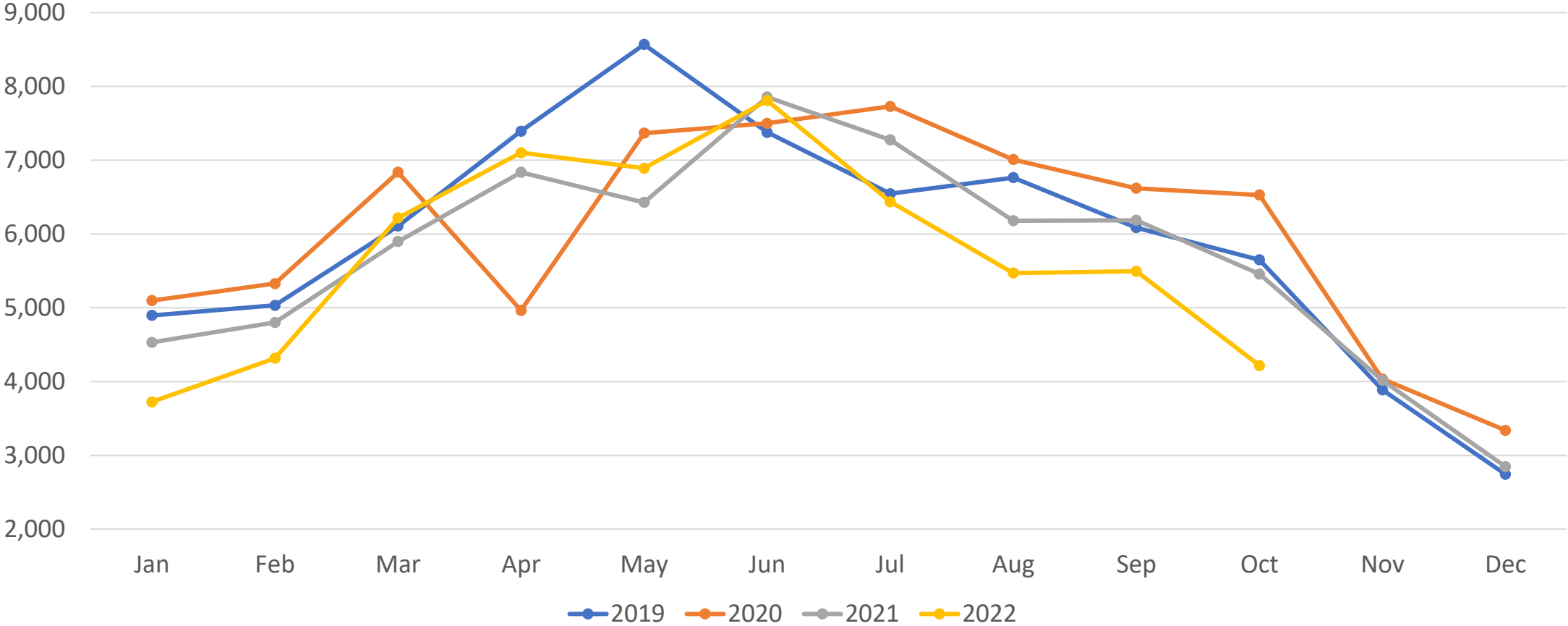




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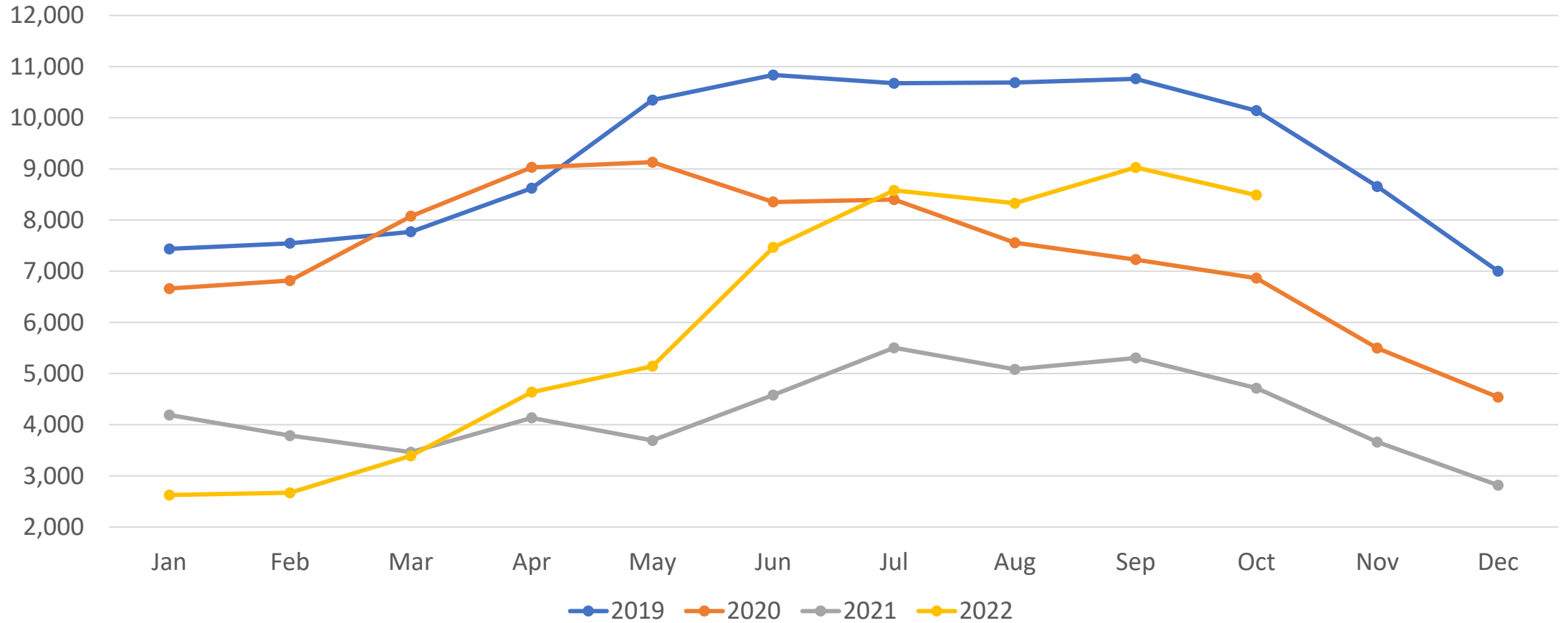
Denver Metro Residential Market Update October 2022

New Listings



Active Listings

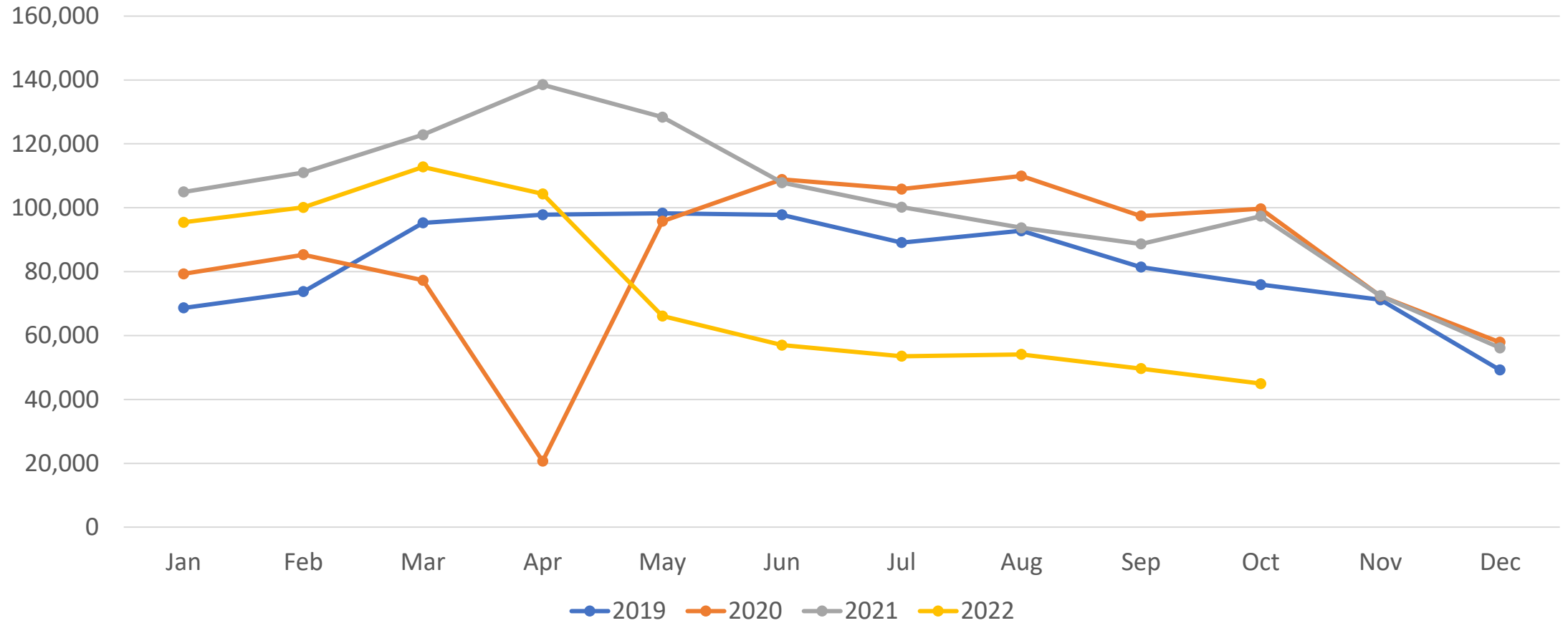
 **80.0% YOY**



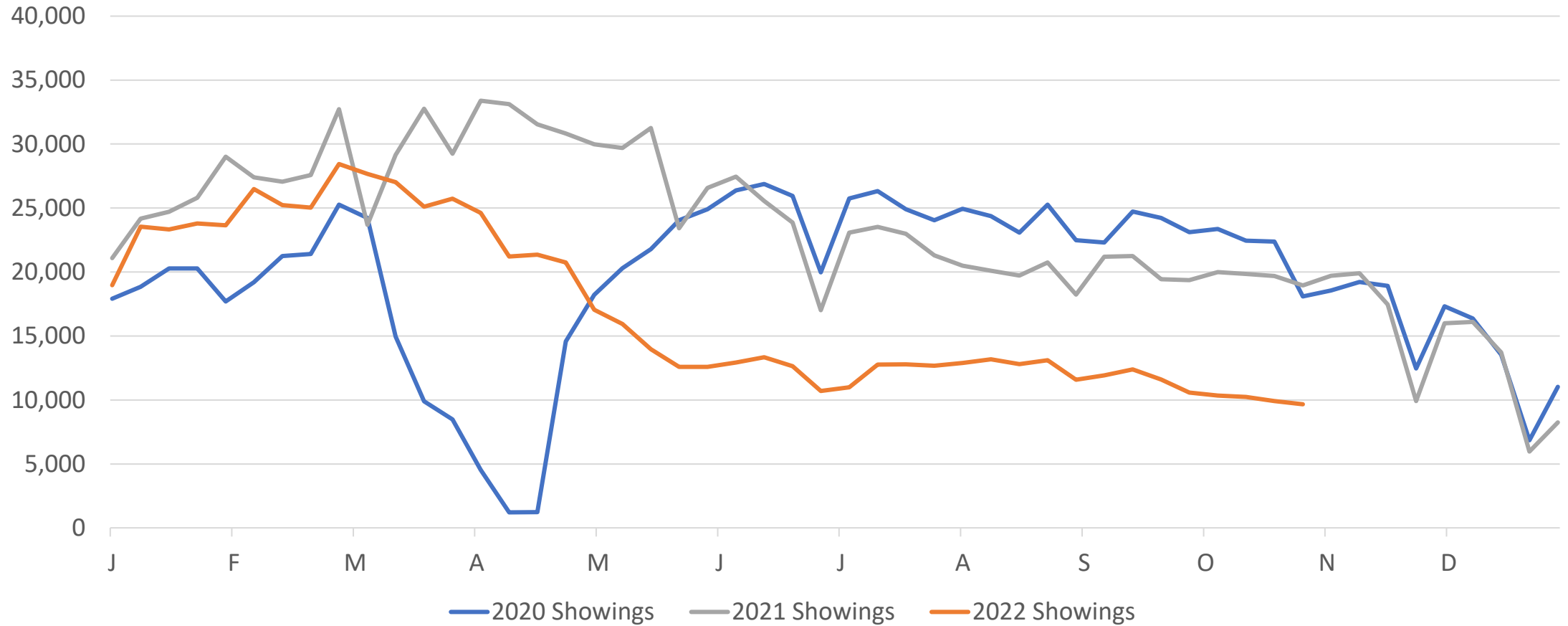
Total Showings By Month



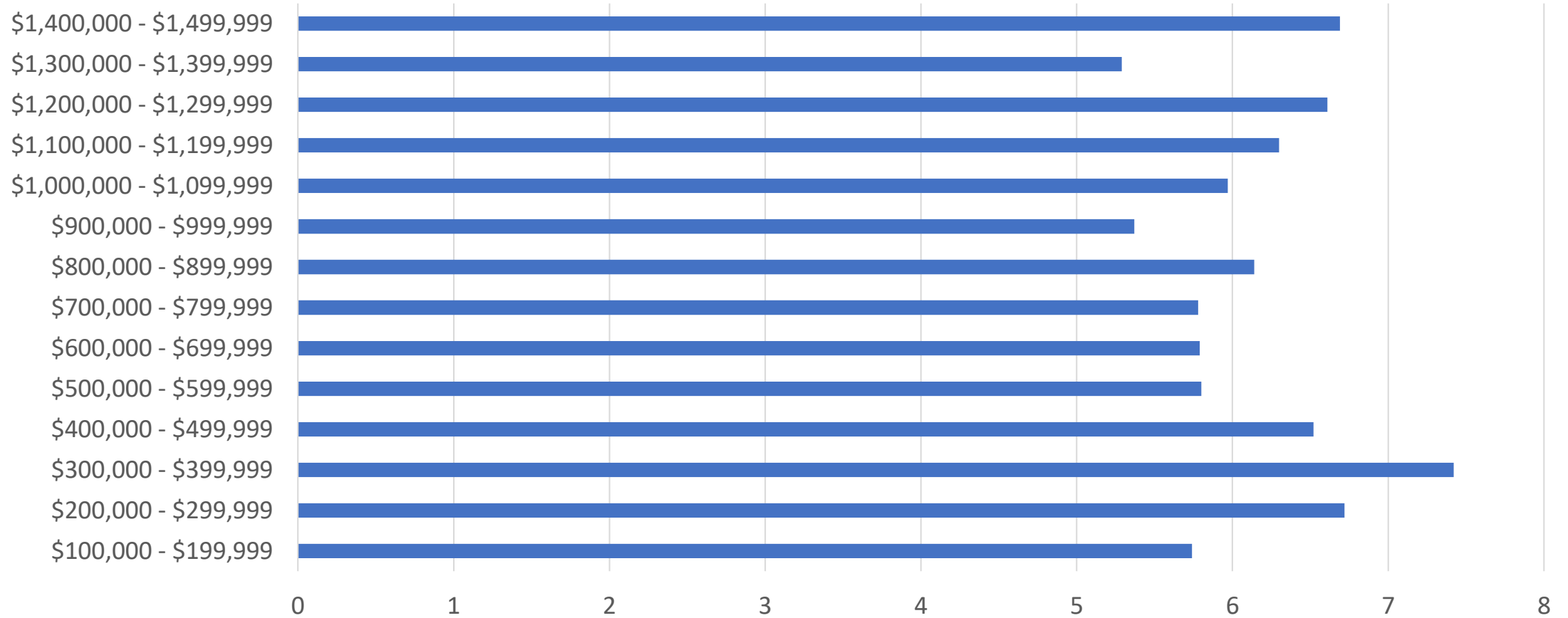
-53.8% YOY



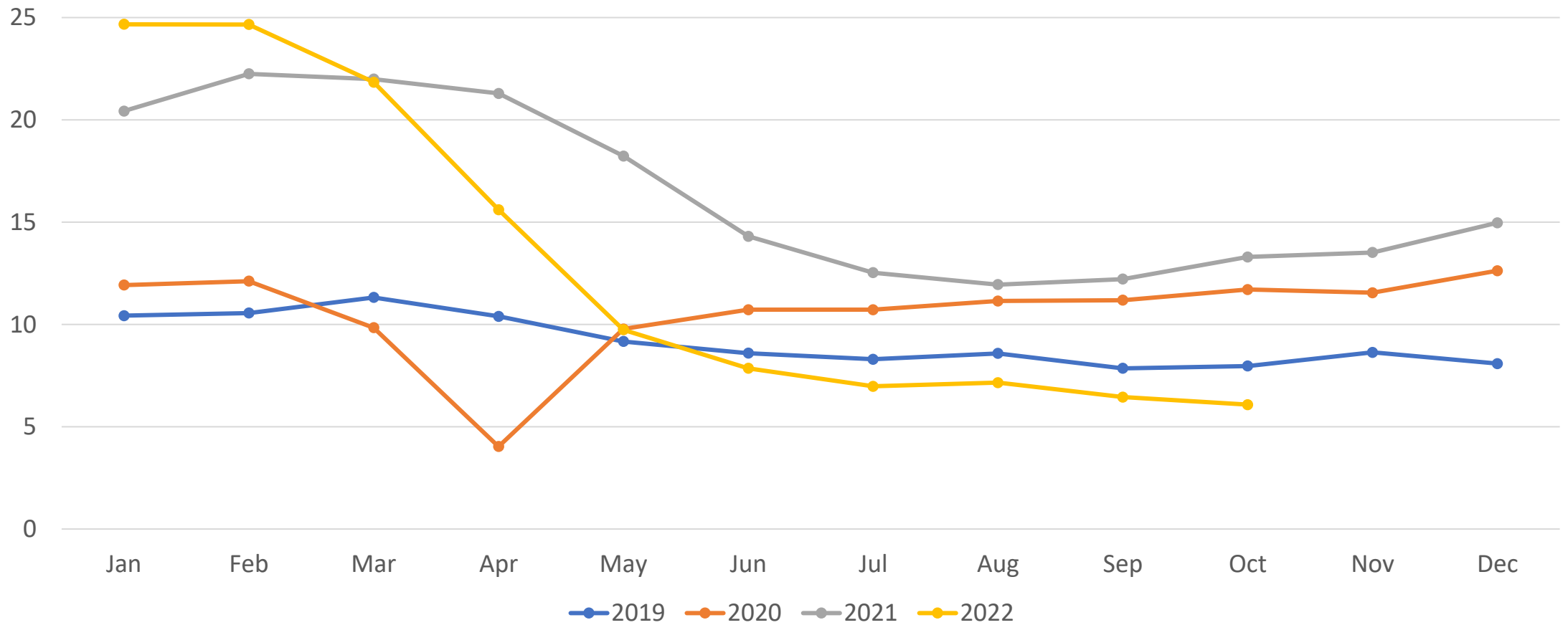
Showings By Week



Showings Per Active Listing



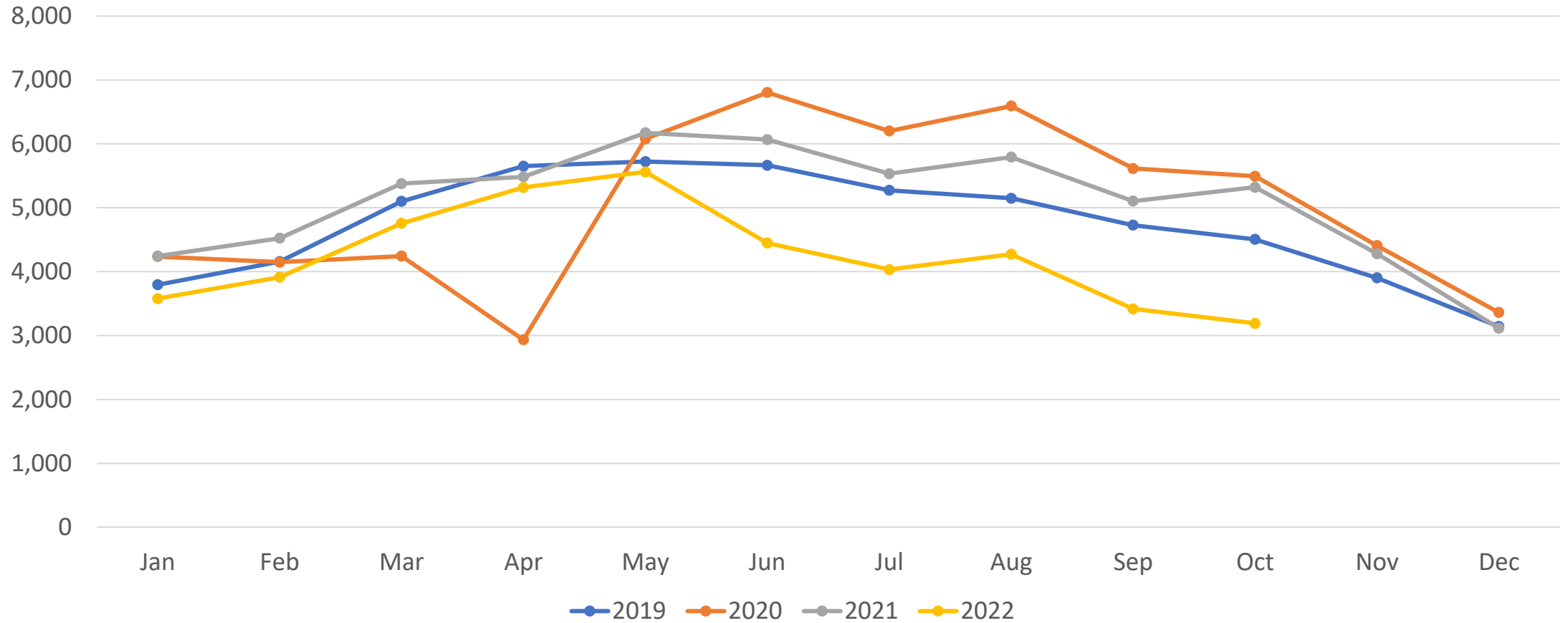
Showings Per Active Listing Trend



Pending Listings (Under Contract)



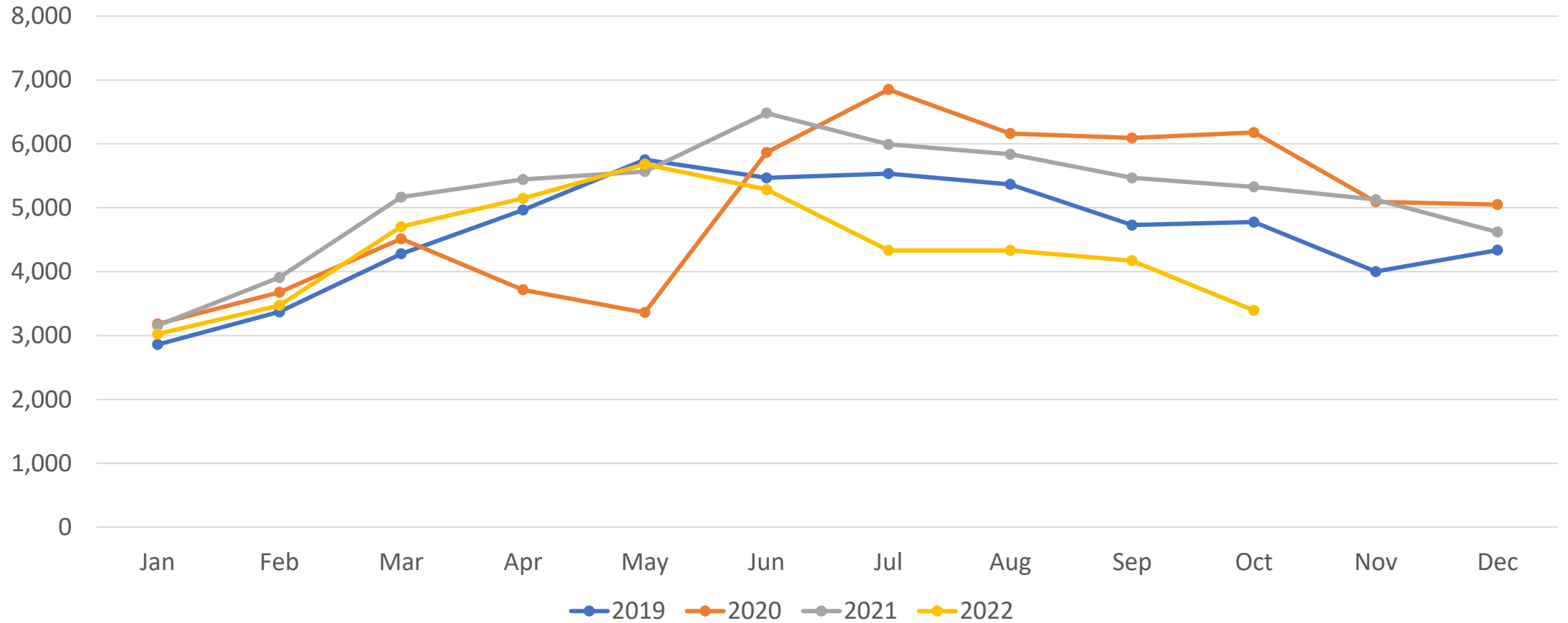
-40.0% YOY



Closings

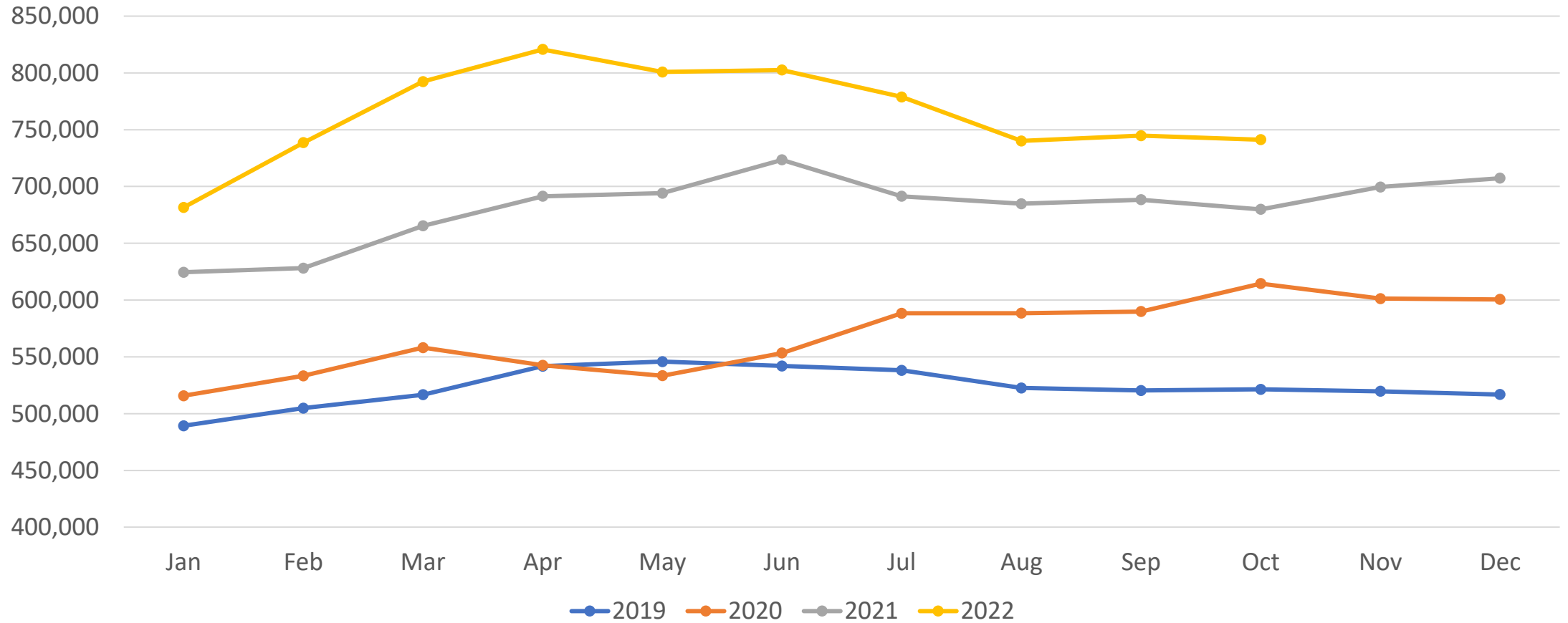


-36.3% YOY



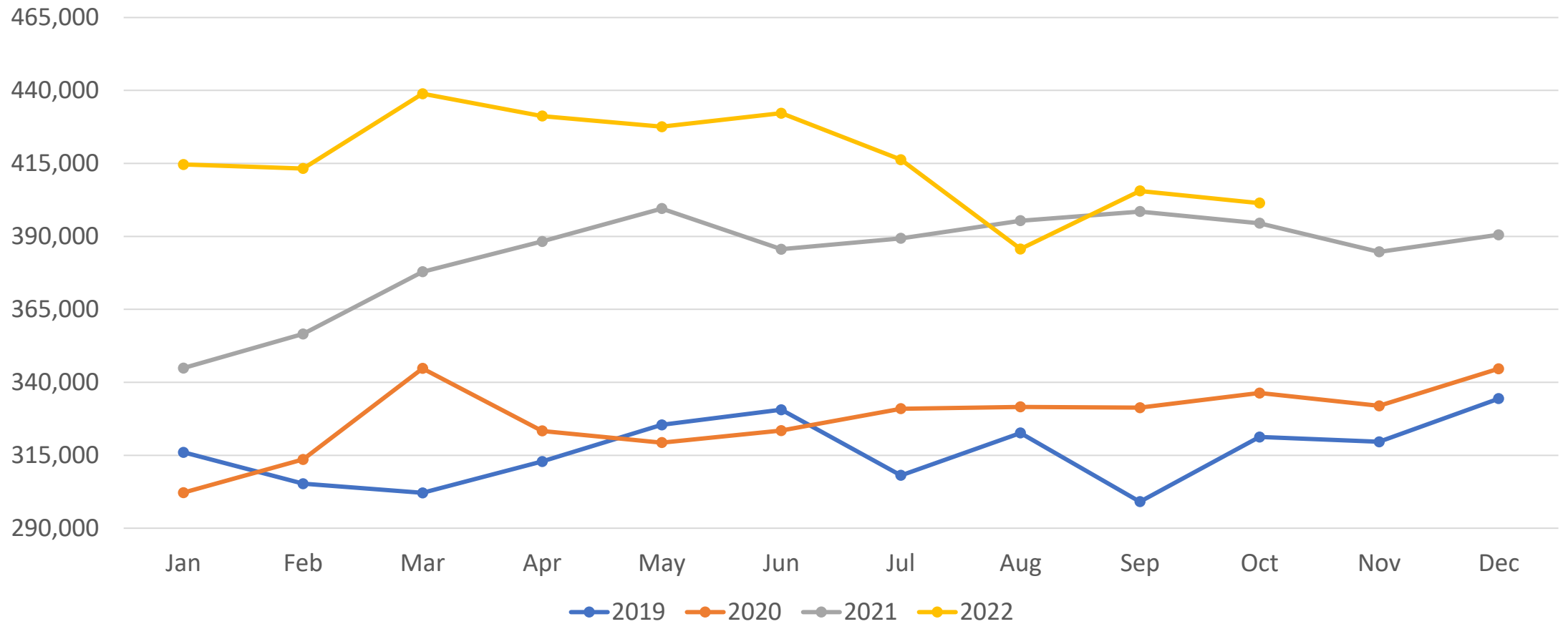
Average Sales Price For Houses

↑ 9.0% YOY



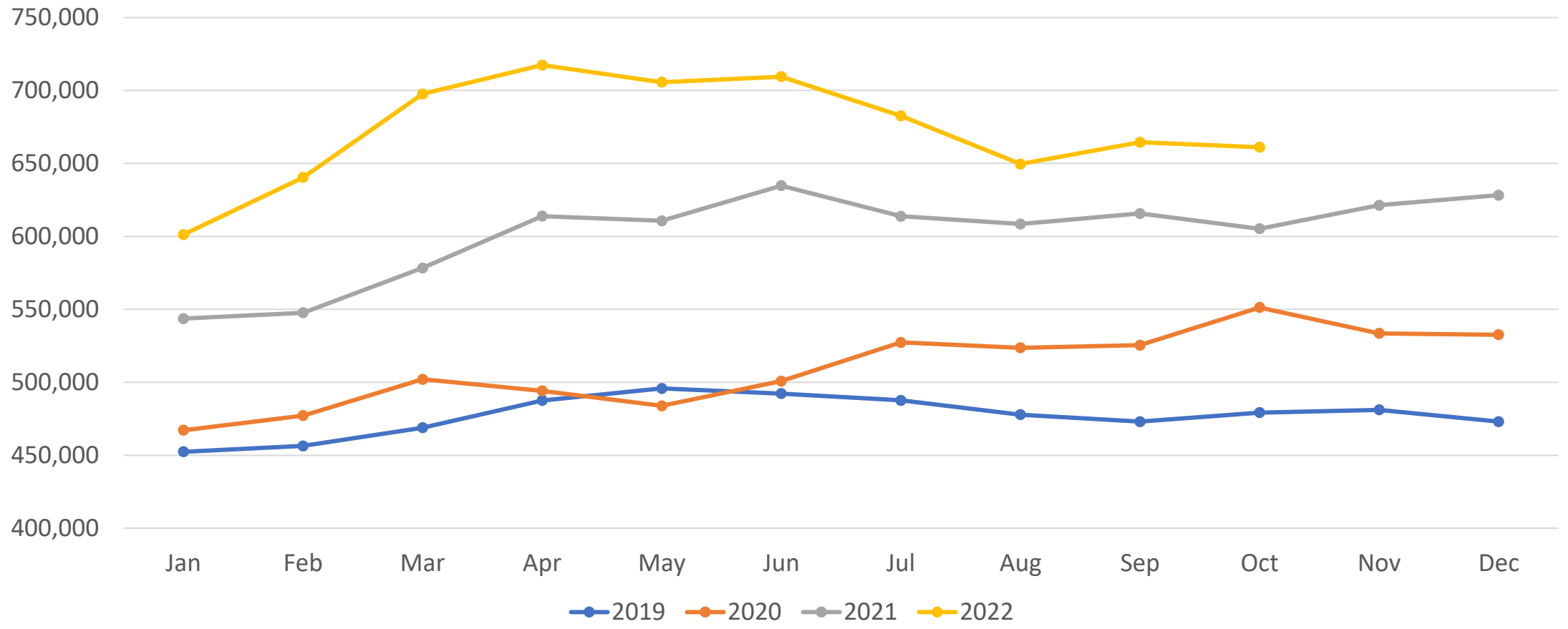
Average Sales Price For Condos and Townhomes

 1.7% YOY



Average Sales Price Combined

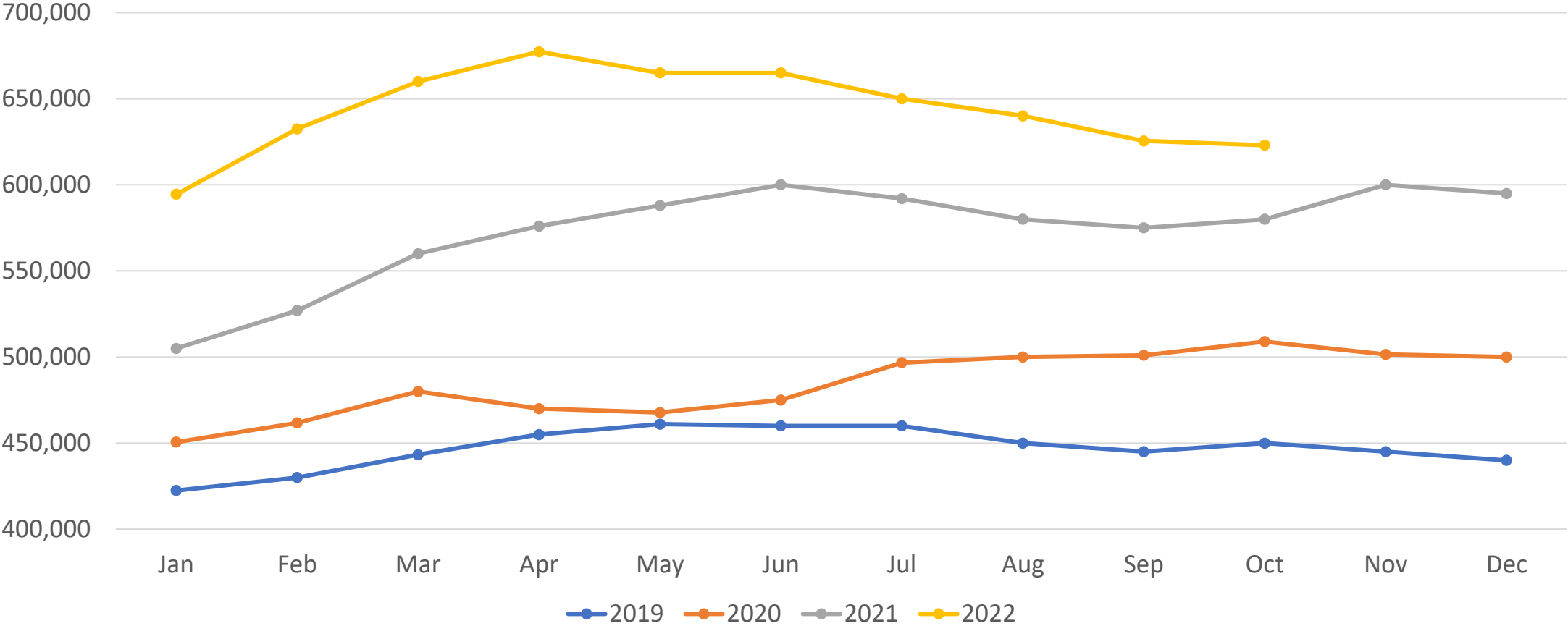
↑ 9.2% YOY



Median Sales Price For Houses

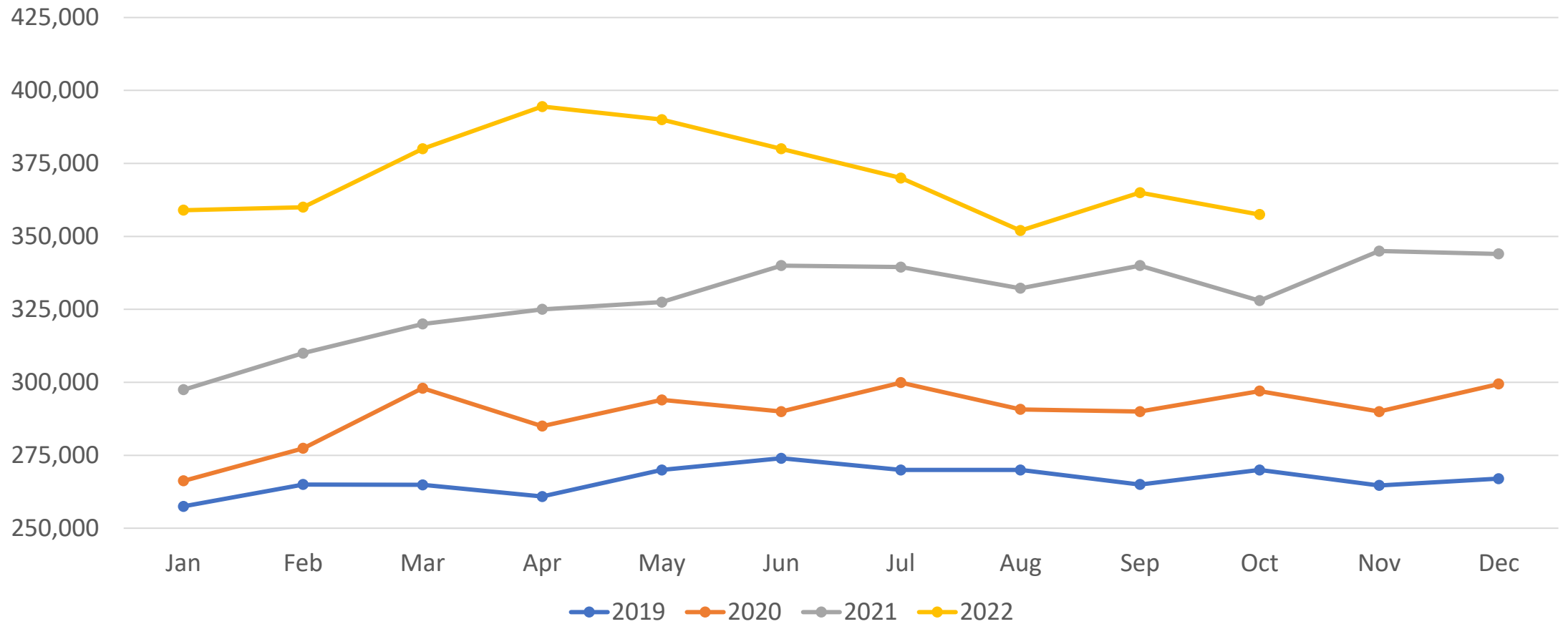


7.4% YOY



Median Sales Price For Condos and Townhomes

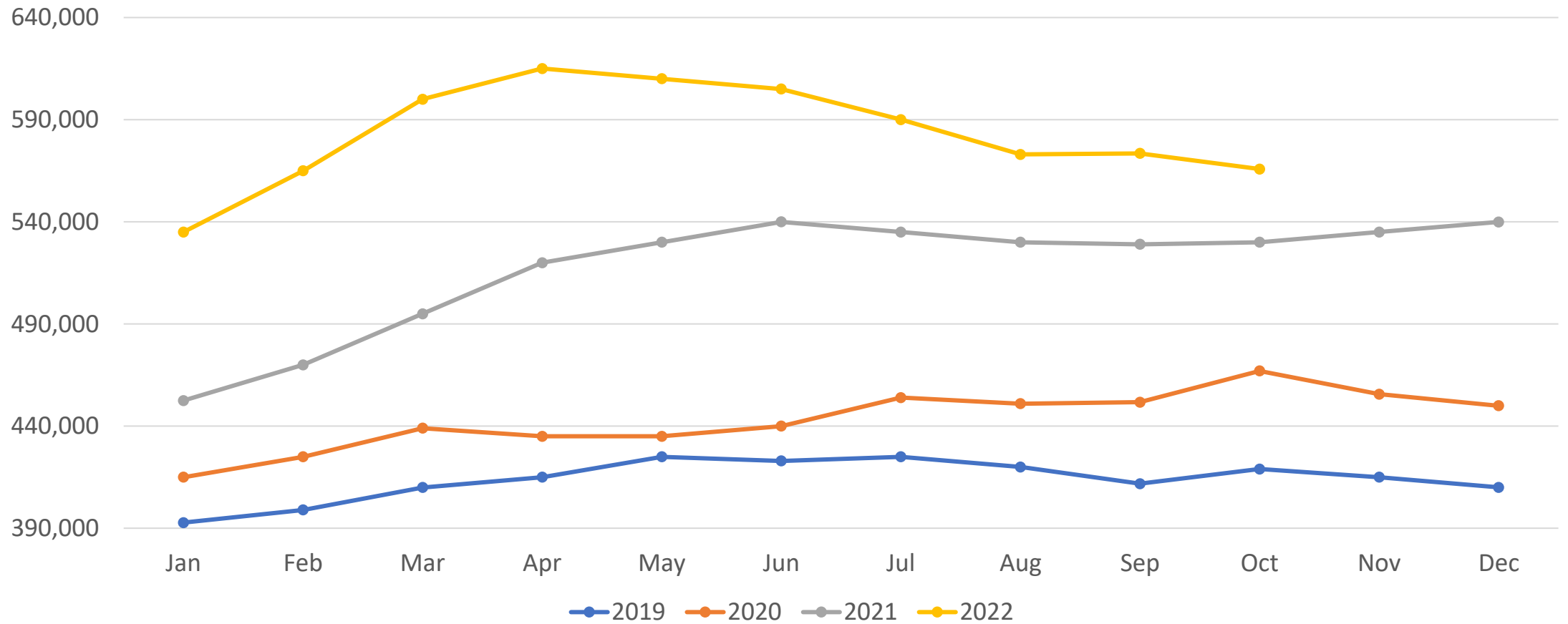
 9.0% YOY



Median Sales Price Combined

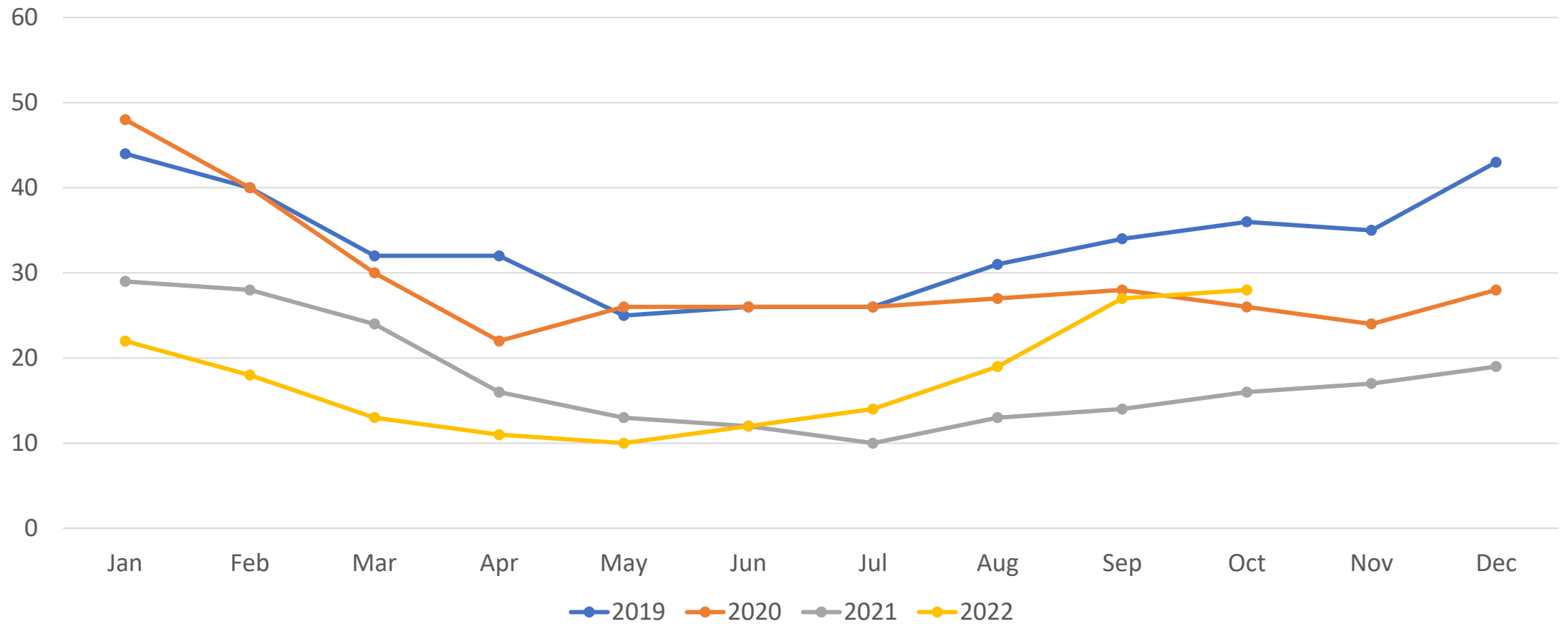


6.8% YOY



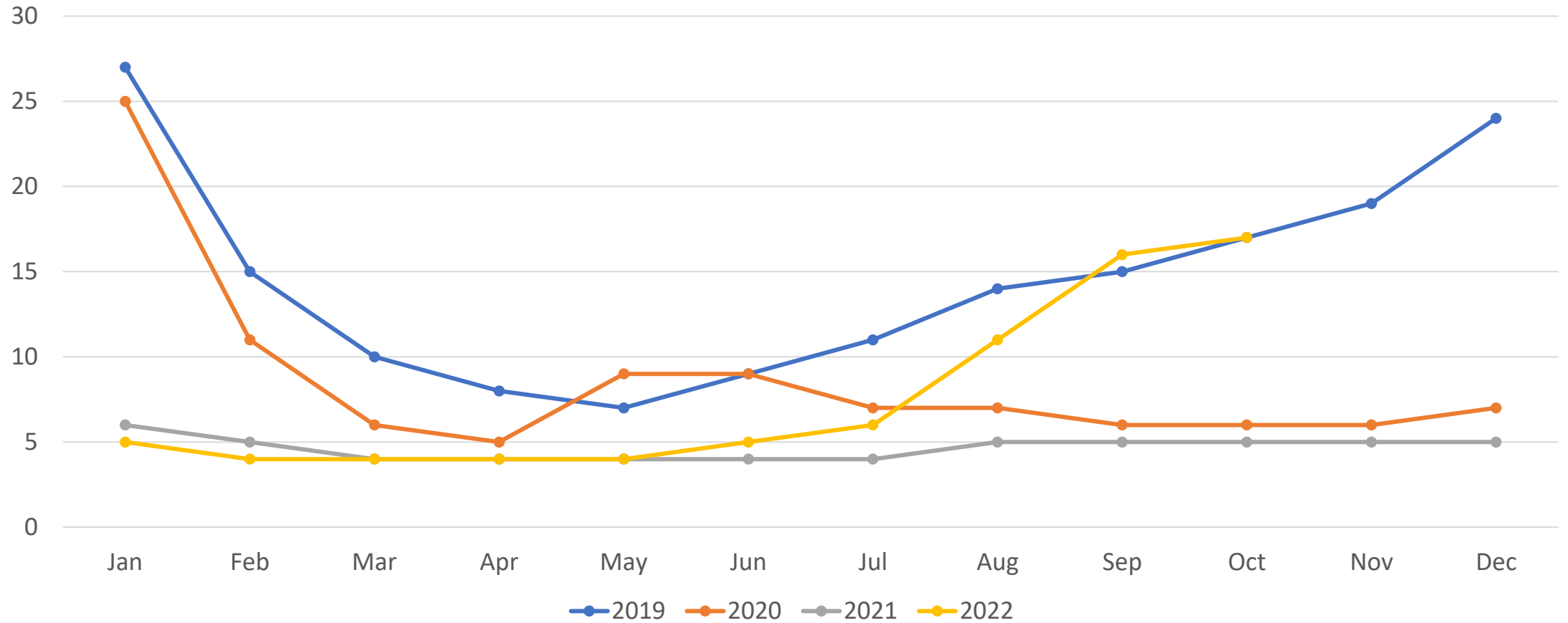
Average Days On Market

 75% YOY

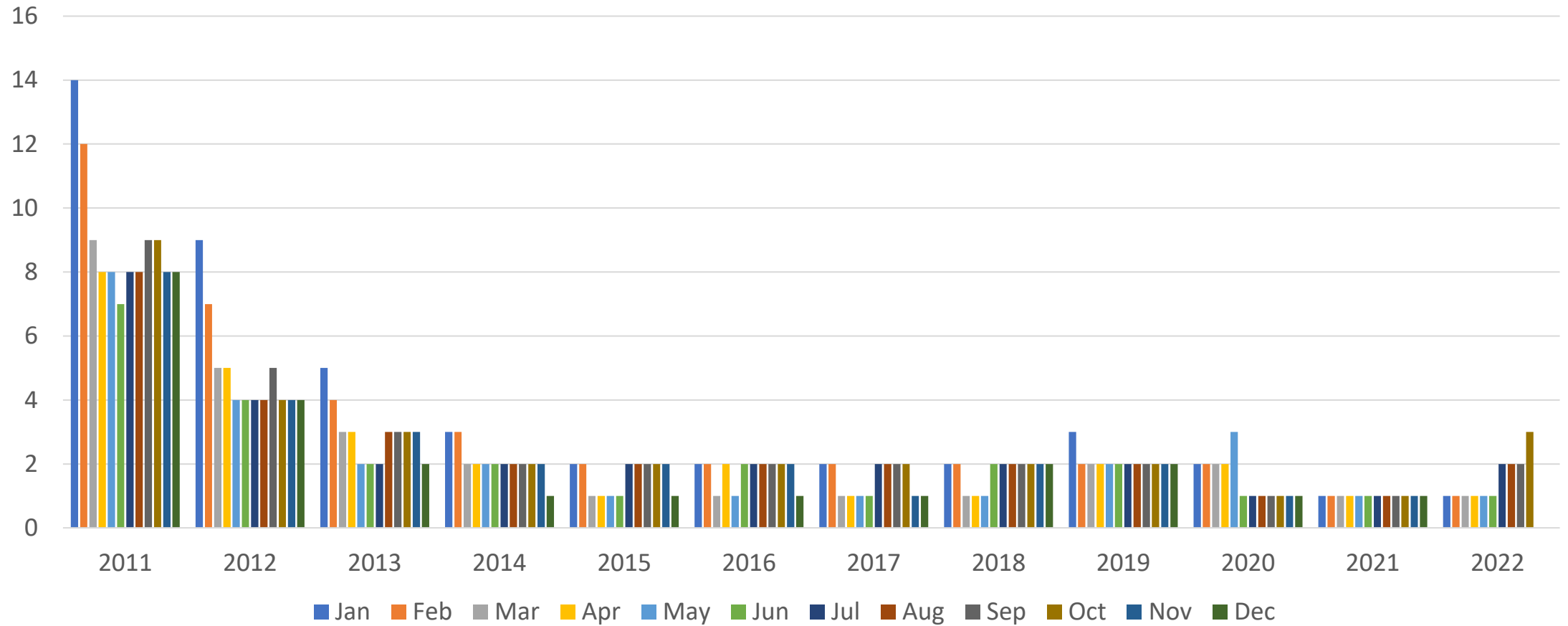


Median Days On Market

 240% YOY



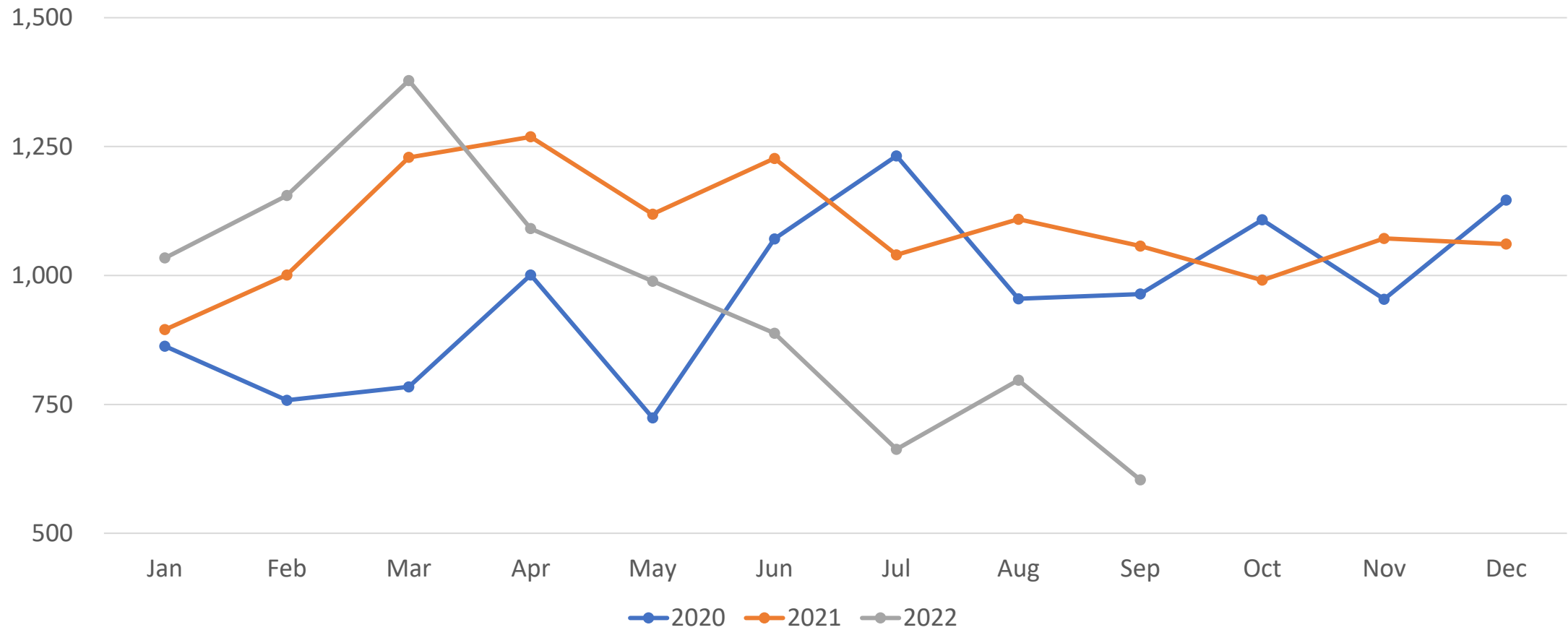
Months of Inventory



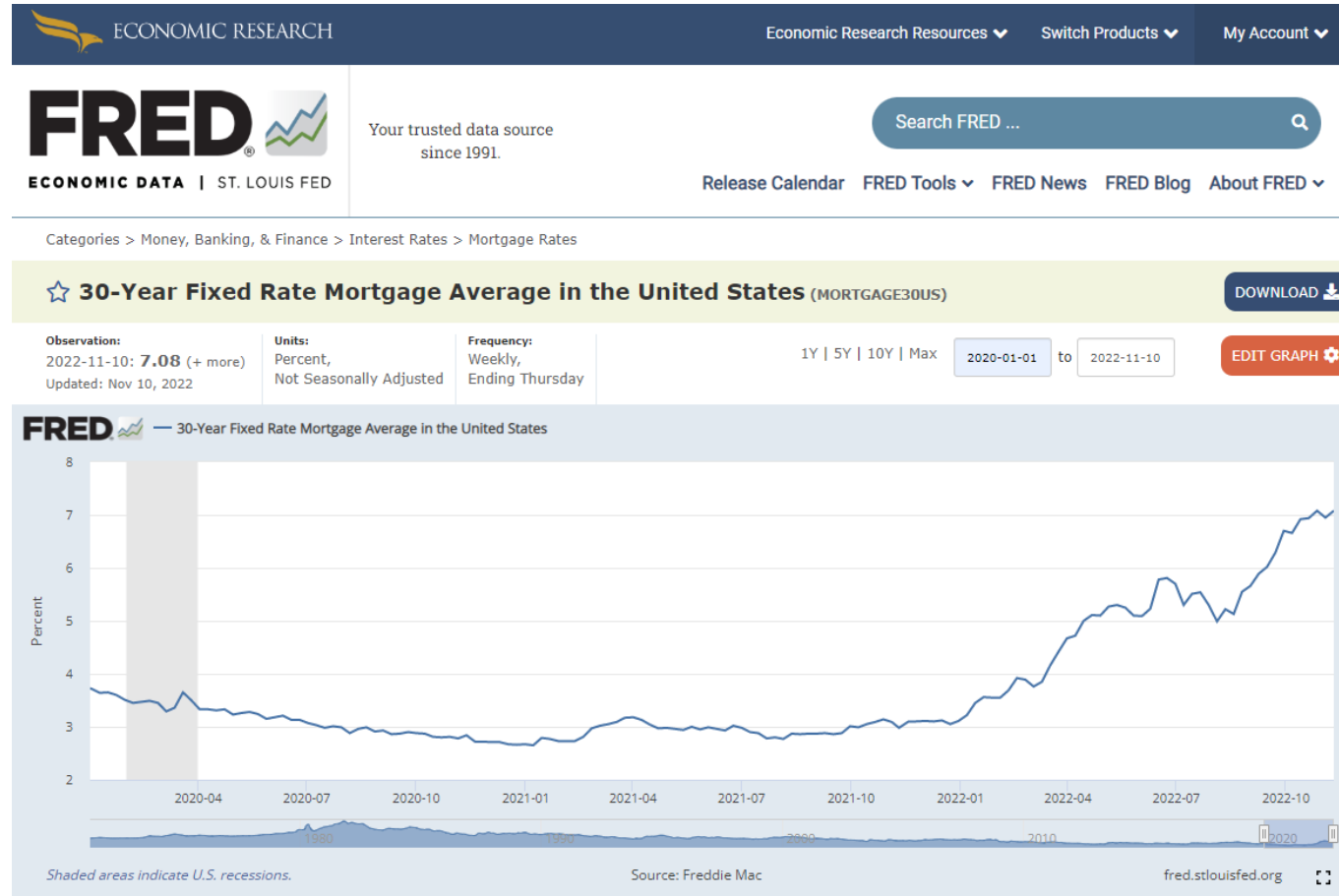
1 Unit Housing Starts (1 month delay in reporting)



**-13.5% YTD
compared
to 2021**



30 Year Mortgage Interest Rates



Conclusions

- Showings per active listing for October remain significantly depressed with (53.8%) fewer showings compared to October 2021.
- October total listings are 80% higher than last year but are still (16%) below October 2019.
- New contracts decreased (40%) year over year due 30-year mortgage interest rates between 7% and 7.5%.
- The median sales price for the entire market is up 6.8% over October 2021. The rate of increase slowed dramatically from earlier this year and the months of inventory has climbed to 3 months as demand softens.

Data Analyzed By



www.beaconrealestateservices.com

Data Sources

www.recolorado.com

www.showingtime.com