

# Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

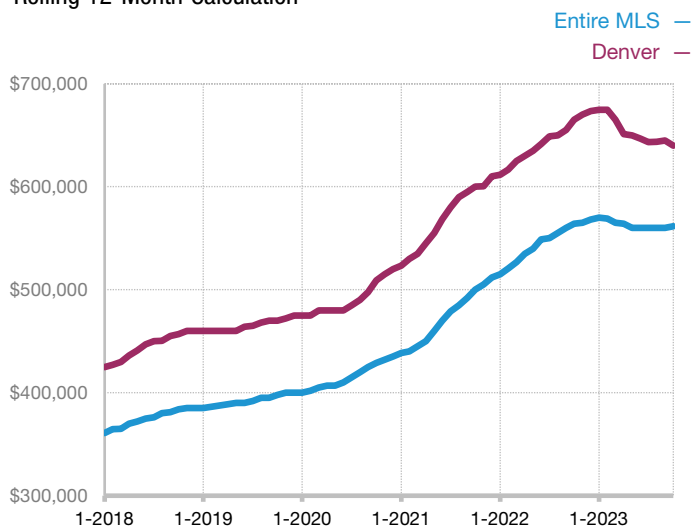
Single Family	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	1,309	1,052	- 19.6%	--	--	--
Under Contract	413	442	+ 7.0%	6,110	4,929	- 19.3%
New Listings	555	566	+ 2.0%	7,881	6,363	- 19.3%
Sold Listings	473	414	- 12.5%	6,070	4,801	- 20.9%
Days on Market Until Sale	27	29	+ 7.4%	13	27	+ 107.7%
Median Sales Price*	\$650,000	\$637,000	- 2.0%	\$680,000	\$647,900	- 4.7%
Average Sales Price*	\$875,202	\$812,694	- 7.1%	\$854,667	\$841,264	- 1.6%
Percent of List Price Received*	98.5%	98.8%	+ 0.3%	103.7%	99.7%	- 3.9%

\* 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	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	954	1,016	+ 6.5%	--	--	--
Under Contract	339	326	- 3.8%	5,060	3,827	- 24.4%
New Listings	419	470	+ 12.2%	6,145	5,217	- 15.1%
Sold Listings	369	332	- 10.0%	5,246	3,744	- 28.6%
Days on Market Until Sale	27	31	+ 14.8%	18	31	+ 72.2%
Median Sales Price*	\$425,000	\$447,250	+ 5.2%	\$443,500	\$430,000	- 3.0%
Average Sales Price*	\$549,888	\$541,835	- 1.5%	\$553,759	\$540,683	- 2.4%
Percent of List Price Received*	99.2%	99.3%	+ 0.1%	102.5%	99.4%	- 3.0%

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



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

