

Local Market Update for October 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.

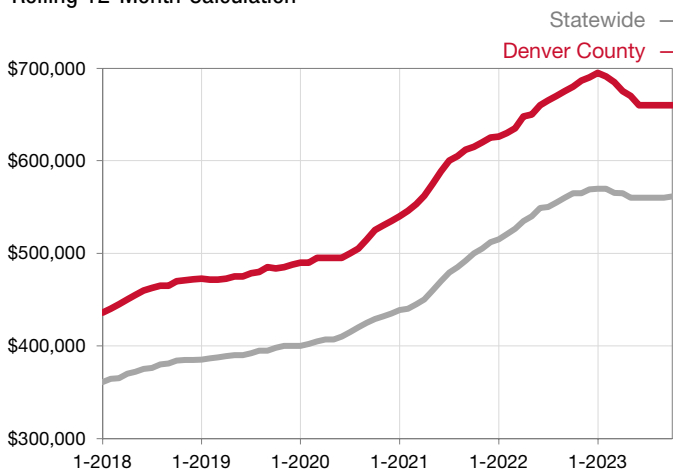
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	504	524	+ 4.0%	7,260	5,874	- 19.1%
Sold Listings	446	379	- 15.0%	5,751	4,439	- 22.8%
Median Sales Price*	\$670,000	\$660,000	- 1.5%	\$700,000	\$663,000	- 5.3%
Average Sales Price*	\$930,742	\$839,318	- 9.8%	\$886,246	\$864,133	- 2.5%
Percent of List Price Received*	98.7%	98.7%	0.0%	103.7%	99.7%	- 3.9%
Days on Market Until Sale	27	29	+ 7.4%	13	27	+ 107.7%
Inventory of Homes for Sale	1,194	993	- 16.8%	--	--	--
Months Supply of Inventory	2.0	2.3	+ 15.0%	--	--	--

* 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	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	390	448	+ 14.9%	5,792	4,962	- 14.3%
Sold Listings	348	318	- 8.6%	4,979	3,579	- 28.1%
Median Sales Price*	\$430,000	\$456,000	+ 6.0%	\$455,000	\$435,000	- 4.4%
Average Sales Price*	\$560,614	\$552,252	- 1.5%	\$566,555	\$546,943	- 3.5%
Percent of List Price Received*	99.1%	99.4%	+ 0.3%	102.5%	99.5%	- 2.9%
Days on Market Until Sale	28	31	+ 10.7%	18	31	+ 72.2%
Inventory of Homes for Sale	916	966	+ 5.5%	--	--	--
Months Supply of Inventory	1.8	2.8	+ 55.6%	--	--	--

* 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

