

# Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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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.

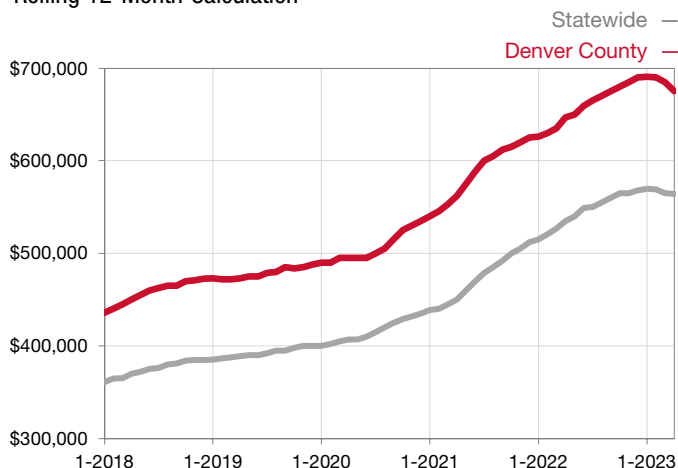
Single Family	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	912	637	- 30.2%	2,802	2,125	- 24.2%
Sold Listings	756	472	- 37.6%	2,158	1,603	- 25.7%
Median Sales Price*	\$750,000	\$668,750	- 10.8%	\$691,000	\$635,000	- 8.1%
Average Sales Price*	\$947,800	\$860,232	- 9.2%	\$873,116	\$833,943	- 4.5%
Percent of List Price Received*	108.5%	100.8%	- 7.1%	106.9%	99.5%	- 6.9%
Days on Market Until Sale	8	22	+ 175.0%	10	34	+ 240.0%
Inventory of Homes for Sale	521	582	+ 11.7%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 50.0%	--	--	--

\* 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	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	681	515	- 24.4%	2,296	1,757	- 23.5%
Sold Listings	557	371	- 33.4%	1,946	1,225	- 37.1%
Median Sales Price*	\$510,000	\$410,000	- 19.6%	\$457,500	\$420,000	- 8.2%
Average Sales Price*	\$577,551	\$519,386	- 10.1%	\$554,716	\$537,788	- 3.1%
Percent of List Price Received*	105.5%	99.8%	- 5.4%	104.2%	99.2%	- 4.8%
Days on Market Until Sale	10	28	+ 180.0%	19	36	+ 89.5%
Inventory of Homes for Sale	487	581	+ 19.3%	--	--	--
Months Supply of Inventory	0.8	1.5	+ 87.5%	--	--	--

\* 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

