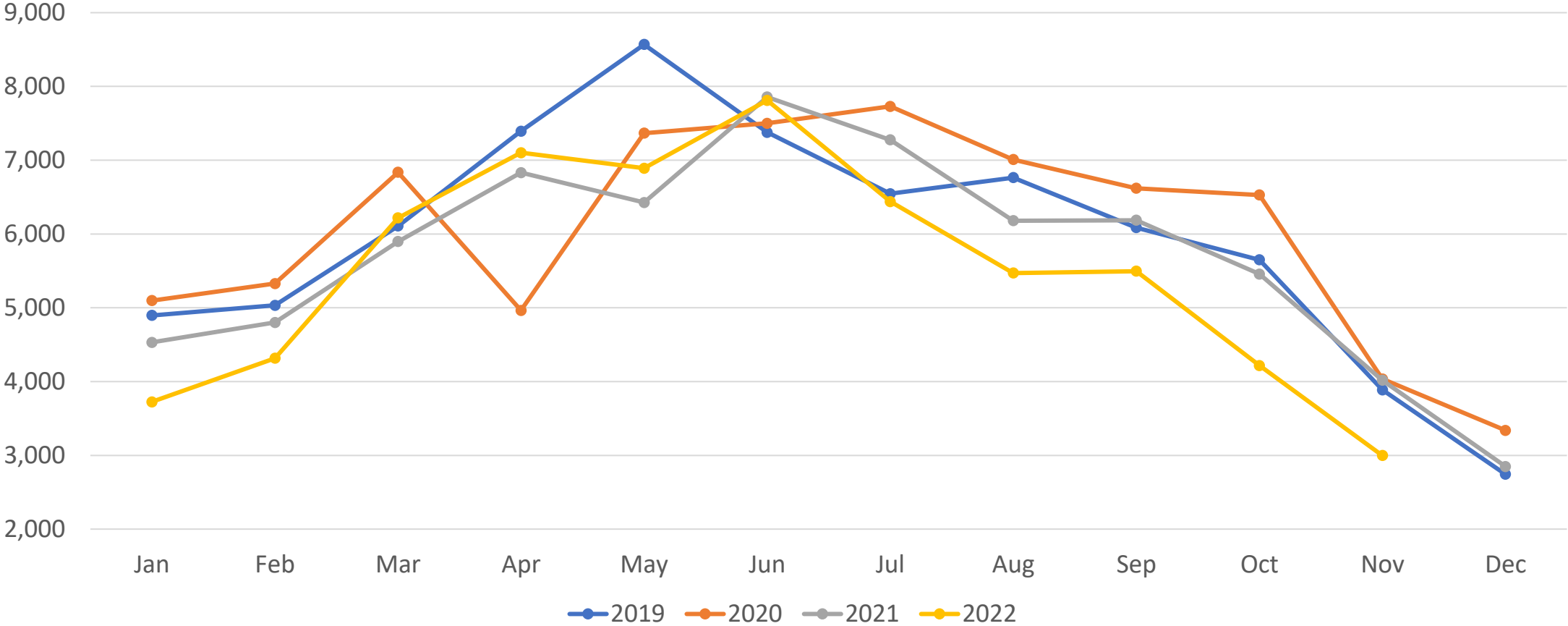




www.beaconrealestateservices.com

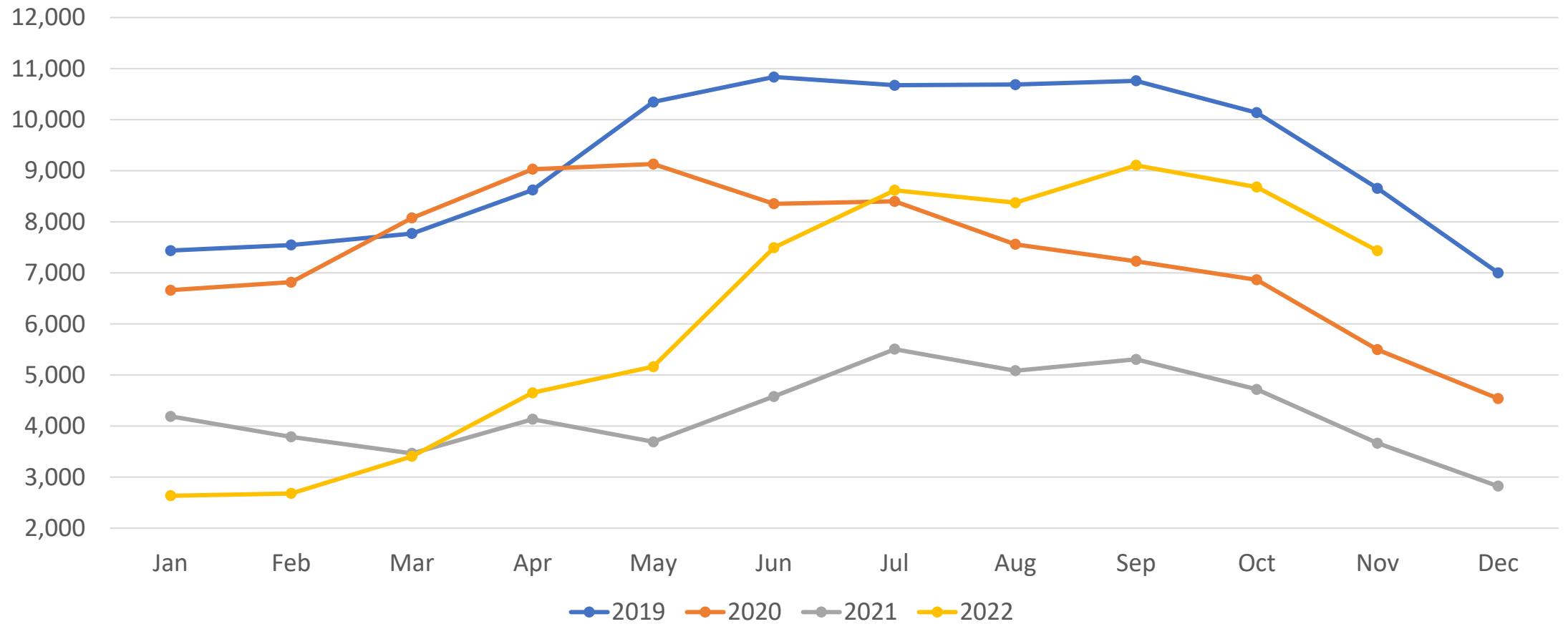
Denver Metro Residential Market Update November 2022

New Listings



Active Listings

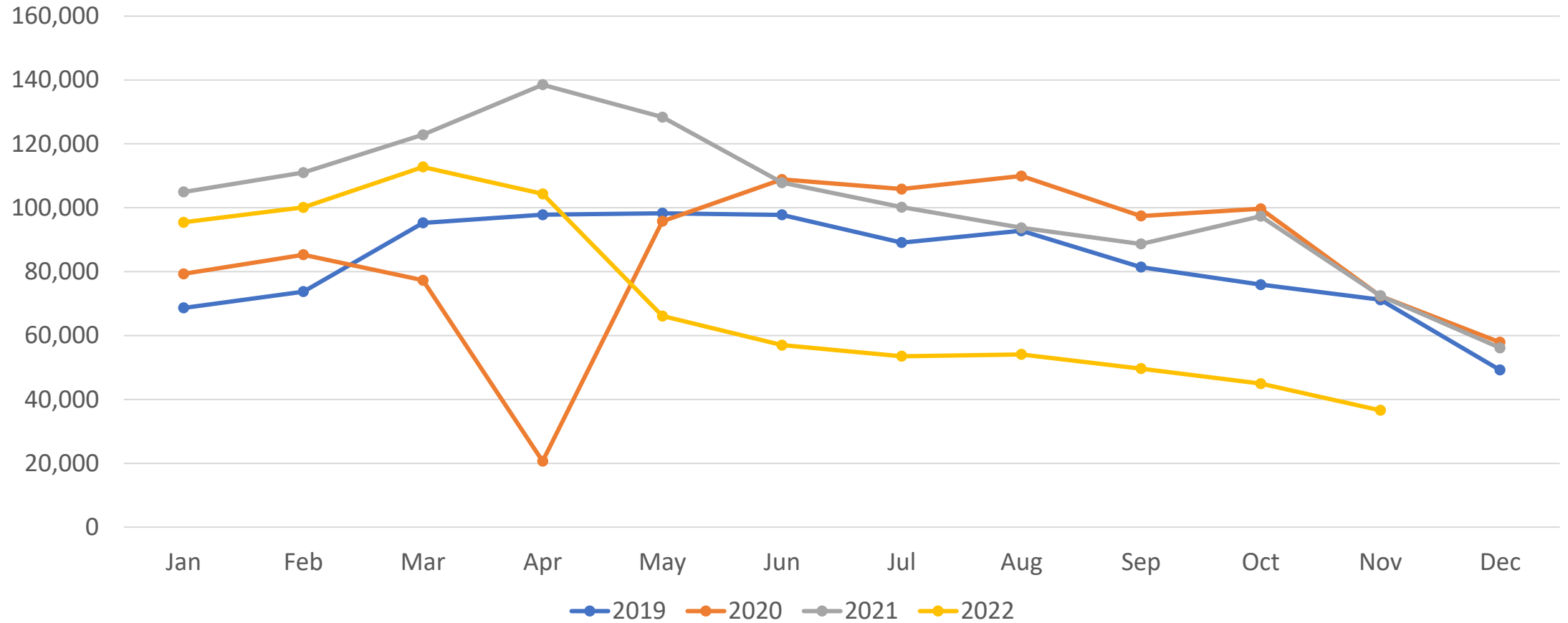
 102.8% YOY



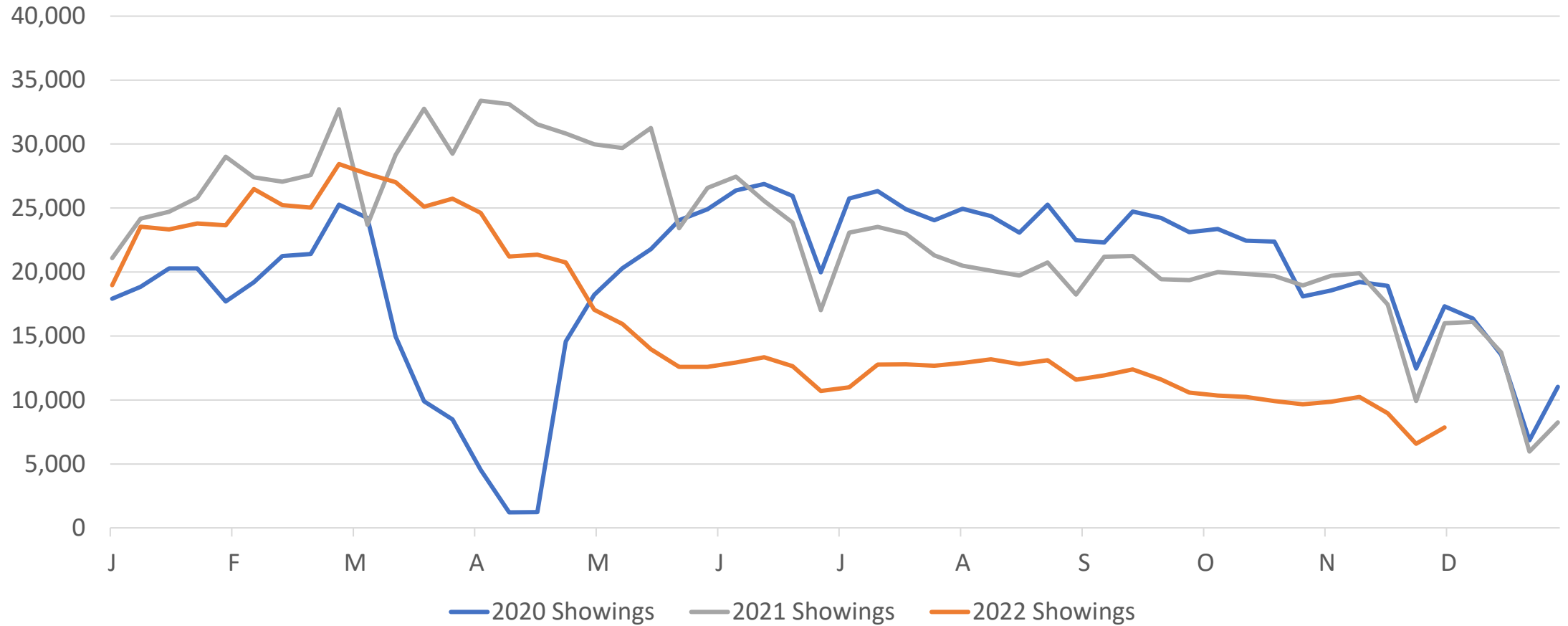
Total Showings By Month



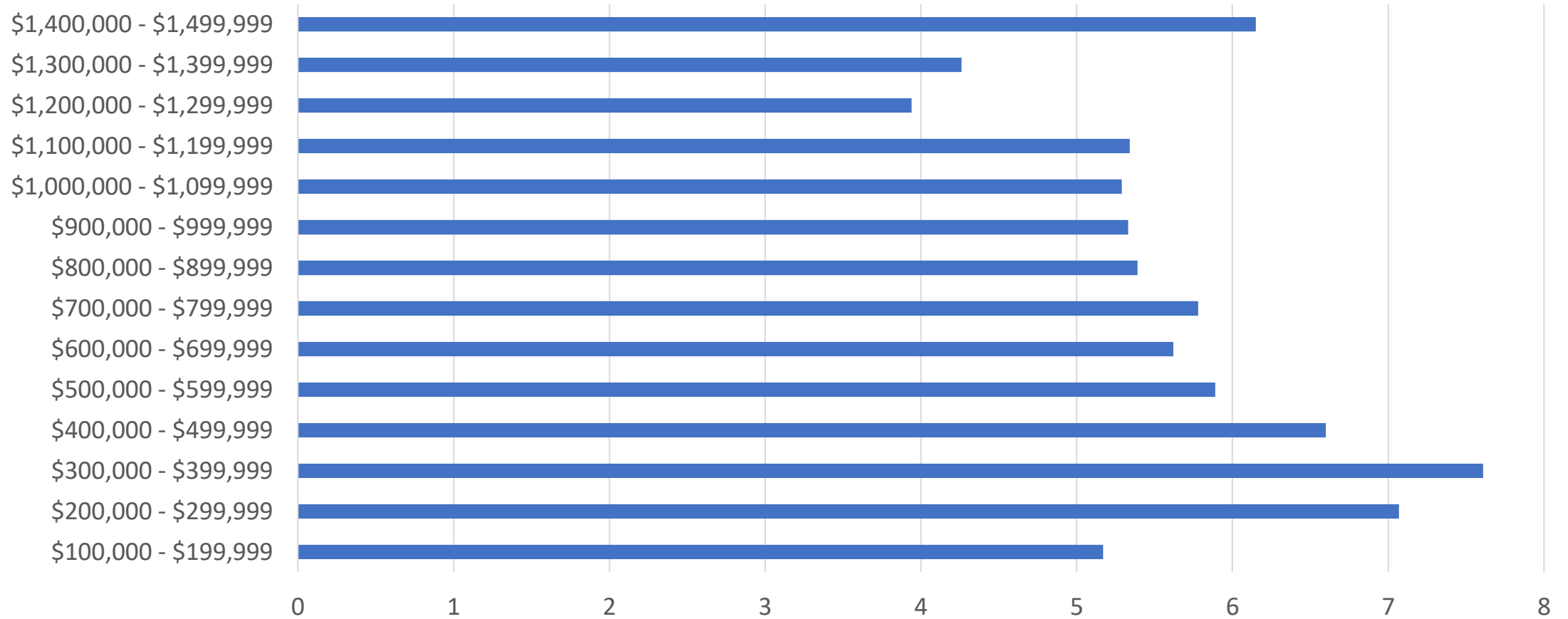
-49.5% YOY



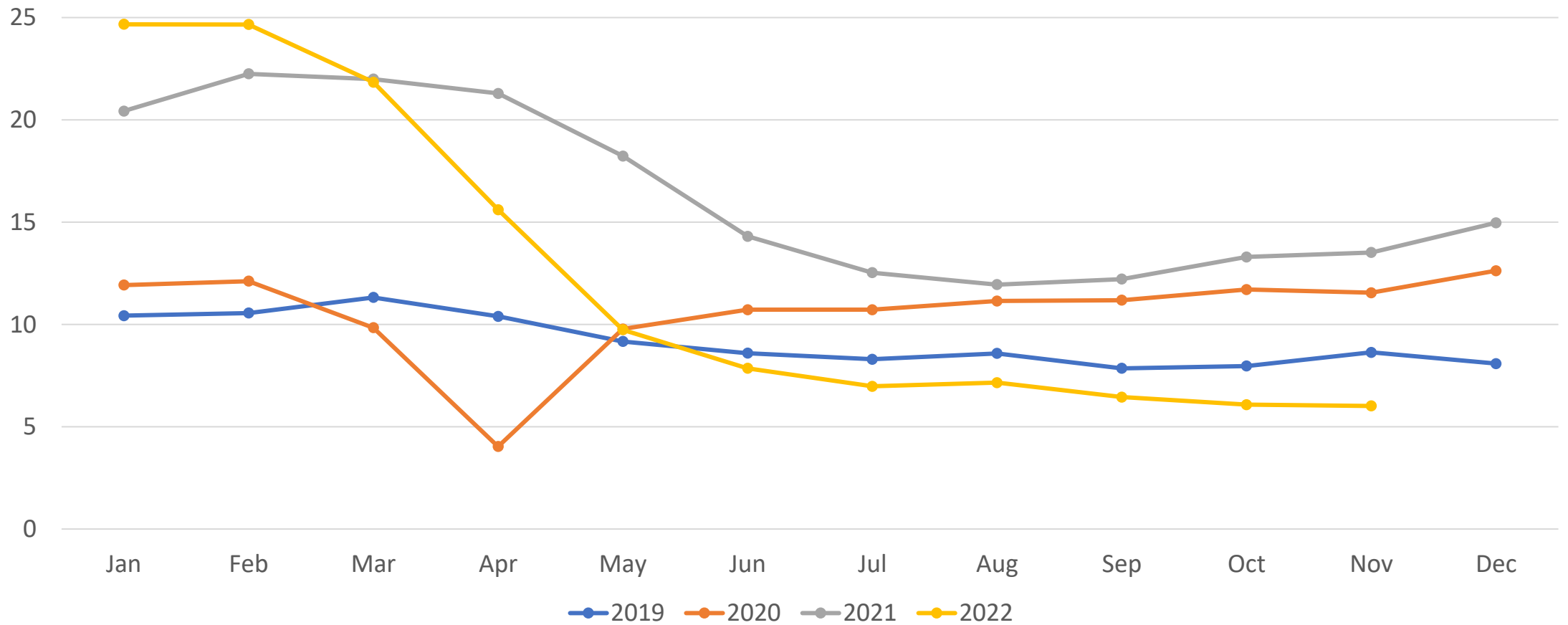
Showings By Week



Showings Per Active Listing



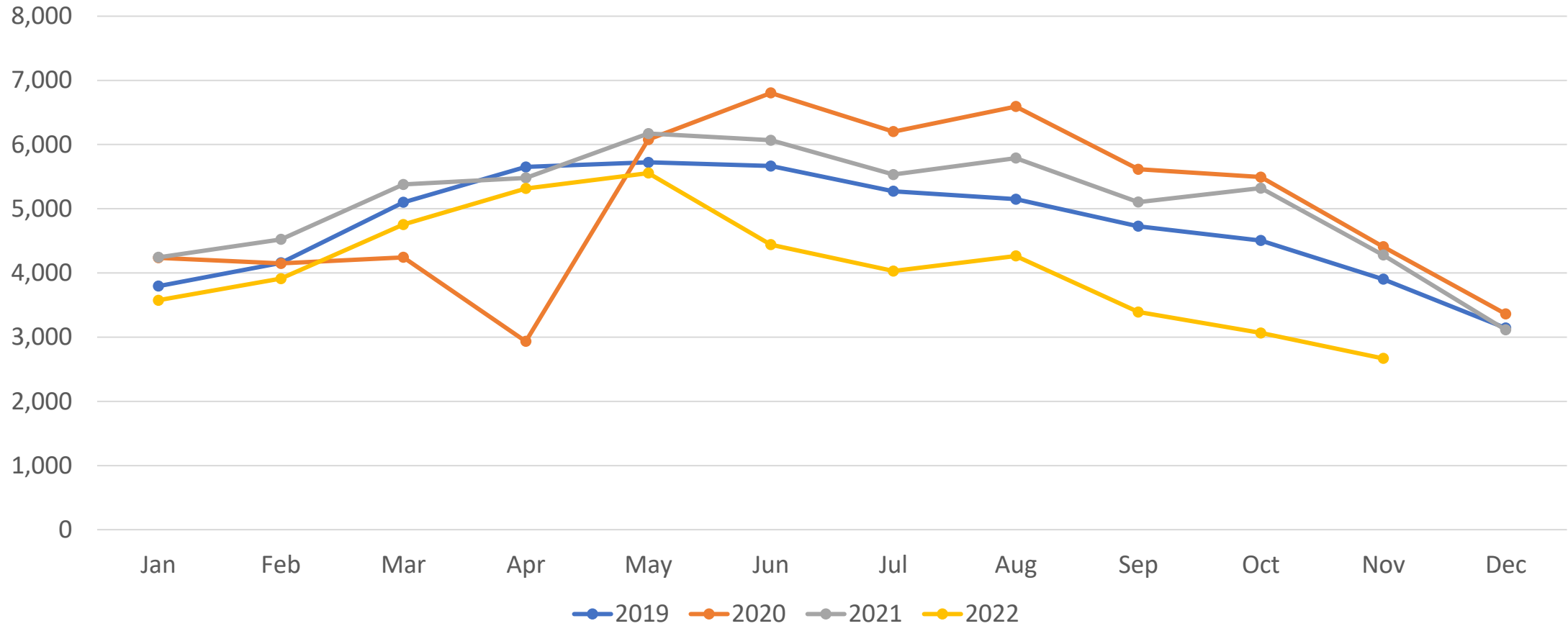
Showings Per Active Listing Trend



Pending Listings (Under Contract)



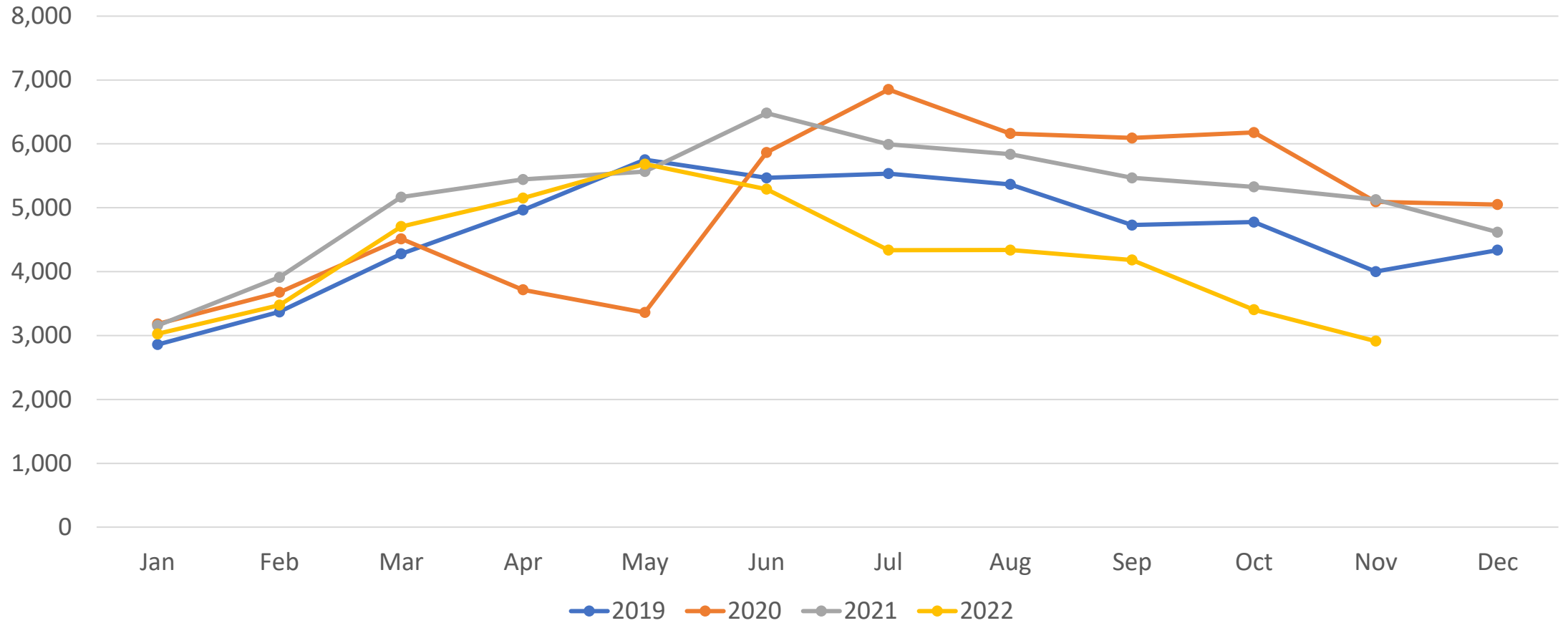
-37.6% YOY



Closings



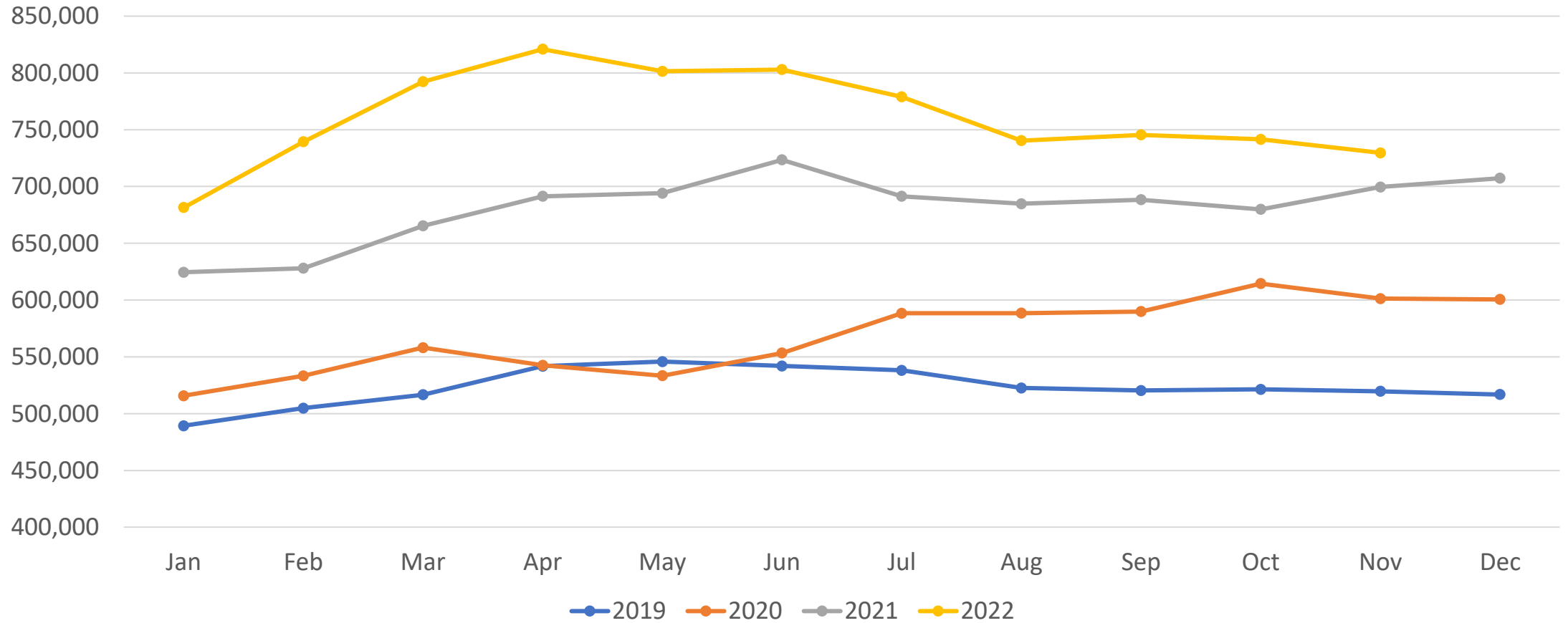
-43.2% YOY



Average Sales Price For Houses

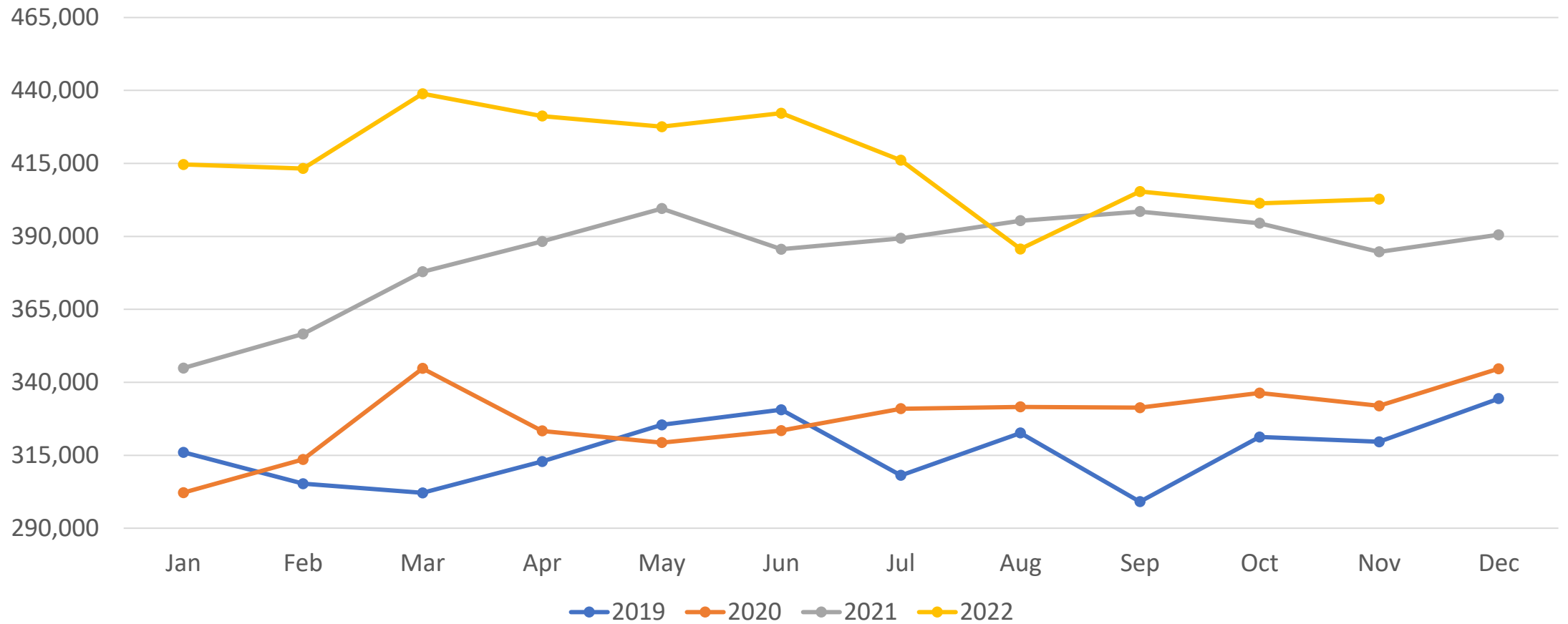


4.3% YOY



Average Sales Price For Condos and Townhomes

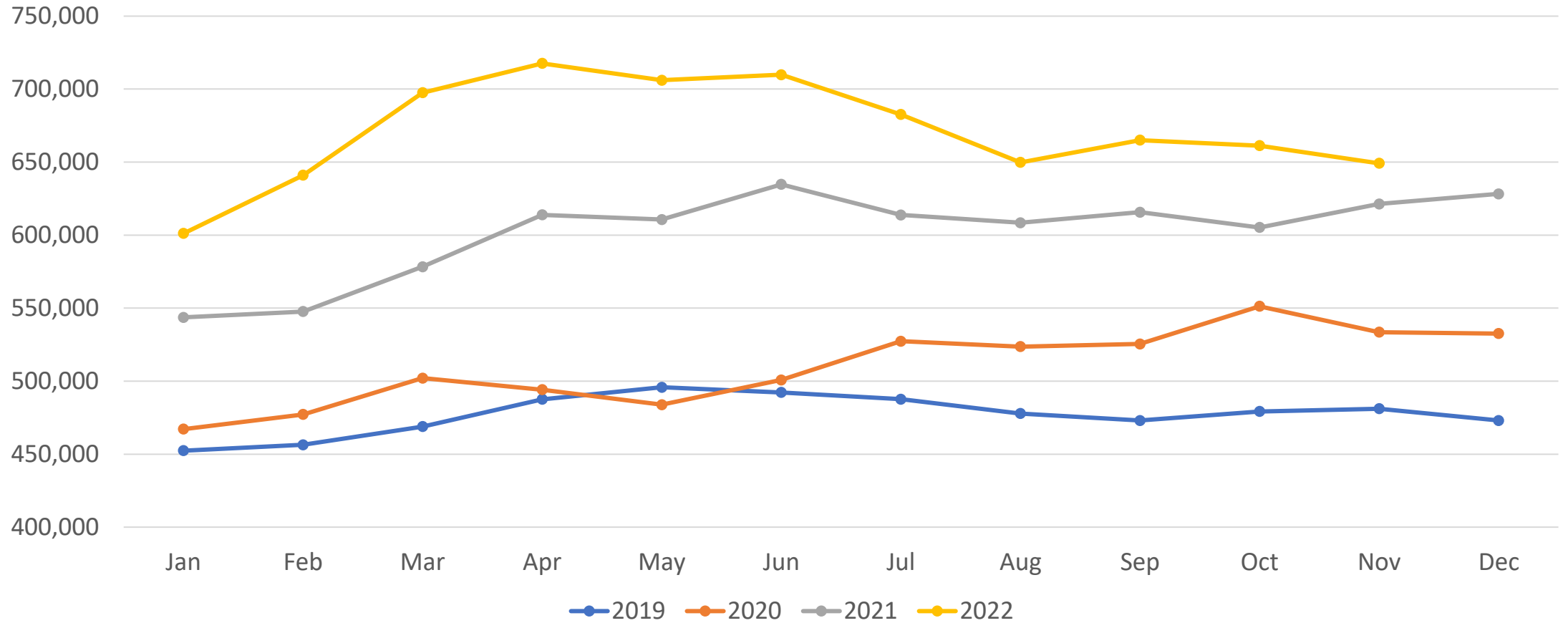
 4.7% YOY



Average Sales Price Combined



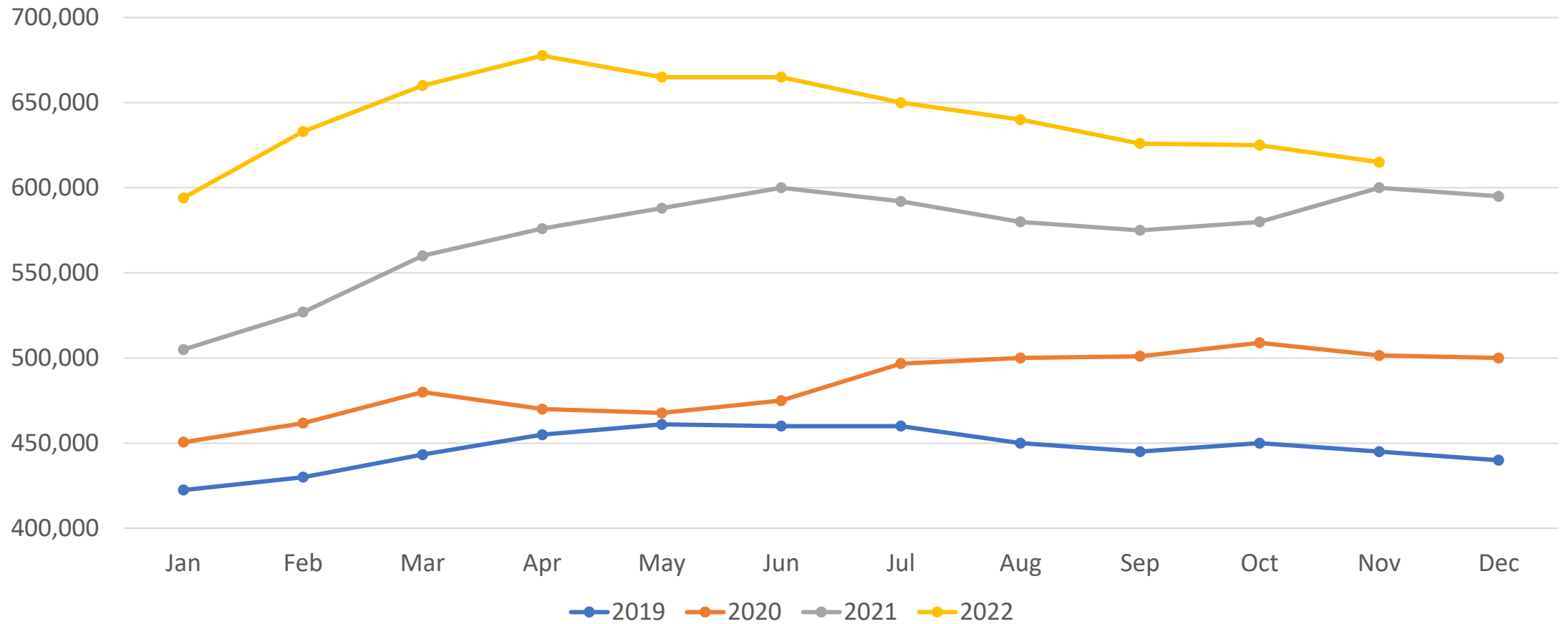
4.5% YOY



Median Sales Price For Houses

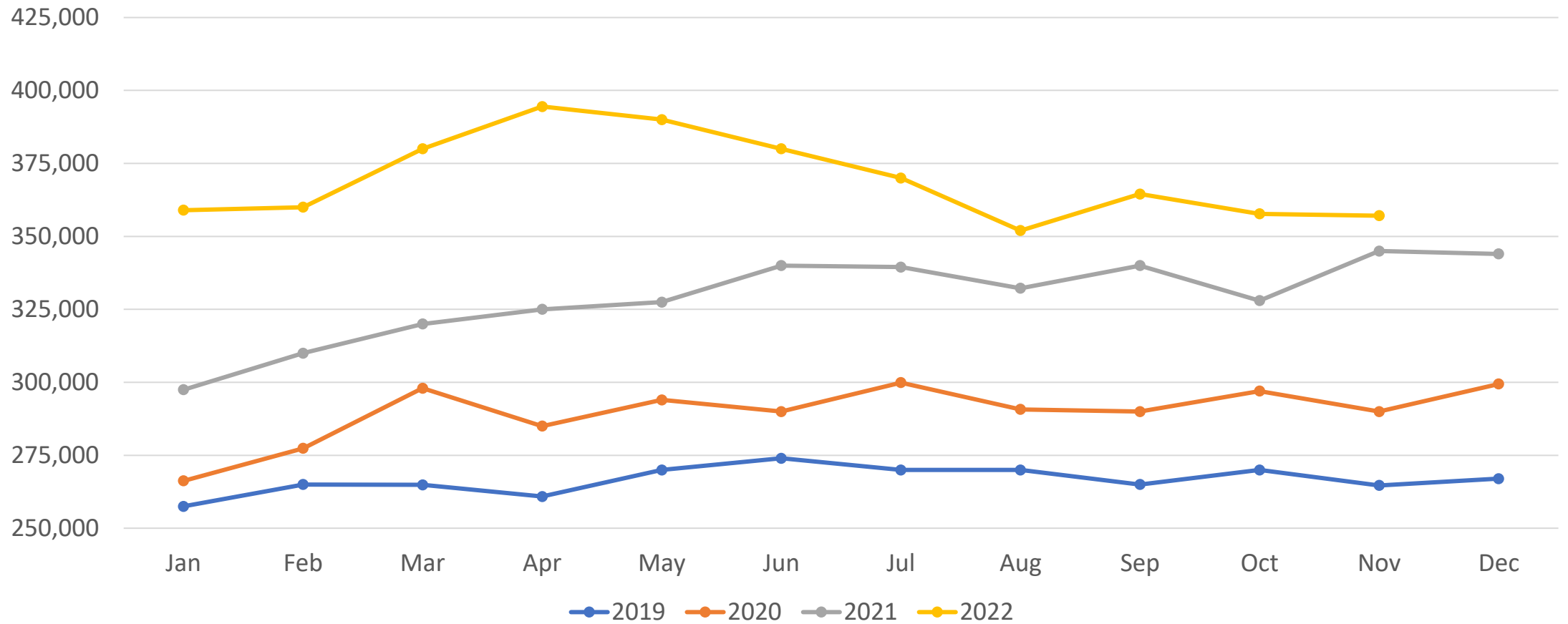


2.5% YOY



Median Sales Price For Condos and Townhomes

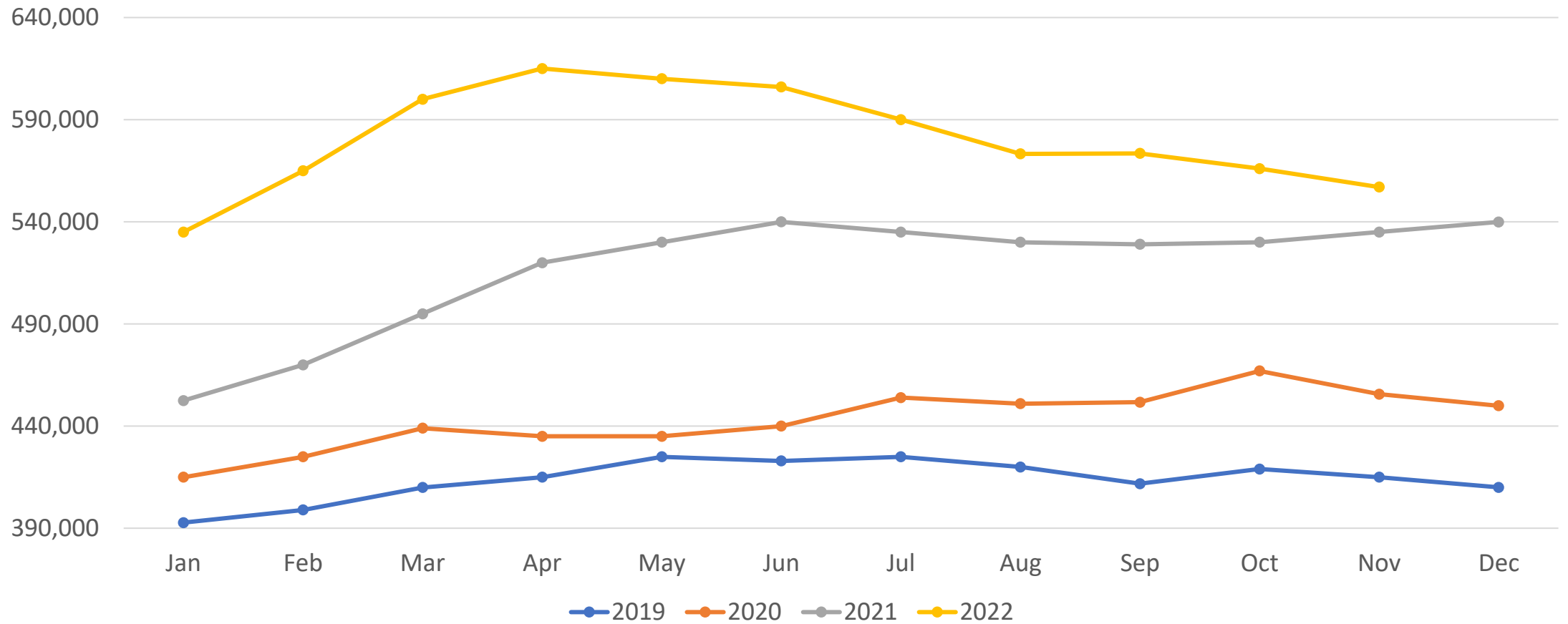
 3.5% YOY



Median Sales Price Combined

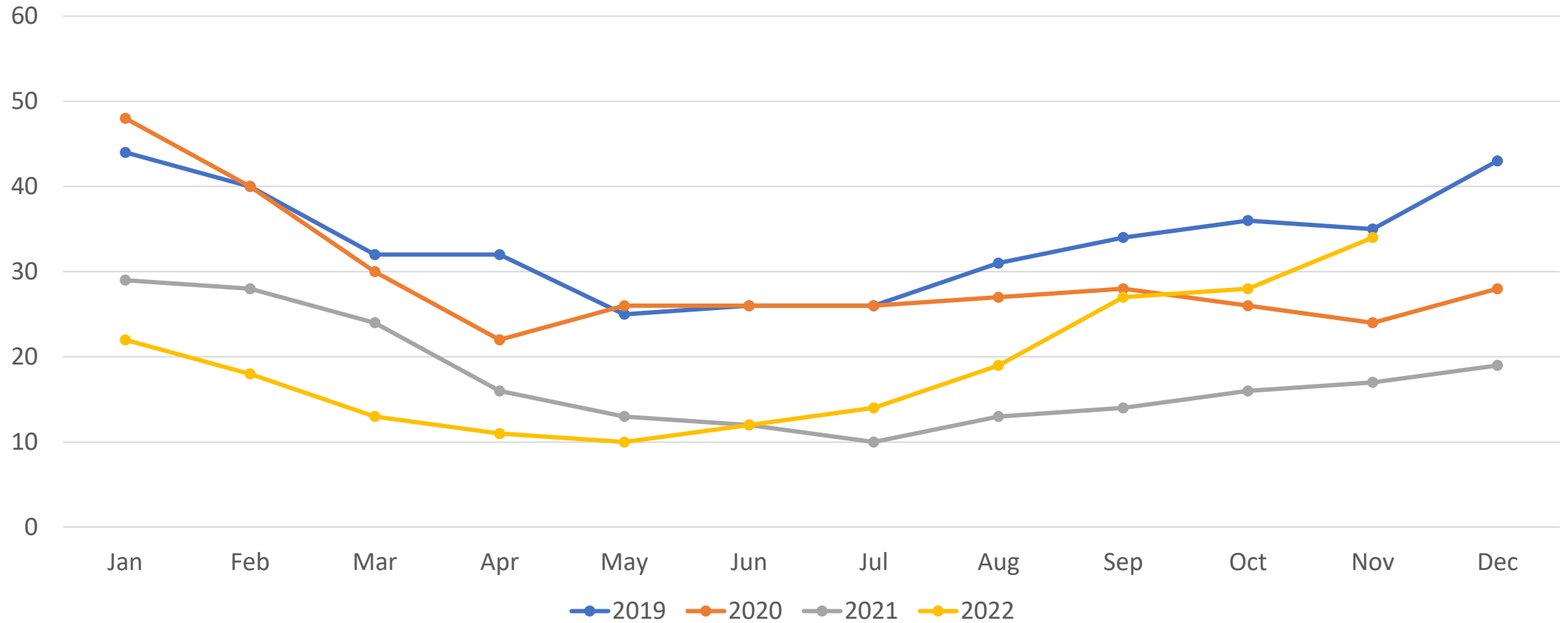


4.1% YOY



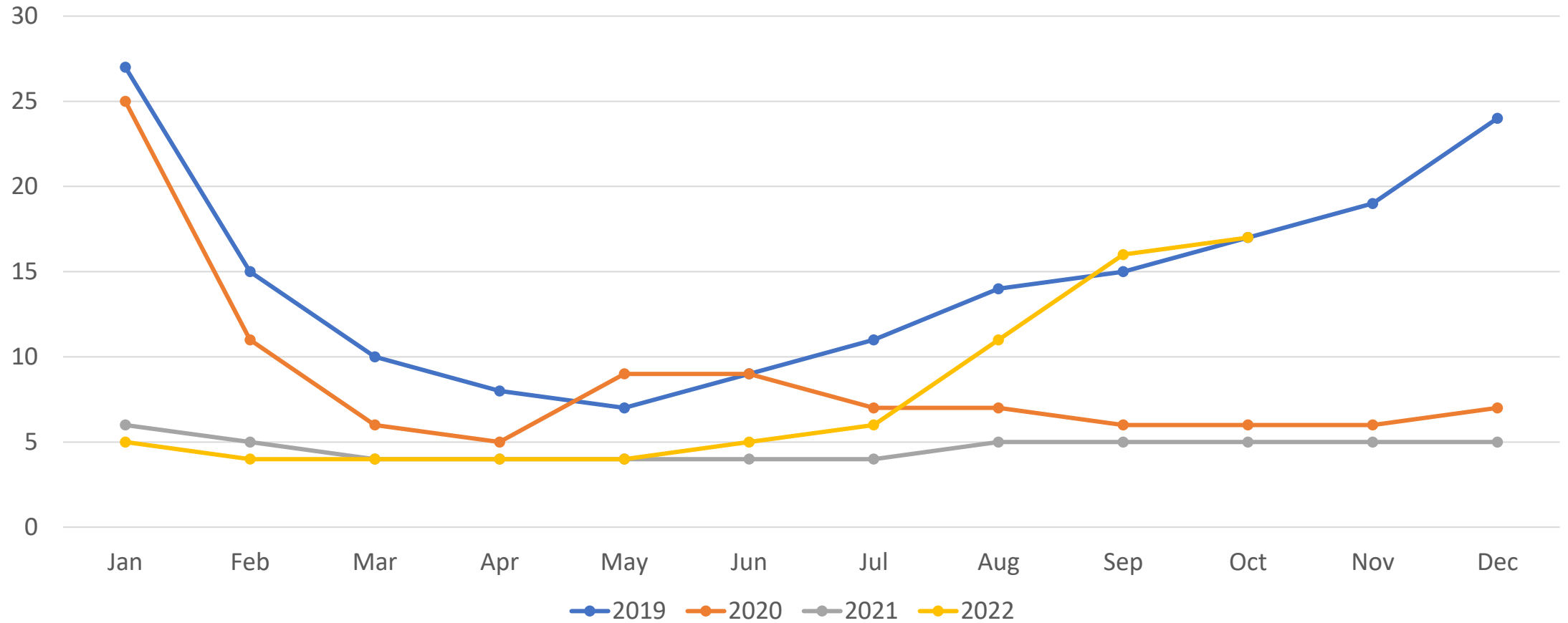
Average Days On Market

 100% YOY

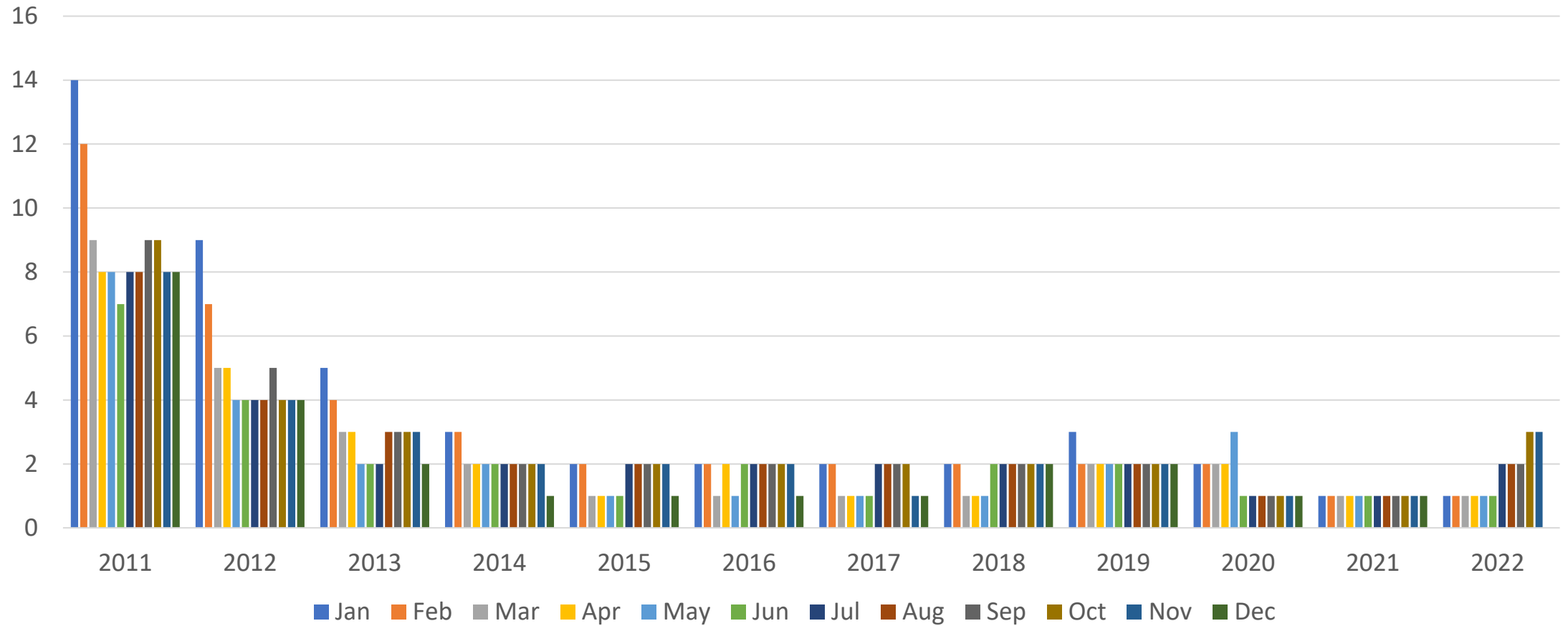


Median Days On Market

↑ 240% YOY



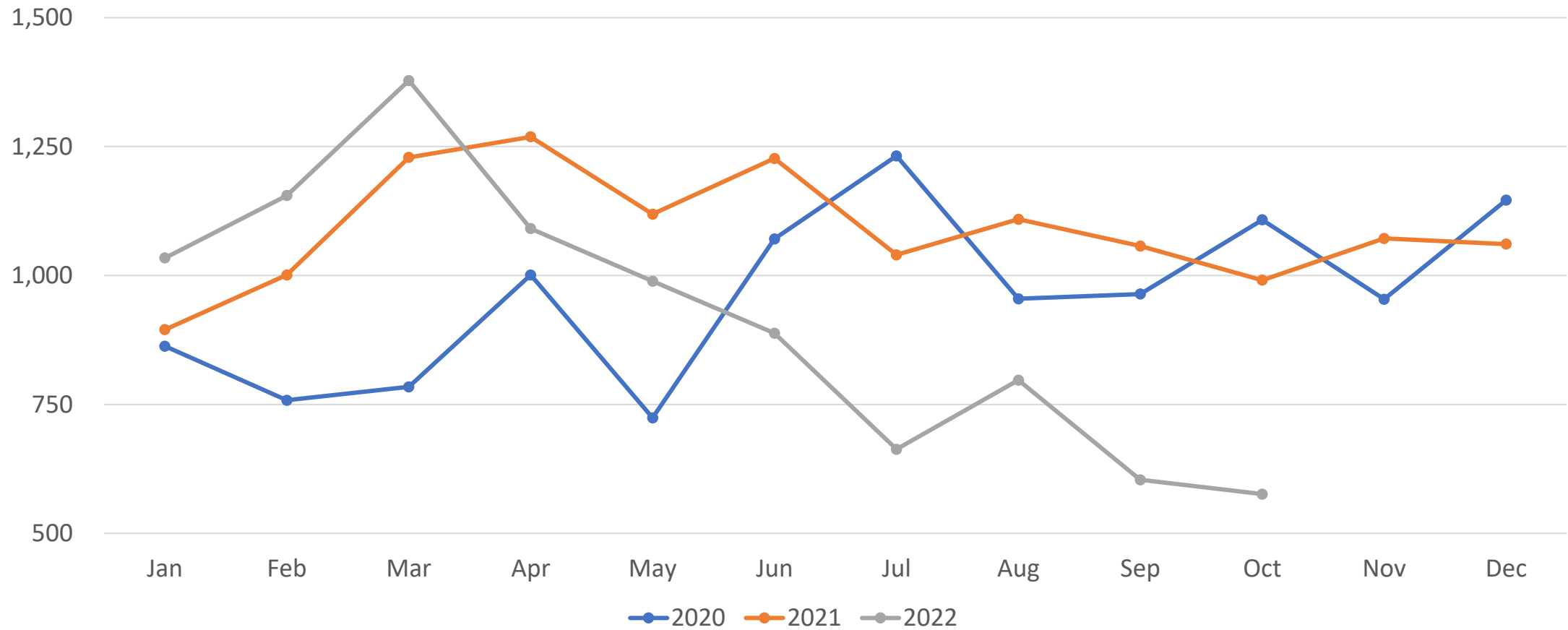
Months of Inventory



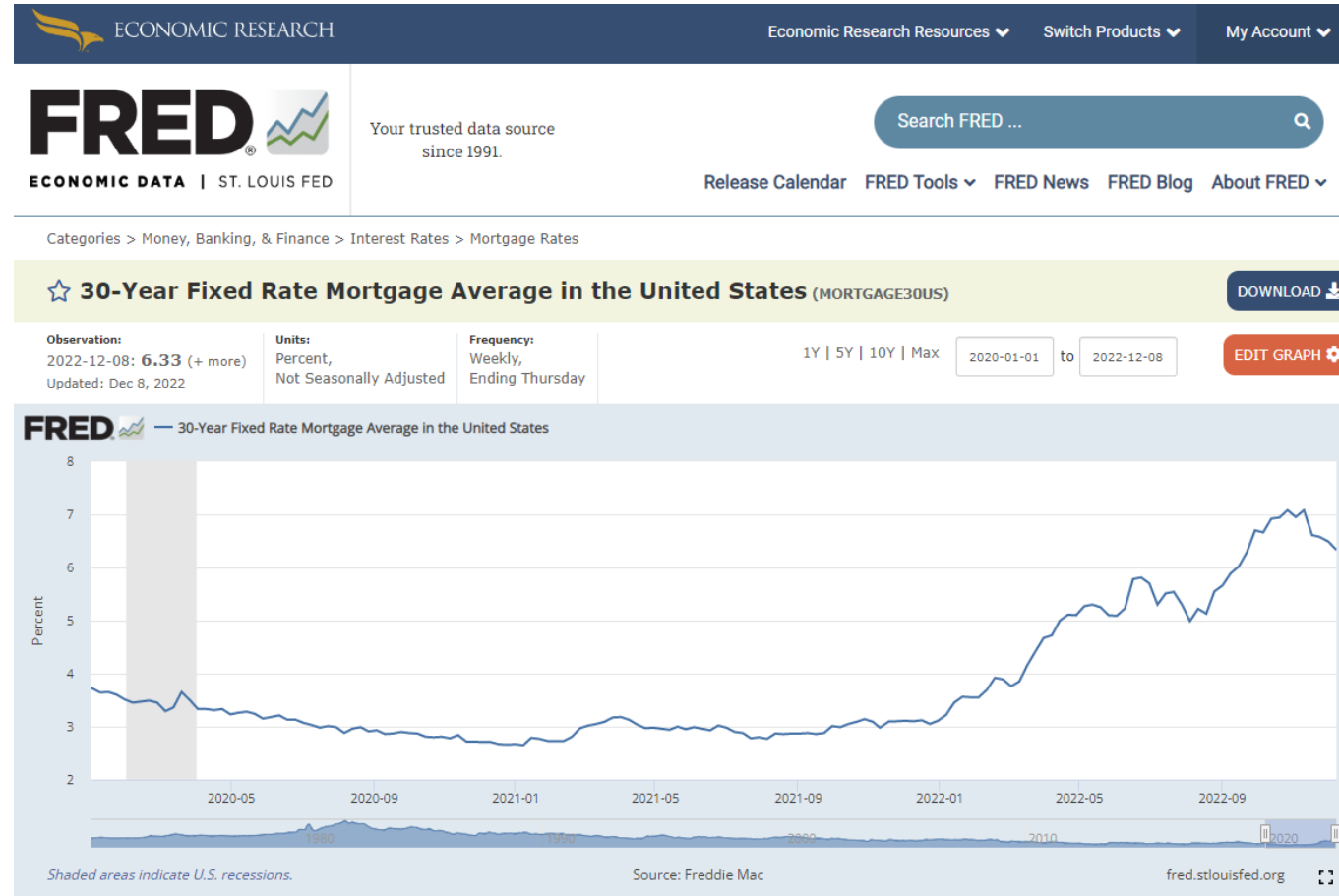
1 Unit Housing Starts (1 month delay in reporting)



**-16.1% YTD
compared
to 2021**



30 Year Mortgage Interest Rates



Conclusions

- Showings per active listing for November remain well below normal with (49.5%) fewer showings compared to November 2021.
- November total listings are 102.8% higher than last year.
- New contracts decreased (37.6%) in November 2022 compared to November 2021.
- The 30-year mortgage interest rates retreated from 7.0% to 6.49%.
- The median sales price for the entire market came in at \$557,000. This means half of the properties sold for more and half sold for less. This is up 4.1% over November 2021 that was at \$535,000.

Data Analyzed By



www.beaconrealestateservices.com

Data Sources

www.recolorado.com

www.showingtime.com