

# Local Market Update for November 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

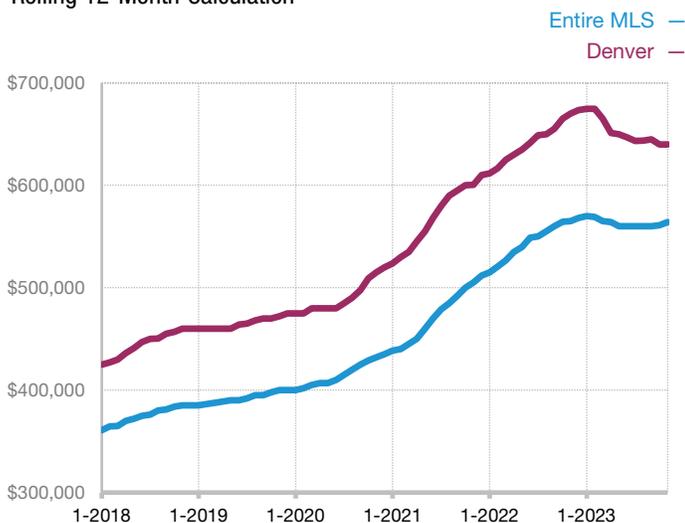
Single Family	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	1,190	<b>961</b>	- 19.2%	--	--	--
Under Contract	346	<b>364</b>	+ 5.2%	6,456	<b>5,244</b>	- 18.8%
New Listings	385	<b>384</b>	- 0.3%	8,266	<b>6,741</b>	- 18.4%
Sold Listings	413	<b>356</b>	- 13.8%	6,483	<b>5,160</b>	- 20.4%
Days on Market Until Sale	29	<b>36</b>	+ 24.1%	14	<b>27</b>	+ 92.9%
Median Sales Price*	\$655,000	<b>\$626,250</b>	- 4.4%	\$676,500	<b>\$645,111</b>	- 4.6%
Average Sales Price*	\$811,571	<b>\$805,832</b>	- 0.7%	\$851,921	<b>\$838,441</b>	- 1.6%
Percent of List Price Received*	97.9%	<b>98.3%</b>	+ 0.4%	103.3%	<b>99.6%</b>	- 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		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	920	<b>876</b>	- 4.8%	--	--	--
Under Contract	243	<b>266</b>	+ 9.5%	5,303	<b>4,073</b>	- 23.2%
New Listings	281	<b>274</b>	- 2.5%	6,426	<b>5,498</b>	- 14.4%
Sold Listings	302	<b>283</b>	- 6.3%	5,548	<b>4,035</b>	- 27.3%
Days on Market Until Sale	30	<b>42</b>	+ 40.0%	19	<b>32</b>	+ 68.4%
Median Sales Price*	\$415,000	<b>\$435,650</b>	+ 5.0%	\$440,000	<b>\$430,000</b>	- 2.3%
Average Sales Price*	\$534,421	<b>\$539,591</b>	+ 1.0%	\$552,697	<b>\$540,343</b>	- 2.2%
Percent of List Price Received*	98.7%	<b>98.4%</b>	- 0.3%	102.3%	<b>99.3%</b>	- 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

