

# Local Market Update for January 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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## 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.

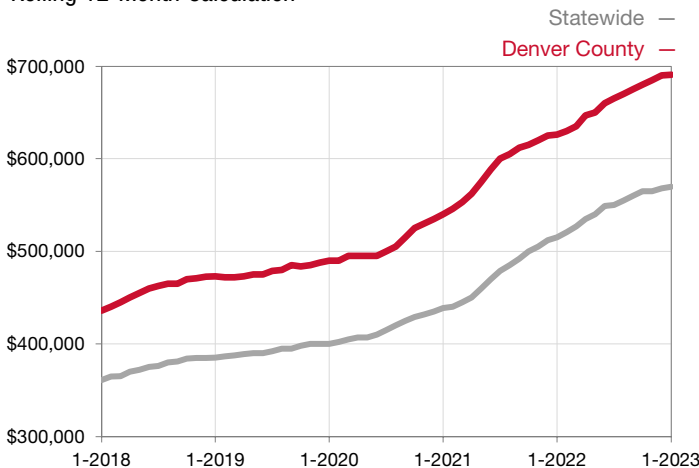
Single Family	January			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	470	<b>374</b>	- 20.4%	470	<b>374</b>	- 20.4%
Sold Listings	352	<b>278</b>	- 21.0%	352	<b>278</b>	- 21.0%
Median Sales Price*	\$575,000	<b>\$590,000</b>	+ 2.6%	\$575,000	<b>\$590,000</b>	+ 2.6%
Average Sales Price*	\$710,944	<b>\$742,901</b>	+ 4.5%	\$710,944	<b>\$742,901</b>	+ 4.5%
Percent of List Price Received*	102.7%	<b>97.9%</b>	- 4.7%	102.7%	<b>97.9%</b>	- 4.7%
Days on Market Until Sale	17	<b>48</b>	+ 182.4%	17	<b>48</b>	+ 182.4%
Inventory of Homes for Sale	264	<b>440</b>	+ 66.7%	--	--	--
Months Supply of Inventory	0.4	<b>0.8</b>	+ 100.0%	--	--	--

\* 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	January			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	439	<b>329</b>	- 25.1%	439	<b>329</b>	- 25.1%
Sold Listings	373	<b>215</b>	- 42.4%	373	<b>215</b>	- 42.4%
Median Sales Price*	\$425,000	<b>\$430,000</b>	+ 1.2%	\$425,000	<b>\$430,000</b>	+ 1.2%
Average Sales Price*	\$524,720	<b>\$506,422</b>	- 3.5%	\$524,720	<b>\$506,422</b>	- 3.5%
Percent of List Price Received*	101.6%	<b>98.1%</b>	- 3.4%	101.6%	<b>98.1%</b>	- 3.4%
Days on Market Until Sale	32	<b>44</b>	+ 37.5%	32	<b>44</b>	+ 37.5%
Inventory of Homes for Sale	347	<b>469</b>	+ 35.2%	--	--	--
Months Supply of Inventory	0.6	<b>1.1</b>	+ 83.3%	--	--	--

\* 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

