

Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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.

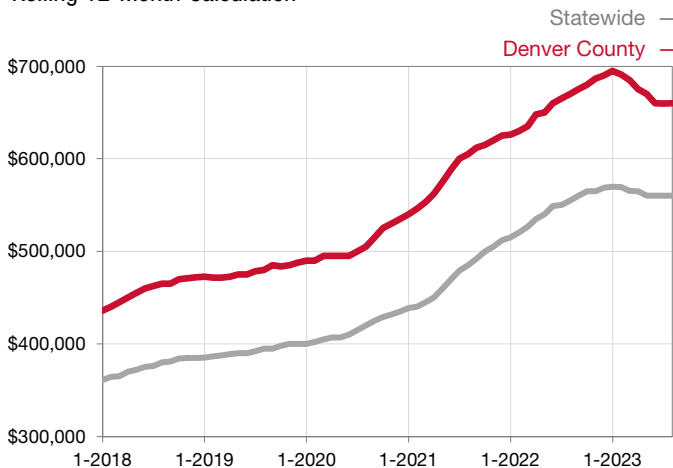
Single Family	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Key Metrics						
New Listings	651	640	- 1.7%	6,040	4,740	- 21.5%
Sold Listings	558	472	- 15.4%	4,807	3,651	- 24.0%
Median Sales Price*	\$656,000	\$668,500	+ 1.9%	\$701,000	\$663,736	- 5.3%
Average Sales Price*	\$802,929	\$893,419	+ 11.3%	\$889,327	\$866,115	- 2.6%
Percent of List Price Received*	99.1%	99.2%	+ 0.1%	104.7%	99.8%	- 4.7%
Days on Market Until Sale	18	25	+ 38.9%	11	27	+ 145.5%
Inventory of Homes for Sale	1,048	851	- 18.8%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--

* 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	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Key Metrics						
New Listings	500	529	+ 5.8%	4,895	3,969	- 18.9%
Sold Listings	484	421	- 13.0%	4,187	2,917	- 30.3%
Median Sales Price*	\$425,000	\$425,000	0.0%	\$455,250	\$432,500	- 5.0%
Average Sales Price*	\$519,342	\$533,671	+ 2.8%	\$564,972	\$547,345	- 3.1%
Percent of List Price Received*	99.8%	99.5%	- 0.3%	103.1%	99.5%	- 3.5%
Days on Market Until Sale	18	27	+ 50.0%	16	31	+ 93.8%
Inventory of Homes for Sale	855	845	- 1.2%	--	--	--
Months Supply of Inventory	1.6	2.4	+ 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

