

Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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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.

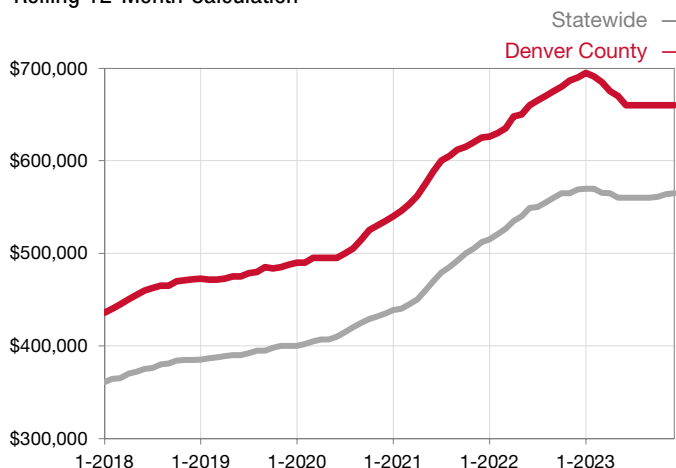
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	212	198	- 6.6%	7,827	6,424	- 17.9%
Sold Listings	318	309	- 2.8%	6,462	5,065	- 21.6%
Median Sales Price*	\$610,000	\$610,000	0.0%	\$690,000	\$660,000	- 4.3%
Average Sales Price*	\$809,695	\$788,799	- 2.6%	\$878,739	\$857,480	- 2.4%
Percent of List Price Received*	98.4%	98.2%	- 0.2%	103.1%	99.5%	- 3.5%
Days on Market Until Sale	39	40	+ 2.6%	16	28	+ 75.0%
Inventory of Homes for Sale	804	603	- 25.0%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--

* 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	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	183	161	- 12.0%	6,239	5,384	- 13.7%
Sold Listings	238	238	0.0%	5,496	4,096	- 25.5%
Median Sales Price*	\$421,995	\$421,945	- 0.0%	\$450,454	\$435,000	- 3.4%
Average Sales Price*	\$564,273	\$559,847	- 0.8%	\$566,010	\$547,181	- 3.3%
Percent of List Price Received*	98.4%	97.9%	- 0.5%	102.1%	99.3%	- 2.7%
Days on Market Until Sale	41	53	+ 29.3%	20	33	+ 65.0%
Inventory of Homes for Sale	691	593	- 14.2%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.3%	--	--	--

* 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

