

Market Snapshot

DENVER METRO JUL 2023



SPENCER REALTY LLC
When Quality Counts

SINGLE FAMILY
RESIDENCES

TONYEIL SPENCER 720.615.9585 | tcs@spencerrealtyllc.com

Active Listings



Active Listings
4,467



Minimum List Price
\$229,900



Maximum List Price
\$6,995,000



Average List Price
\$828,449



Median List Price
\$665,000



Average Days On Market
22



Average Price Per Sq. Ft.
\$332



Months of Inventory
2



Closed Sales
2,559



Minimum Price Sold
\$199,000



Maximum Price Sold
\$6,800,000



Average Price Sold
\$780,387



Median List Price
\$665,000



Median Sold Price
\$650,000

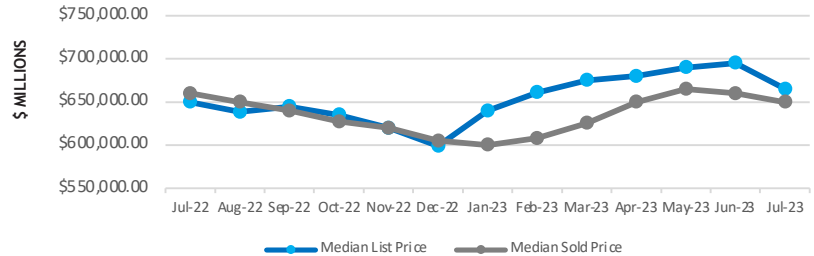


Average Days to Sell
22



Average Price Per Sq. Ft.
\$304

Median List Price vs Median Sold Price (TRAILING 12 MONTHS)



YEAR-OVER-YEAR | COMPARISON

	JUL 2022	JUL 2023	% CHANGE
Properties Sold	3,034	2,559	▼ 15.65%
Average Days on Market	13	22	▲ 69.23%
Total Sold Volume	\$2,355,390,581	\$1,997,010,060	▼ 15.21%
Minimum Sales Price	\$125,000	\$199,000	▲ 59.20%
Maximum Sales Price	\$5,998,000	\$6,800,000	▲ 13.31%
Average Price Per Sq. Ft.	\$305	\$304	▼ -0.32%
Median List Price	\$630,000	\$665,000	▲ 5.55%
Median Sales Price	\$650,000	\$650,000	▶ 0.00%
Original List Price vs Close Price*	100.0%	99.0%	▼ 1.00%

* Selling Price vs. Original List Price

HOT PROPERTY

14472 Inca Court, Westminster CO



LIST \$765,000 SOLD \$ % DISCOUNT 0.00%

BED 3 BATH 3 DOM 33 \$/SQ.FT \$346

BY THE NUMBERS

Highest Price Per Sq. Ft.

▲ **\$779.00**

Year-to-Date 2023

Average Sales Discount

▼ **1.00%**

Lowest Price Per Sq. Ft.

▼ **\$498.00**

Based on information from REColorado. This report is based in whole or in part on data supplied by REColorado. Neither REColorado or Spencer Realty, LLC guarantees nor is in any way responsible for its accuracy. Data maintained by REColorado may not reflect all real estate activity in the market. All reported sales are not necessarily listed/sold by the broker. This information is intended only to show trends in the area.