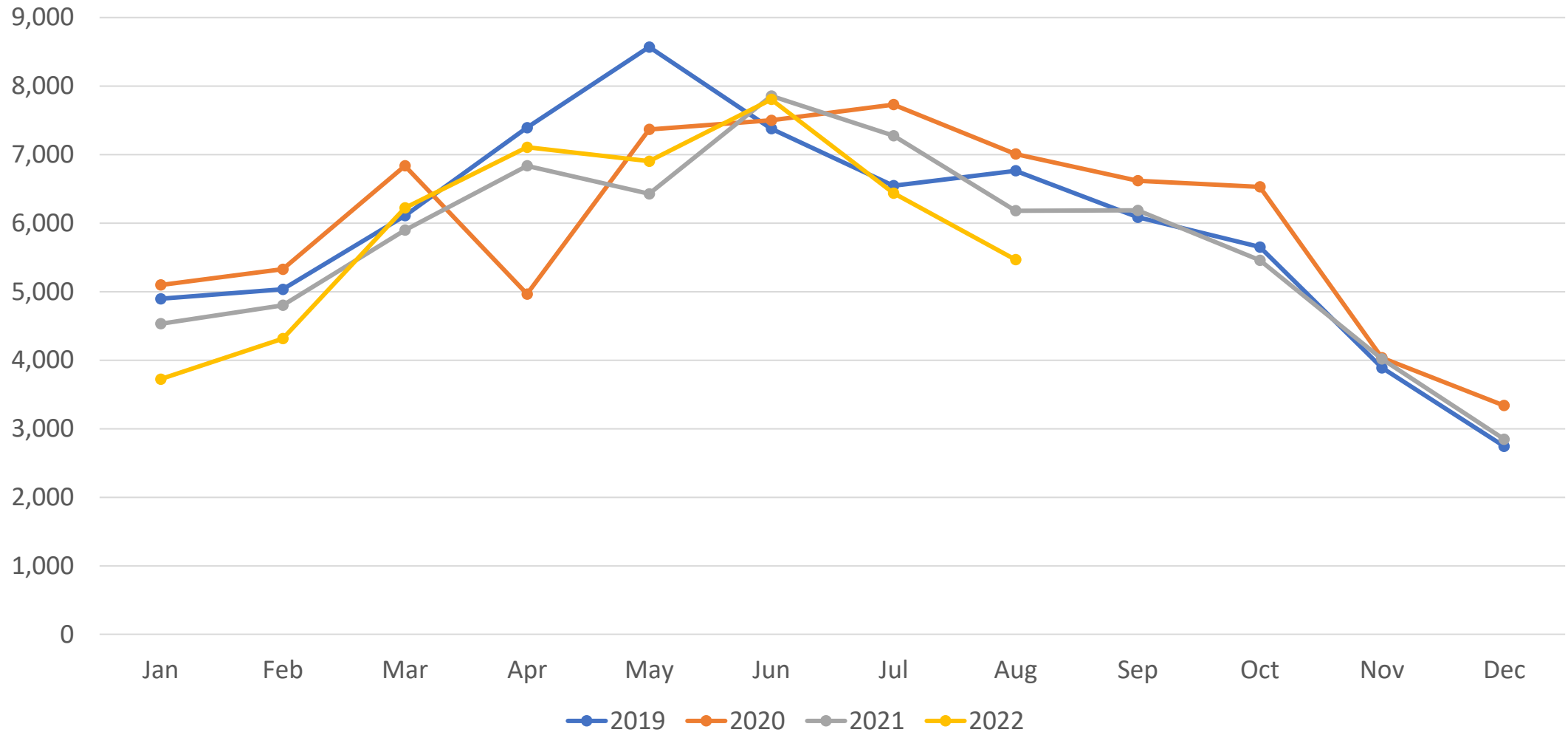




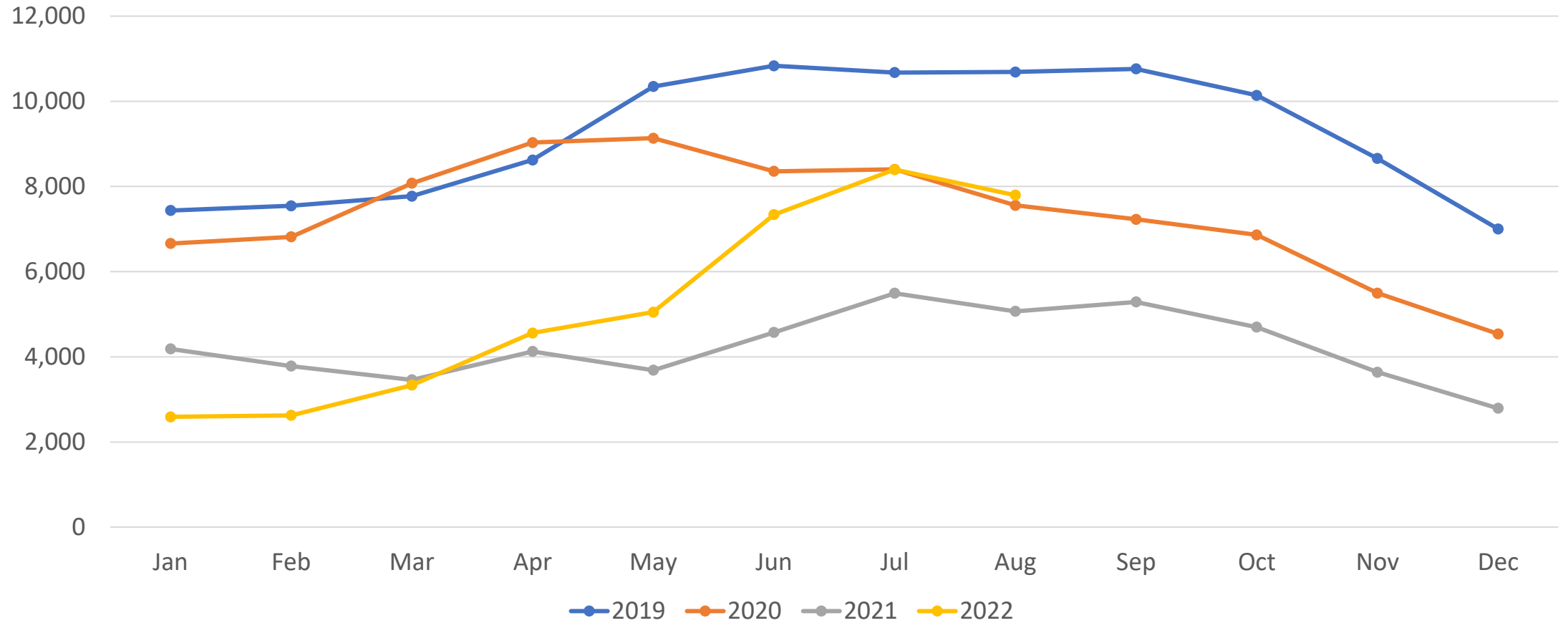
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# **Denver Metro Residential Market Update August 2022**

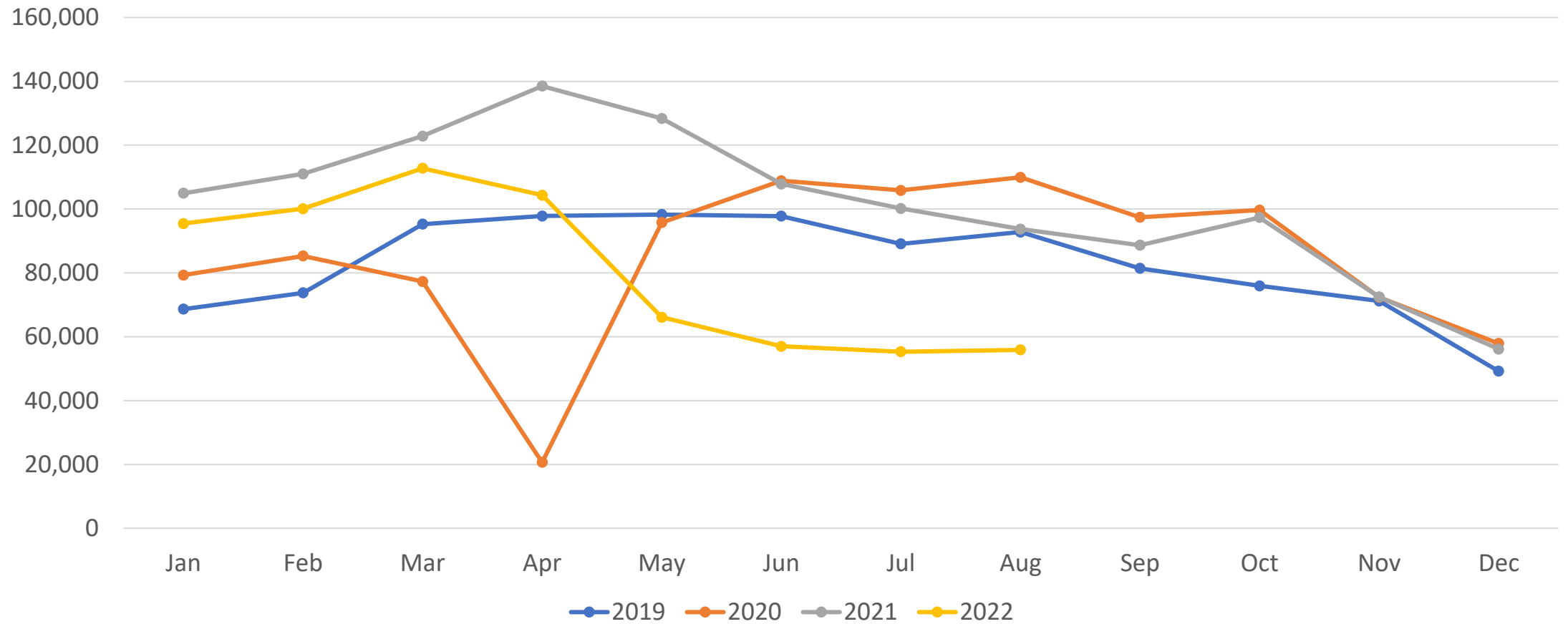
# New Listings



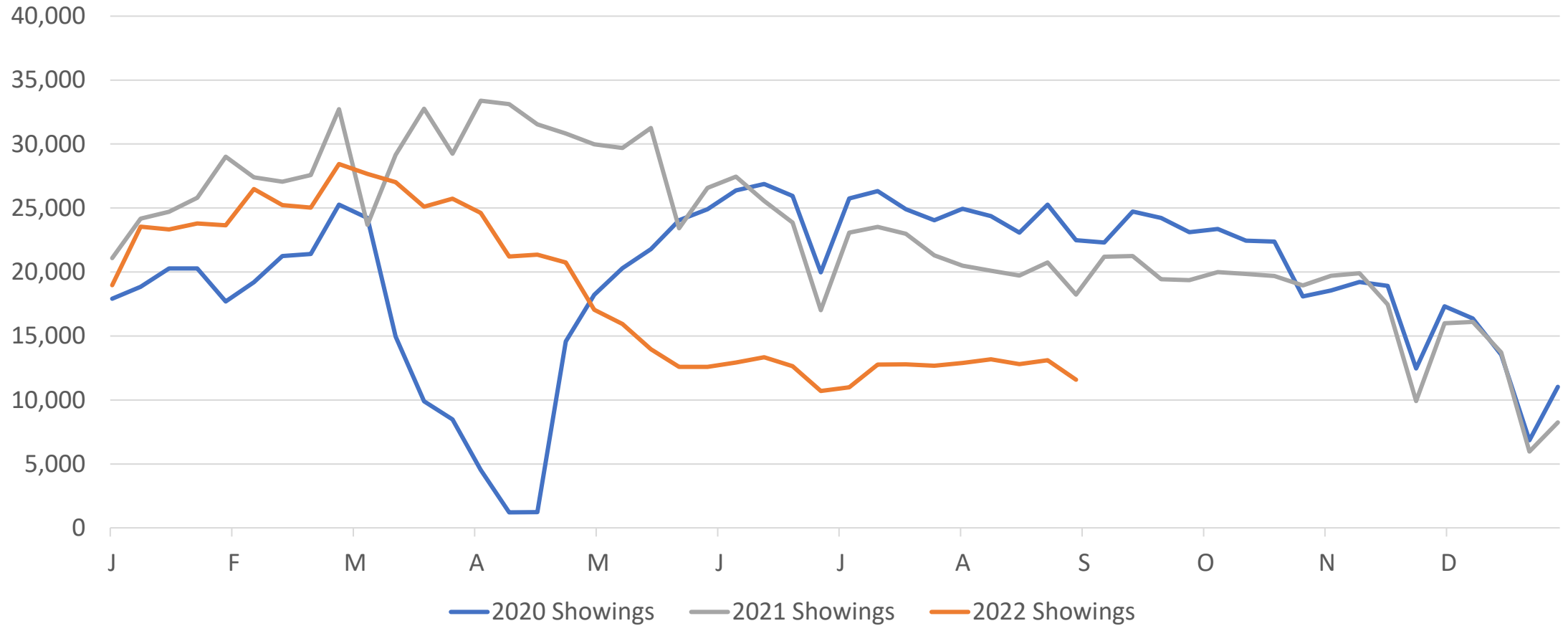
# Active Listings



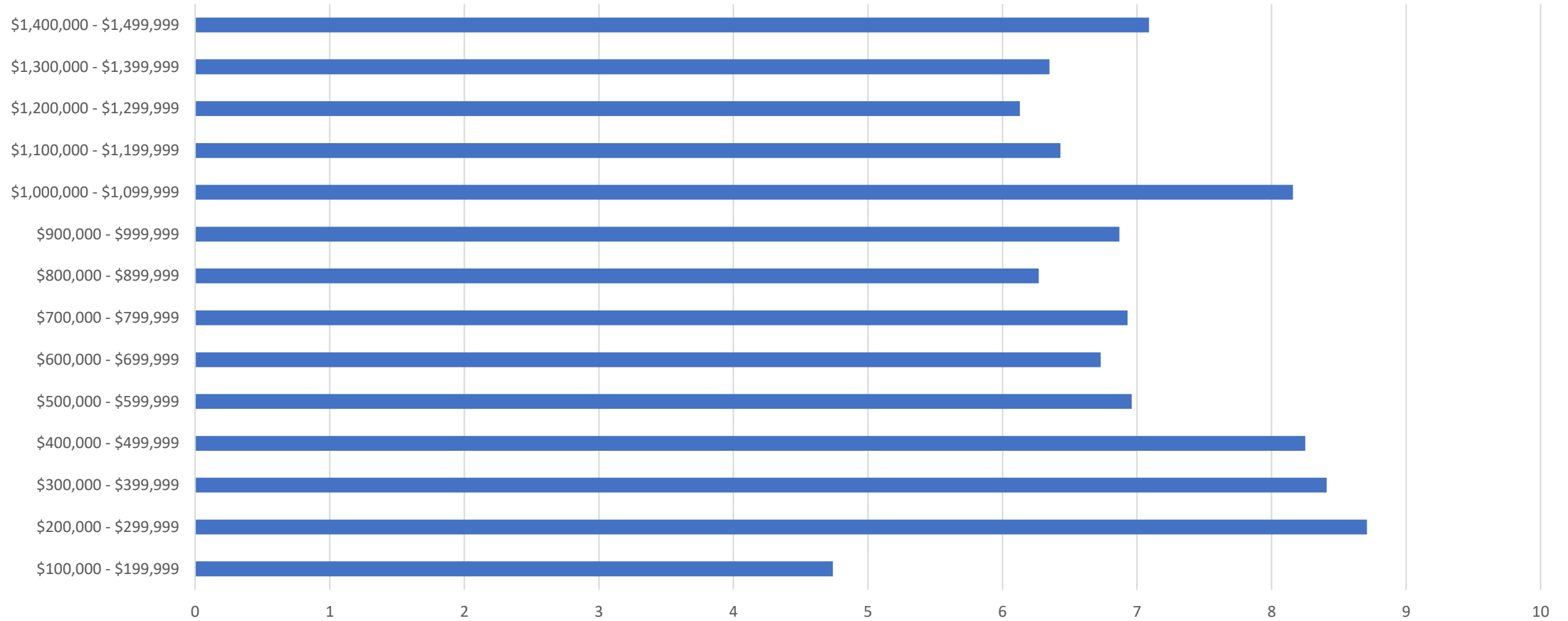
# Total Showings By Month



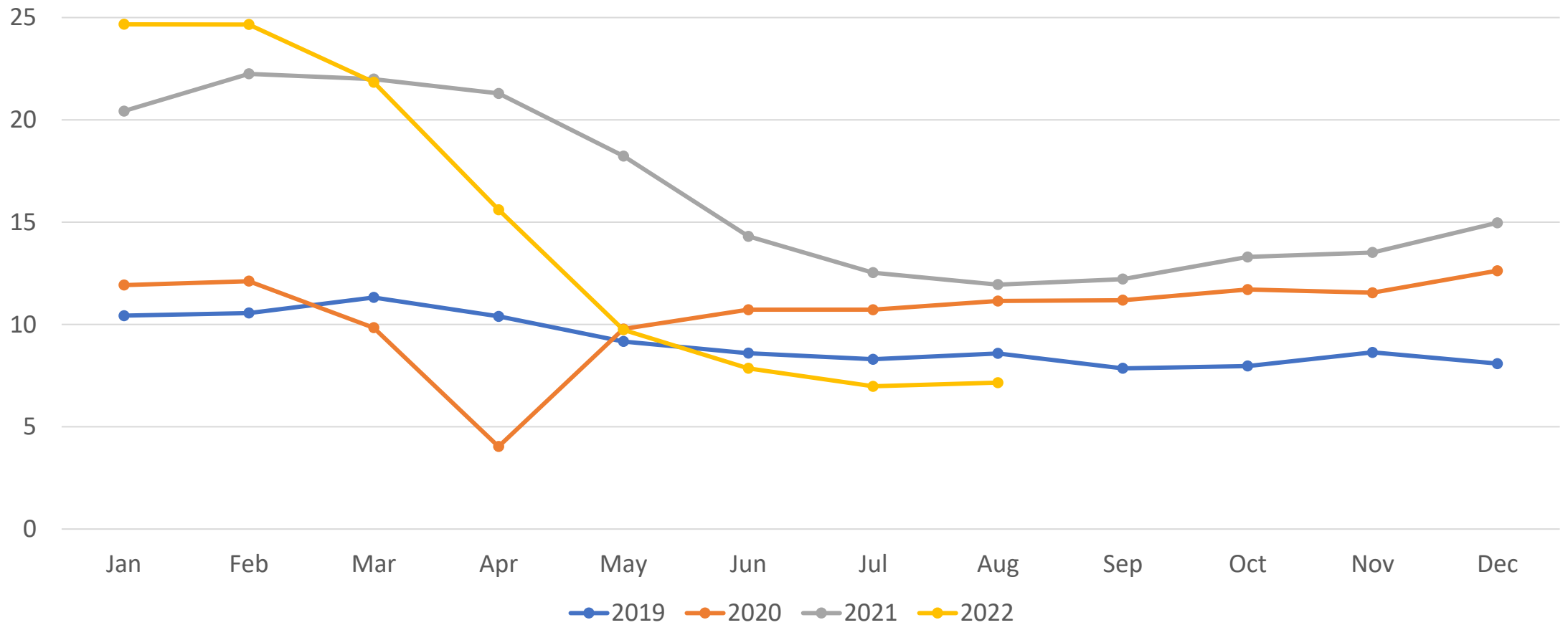
# Showings By Week



# Showings Per Active Listing



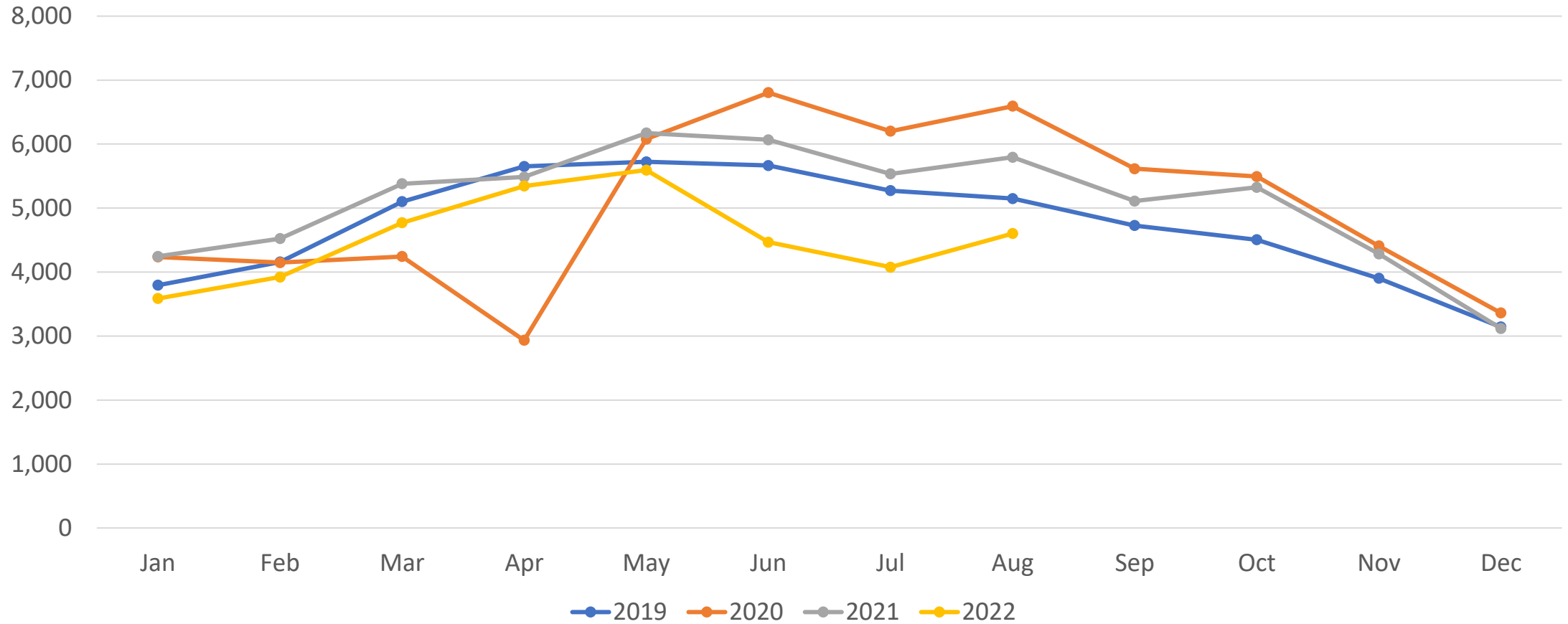
# Showings Per Active Listing Trend



# Pending Listings (Under Contract)



-20.6% YOY

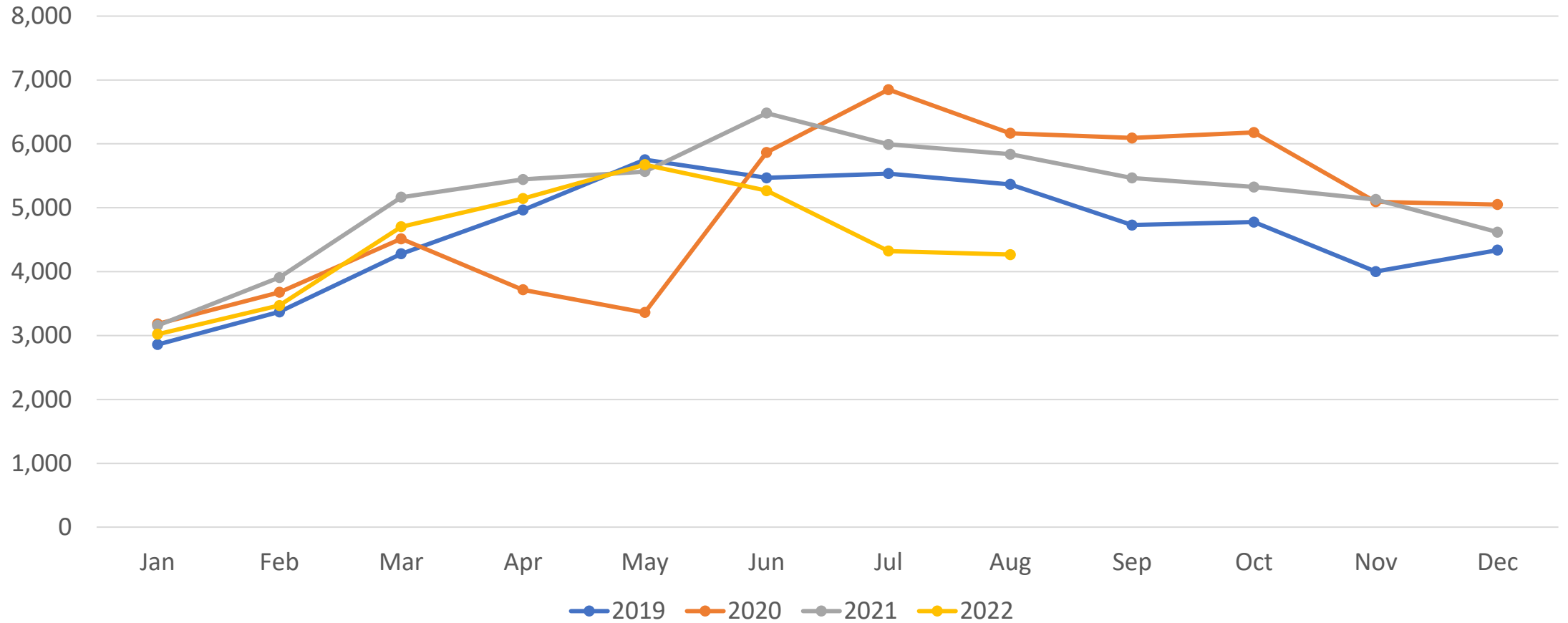




# Closings



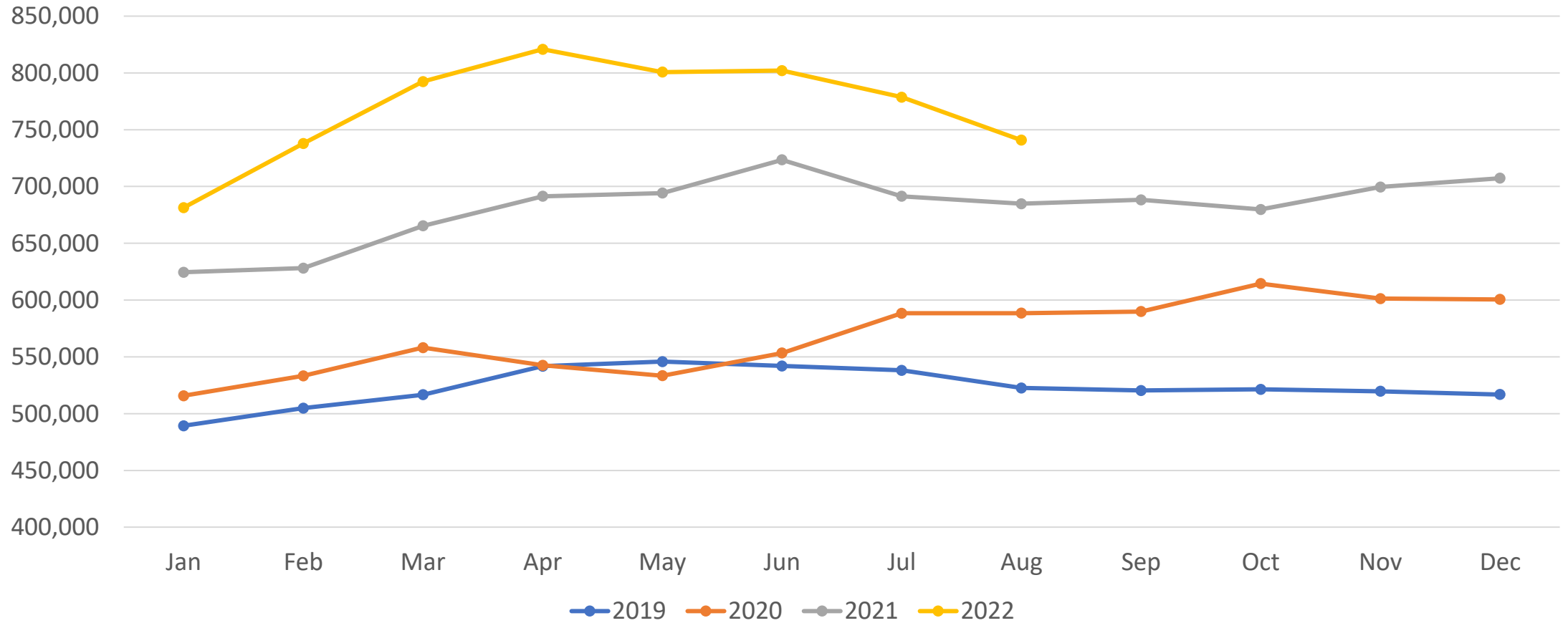
-26.9% YOY



# Average Sales Price For Houses

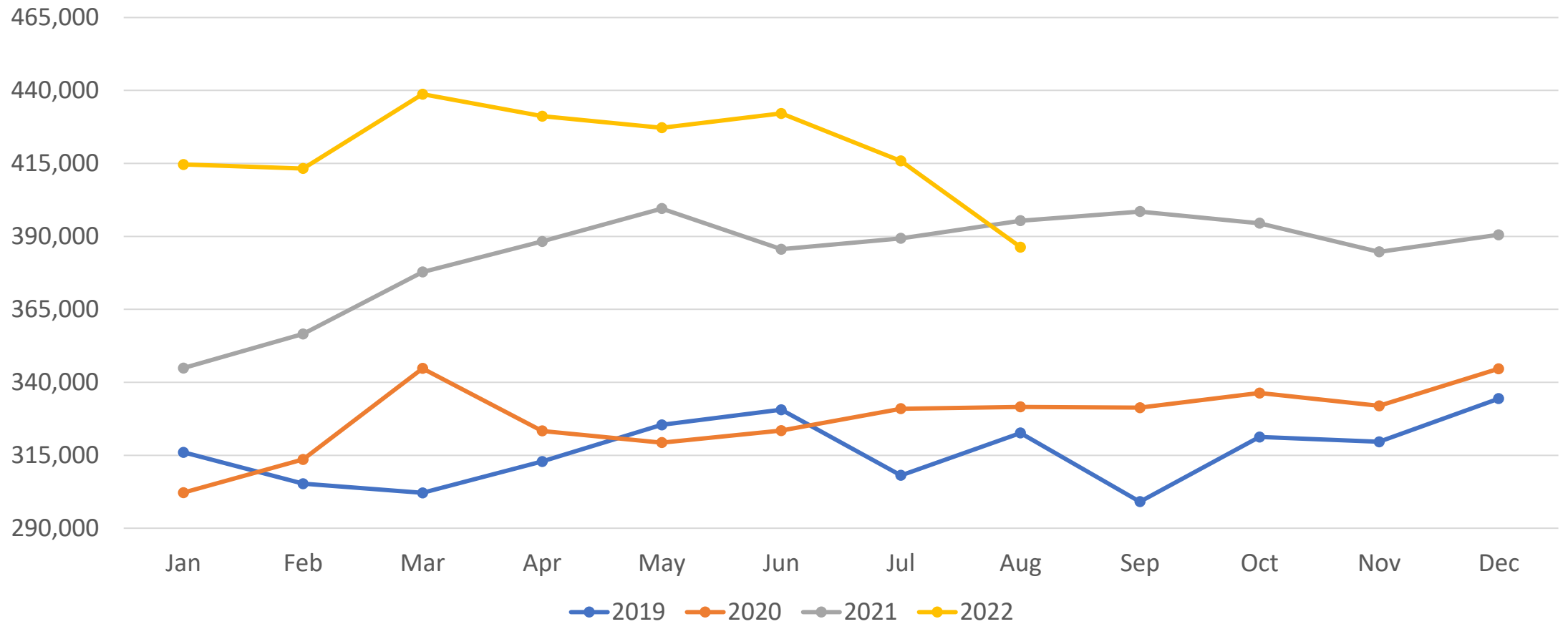


8.2% YOY



# Average Sales Price For Condos and Townhomes

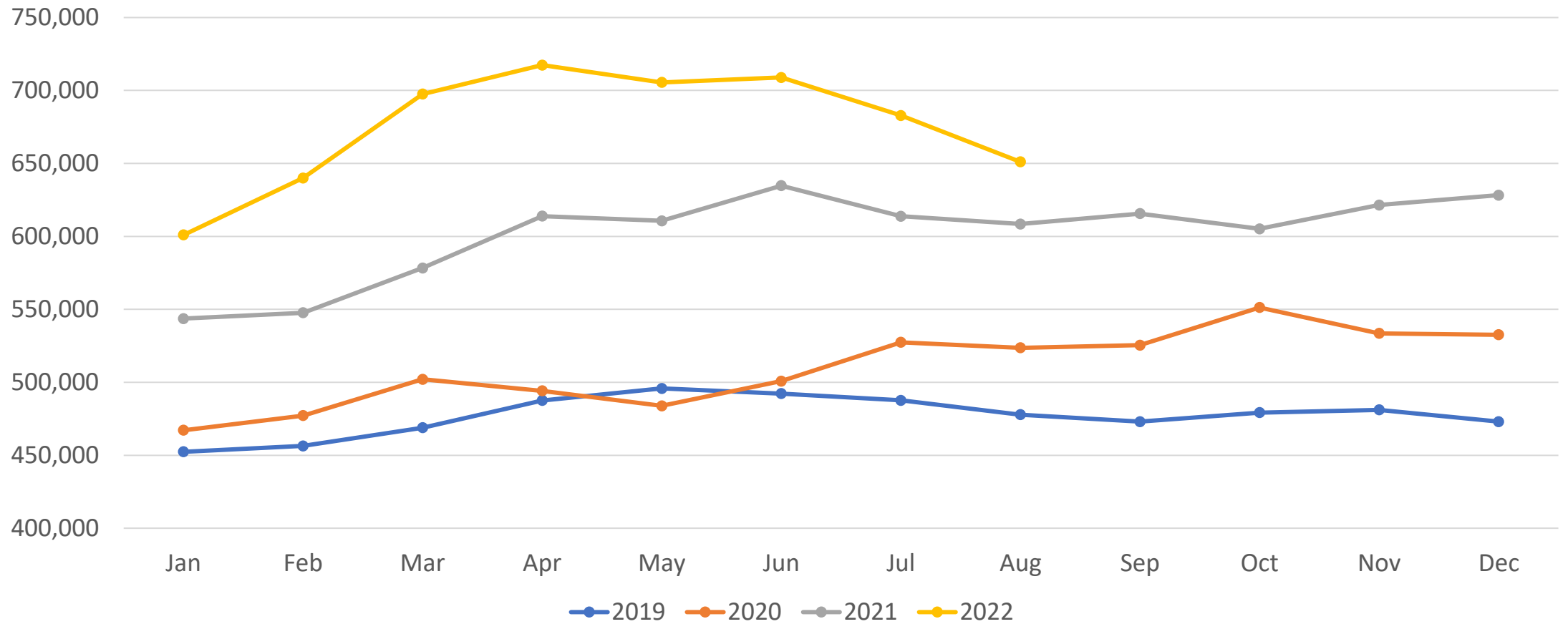
 -2.3% YOY



# Average Sales Price Combined



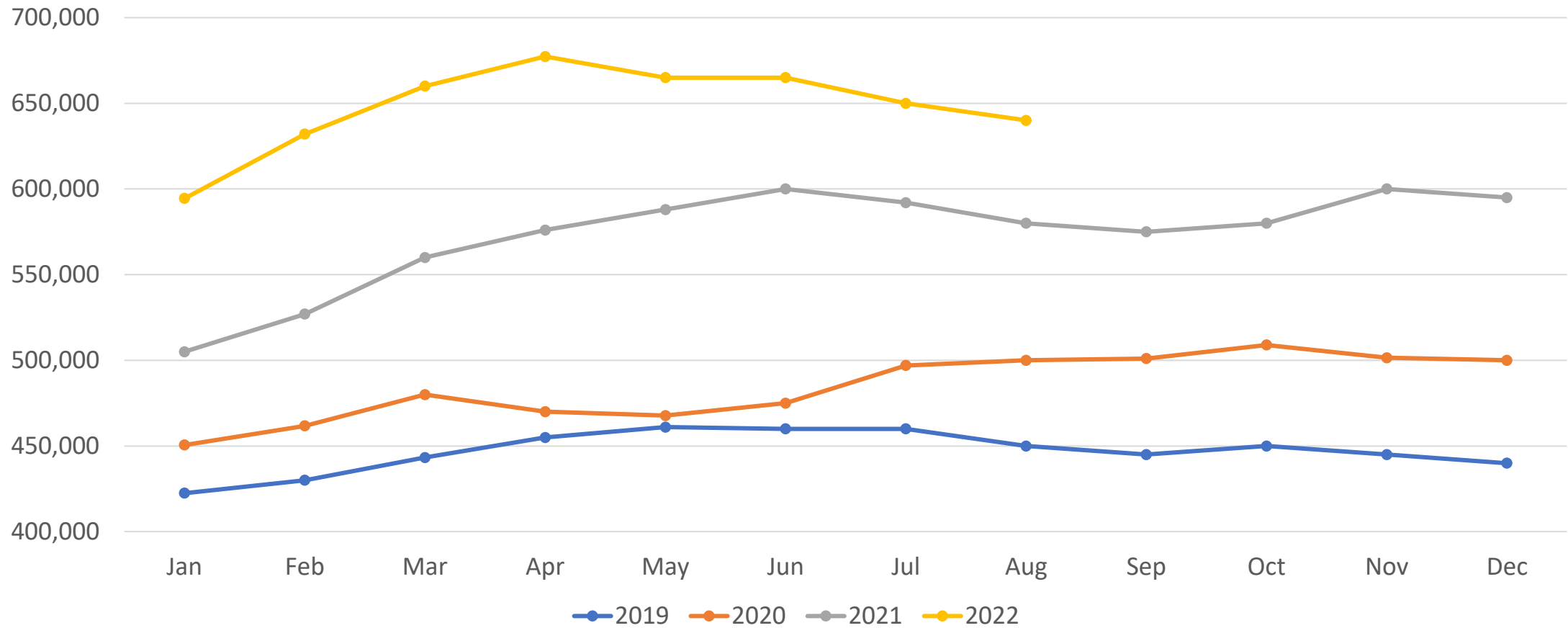
11.2% YOY



# Median Sales Price For Houses

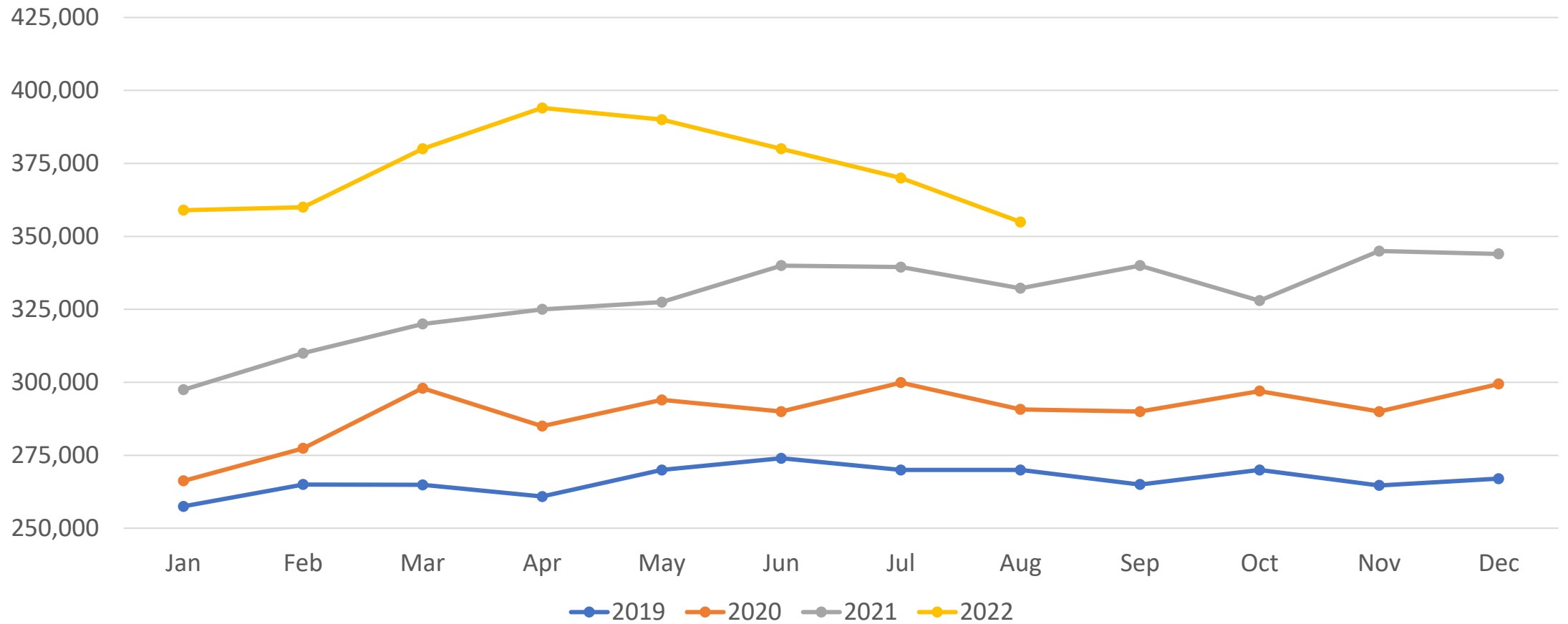


10.3% YOY



# Median Sales Price For Condos and Townhomes

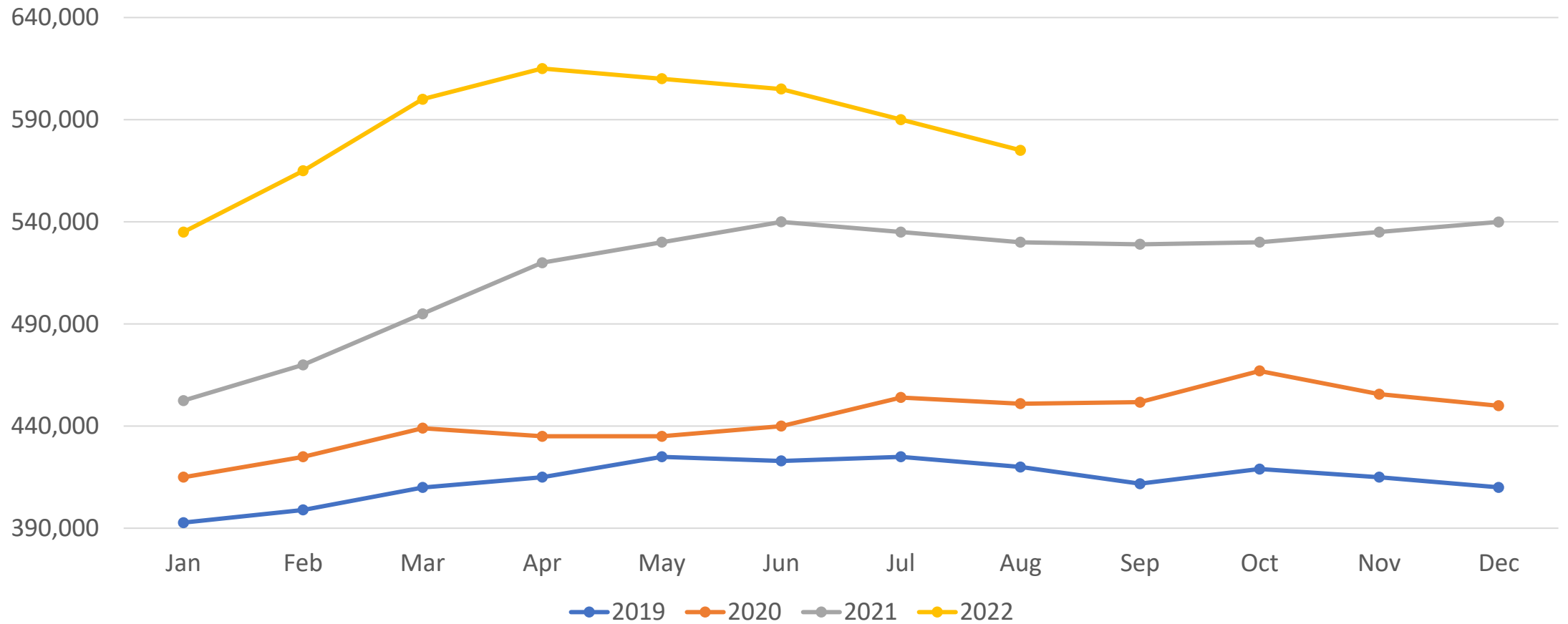
 6.8% YOY



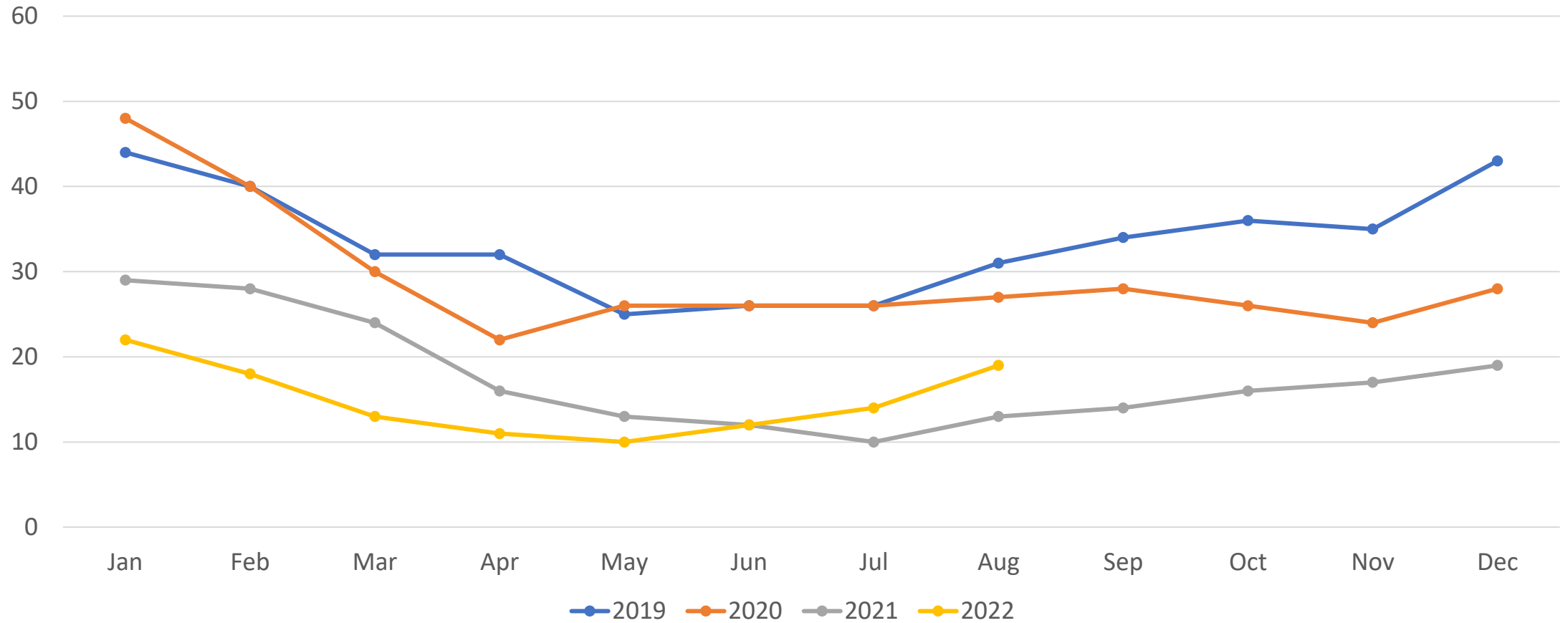
# Median Sales Price Combined



10.3% YOY

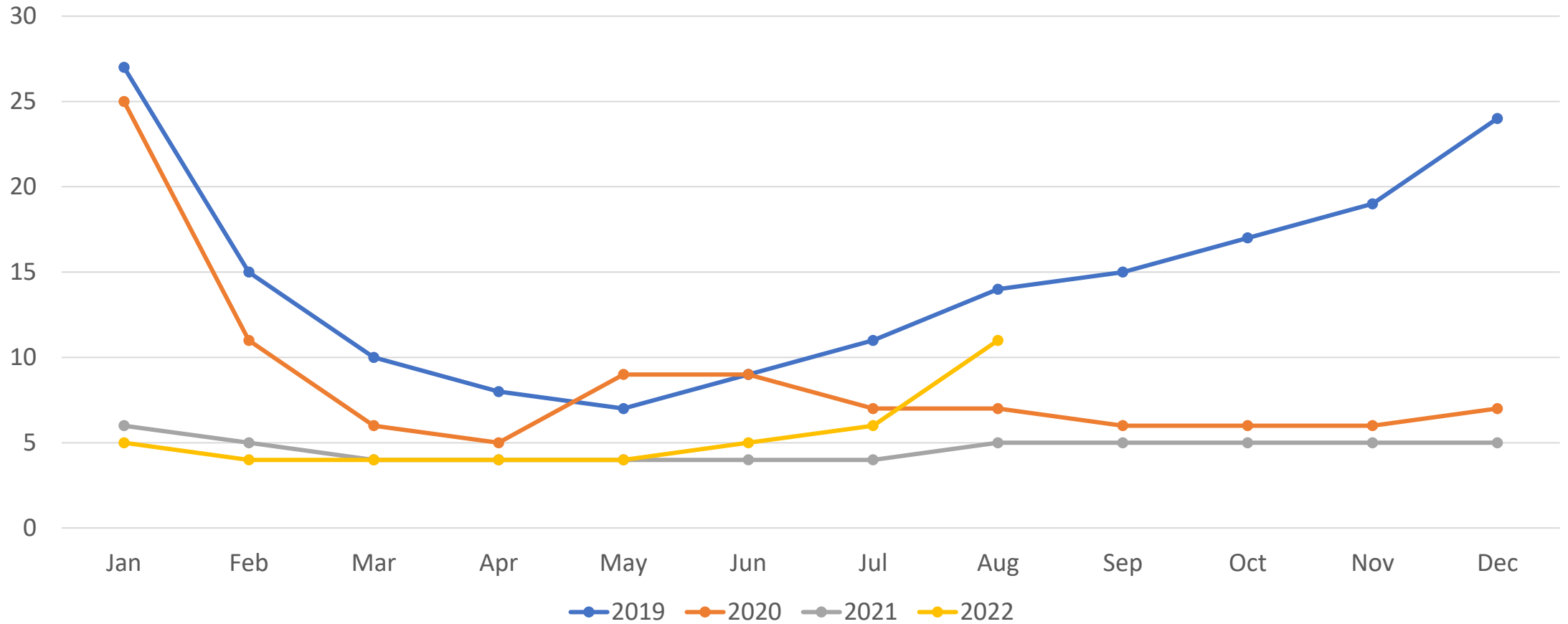


# Average Days On Market

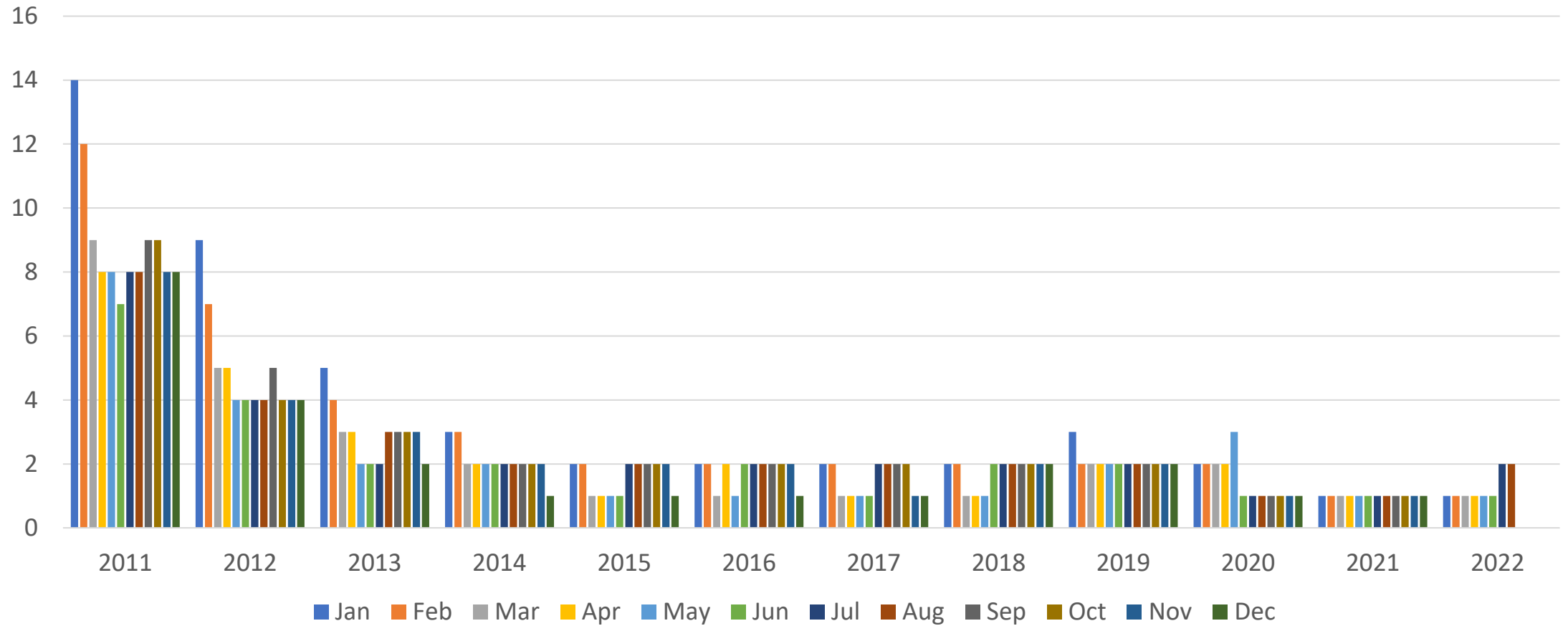




# Median Days On Market



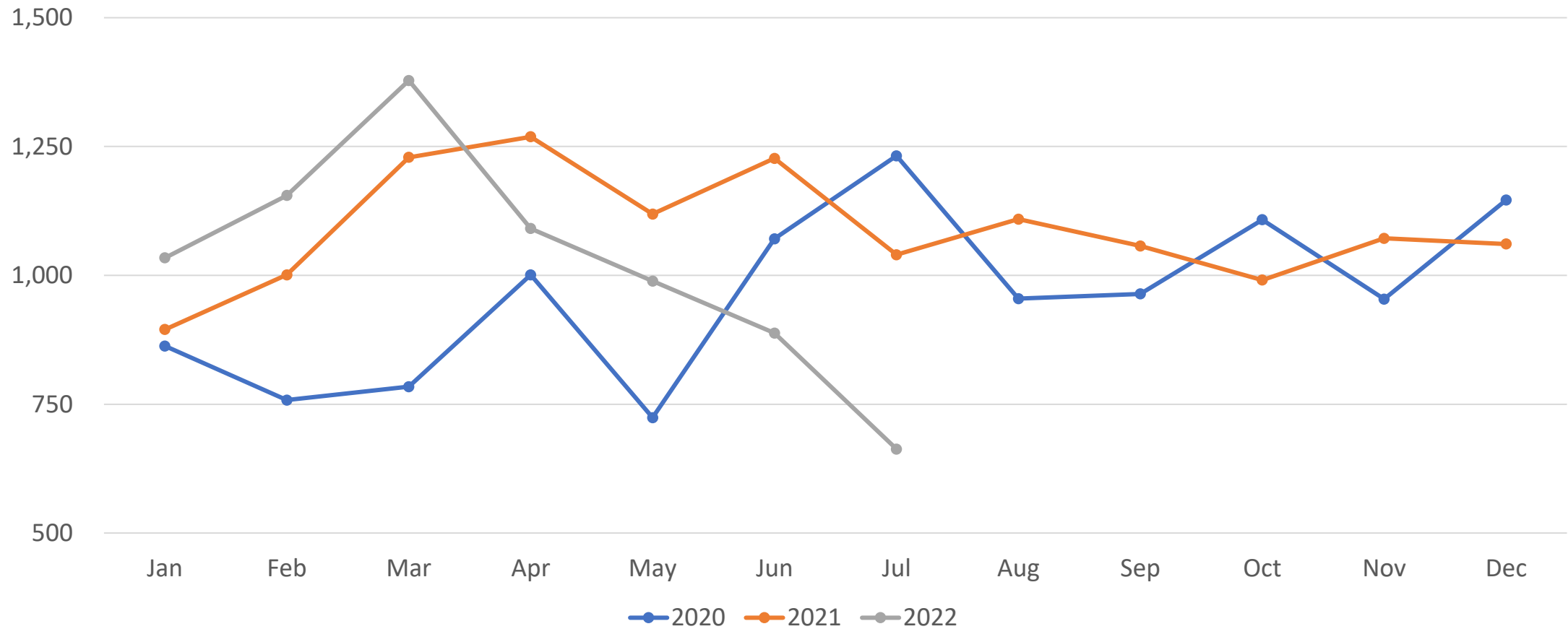
# Months of Inventory



# 1 Unit Housing Starts (1 month delay in reporting)



**-36.3% YTD  
compared  
to 2021**



# Conclusions

- Showings per active listing for August remain significantly depressed 56.6% compared to the last three years in August.
- August listings are again in line with 2020 but still below 2019.
- New contracts decreased (20.6%) year over year due to the market uncertainty.
- The median sales price for the entire market is up 10.3% over August 2021. The rate of increase is dramatically declining.

# Data Analyzed By



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## Data Sources

[www.recolorado.com](http://www.recolorado.com)

[www.showingtime.com](http://www.showingtime.com)