

Denver Metro

MARKET REPORT | MAY 2023

ALL PRICE POINTS | REColorado MLS

PRIOR YEAR - MONTH

May	2022	2023	% Change
Total Sales Volume	\$4,134,747,141	\$2,995,049,716	-27.6%
Listings Sold	5,872	4,379	-25.4%
Average Sold Price	\$704,146	\$683,957	-2.9%
Average Price Per Square Foot	\$322	\$319	-0.9%
Average Days in MLS	10	23	130.0%
Highest Sold Price	\$13,000,000	\$6,400,000	-50.8%
Average List Price	\$697,956	\$699,512	0.2%
New Listings	7,150	5,690	-20.4%

LAST 12 MONTHS - YEAR OVER YEAR

June - May	21' - 22'	22' - 23'	% Change
Total Sales Volume	\$40,491,355,888	\$30,419,457,154	-24.9%
Listings Sold	63,244	45,810	-27.6%
Average Sold Price	\$640,240	\$664,035	3.7%
Average Days in MLS	15	30	105.1%
Highest Sold Price	\$15,725,000	\$8,675,000	-44.8%
Average List Price	\$626,052	\$650,285	3.9%
New Listings	70,586	59,658	-15.5%

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PRIOR YEAR - MONTH

May	2022	2023	% Change
Total Sales Volume	\$1,169,895,480	\$809,098,240	-30.8%
Listings Sold	741	499	-32.7%
Average Price	\$1,578,806	\$1,621,439	2.7%
Average Price per Square Foot	\$419	\$444	6.0%
Average Days in MLS	13	23	76.9%
Highest Price	\$13,000,000	\$6,400,000	-50.8%
Average List Price	\$1,658,170	\$1,772,603	6.9%
New Listings	927	782	-15.6%

LAST 12 MONTHS - YEAR OVER YEAR

June - May	21' - 22'	22' - 23'	% Change
Total Sales Volume	\$9,561,545,687	\$7,778,265,184	-18.7%
Listings Sold	5,931	4,824	-18.7%
Average Price	\$1,612,130	\$1,612,410	0.0%
Average Price per Square Foot	\$402	\$432	7.5%
Average Days in MLS	26	34	30.8%
Highest Price	\$15,725,000	\$8,675,000	-44.8%
Average List Price	\$1,656,039	\$1,793,876	8.3%
New Listings	7,093	6,608	-6.8%

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