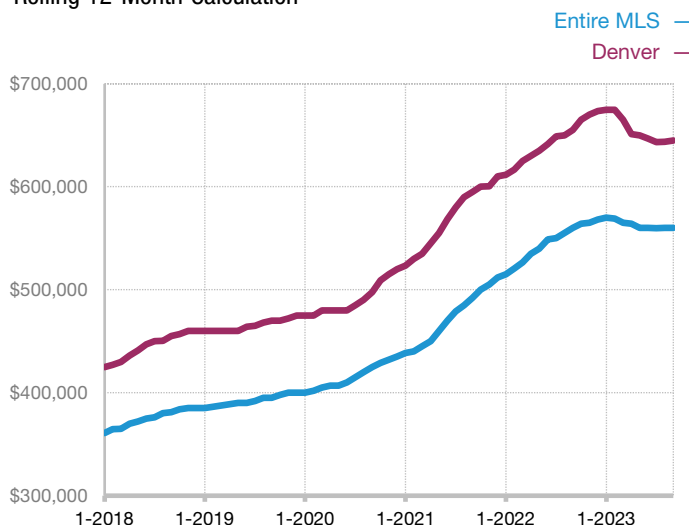
Single Family	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	1,311	1,067	- 18.6%	--	--	--
Under Contract	474	454	- 4.2%	5,697	4,544	- 20.2%
New Listings	780	660	- 15.4%	7,326	5,795	- 20.9%
Sold Listings	518	432	- 16.6%	5,597	4,385	- 21.7%
Days on Market Until Sale	24	24	0.0%	12	26	+ 116.7%
Median Sales Price*	\$638,225	\$642,500	+ 0.7%	\$680,500	\$650,000	- 4.5%
Average Sales Price*	\$793,202	\$852,934	+ 7.5%	\$852,931	\$844,104	- 1.0%
Percent of List Price Received*	98.6%	99.2%	+ 0.6%	104.1%	99.8%	- 4.1%

* 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	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	975	1,015	+ 4.1%	--	--	--
Under Contract	364	354	- 2.7%	4,721	3,533	- 25.2%
New Listings	544	579	+ 6.4%	5,726	4,752	- 17.0%
Sold Listings	463	351	- 24.2%	4,877	3,410	- 30.1%
Days on Market Until Sale	27	35	+ 29.6%	17	31	+ 82.4%
Median Sales Price*	\$455,000	\$430,000	- 5.5%	\$445,000	\$430,000	- 3.4%
Average Sales Price*	\$572,448	\$543,615	- 5.0%	\$554,041	\$540,796	- 2.4%
Percent of List Price Received*	99.1%	98.7%	- 0.4%	102.8%	99.4%	- 3.3%

* 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

