

# Denver Metro

MARKET REPORT | MARCH 2023

## ALL PRICE POINTS | REColorado MLS

### PRIOR YEAR - MONTH

March	2022	2023	% Change
Total Sales Volume	\$3,394,265,224	\$2,601,769,761	-23.3%
Listings Sold	4,881	3,947	-19.1%
Average Sold Price	\$695,404	\$659,177	-5.2%
Average Price Per Square Foot	\$321	\$300	-6.5%
Average Days in MLS	13	37	184.6%
Highest Sold Price	\$9,000,000	\$7,300,000	-18.9%
Average List Price	\$677,916	\$704,274	3.9%
New Listings	6,403	5,666	-11.5%

### LAST 12 MONTHS - YEAR OVER YEAR

April - March	21' - 22'	22' - 23'	% Change
Total Sales Volume	\$39,515,263,376	\$32,649,800,837	-17.4%
Listings Sold	63,455	48,590	-23.4%
Average Sold Price	\$622,729	\$671,945	7.9%
Average Days in MLS	15	28	84.5%
Highest Sold Price	\$15,725,000	\$13,000,000	-17.3%
Average List Price	\$610,842	\$652,185	6.8%
New Listings	69,793	63,170	-9.5%

## PRICED ABOVE \$1M | REColorado MLS

### PRIOR YEAR - MONTH

March	2022	2023	% Change
Total Sales Volume	\$928,483,898	\$664,858,726	-28.4%
Listings Sold	560	401	-28.4%
Average Price	\$1,658,007	\$1,658,002	0.0%
Average Price per Square Foot	\$415	\$375	-9.6%
Average Days in MLS	18	36	100.0%
Highest Price	\$9,000,000	\$7,300,000	-18.9%
Average List Price	\$1,607,124	\$1,882,214	17.1%
New Listings	855	732	-14.4%

### LAST 12 MONTHS - YEAR OVER YEAR

April - March	21' - 22'	22' - 23'	% Change
Total Sales Volume	\$8,842,471,008	\$8,528,304,223	-3.6%
Listings Sold	458	442	-3.5%
Average Price	\$19,306,705	\$19,294,806	-0.1%
Average Price per Square Foot	\$364	\$377	3.6%
Average Days in MLS	28	31	10.7%
Highest Price	\$15,725,000	\$13,000,000	-17.3%
Average List Price	\$1,665,886	\$1,775,911	6.6%
New Listings	6,463	7,115	10.1%

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Based on sales in Adams, Arapahoe, Broomfield, Denver, Douglas, and Jefferson Counties. Based on information from REColorado on April 2nd, 2023. This representation is based in whole or in part on data supplied by REColorado. REColorado does not guarantee nor is in any way responsible for its accuracy. Data maintained by REColorado may not reflect all real estate activity in the market.

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