

Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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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.

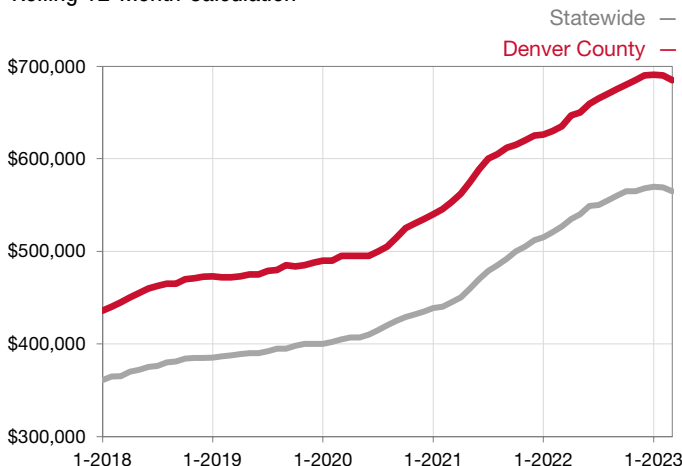
Single Family	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Key Metrics						
New Listings	852	687	- 19.4%	1,890	1,490	- 21.2%
Sold Listings	619	480	- 22.5%	1,402	1,132	- 19.3%
Median Sales Price*	\$744,000	\$650,000	- 12.6%	\$660,000	\$624,000	- 5.5%
Average Sales Price*	\$918,799	\$876,245	- 4.6%	\$832,844	\$825,147	- 0.9%
Percent of List Price Received*	107.7%	100.0%	- 7.1%	106.0%	99.0%	- 6.6%
Days on Market Until Sale	8	32	+ 300.0%	12	39	+ 225.0%
Inventory of Homes for Sale	387	561	+ 45.0%	--	--	--
Months Supply of Inventory	0.6	1.1	+ 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.

Townhouse/Condo	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Key Metrics						
New Listings	654	550	- 15.9%	1,615	1,241	- 23.2%
Sold Listings	584	368	- 37.0%	1,389	854	- 38.5%
Median Sales Price*	\$450,000	\$469,500	+ 4.3%	\$440,000	\$440,000	0.0%
Average Sales Price*	\$576,796	\$576,295	- 0.1%	\$545,559	\$545,314	- 0.0%
Percent of List Price Received*	105.3%	99.6%	- 5.4%	103.7%	99.0%	- 4.5%
Days on Market Until Sale	16	32	+ 100.0%	22	40	+ 81.8%
Inventory of Homes for Sale	400	568	+ 42.0%	--	--	--
Months Supply of Inventory	0.7	1.4	+ 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

