

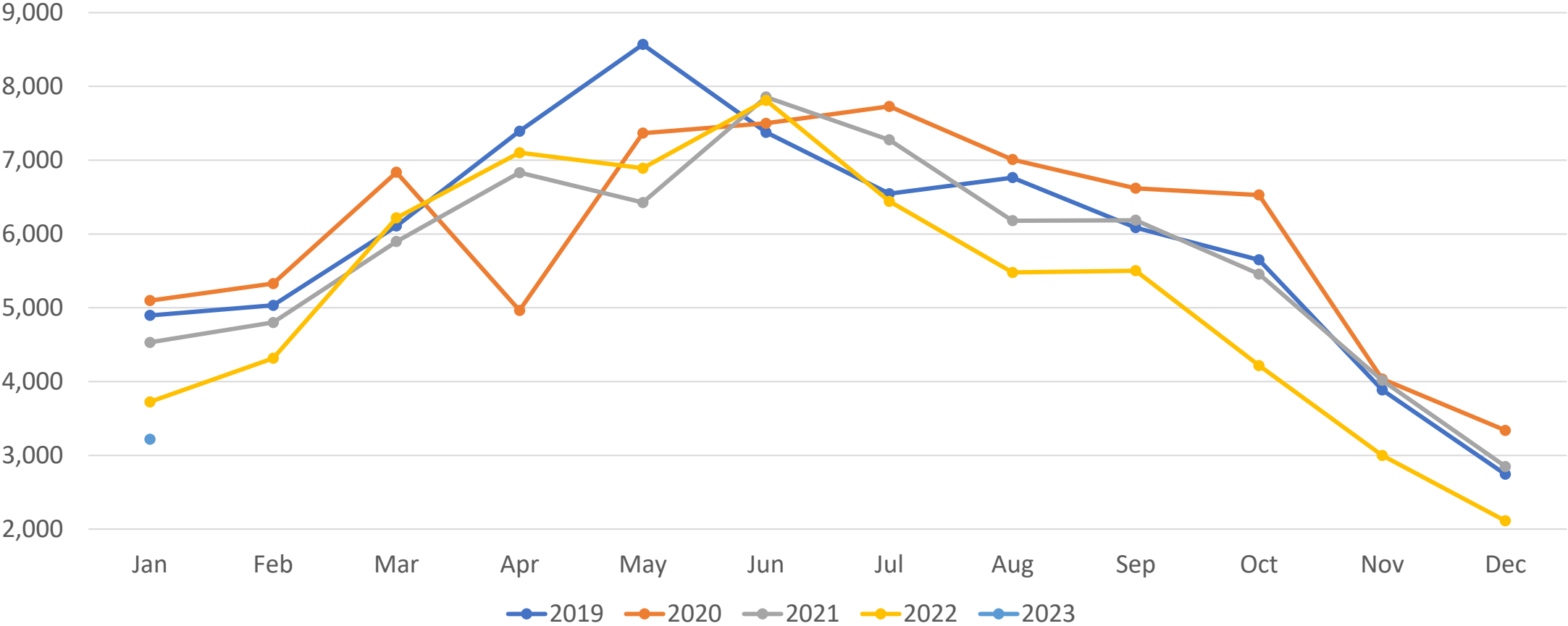


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Denver Metro Residential Market Update January 2023

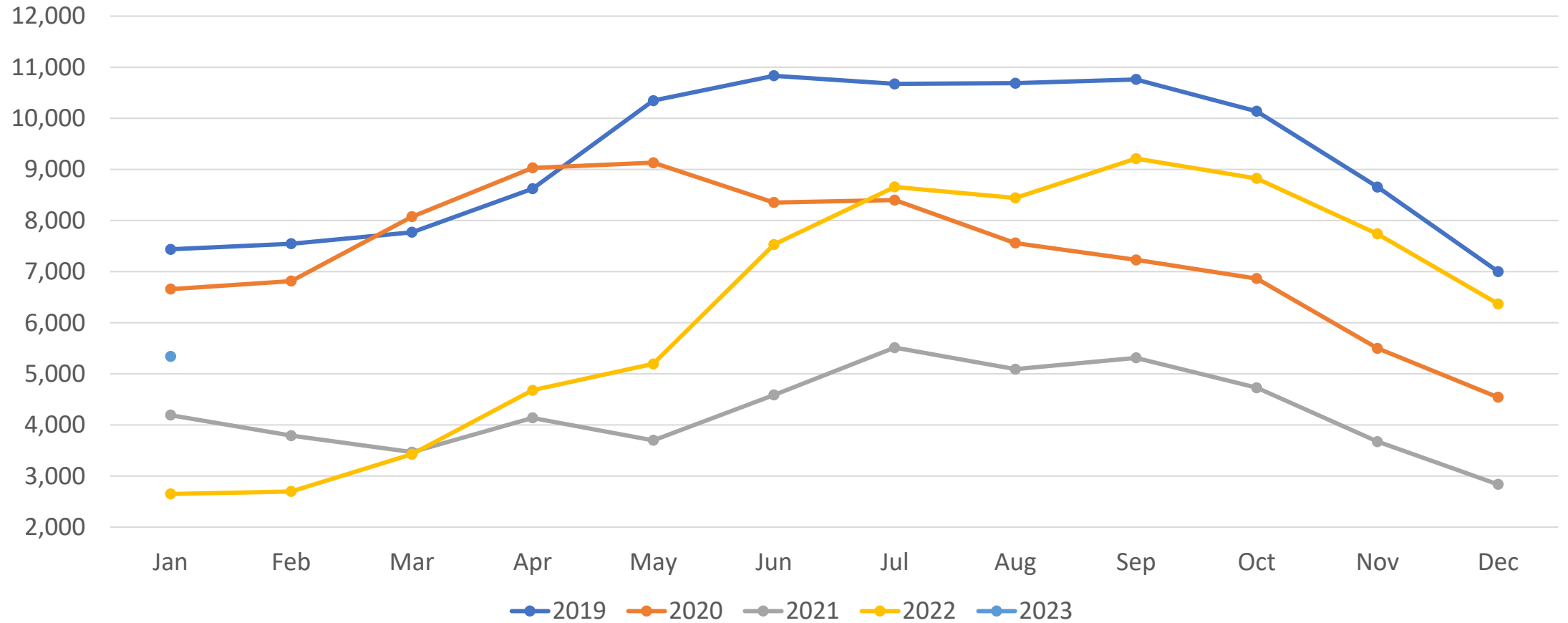
New Listings

↓ (13.6%) YOY



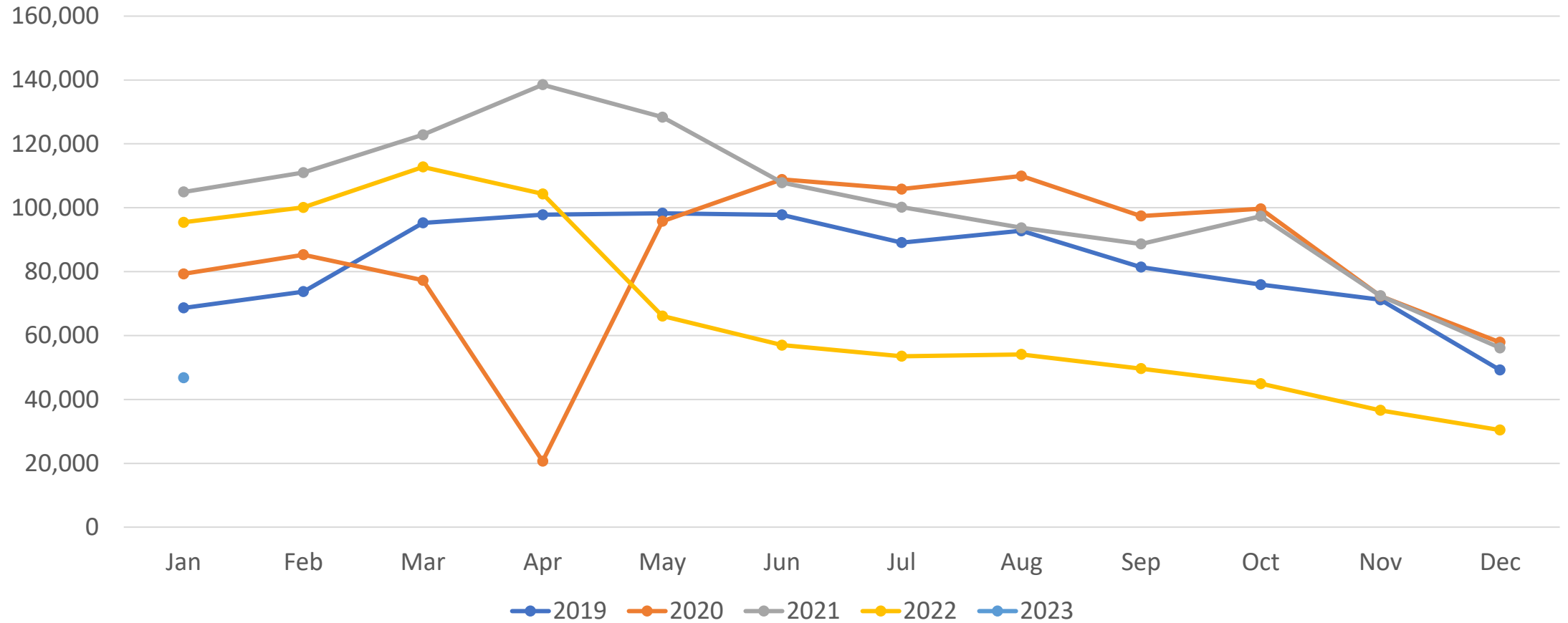
Active Listings

 101.4% YOY

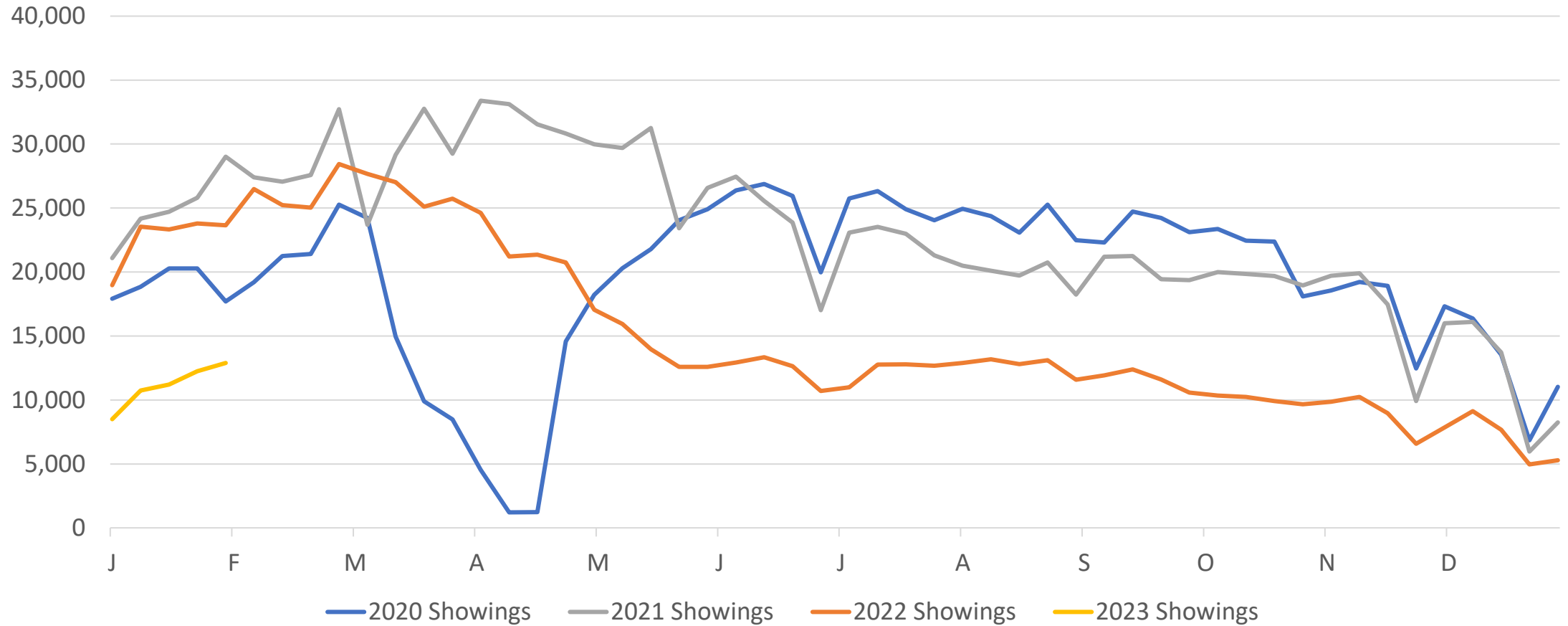


Total Showings By Month

↓ (50.9%) YOY

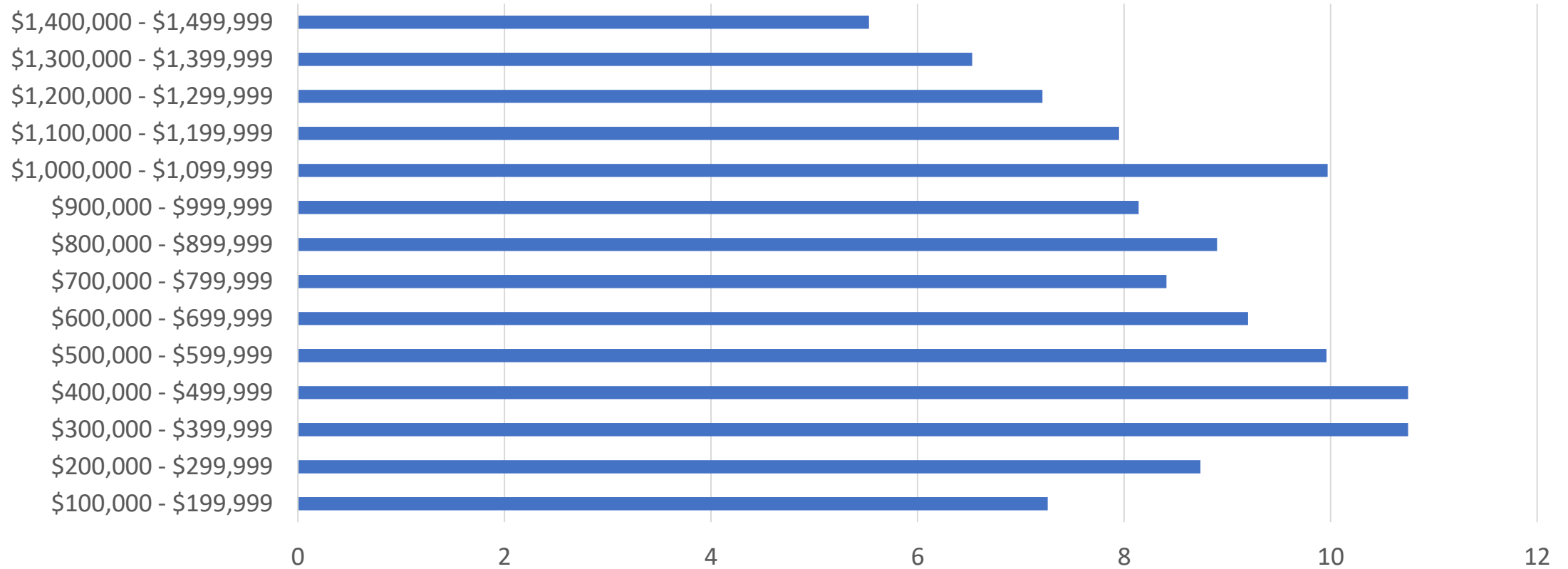


Showings By Week

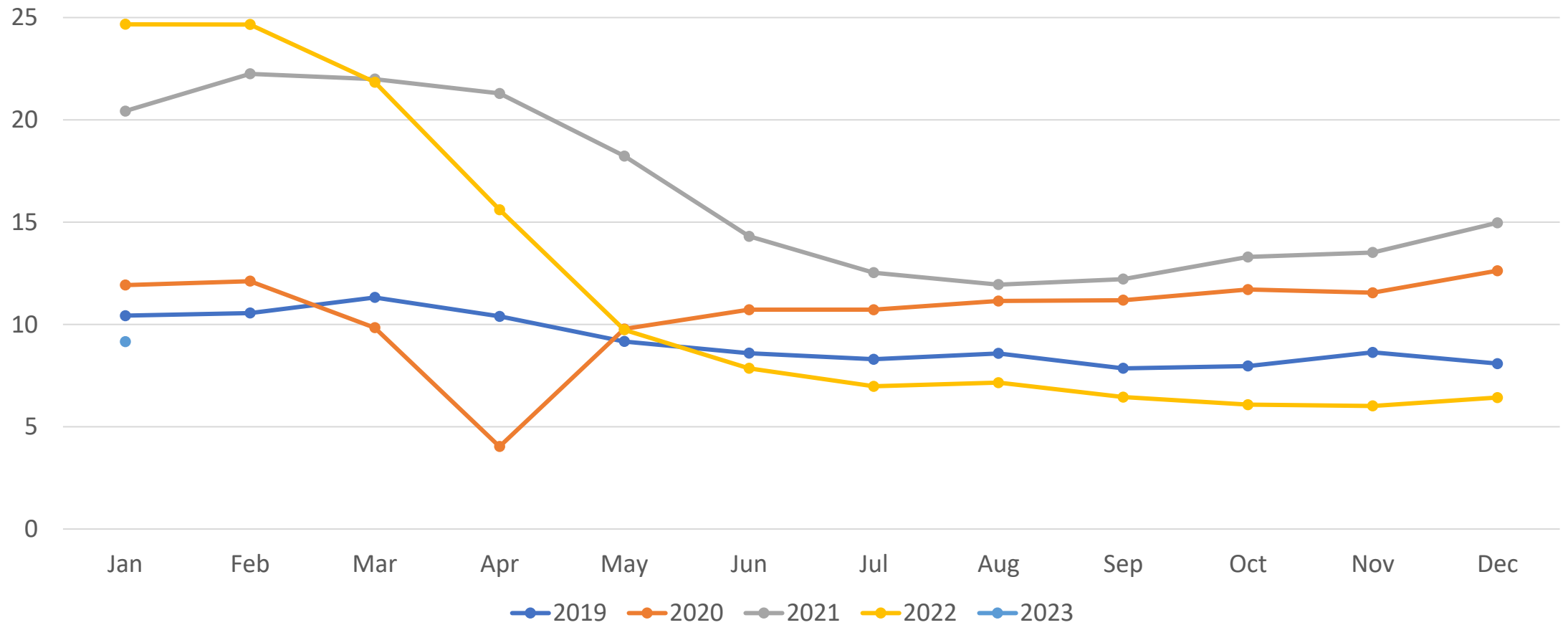


Showings Per Active Listing

Showings Per Active Listing

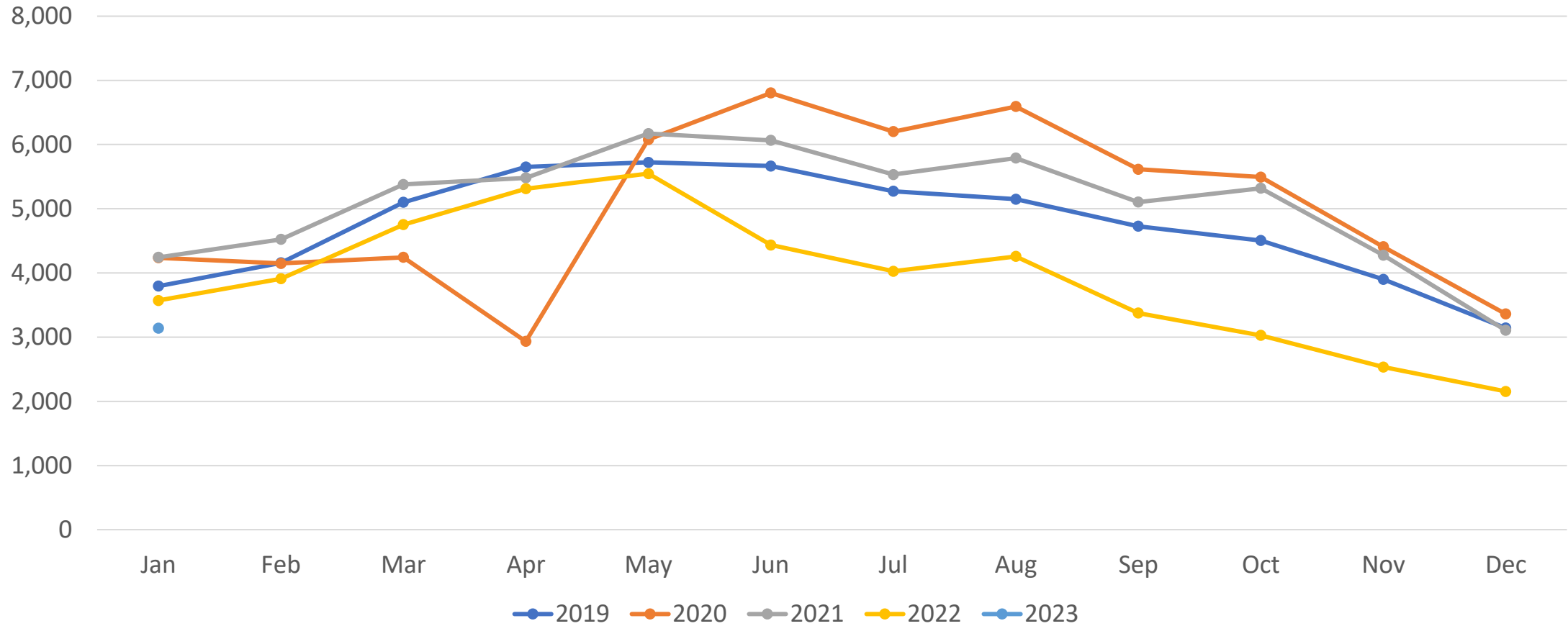


Showings Per Active Listing Trend



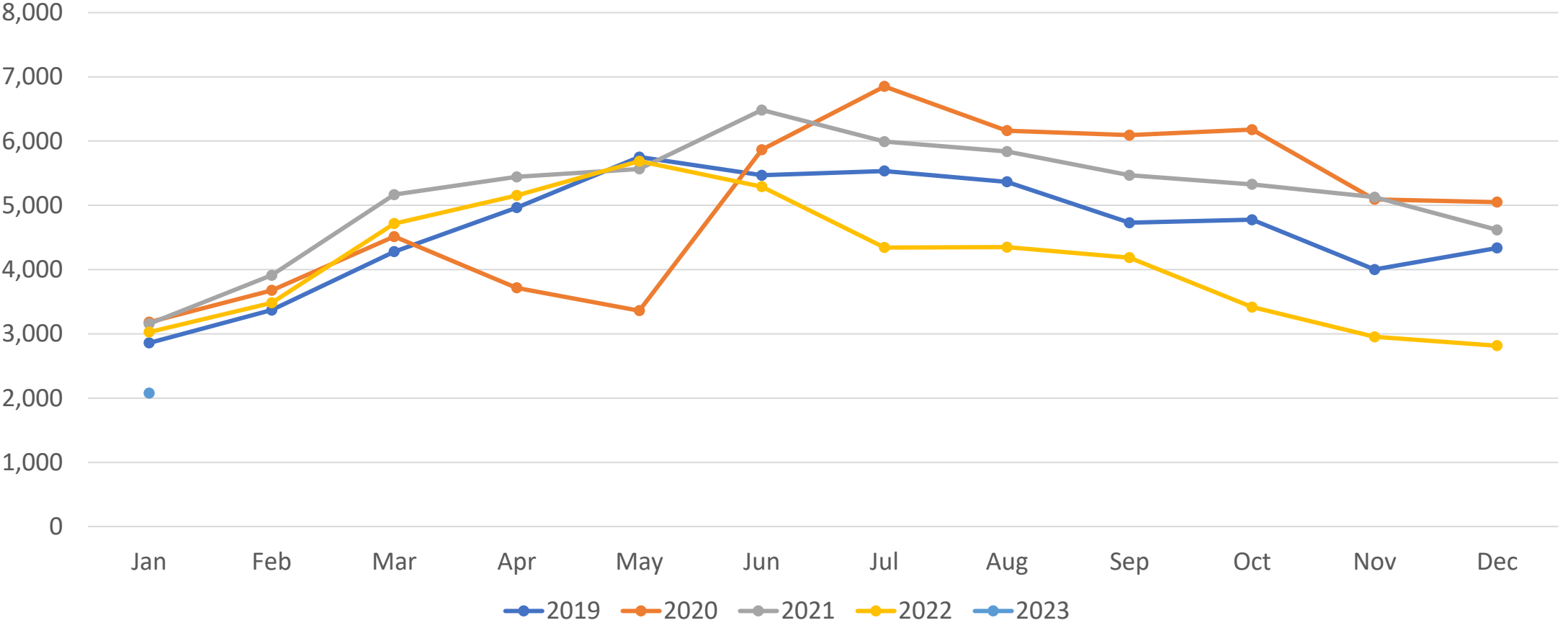
Pending Listings (Under Contract)

↓ (12.0%) YOY

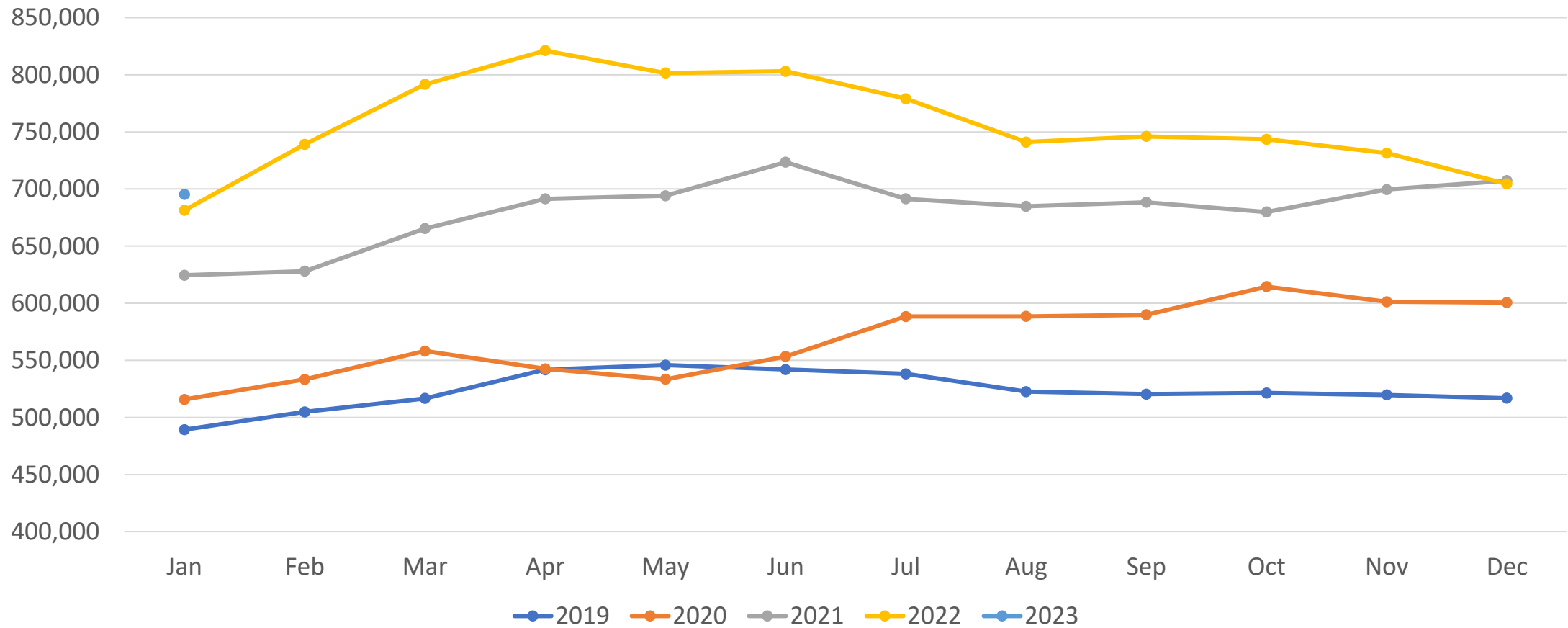


Closings

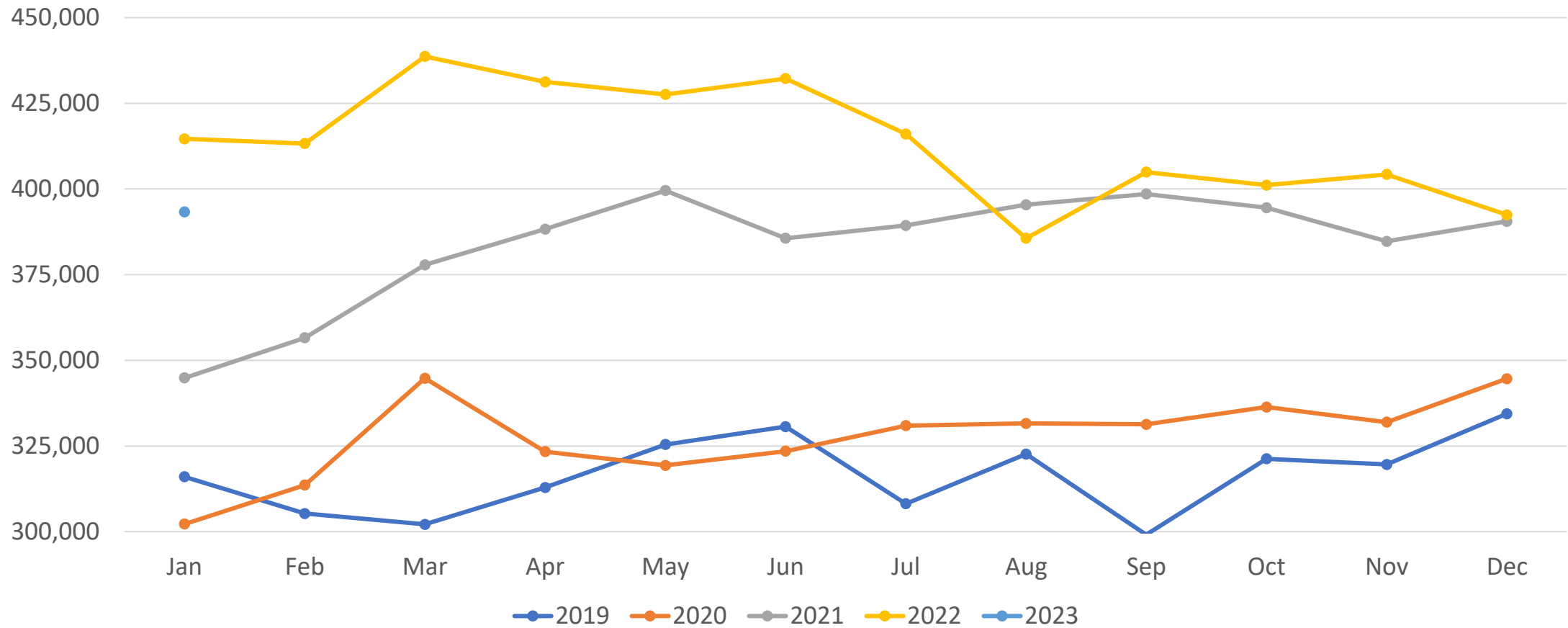
↓ (31.3%) YOY



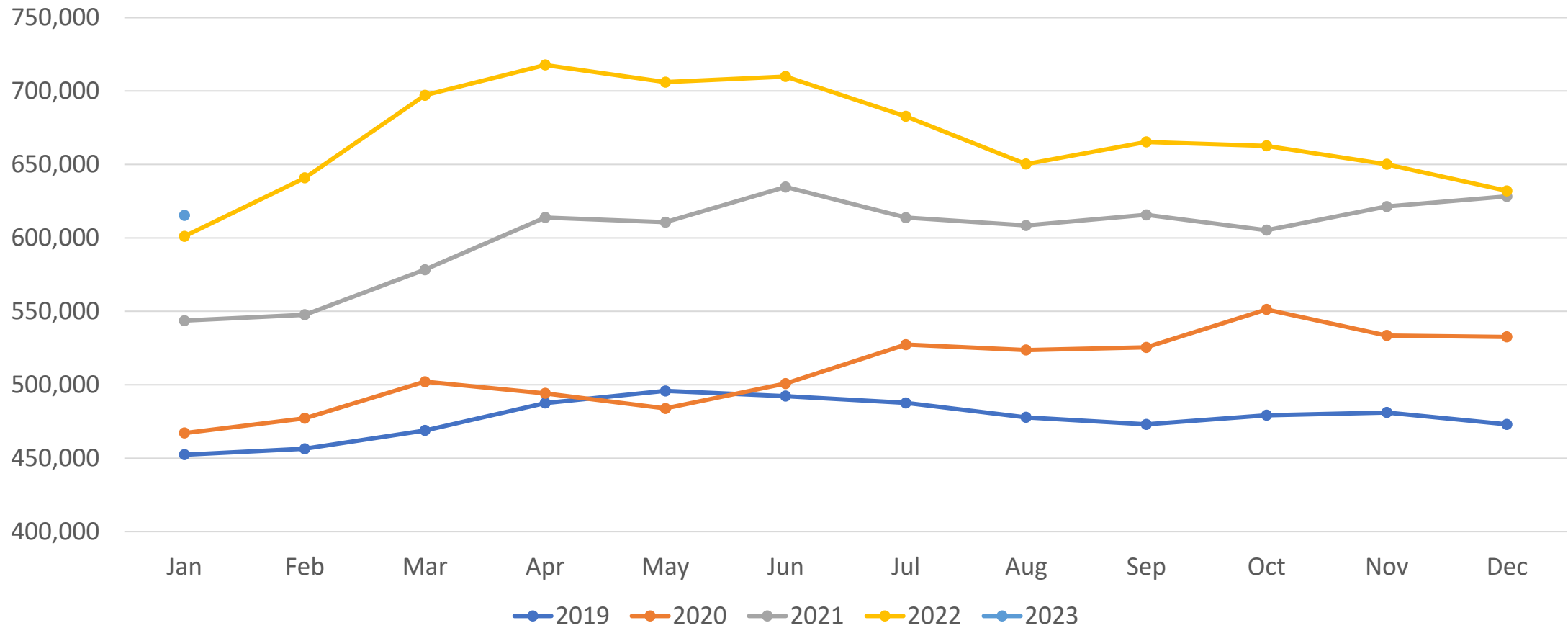
Average Sales Price For Houses



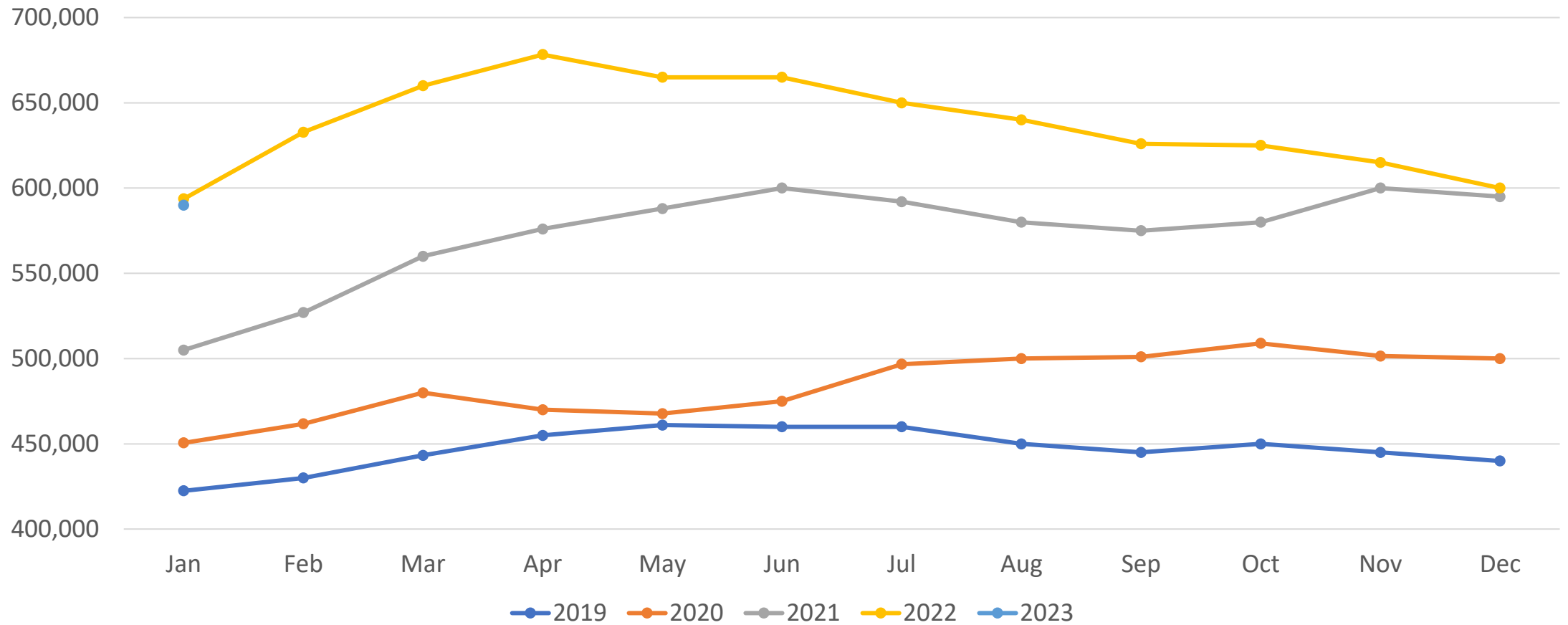
Average Sales Price For Condos and Townhomes



Average Sales Price Combined

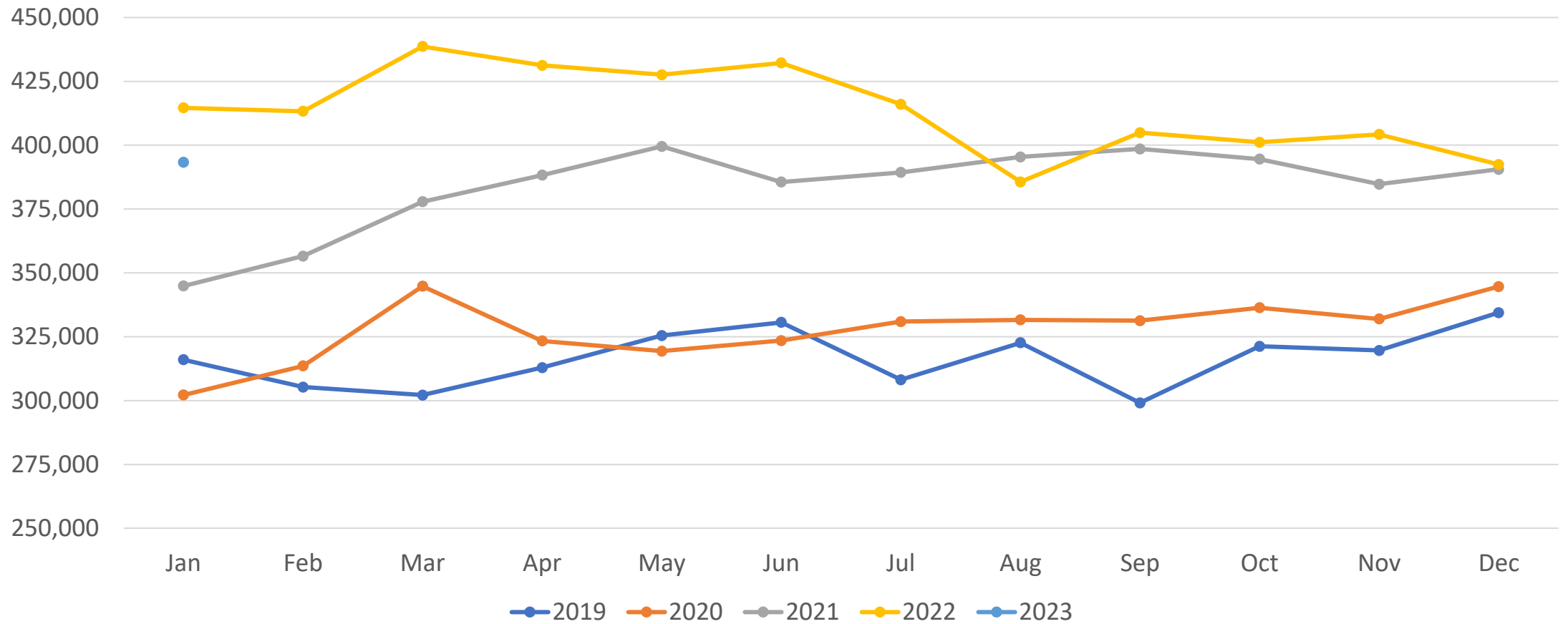


Median Sales Price For Houses



Median Sales Price For Condos and Townhomes

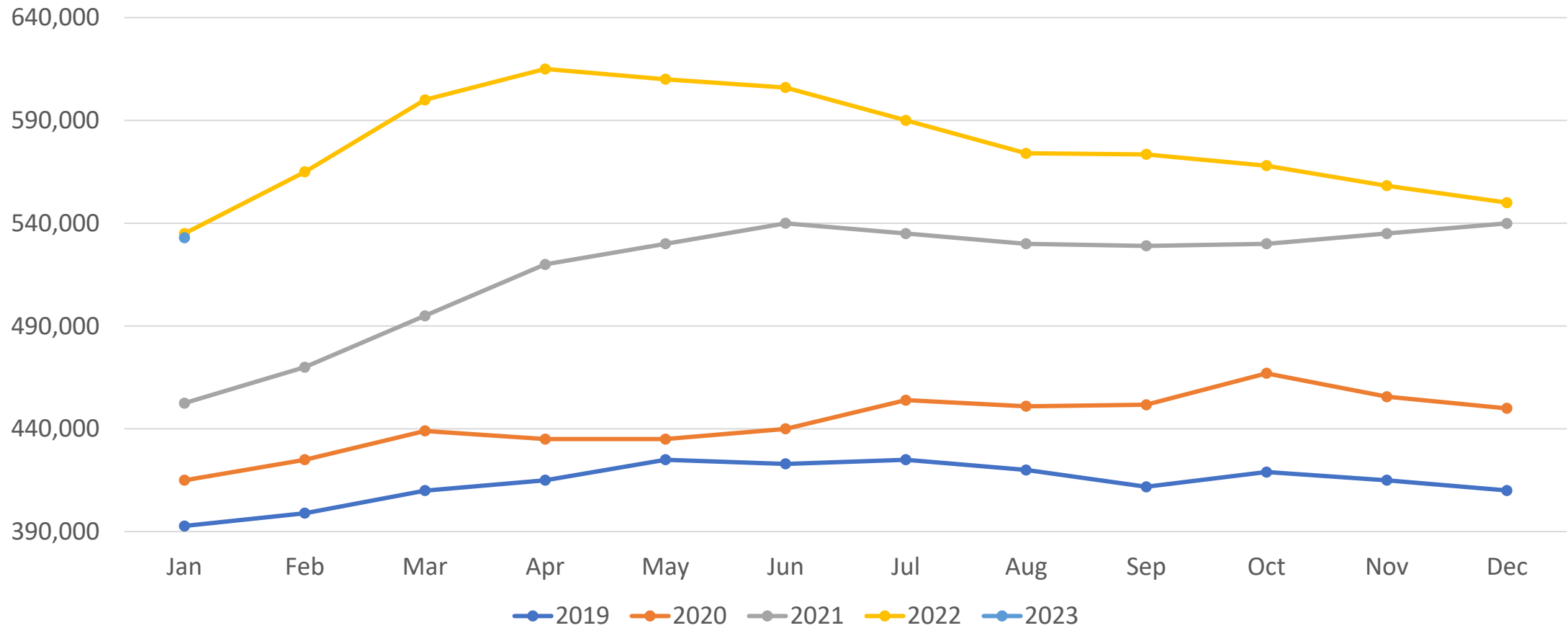
↓ (5.1%) YOY



Median Sales Price Combined

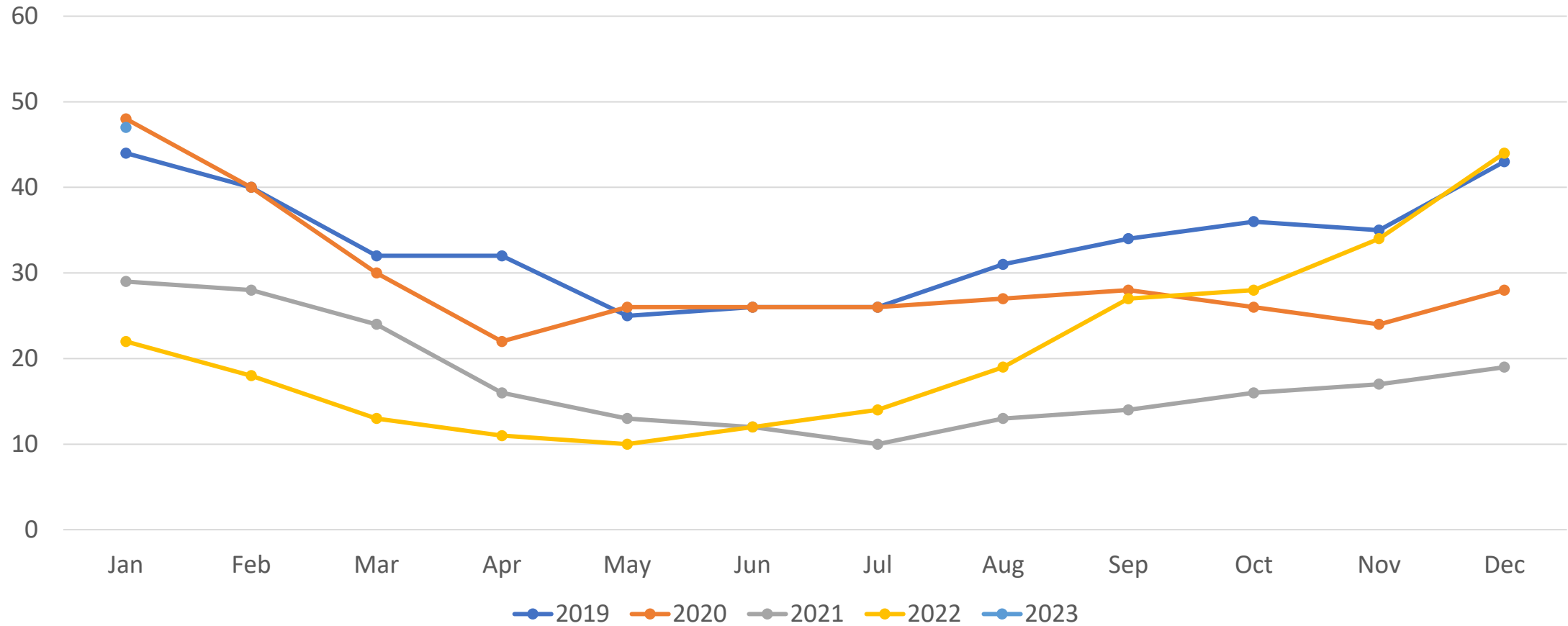


(0.4%) YOY



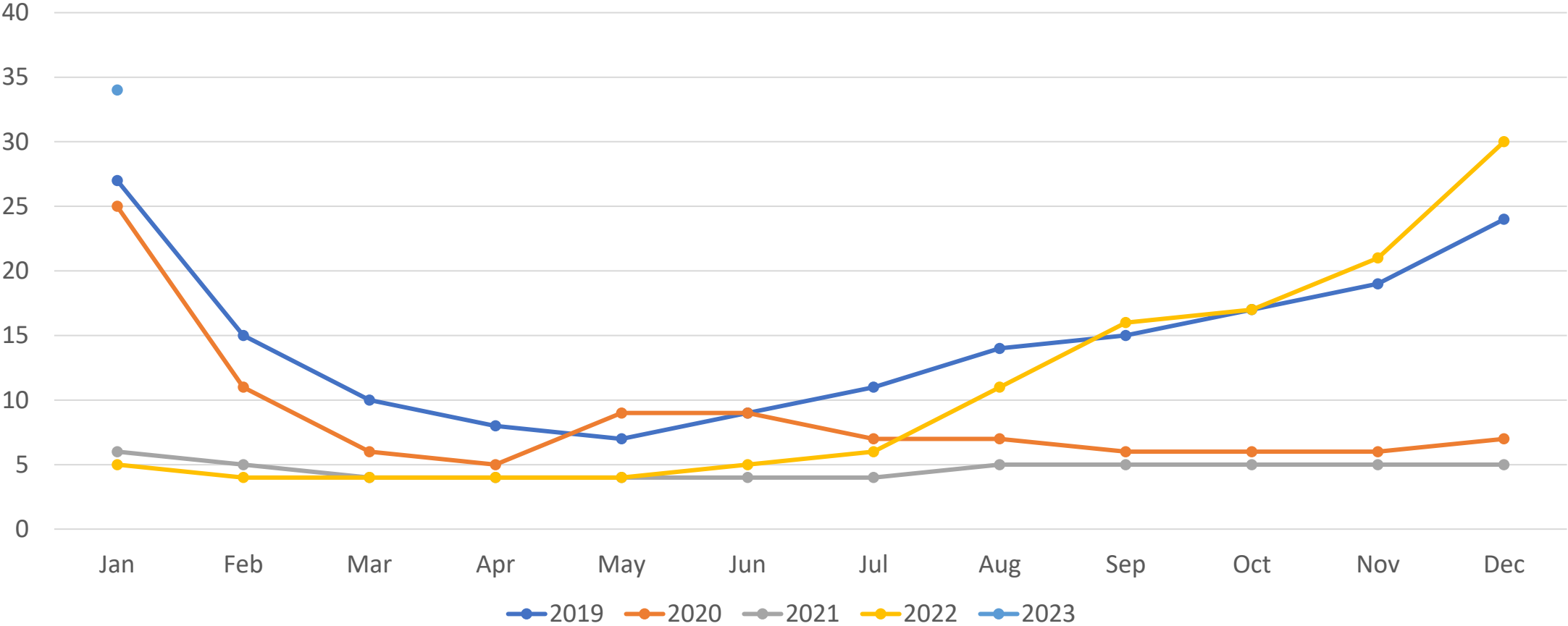
Average Days On Market

 113.6% YOY

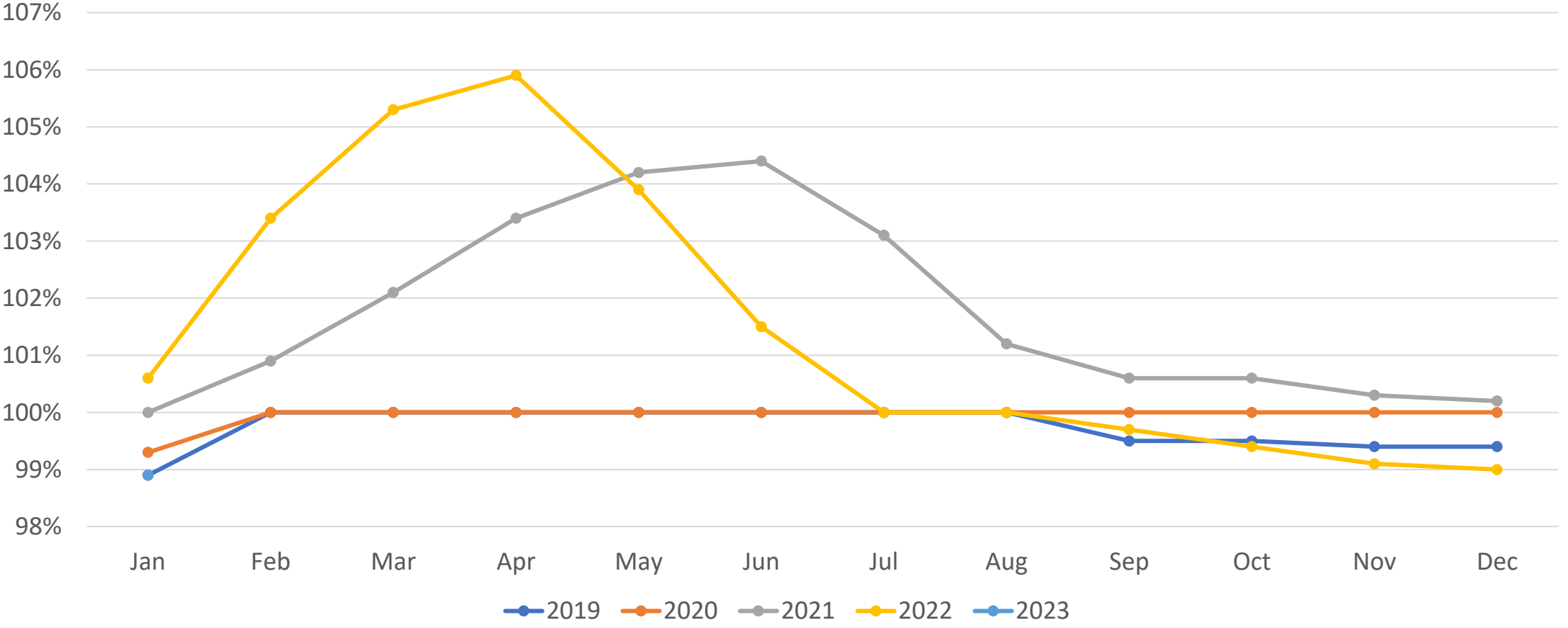


Median Days On Market

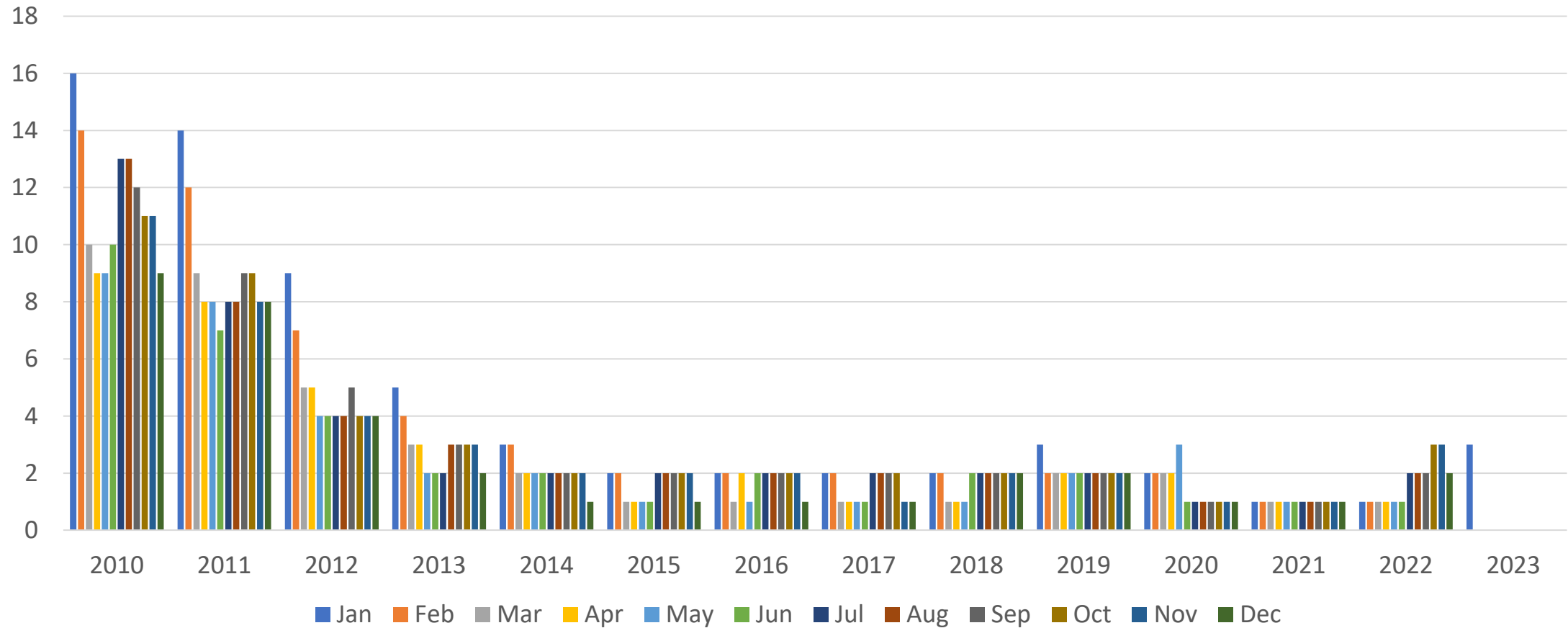
 580% YOY




Percentage of List to Sale Price

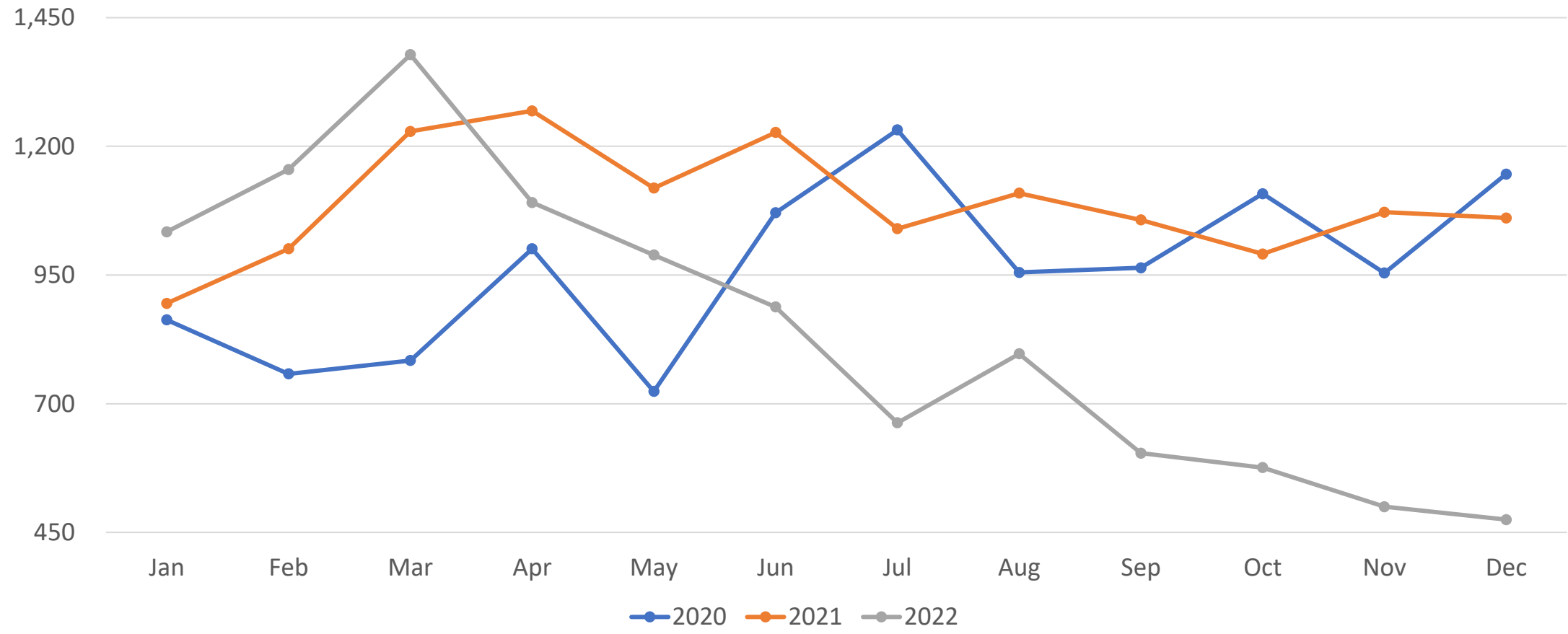


Months of Inventory

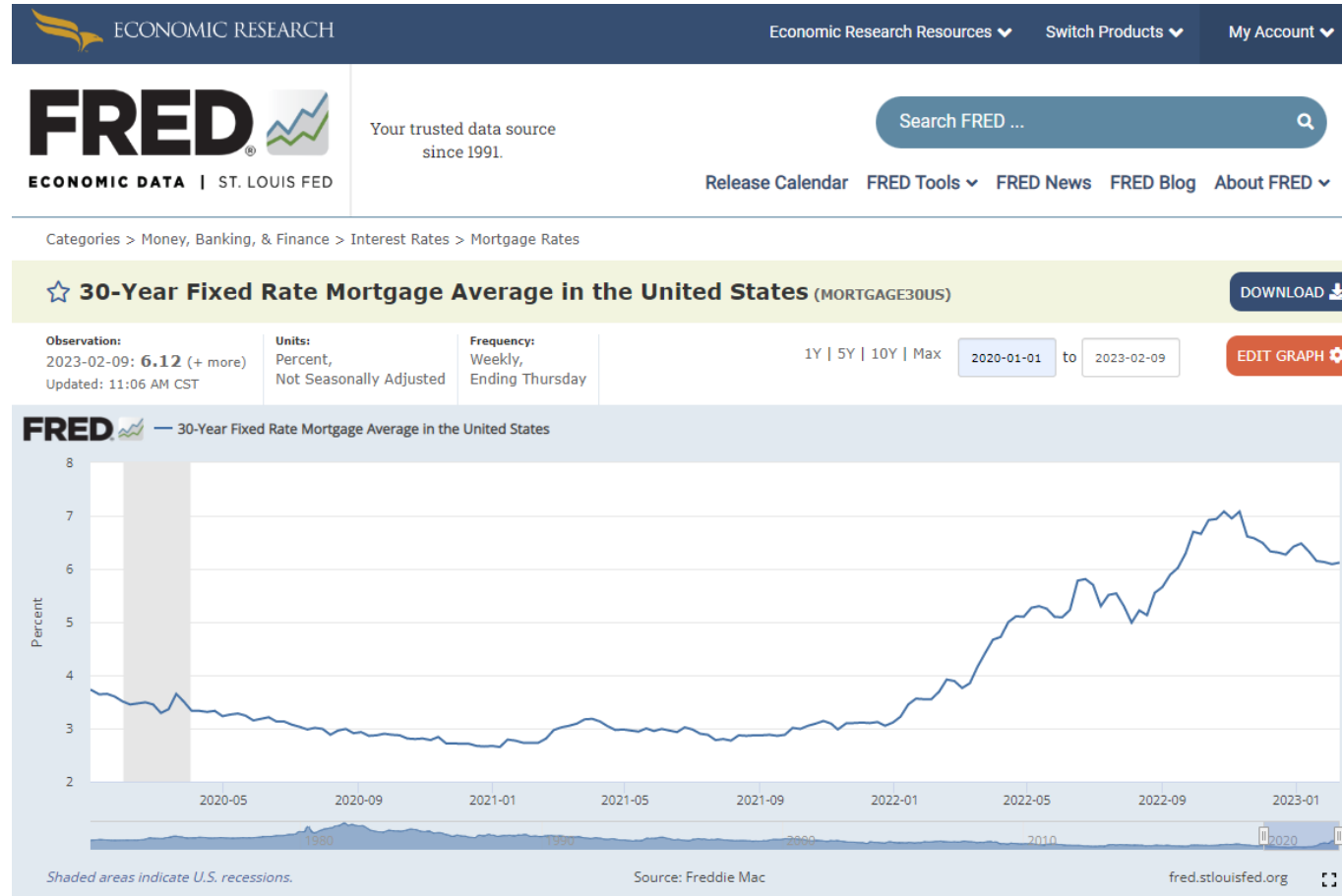


1 Unit Housing Starts (1 month delay in reporting)

 -19.4% YTD
compared
to 2021



30 Year Mortgage Interest Rates



Conclusions

- Showings per active listing for January is up markedly to 9.16 from 6.43 in December 2022. This is close to January 2019 and 2020.
- January active listings are 101.4% higher than the same month last year.
- New contracts decreased (12.0%) compared to January 2022 but is up 45.8% compared to the December 2022 low of 2,154.
- The 30-year mortgage interest rates ended the month at 6.13% down from 6.42% in December 2022.
- The median sales price for the entire market came in at \$533,000 which is very close to January 2022 but is down (3.1%) compared to December 2022.

Data Analyzed By



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Data Sources

www.recolorado.com

www.showingtime.com