

Local Market Update for February 2023

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.

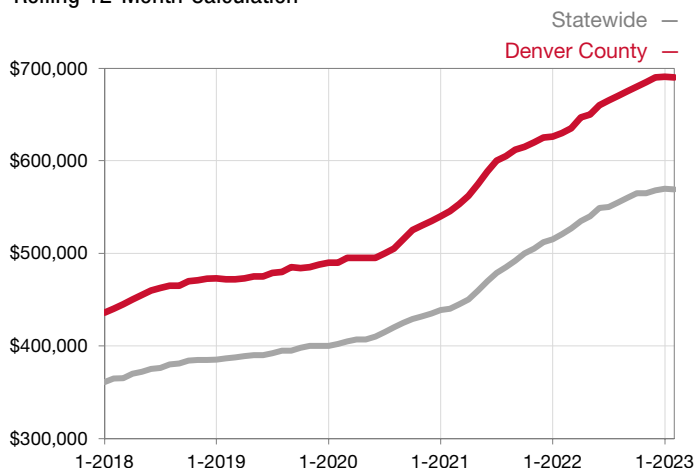
Single Family	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	568	432	- 23.9%	1,038	805	- 22.4%
Sold Listings	431	371	- 13.9%	783	651	- 16.9%
Median Sales Price*	\$658,000	\$615,000	- 6.5%	\$615,000	\$610,000	- 0.8%
Average Sales Price*	\$808,953	\$820,673	+ 1.4%	\$764,893	\$786,945	+ 2.9%
Percent of List Price Received*	106.2%	98.7%	- 7.1%	104.6%	98.3%	- 6.0%
Days on Market Until Sale	13	42	+ 223.1%	15	45	+ 200.0%
Inventory of Homes for Sale	269	410	+ 52.4%	--	--	--
Months Supply of Inventory	0.4	0.8	+ 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	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	522	364	- 30.3%	961	693	- 27.9%
Sold Listings	432	268	- 38.0%	805	485	- 39.8%
Median Sales Price*	\$438,750	\$423,500	- 3.5%	\$432,000	\$424,000	- 1.9%
Average Sales Price*	\$521,324	\$540,487	+ 3.7%	\$522,898	\$524,743	+ 0.4%
Percent of List Price Received*	103.3%	98.9%	- 4.3%	102.5%	98.5%	- 3.9%
Days on Market Until Sale	21	47	+ 123.8%	26	46	+ 76.9%
Inventory of Homes for Sale	346	473	+ 36.7%	--	--	--
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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

