

# Denver Metro

MARKET REPORT | APRIL 2023

## ALL PRICE POINTS | REColorado MLS

### PRIOR YEAR - MONTH

April	2022	2023	% Change
Total Sales Volume	\$3,806,346,291	\$2,578,275,433	-32.3%
Listings Sold	5,323	3,838	-27.9%
Average Sold Price	\$715,075	\$671,776	-6.1%
Average Price Per Square Foot	\$329	\$306	-7.0%
Average Days in MLS	11	29	163.6%
Highest Sold Price	\$7,010,000	\$8,500,000	21.3%
Average List Price	\$686,132	\$692,507	0.9%
New Listings	7,321	5,264	-28.1%

### LAST 12 MONTHS - YEAR OVER YEAR

May - April	21' - 22'	22' - 23'	% Change
Total Sales Volume	\$39,866,961,018	\$31,500,806,341	-21.0%
Listings Sold	63,142	47,214	-25.2%
Average Sold Price	\$631,386	\$667,192	5.7%
Average Days in MLS	15	29	93.3%
Highest Sold Price	\$15,725,000	\$13,000,000	-17.3%
Average List Price	\$618,486	\$651,800	5.4%
New Listings	70,089	61,118	-12.8%

## PRICED ABOVE \$1M | REColorado MLS

### PRIOR YEAR - MONTH

April	2022	2023	% Change
Total Sales Volume	\$1,117,658,829	\$697,707,821	-37.6%
Listings Sold	684	428	-37.4%
Average Price	\$1,634,004	\$1,630,158	-0.2%
Average Price per Square Foot	\$394	\$375	-4.8%
Average Days in MLS	16	33	106.3%
Highest Price	\$7,010,000	\$8,500,000	21.3%
Average List Price	\$1,605,484	\$1,831,710	14.1%
New Listings	982	658	-33.0%

### LAST 12 MONTHS - YEAR OVER YEAR

May - April	21' - 22'	22' - 23'	% Change
Total Sales Volume	\$9,148,719,602	\$8,127,414,034	-11.2%
Listings Sold	5,674	5,059	-10.8%
Average Price	\$1,612,393	\$1,606,526	-0.4%
Average Price per Square Foot	\$369	\$376	2.0%
Average Days in MLS	27	33	21.3%
Highest Price	\$15,725,000	\$13,000,000	-17.3%
Average List Price	\$1,658,669	\$1,791,759	8.0%
New Listings	6,807	6,778	-0.4%

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Based on sales in Adams, Arapahoe, Broomfield, Denver, Douglas, and Jefferson Counties. Based on information from REColorado on May 3rd, 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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