

Local Market Update for November 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

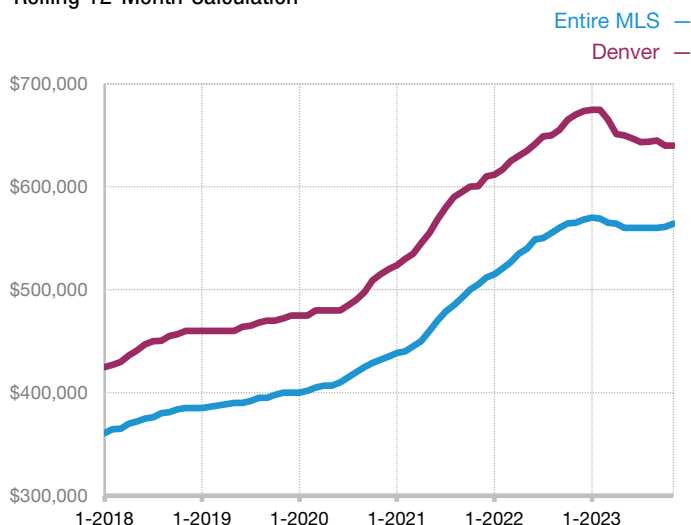
Single Family	November			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Inventory of Active Listings	1,190	961	- 19.2%	--	--	--
Under Contract	346	364	+ 5.2%	6,456	5,244	- 18.8%
New Listings	385	384	- 0.3%	8,266	6,741	- 18.4%
Sold Listings	413	356	- 13.8%	6,483	5,160	- 20.4%
Days on Market Until Sale	29	36	+ 24.1%	14	27	+ 92.9%
Median Sales Price*	\$655,000	\$626,250	- 4.4%	\$676,500	\$645,111	- 4.6%
Average Sales Price*	\$811,571	\$805,832	- 0.7%	\$851,921	\$838,441	- 1.6%
Percent of List Price Received*	97.9%	98.3%	+ 0.4%	103.3%	99.6%	- 3.6%

* 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	November			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Inventory of Active Listings	920	876	- 4.8%	--	--	--
Under Contract	243	266	+ 9.5%	5,303	4,073	- 23.2%
New Listings	281	274	- 2.5%	6,426	5,498	- 14.4%
Sold Listings	302	283	- 6.3%	5,548	4,035	- 27.3%
Days on Market Until Sale	30	42	+ 40.0%	19	32	+ 68.4%
Median Sales Price*	\$415,000	\$435,650	+ 5.0%	\$440,000	\$430,000	- 2.3%
Average Sales Price*	\$534,421	\$539,591	+ 1.0%	\$552,697	\$540,343	- 2.2%
Percent of List Price Received*	98.7%	98.4%	- 0.3%	102.3%	99.3%	- 2.9%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

