

Local Market Update for July 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.

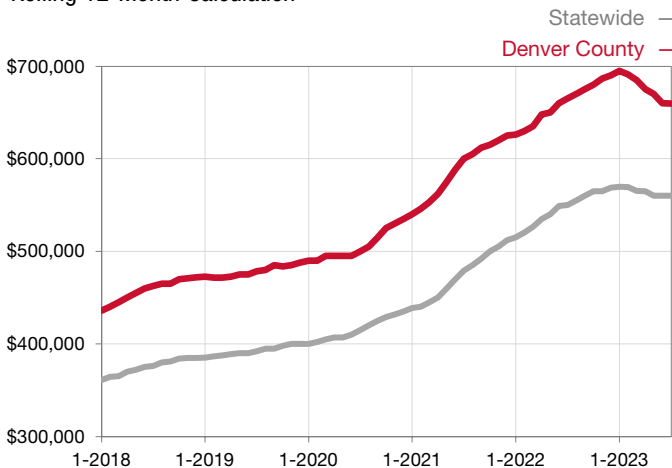
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Key Metrics						
New Listings	757	563	- 25.6%	5,389	4,107	- 23.8%
Sold Listings	547	448	- 18.1%	4,249	3,175	- 25.3%
Median Sales Price*	\$723,750	\$696,500	- 3.8%	\$709,000	\$663,000	- 6.5%
Average Sales Price*	\$890,741	\$877,553	- 1.5%	\$900,638	\$862,211	- 4.3%
Percent of List Price Received*	100.9%	99.8%	- 1.1%	105.4%	99.9%	- 5.2%
Days on Market Until Sale	13	20	+ 53.8%	10	27	+ 170.0%
Inventory of Homes for Sale	1,050	799	- 23.9%	--	--	--
Months Supply of Inventory	1.6	1.8	+ 12.5%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Key Metrics						
New Listings	623	549	- 11.9%	4,395	3,442	- 21.7%
Sold Listings	490	396	- 19.2%	3,703	2,492	- 32.7%
Median Sales Price*	\$435,000	\$435,000	0.0%	\$460,500	\$435,000	- 5.5%
Average Sales Price*	\$565,976	\$556,909	- 1.6%	\$570,935	\$549,966	- 3.7%
Percent of List Price Received*	100.5%	99.5%	- 1.0%	103.5%	99.5%	- 3.9%
Days on Market Until Sale	18	28	+ 55.6%	16	32	+ 100.0%
Inventory of Homes for Sale	899	776	- 13.7%	--	--	--
Months Supply of Inventory	1.6	2.2	+ 37.5%	--	--	--

* 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

