

Local Market Update for May 2022

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents are the same!



Denver County

Contact the Denver Metro Association of REALTORS® or South Metro Denver REALTOR® Association for more detailed local statistics or to find a REALTOR® in the area.

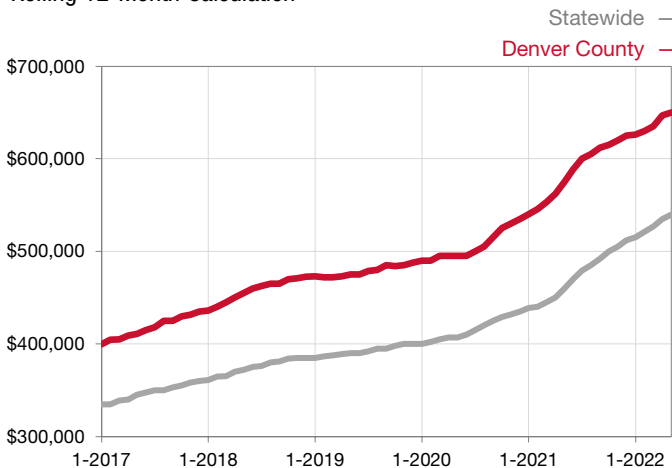
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Key Metrics						
New Listings	862	859	- 0.3%	3,732	3,665	- 1.8%
Sold Listings	734	766	+ 4.4%	3,176	2,927	- 7.8%
Median Sales Price*	\$650,000	\$730,000	+ 12.3%	\$625,000	\$700,000	+ 12.0%
Average Sales Price*	\$810,949	\$912,861	+ 12.6%	\$767,099	\$883,370	+ 15.2%
Percent of List Price Received*	106.1%	106.2%	+ 0.1%	104.2%	106.7%	+ 2.4%
Days on Market Until Sale	9	7	- 22.2%	15	10	- 33.3%
Inventory of Homes for Sale	452	382	- 15.5%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--

* 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	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Key Metrics						
New Listings	672	719	+ 7.0%	3,337	3,011	- 9.8%
Sold Listings	708	643	- 9.2%	3,033	2,585	- 14.8%
Median Sales Price*	\$430,000	\$480,000	+ 11.6%	\$430,000	\$465,000	+ 8.1%
Average Sales Price*	\$522,438	\$596,914	+ 14.3%	\$506,845	\$564,731	+ 11.4%
Percent of List Price Received*	102.3%	104.5%	+ 2.2%	100.9%	104.3%	+ 3.4%
Days on Market Until Sale	28	12	- 57.1%	37	17	- 54.1%
Inventory of Homes for Sale	696	387	- 44.4%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--

* 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

