

Local Market Update for May 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.

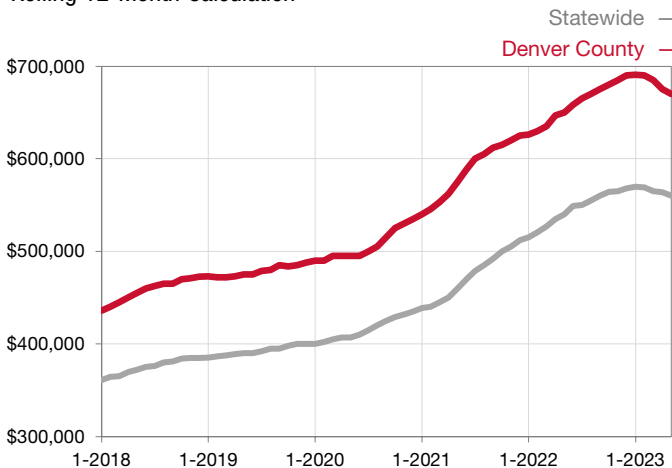
Single Family	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Key Metrics						
New Listings	852	693	- 18.7%	3,654	2,816	- 22.9%
Sold Listings	767	542	- 29.3%	2,925	2,147	- 26.6%
Median Sales Price*	\$730,000	\$713,750	- 2.2%	\$700,000	\$650,000	- 7.1%
Average Sales Price*	\$905,591	\$901,729	- 0.4%	\$881,632	\$850,691	- 3.5%
Percent of List Price Received*	106.3%	100.9%	- 5.1%	106.7%	99.9%	- 6.4%
Days on Market Until Sale	7	17	+ 142.9%	10	30	+ 200.0%
Inventory of Homes for Sale	551	662	+ 20.1%	--	--	--
Months Supply of Inventory	0.8	1.4	+ 75.0%	--	--	--

* 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		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Key Metrics						
New Listings	721	579	- 19.7%	3,017	2,335	- 22.6%
Sold Listings	648	444	- 31.5%	2,594	1,674	- 35.5%
Median Sales Price*	\$475,500	\$469,500	- 1.3%	\$465,000	\$430,000	- 7.5%
Average Sales Price*	\$593,206	\$565,509	- 4.7%	\$564,331	\$544,618	- 3.5%
Percent of List Price Received*	104.5%	100.1%	- 4.2%	104.3%	99.4%	- 4.7%
Days on Market Until Sale	12	27	+ 125.0%	17	34	+ 100.0%
Inventory of Homes for Sale	524	667	+ 27.3%	--	--	--
Months Supply of Inventory	0.9	1.8	+ 100.0%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

