



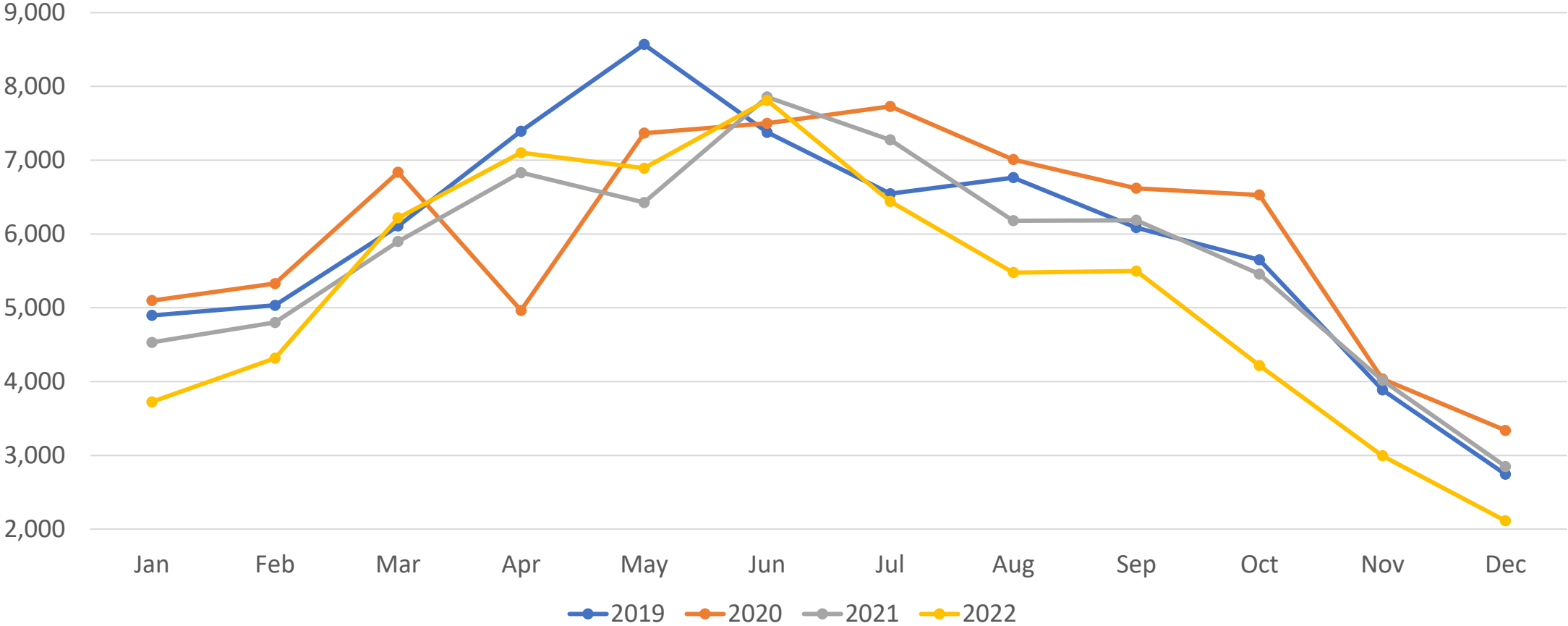
www.beaconrealestateservices.com

Denver Metro Residential Market Update December 2022

New Listings

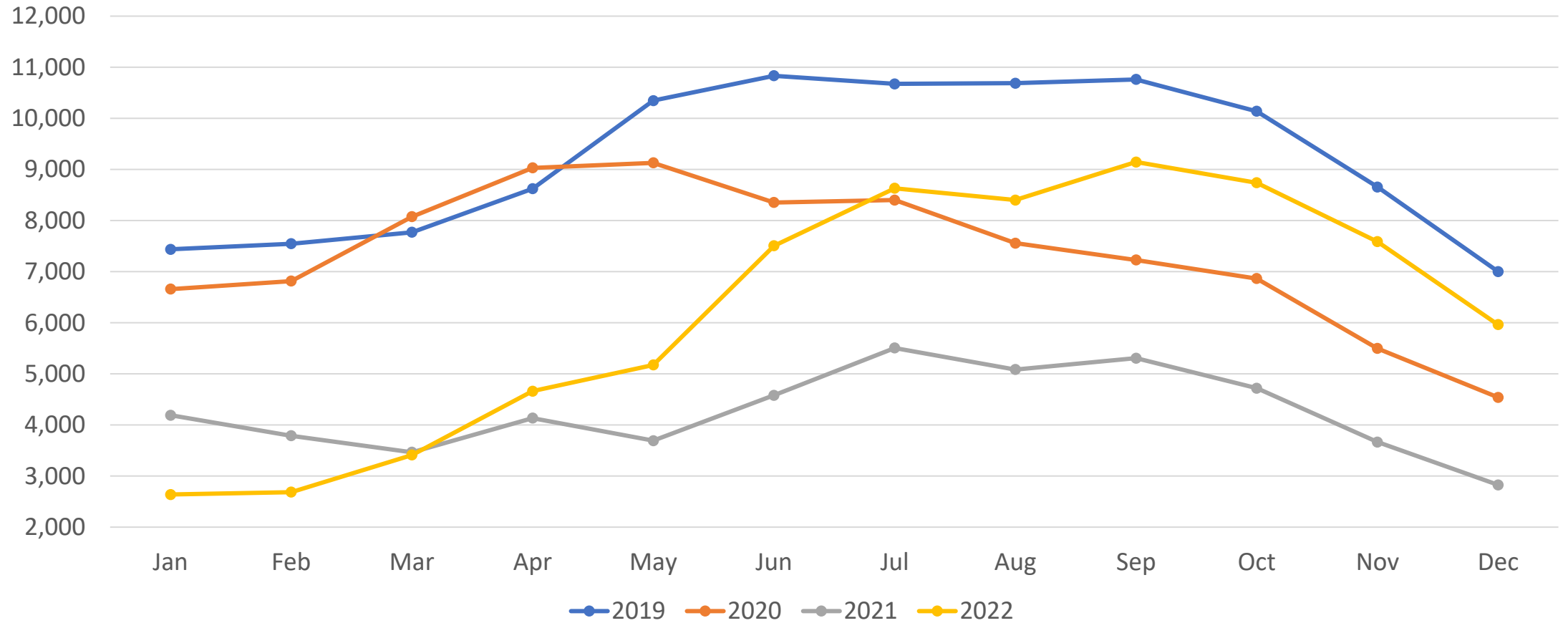


(25.8%) YOY



Active Listings

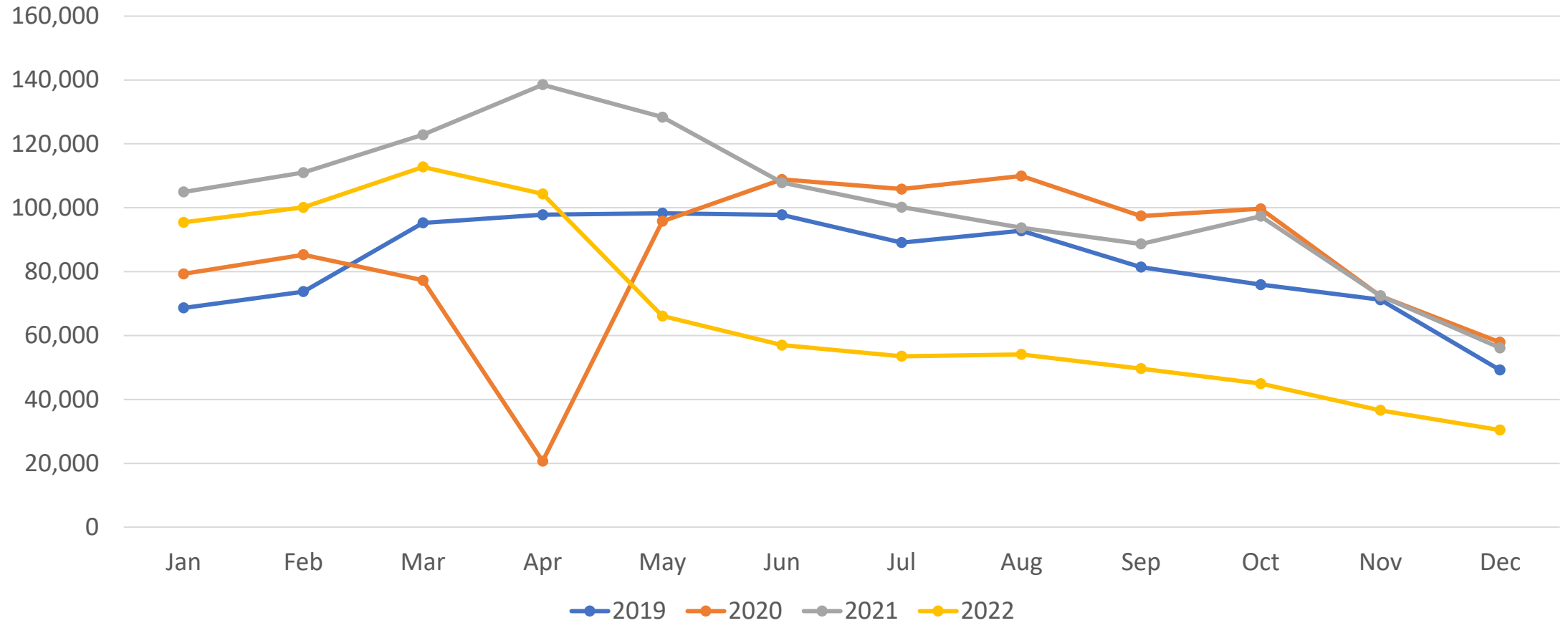
 110.9% YOY



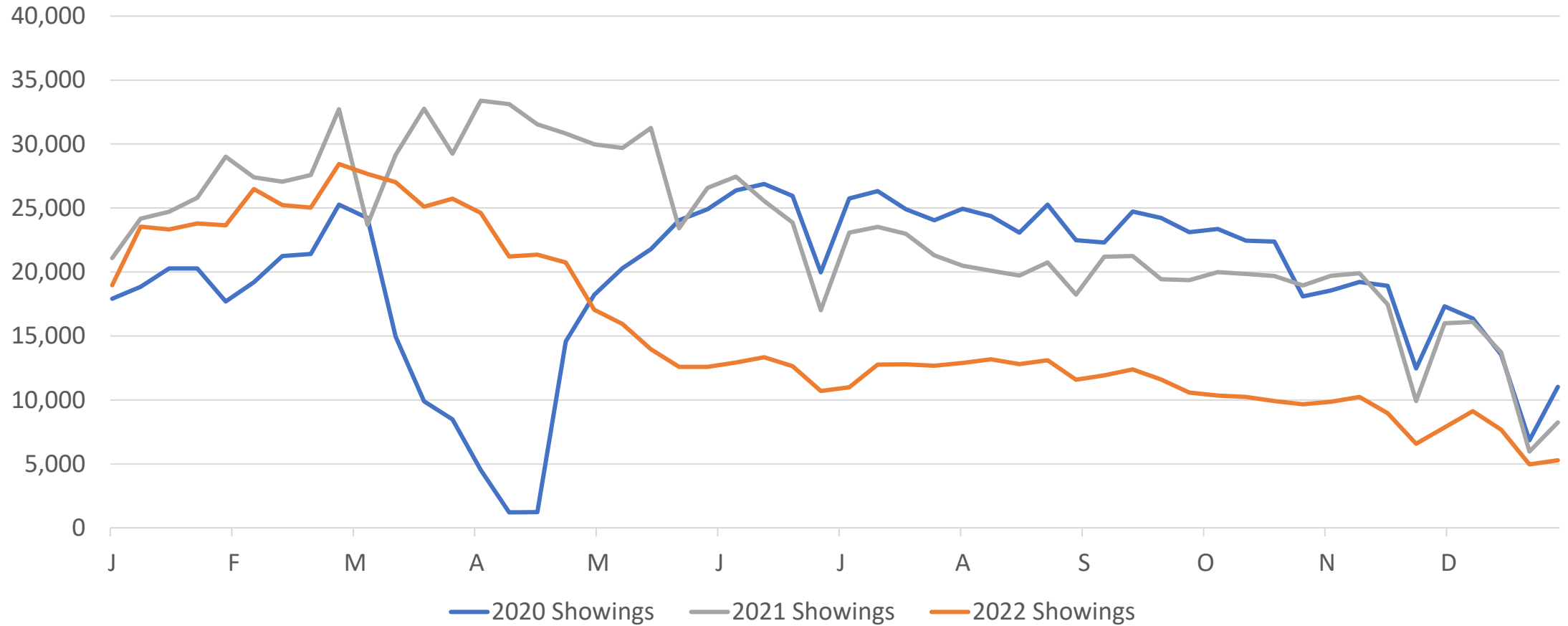
Total Showings By Month



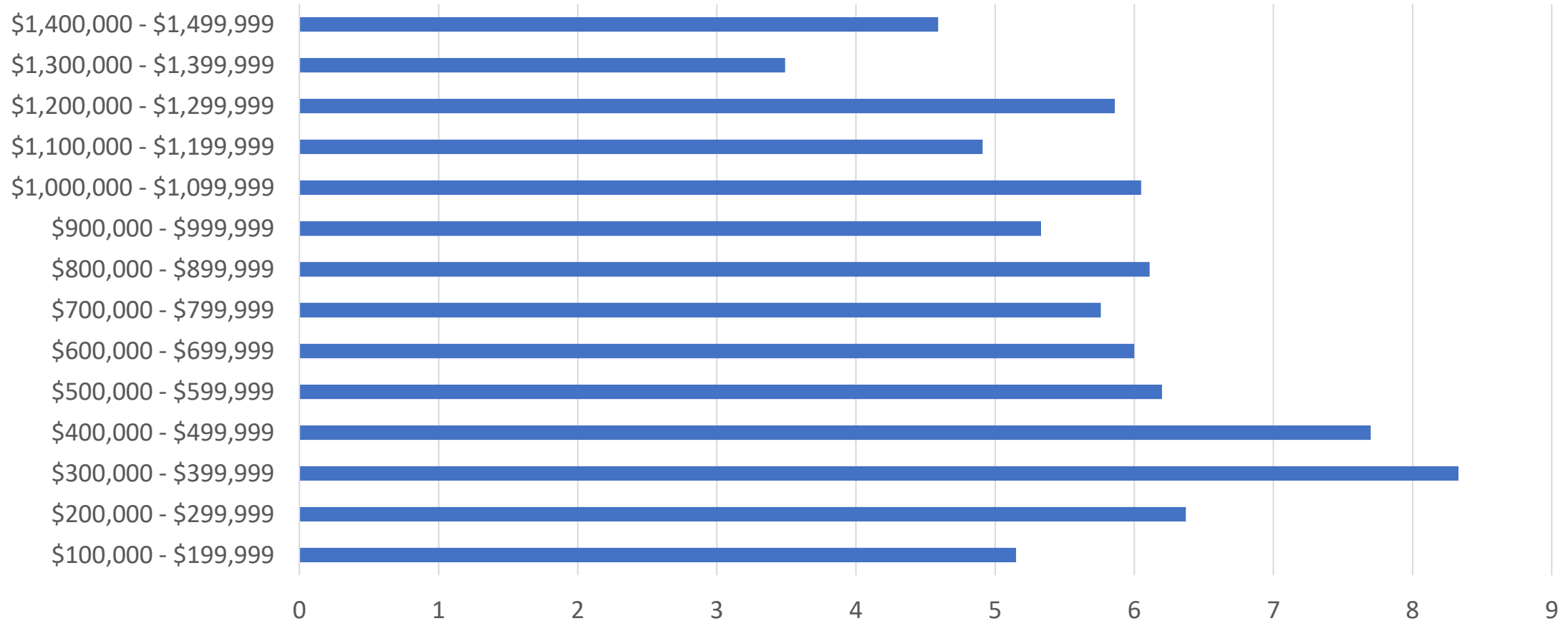
-45.8% YOY



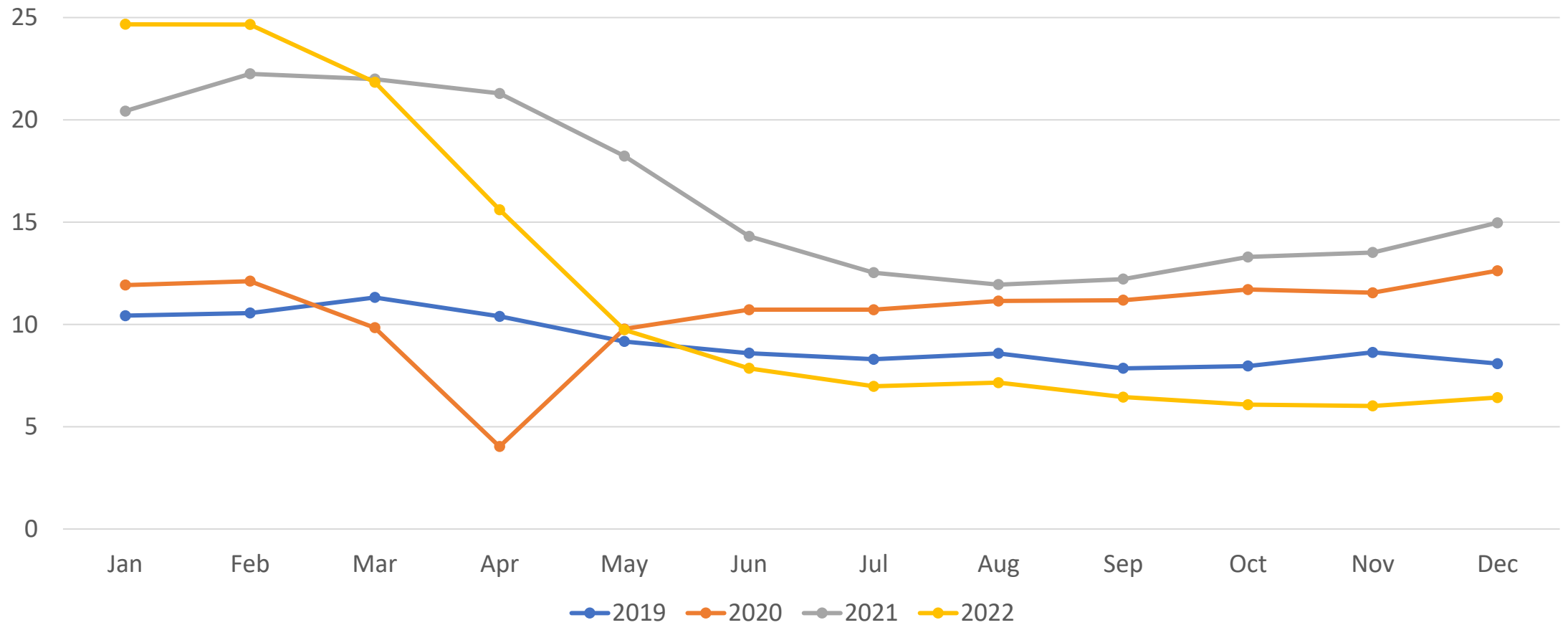
Showings By Week



Showings Per Active Listing

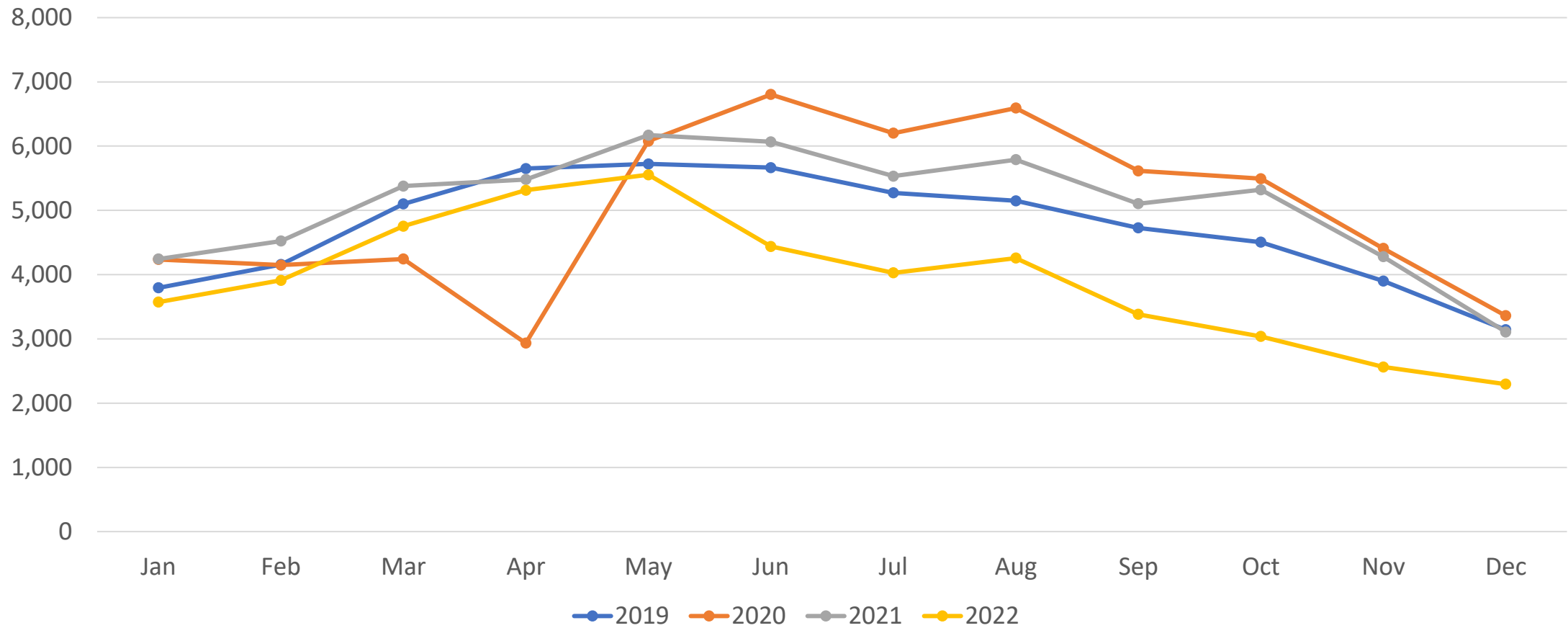


Showings Per Active Listing Trend



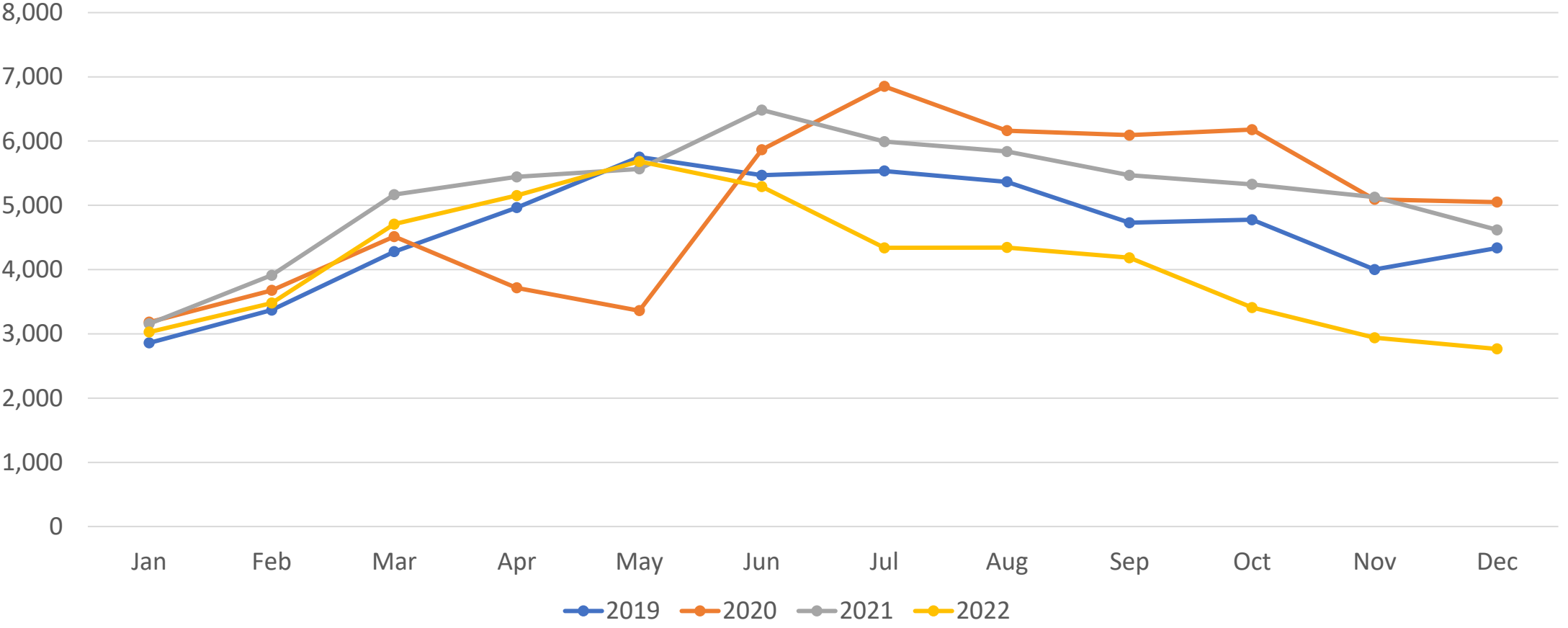
Pending Listings (Under Contract)

↓ (26.1%) YOY

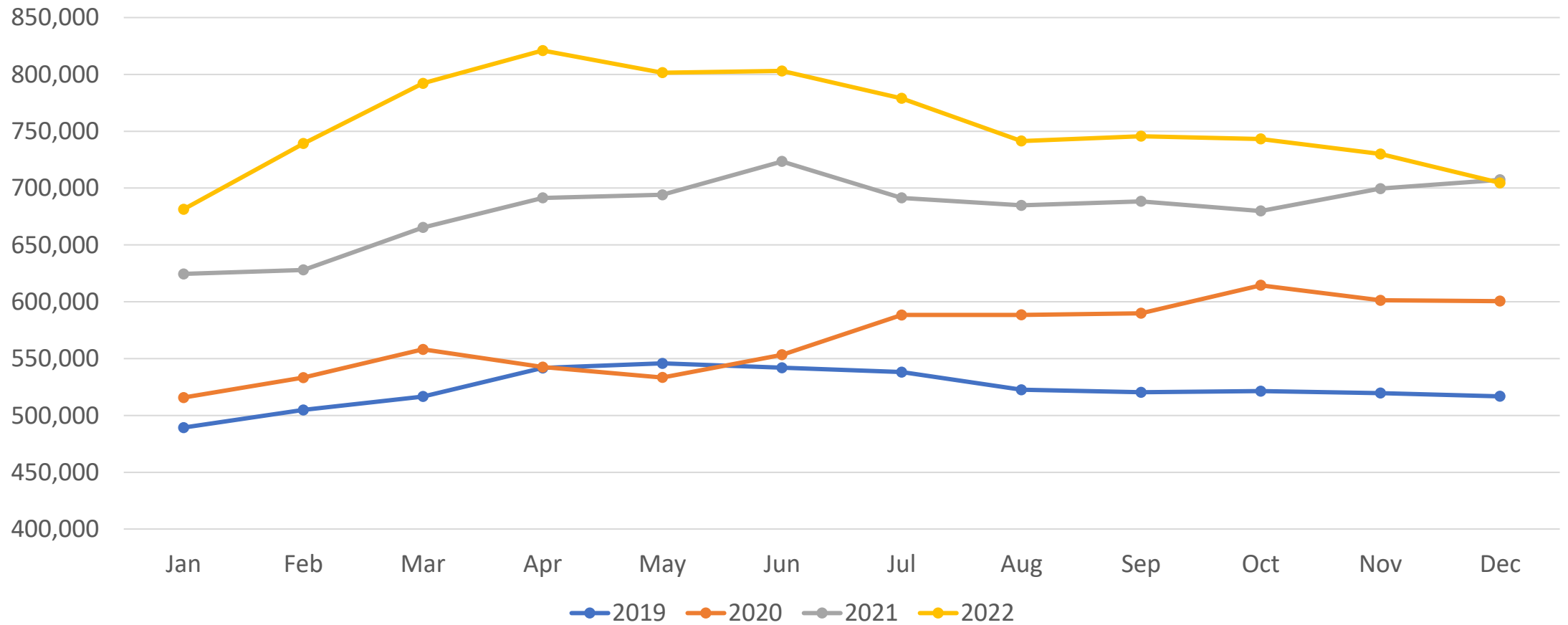


Closings

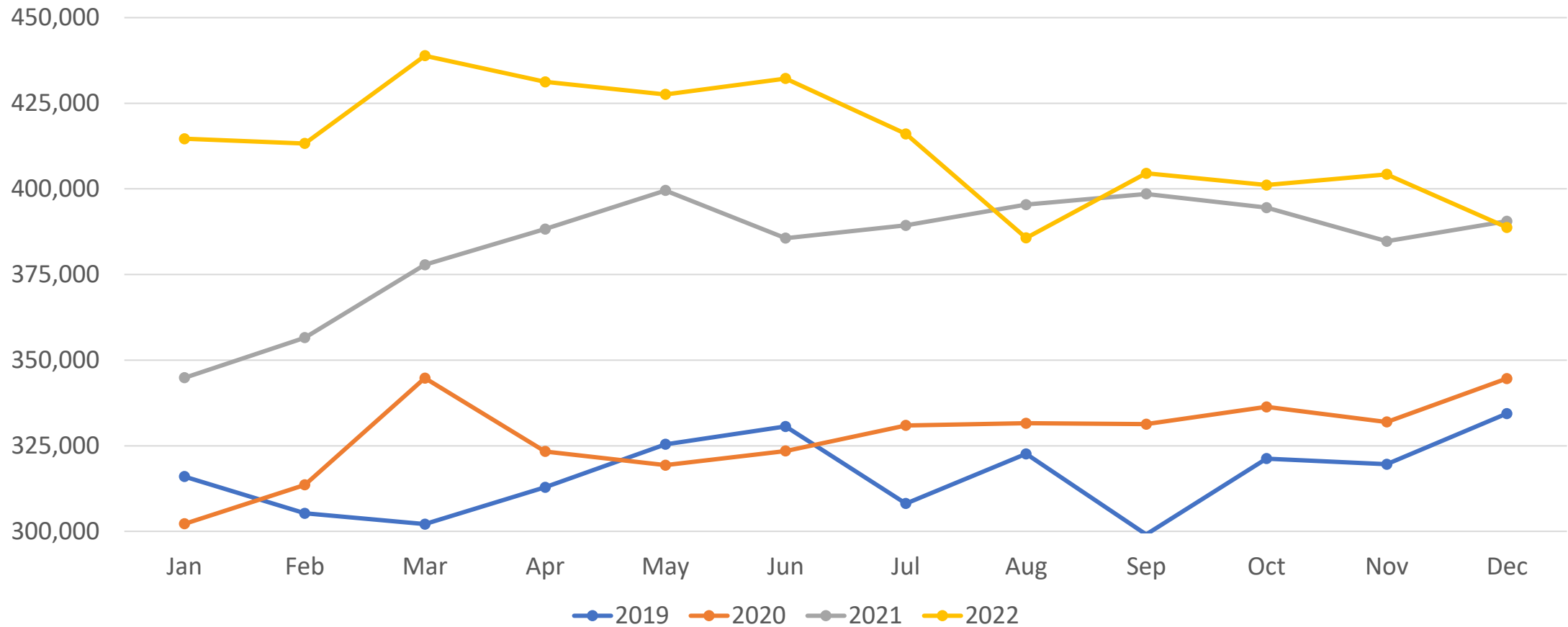
↓ (40.1%) YOY



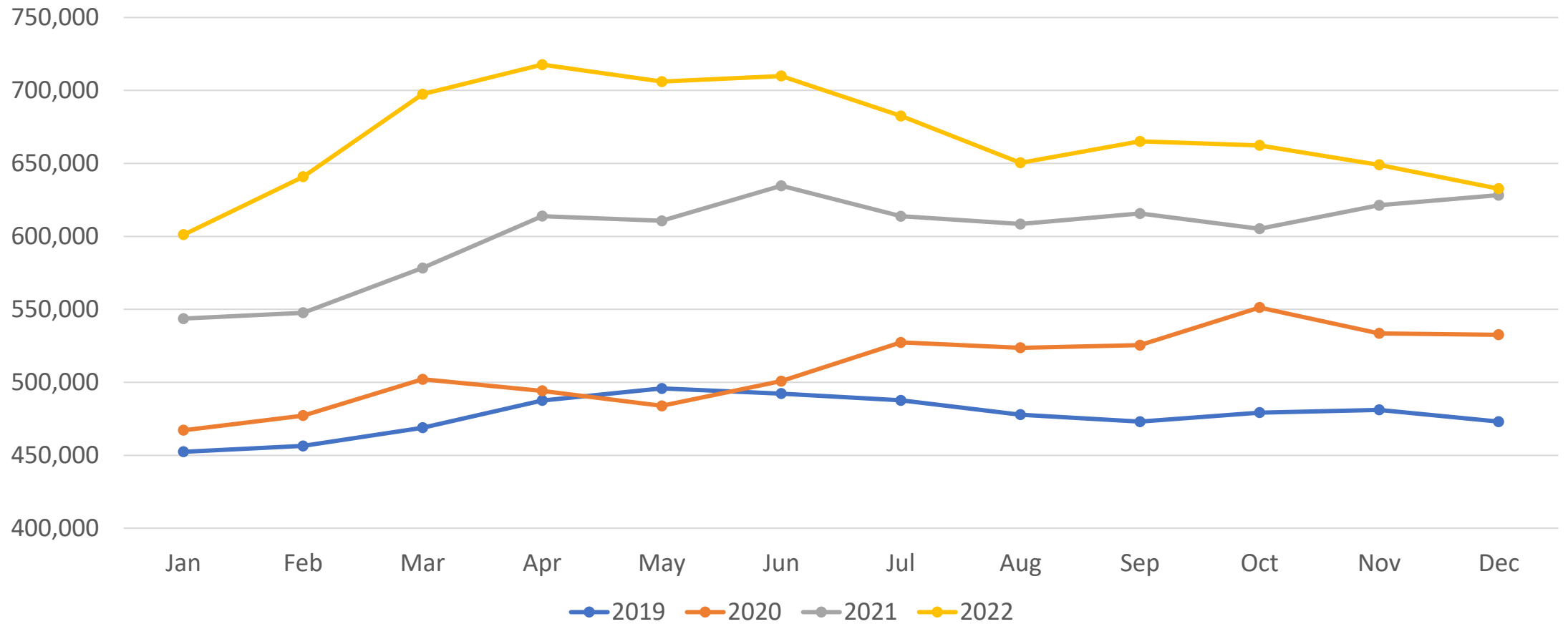
Average Sales Price For Houses



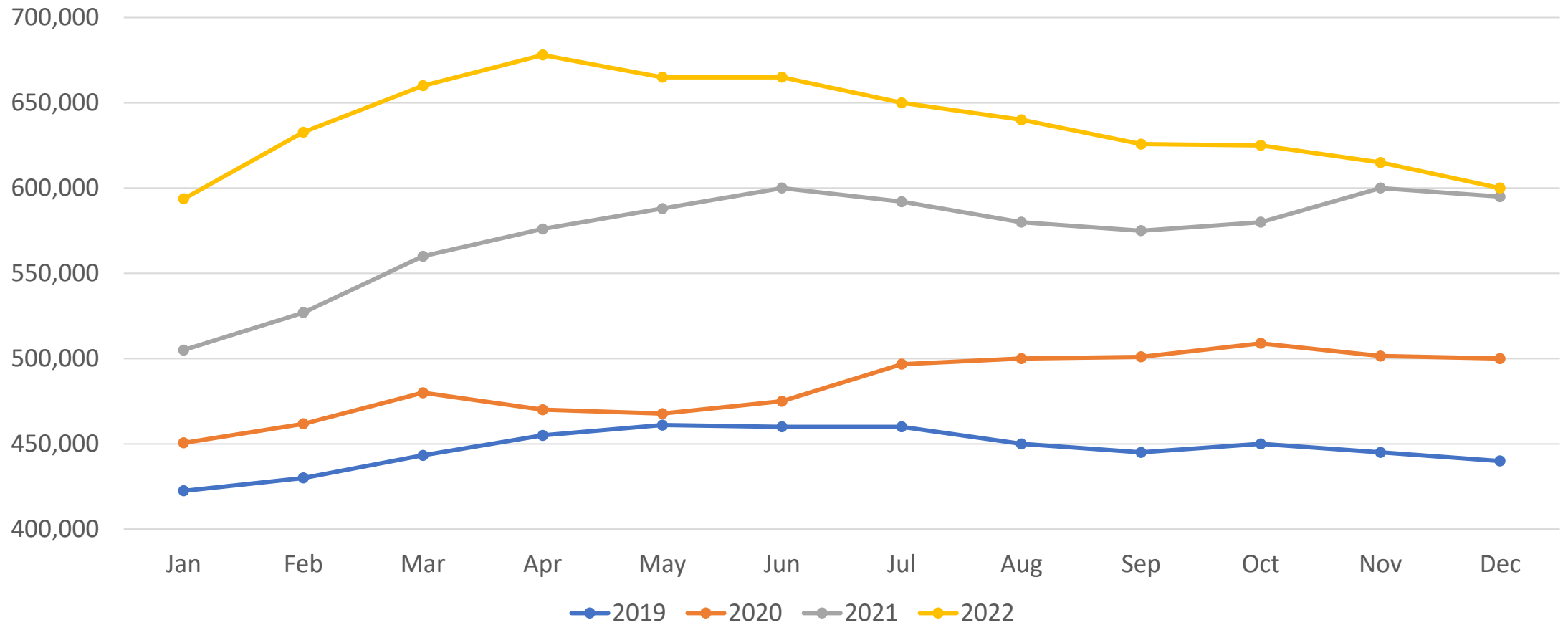
Average Sales Price For Condos and Townhomes



Average Sales Price Combined

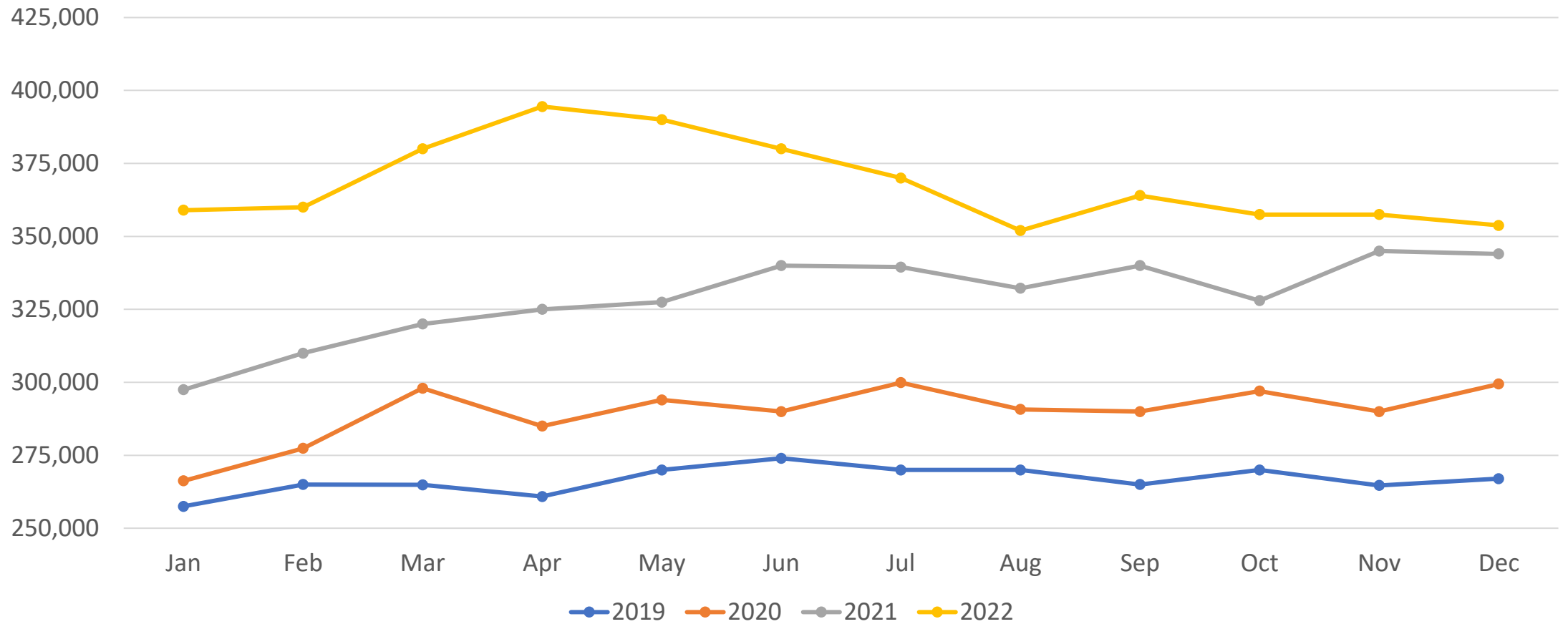


Median Sales Price For Houses



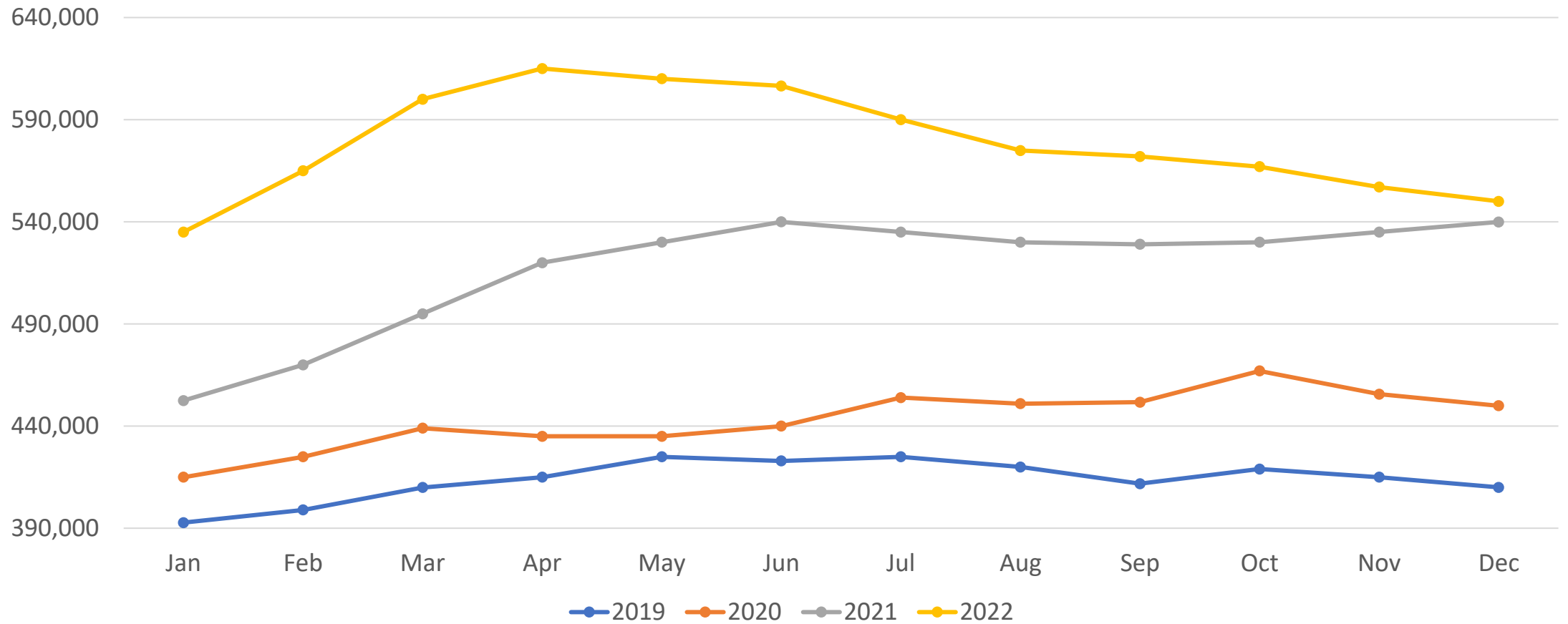
Median Sales Price For Condos and Townhomes

 2.8% YOY



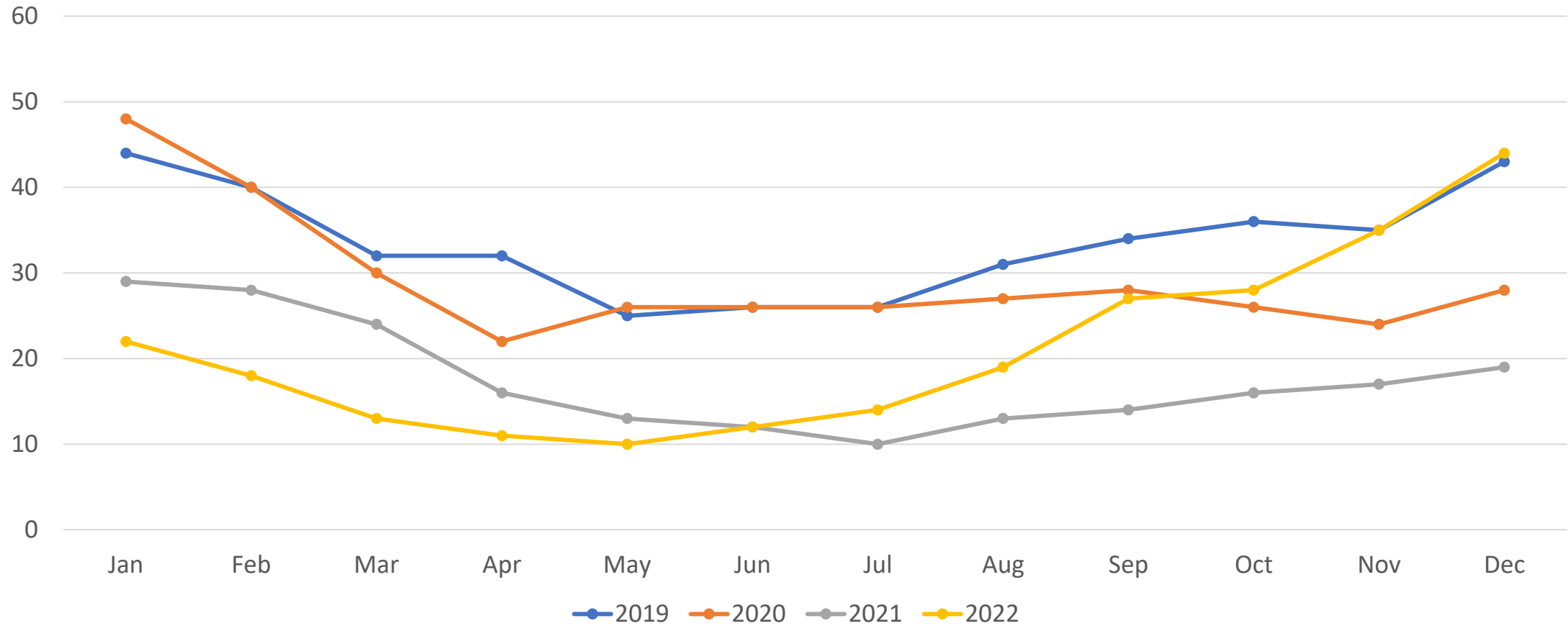
Median Sales Price Combined

 1.9% YOY



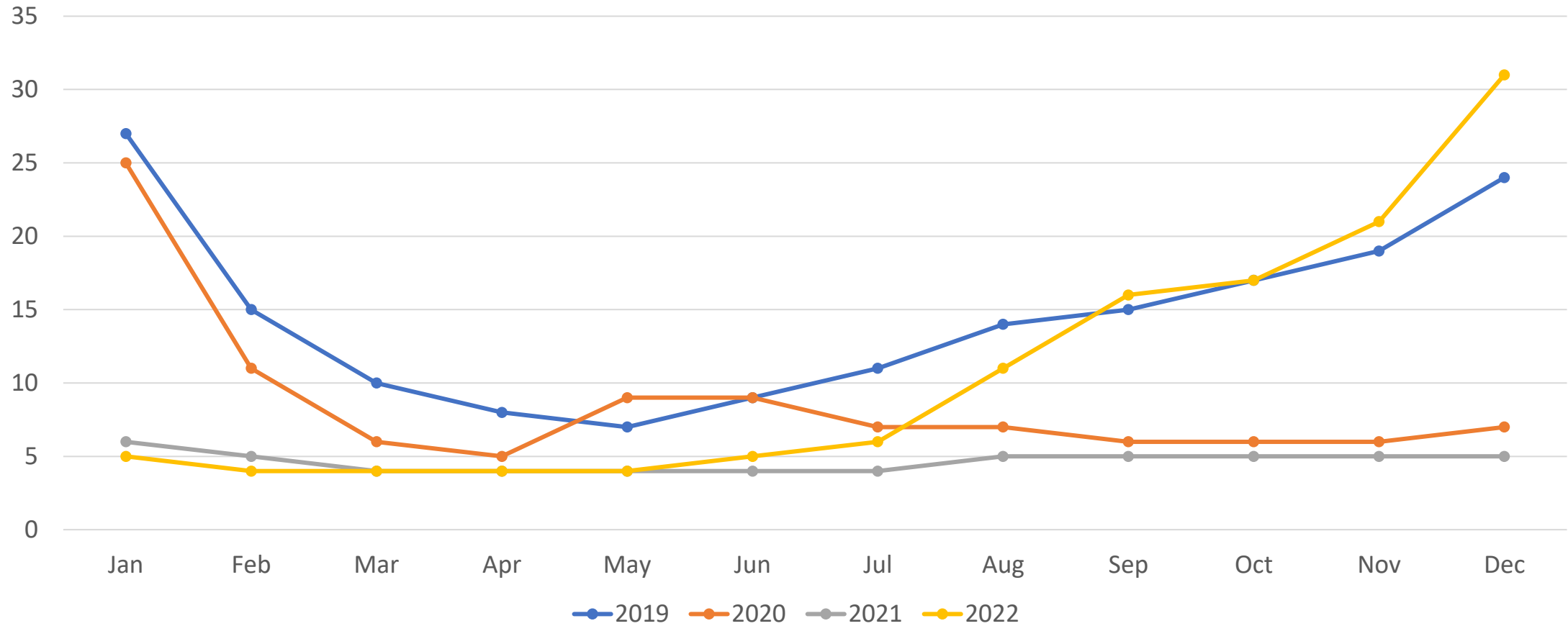
Average Days On Market

↑ 131.6% YOY

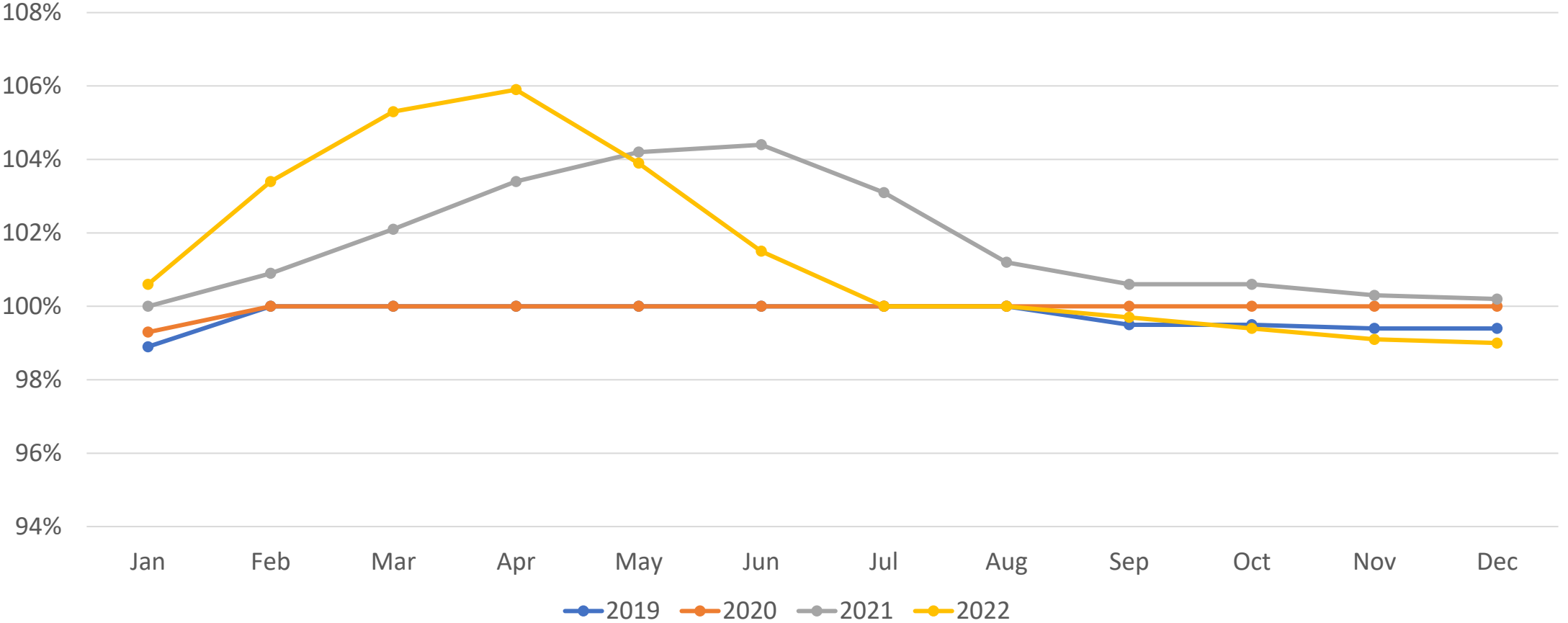


Median Days On Market

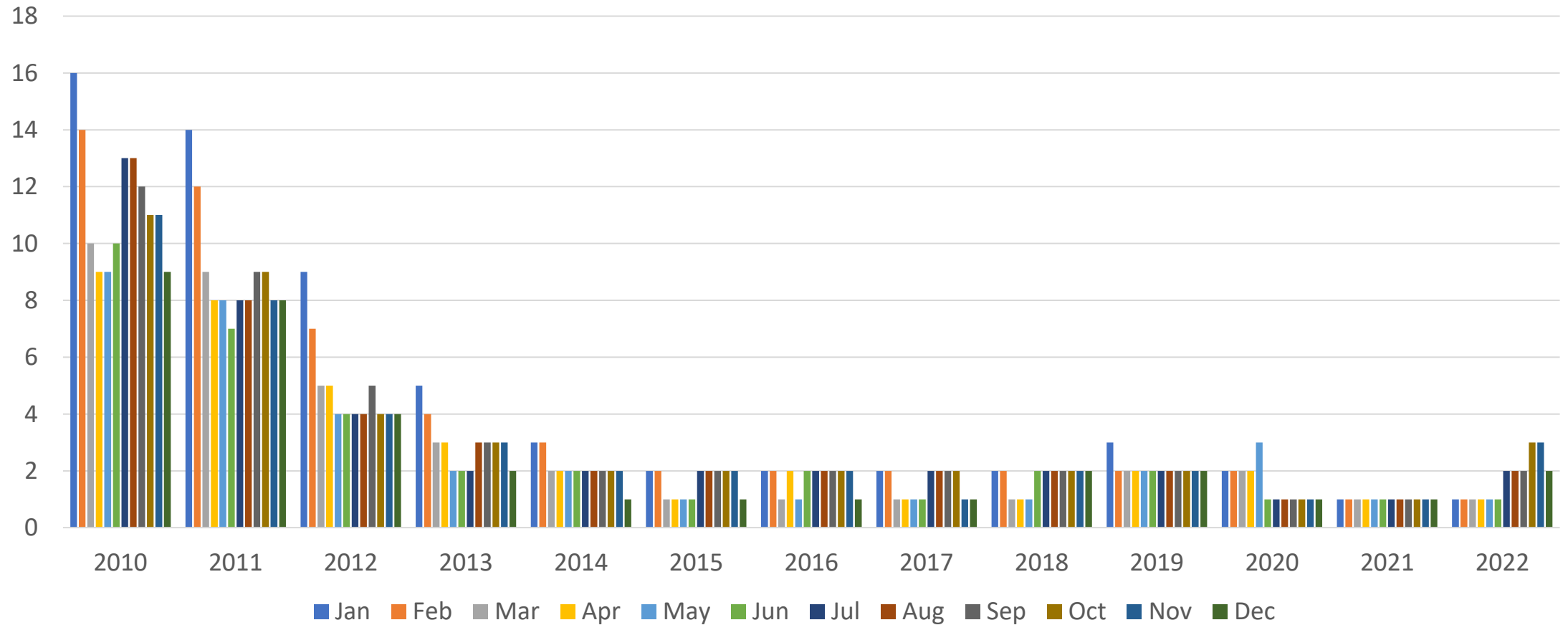
↑ 520% YOY



Percentage of List to Sale Price



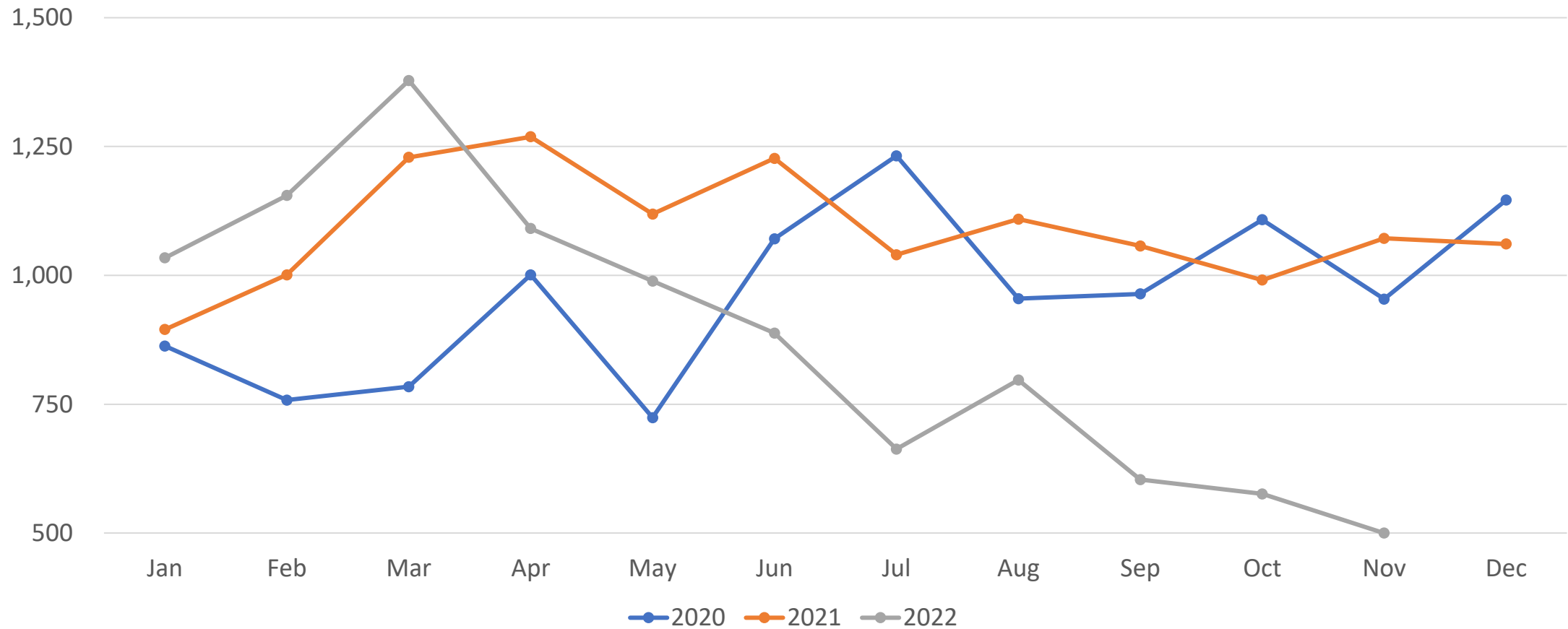
Months of Inventory



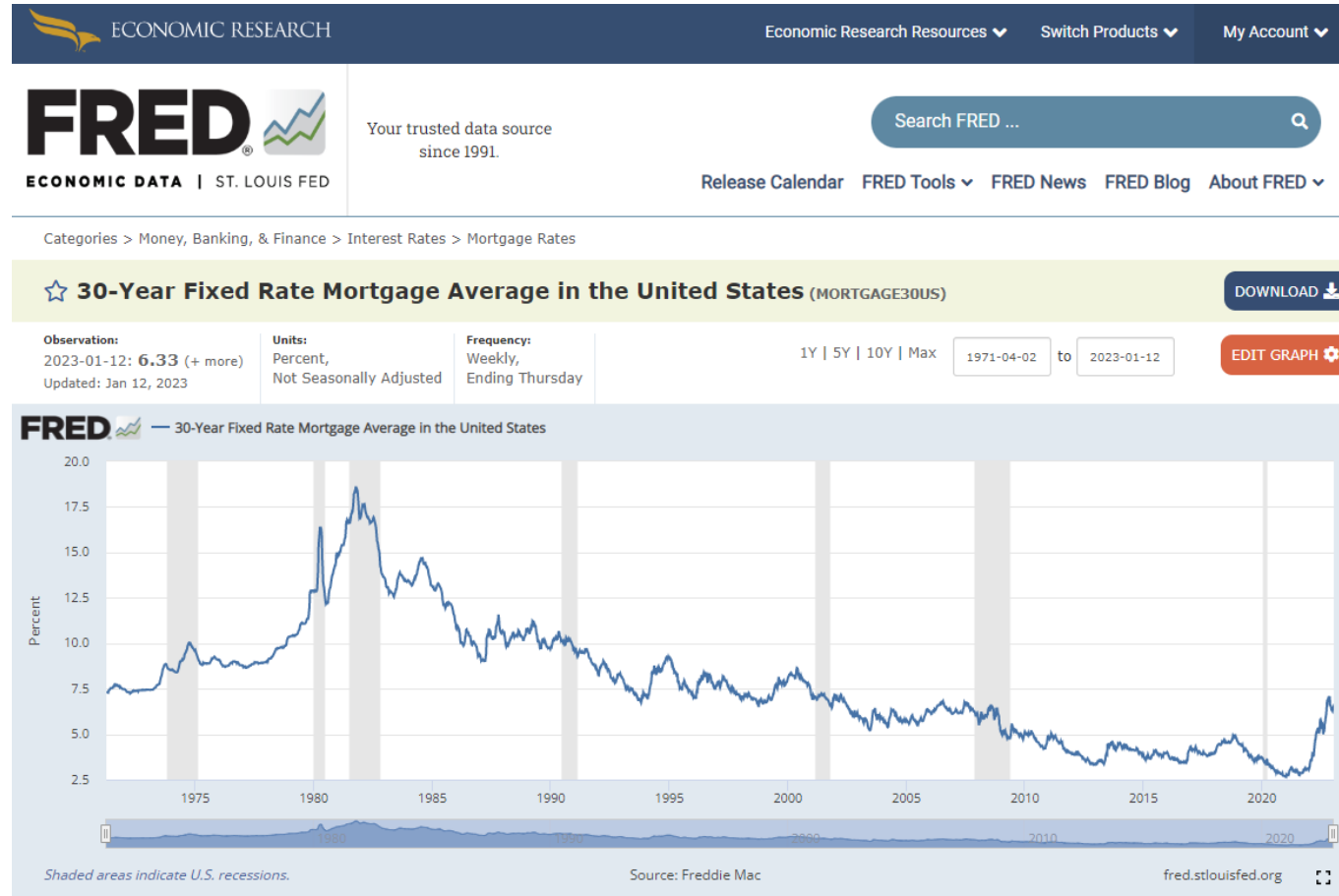
1 Unit Housing Starts (1 month delay in reporting)



**-19.4% YTD
compared
to 2021**



30 Year Mortgage Interest Rates



Conclusions

- Showings per active listing for December was 6.43, which is close to the average for the second half of 2022.
- December active listings are 110.9% higher than last year.
- New contracts decreased (26.1%) compared to December 2021.
- The 30-year mortgage interest rates ended the month at 6.42%.
- The median sales price for the entire market came in at \$550,000.

Data Analyzed By



www.beaconrealestateservices.com

Data Sources

www.recolorado.com

www.showingtime.com