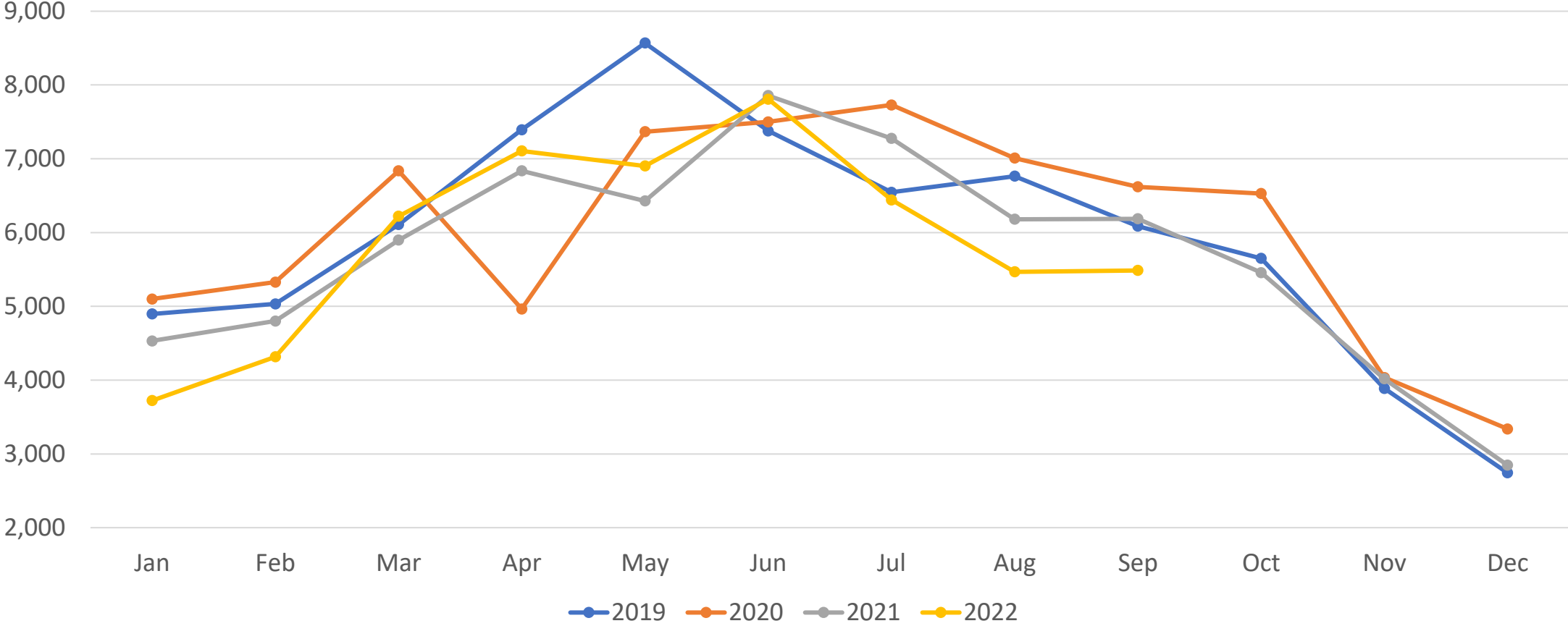




www.beaconrealestateservices.com

Denver Metro Residential Market Update September 2022

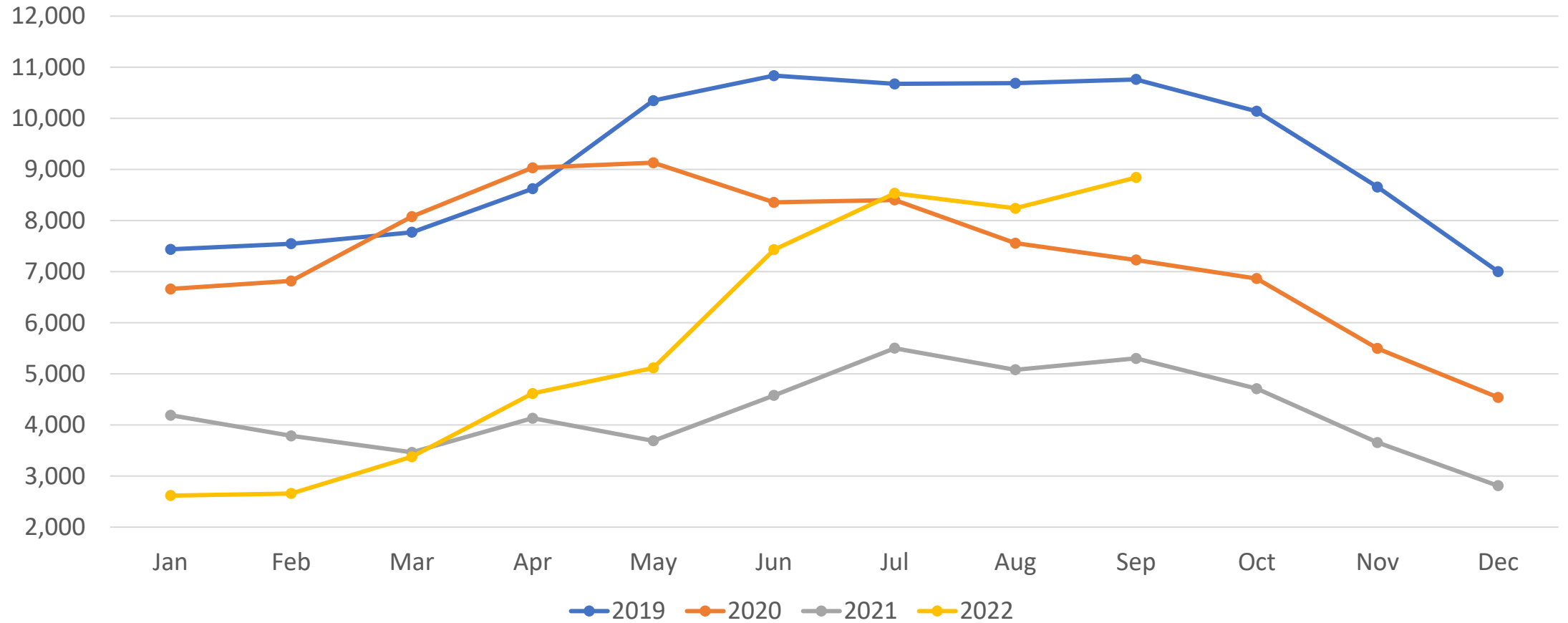
New Listings



Active Listings



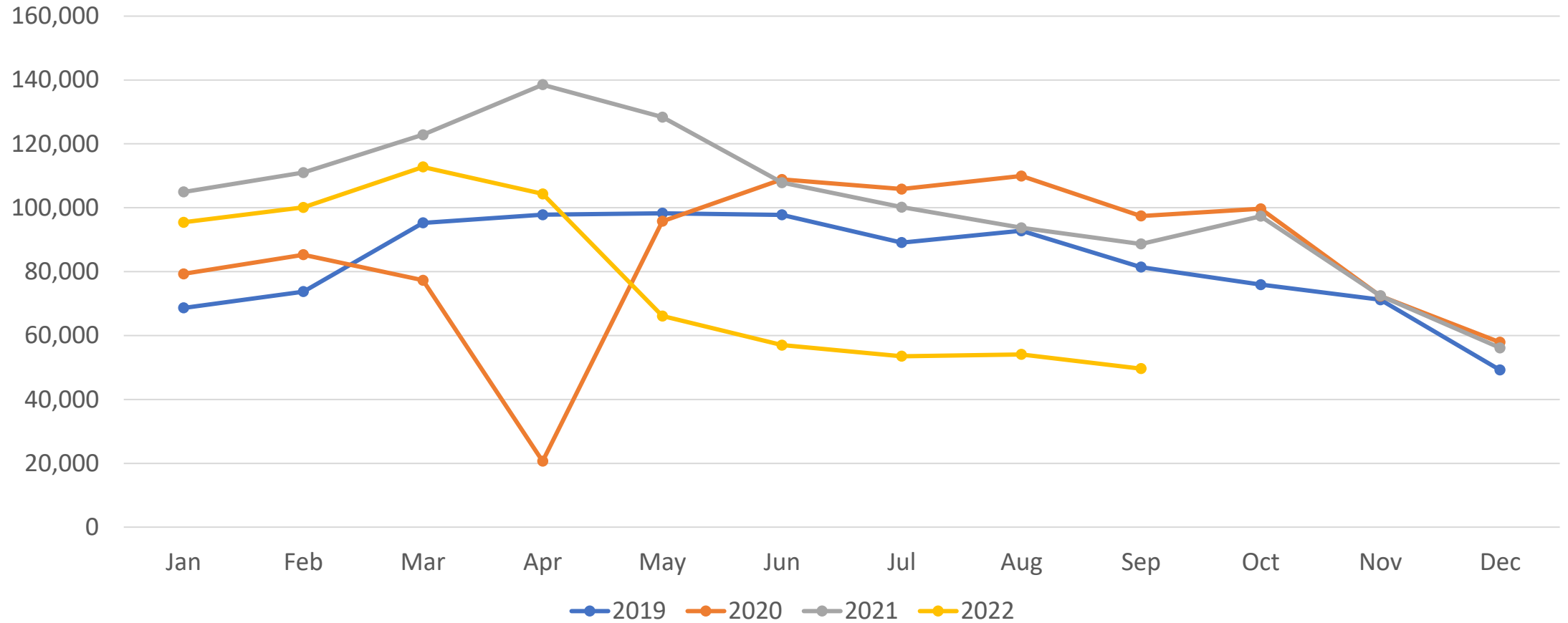
66.8% YOY



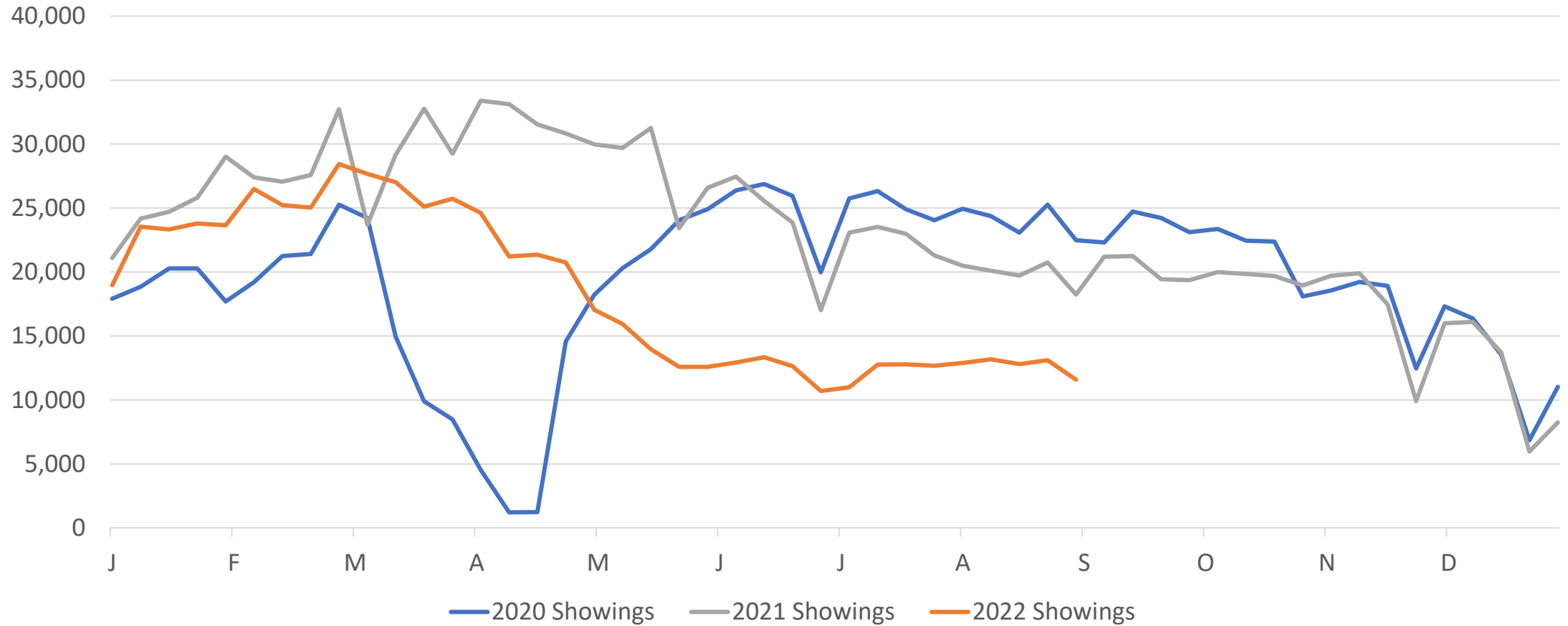
Total Showings By Month



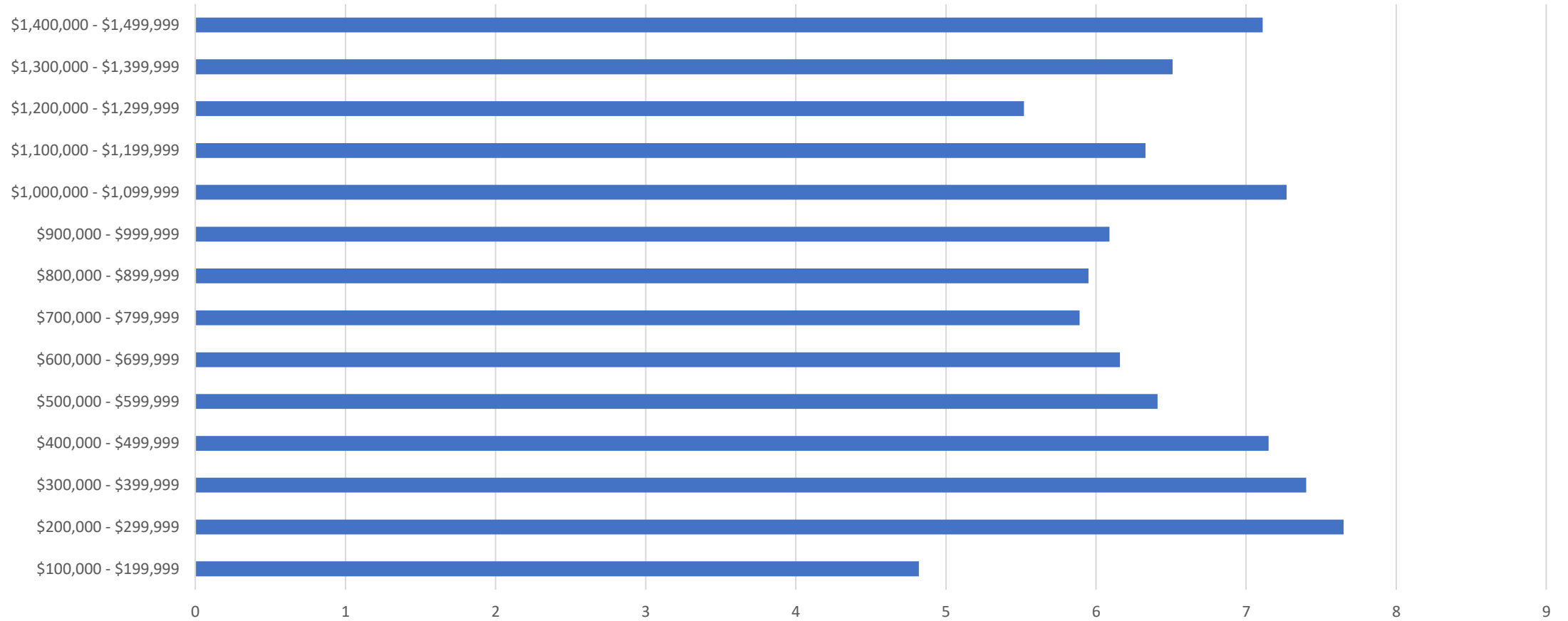
-44.0% YOY



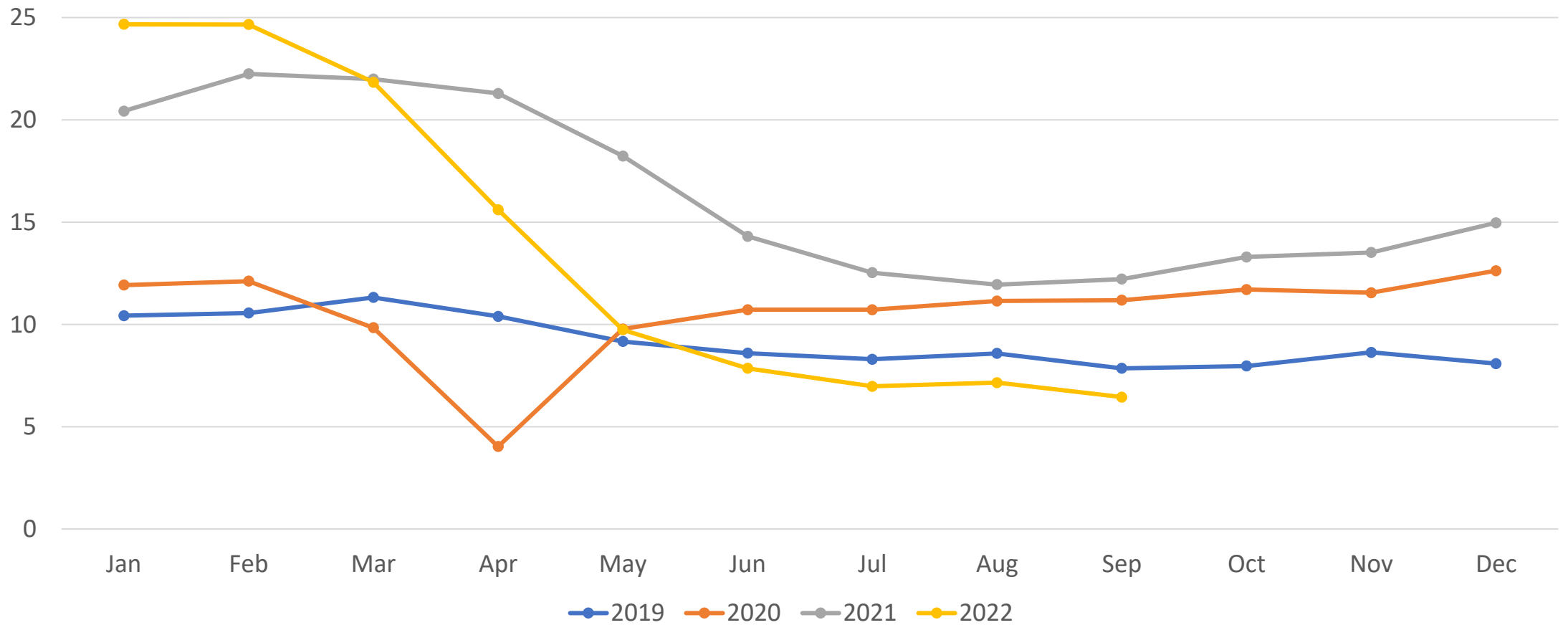
Showings By Week



Showings Per Active Listing



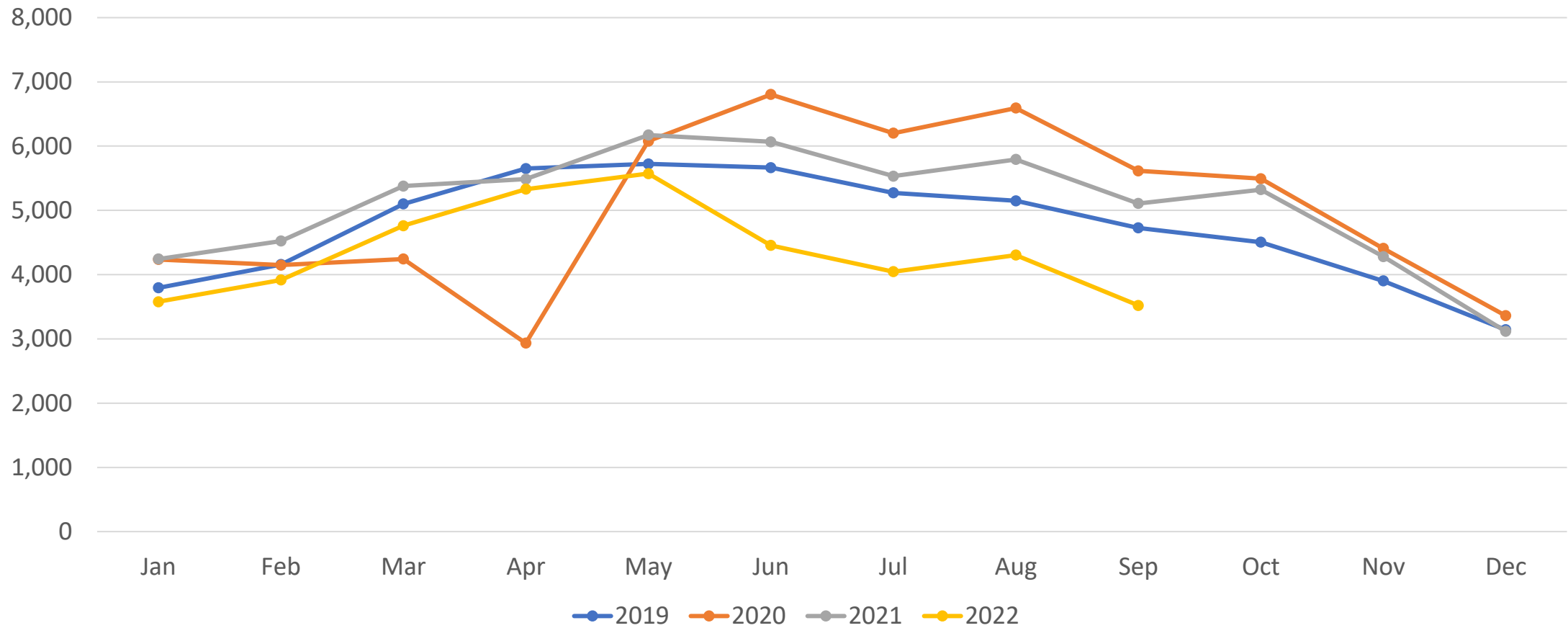
Showings Per Active Listing Trend



Pending Listings (Under Contract)



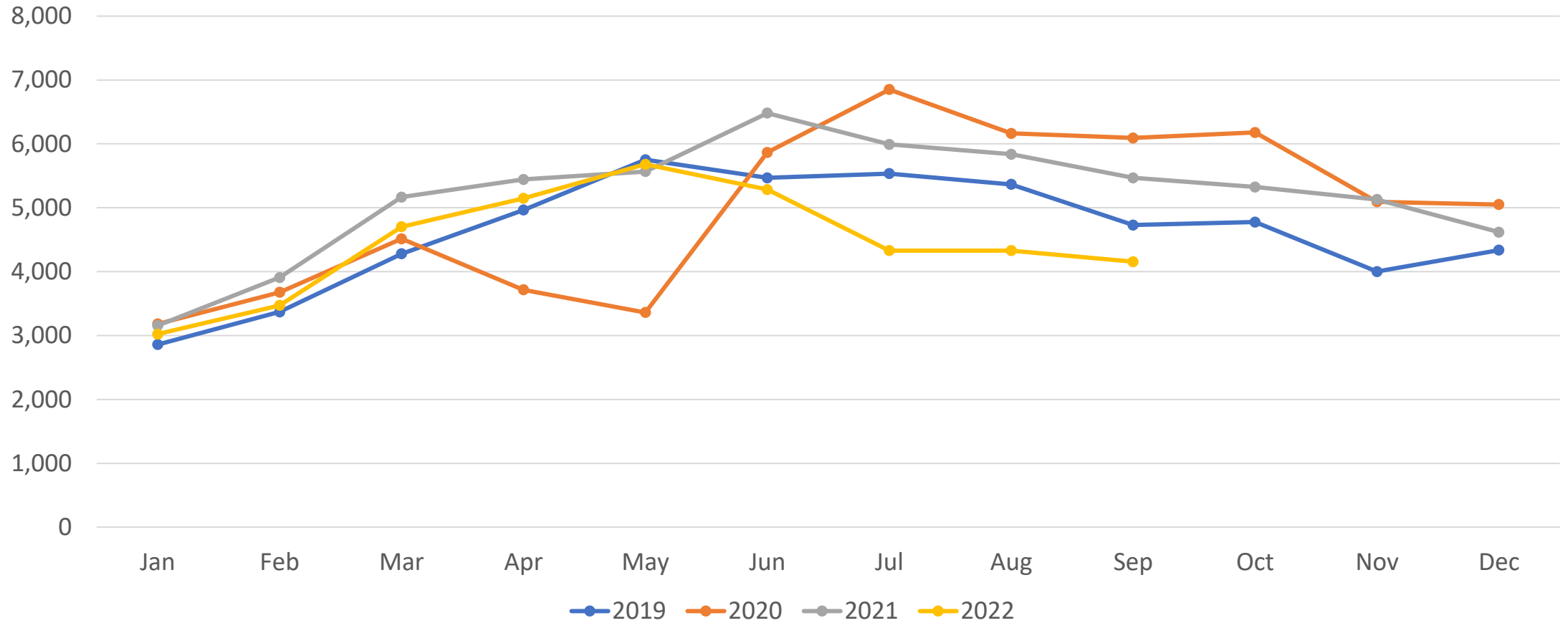
-31.1% YOY



Closings



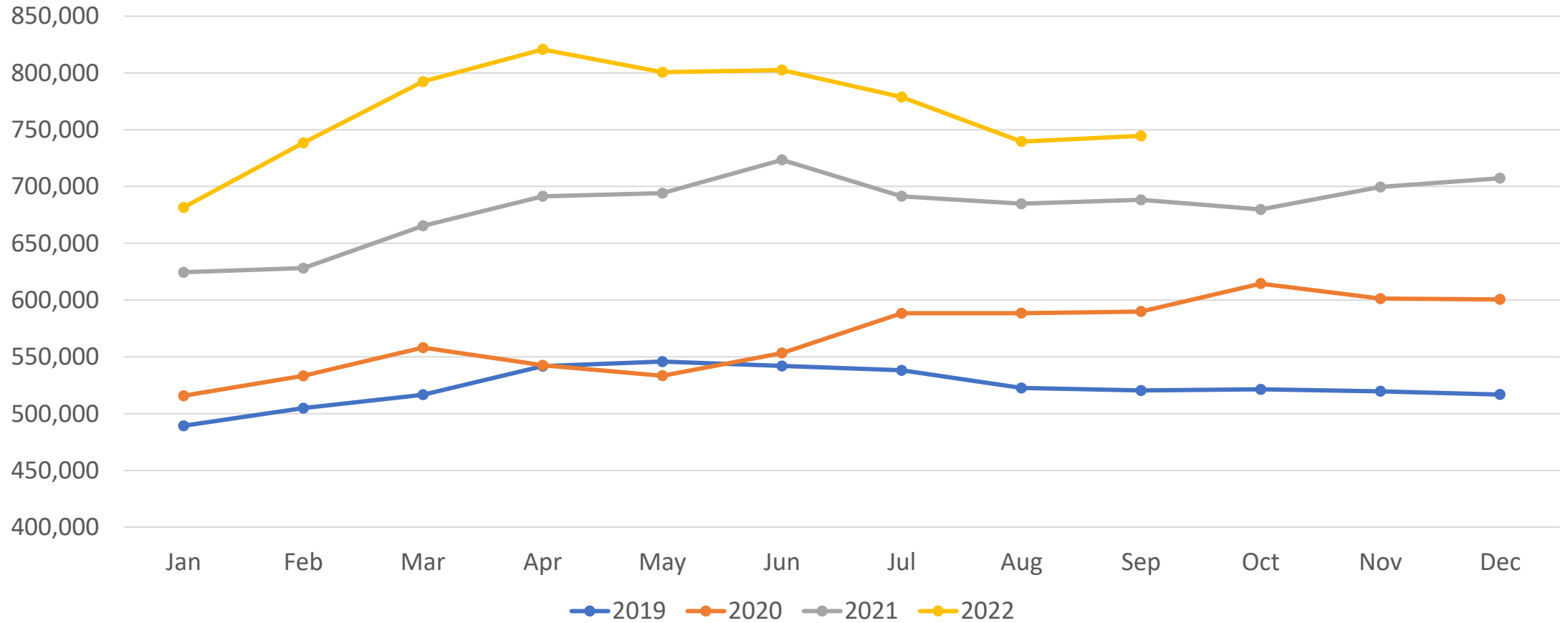
-24.0% YOY



Average Sales Price For Houses

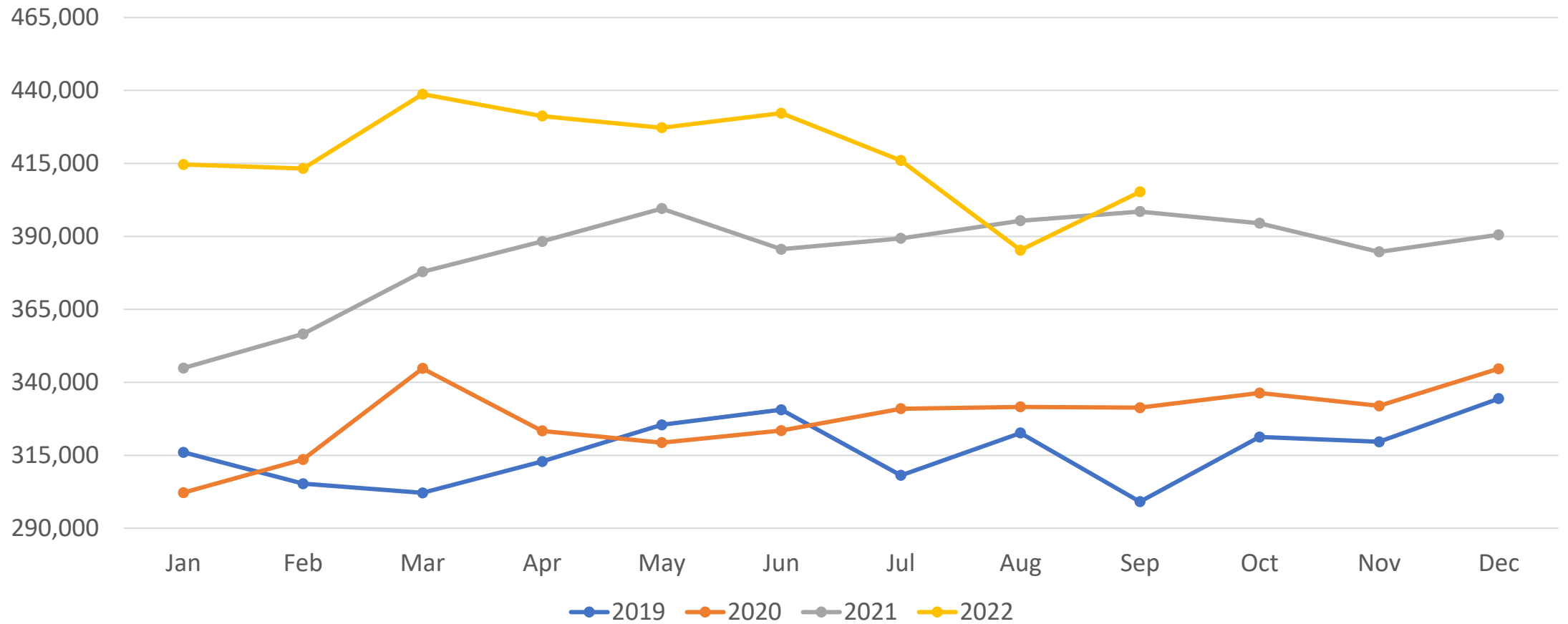


8.2% YOY



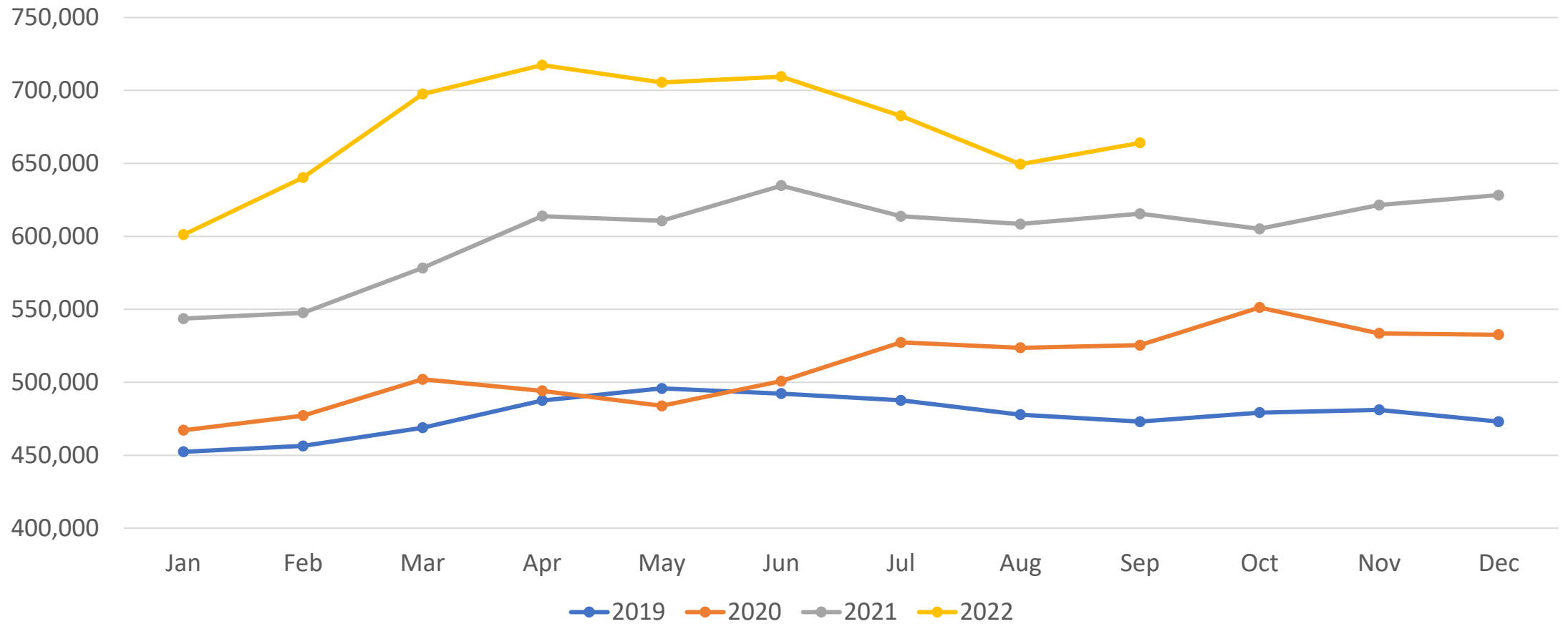
Average Sales Price For Condos and Townhomes

 1.7% YOY



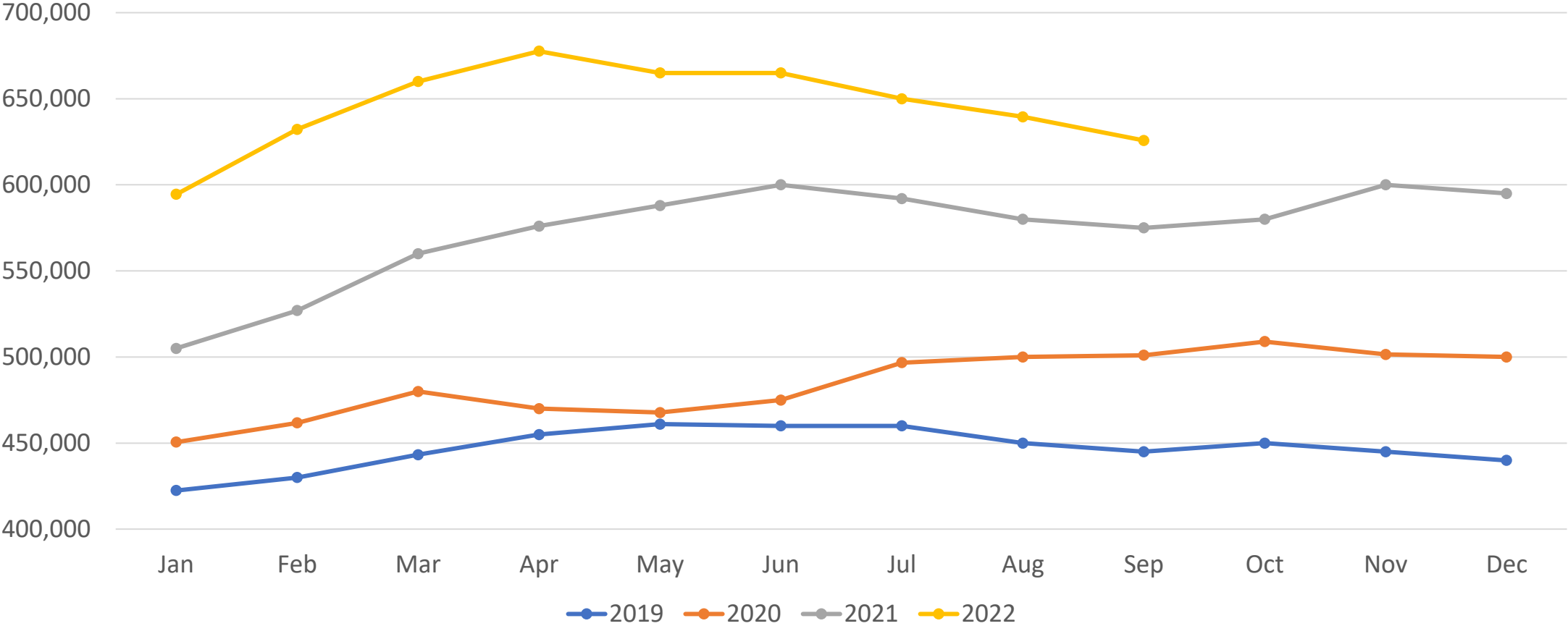
Average Sales Price Combined

 7.9% YOY



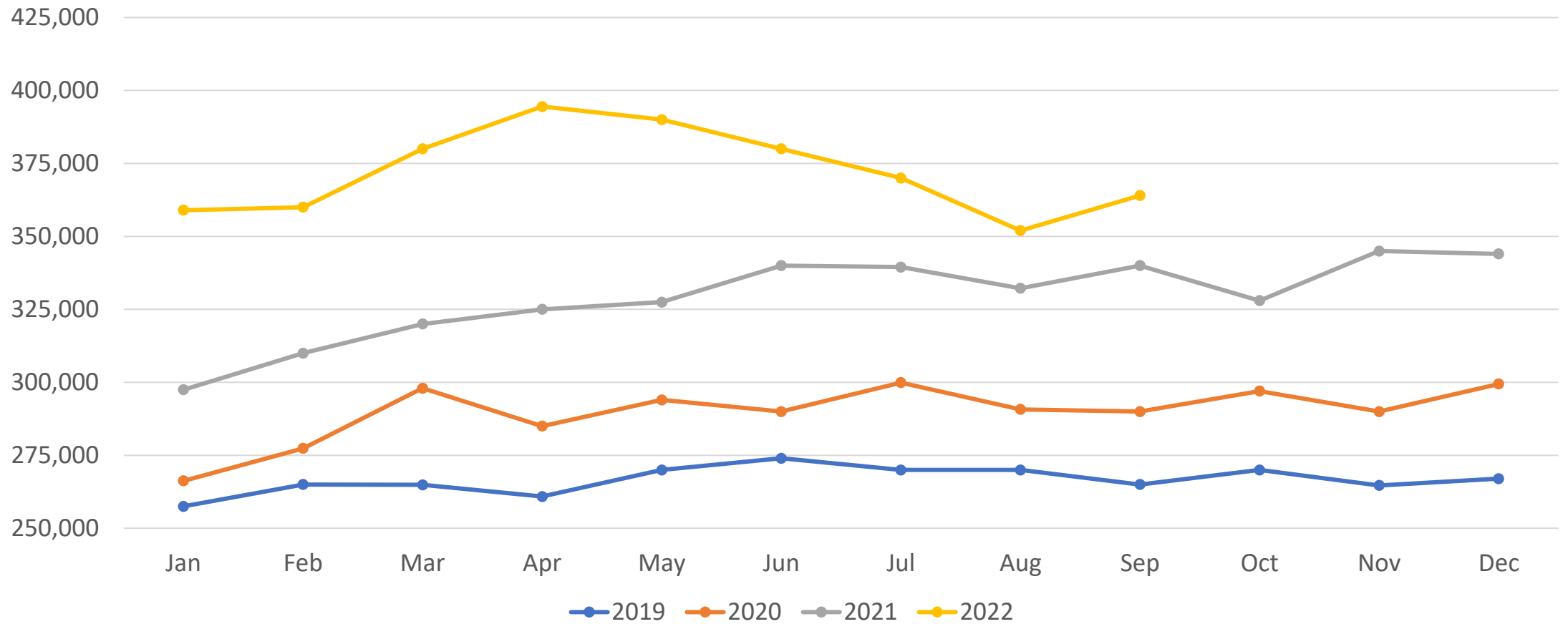
Median Sales Price For Houses

 8.8% YOY



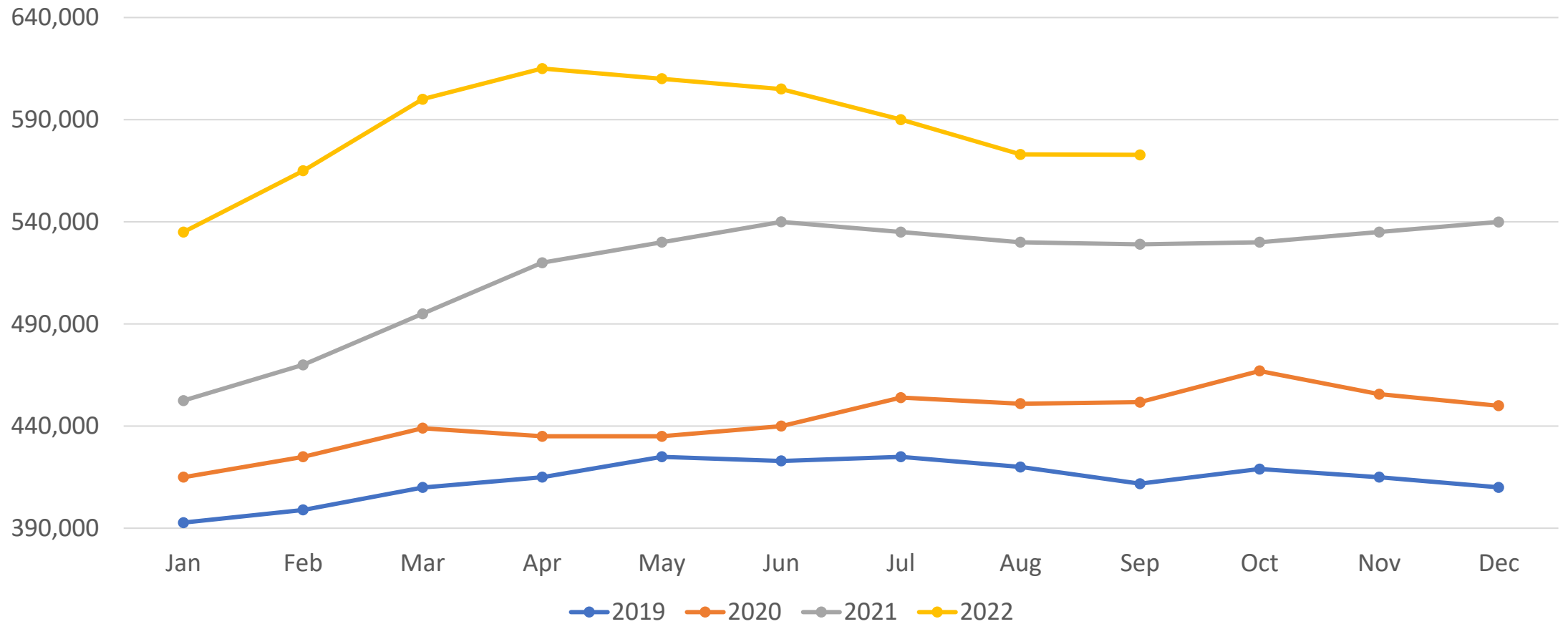
Median Sales Price For Condos and Townhomes

 7.1% YOY

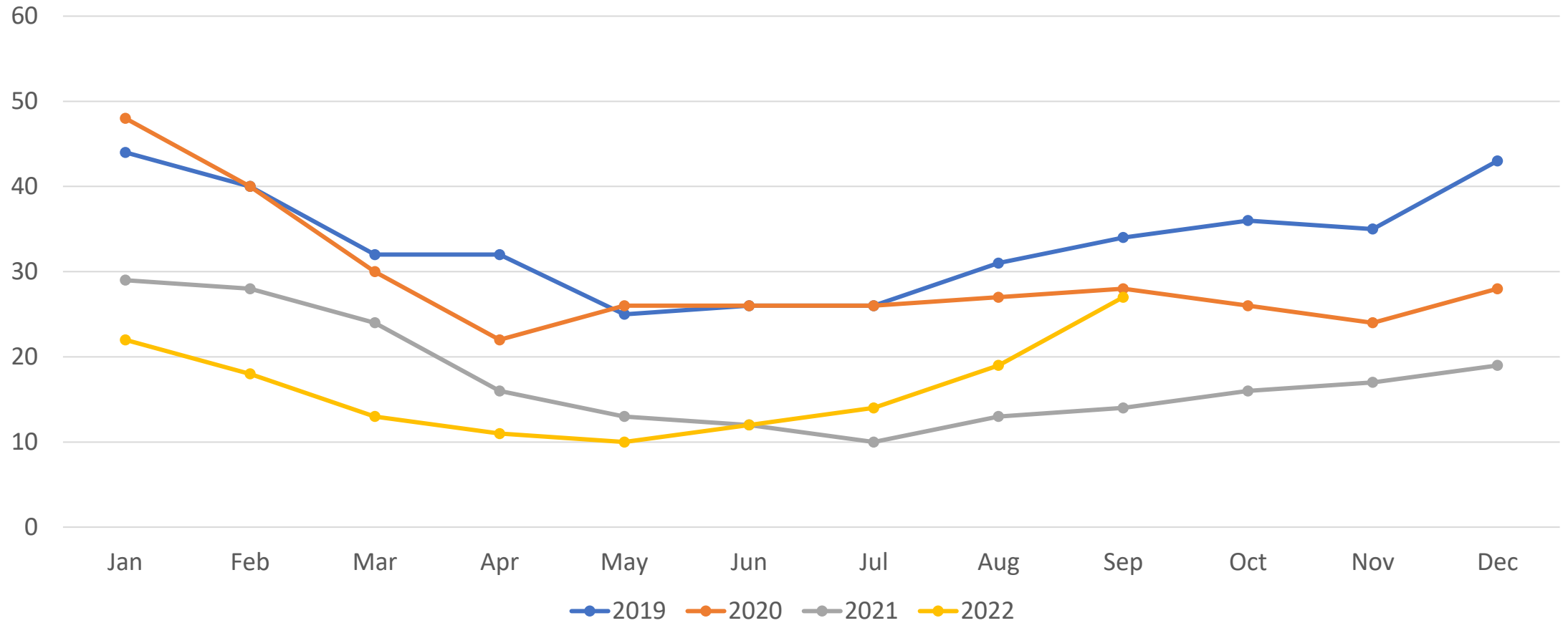


Median Sales Price Combined

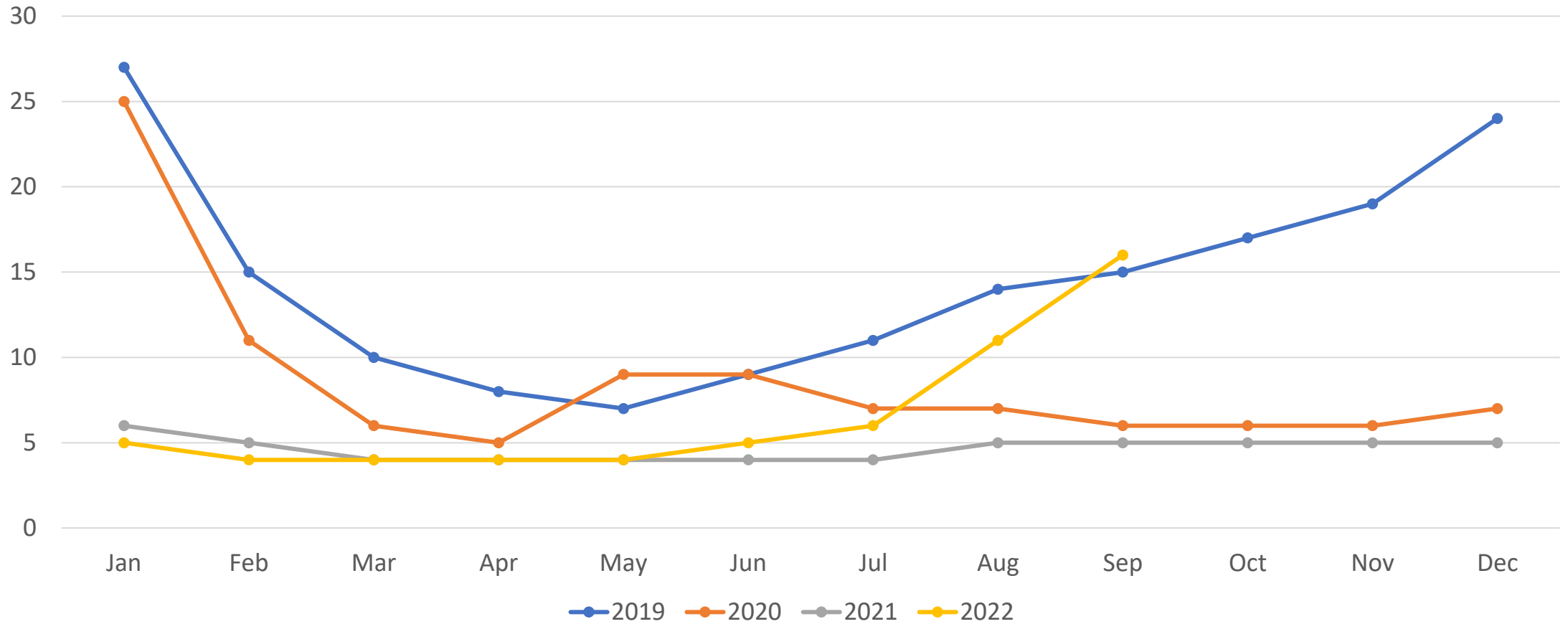
 8.3% YOY



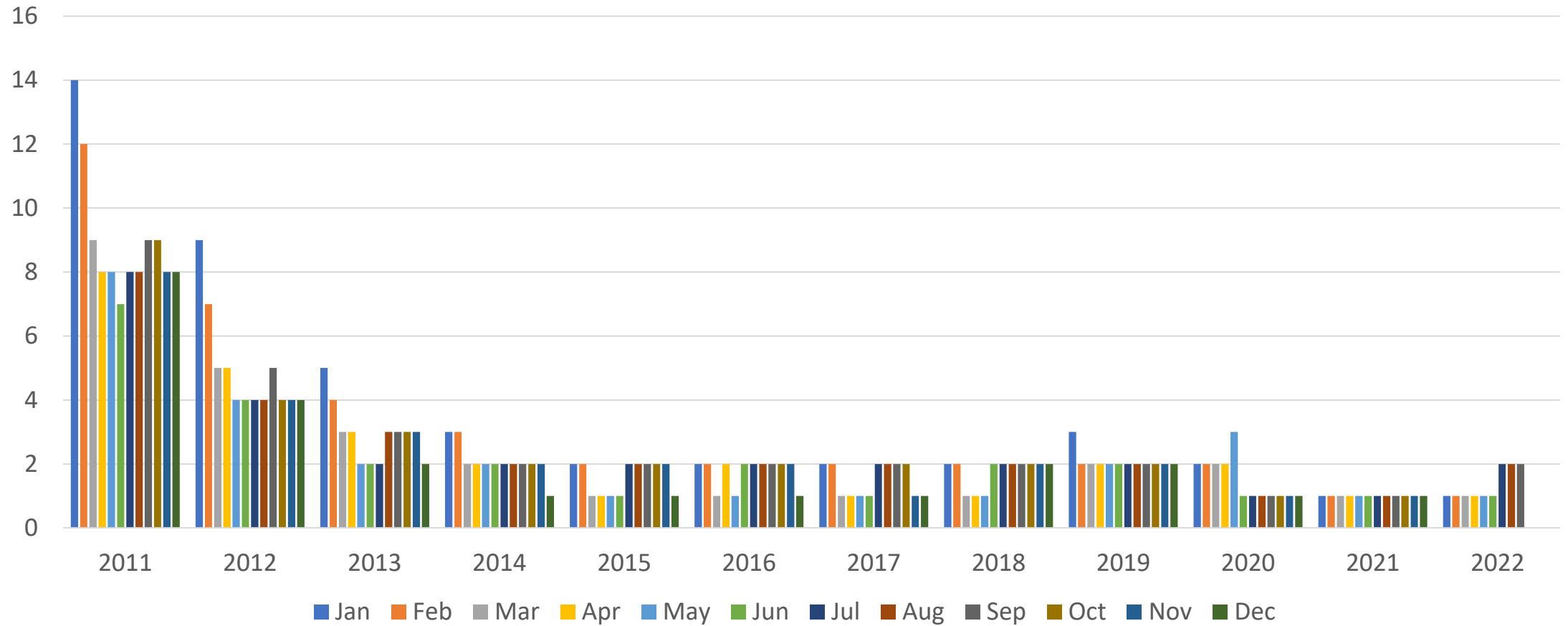
Average Days On Market



Median Days On Market



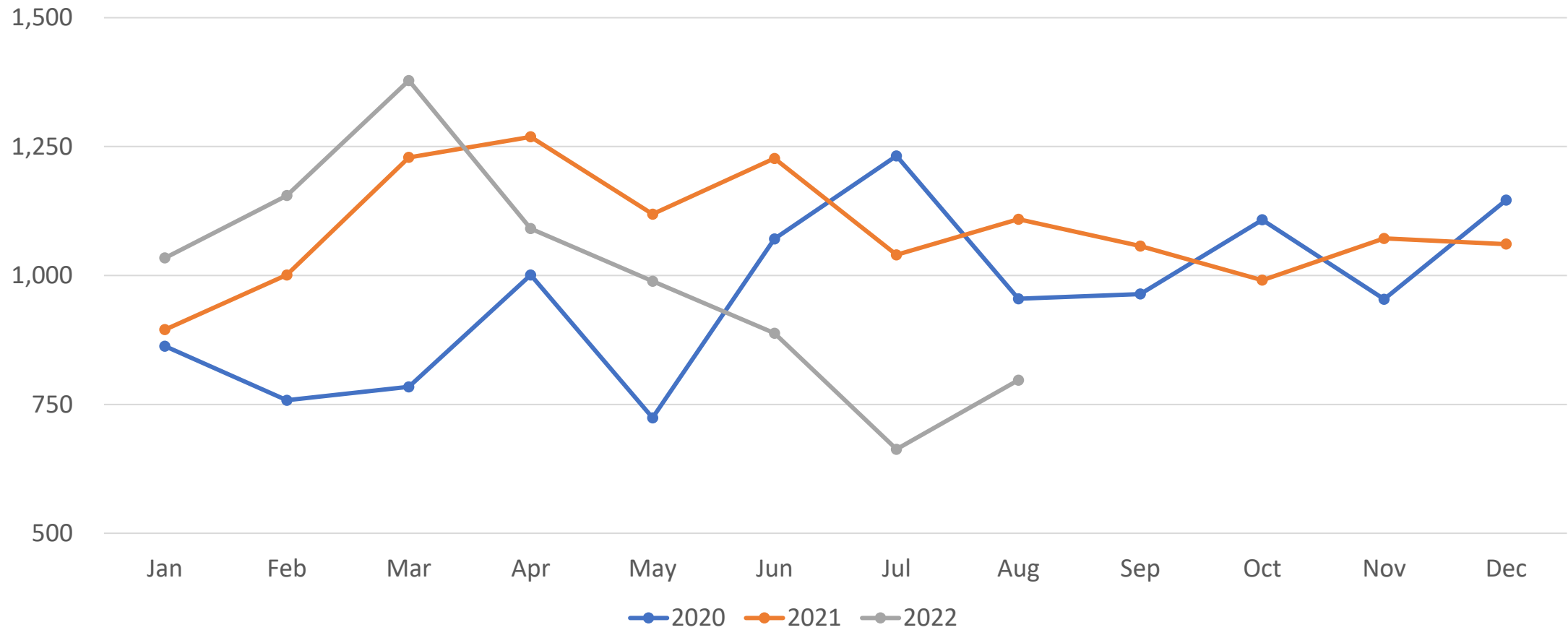
Months of Inventory



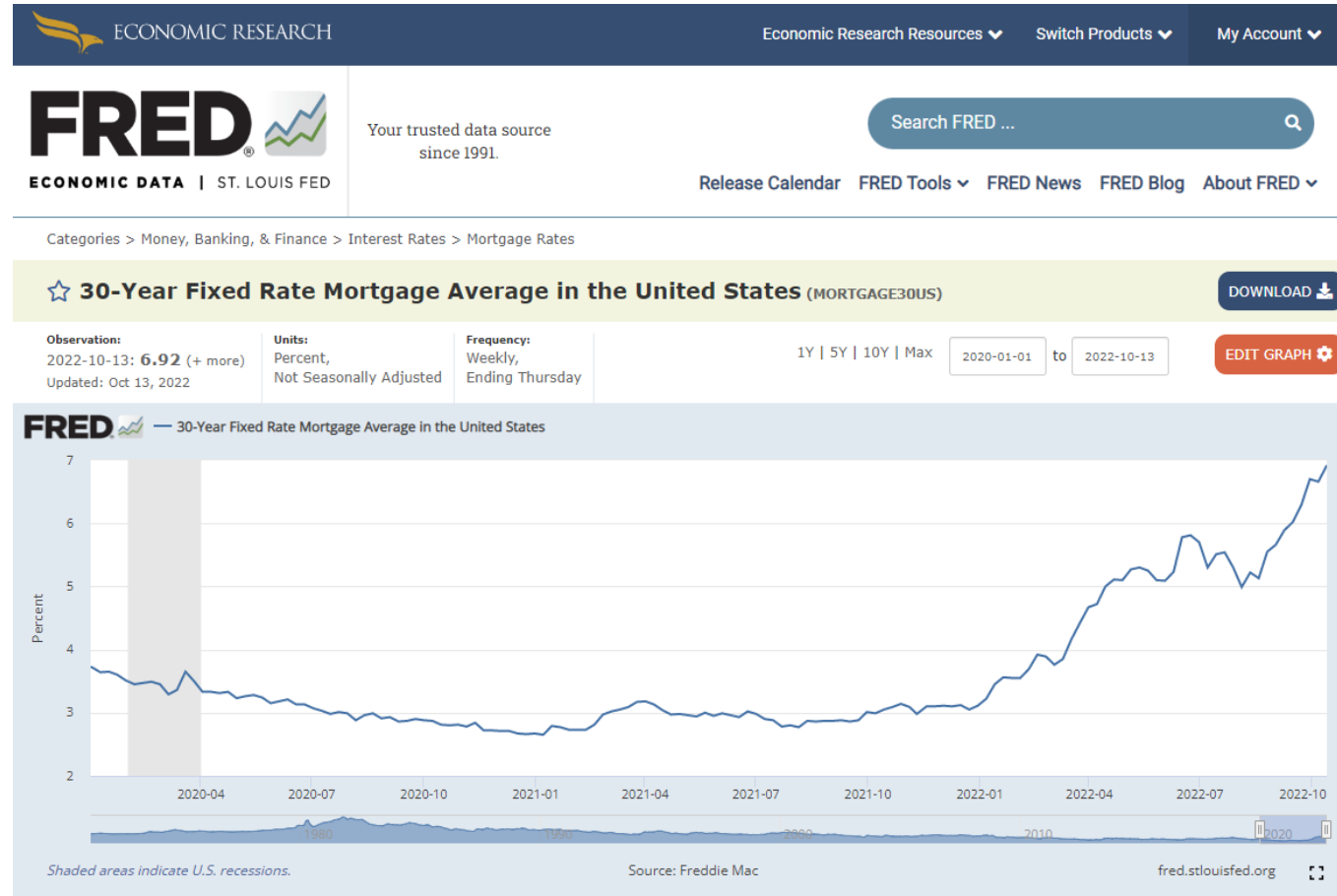
1 Unit Housing Starts (1 month delay in reporting)



**-10.1% YTD
compared
to 2021**



30 Year Mortgage Interest Rates



Conclusions

- Showings per active listing for September remain significantly depressed with 44% fewer showings compared to September 2021.
- September total listings are 66.8% higher than last year but are still (18%) below 2019.
- New contracts decreased (31.1%) year over year due 30-year mortgage interest rates hitting a 20-year high.
- The median sales price for the entire market is up 8.3% over September 2021. The rate of increase is slowing dramatically from earlier this year.

Data Analyzed By



www.beaconrealestateservices.com

Data Sources

www.recolorado.com

www.showingtime.com