

Market Snapshot

DENVER METRO JUN 2023



SPENCER REALTY LLC
When Quality Counts

SINGLE FAMILY
RESIDENCES

TONYEIL SPENCER 720.615.9585 | tcs@spencerrealtyllc.com

Active Listings



Active Listings
5,586



Minimum List Price
\$110,000



Maximum List Price
\$28,888,888



Average List Price
\$882,789



Median List Price
\$695,000



Average Days On Market
23



Average Price Per Sq. Ft.
\$355



Months of Inventory
2



Closed Sales
3,508



Minimum Price Sold
\$150,000



Maximum Price Sold
\$9,500,000



Average Price Sold
\$826,077



Median List Price
\$695,000



Median Sold Price
\$634,900

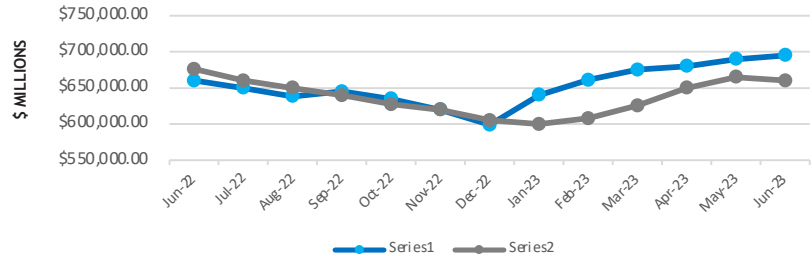


Average Days to Sell
23



Average Price Per Sq. Ft.
\$312

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



YEAR-OVER-YEAR | COMPARISON

	JUN 2022	JUN 2023	% CHANGE
Properties Sold	4,238	3,508	▼ 17.22%
Average Days on Market	11	23	▲ 109.0%
Total Sold Volume	\$3,532,248,437	\$2,897,877,838	▼ 17.95%
Minimum Sales Price	\$190,000	\$84,296	▼ 55.63%
Maximum Sales Price	\$8,550,000	\$9,500,000	▲ 11.11%
Average Price Per Sq. Ft.	\$328	\$303	▼ 7.62%
Median List Price	\$660,000	\$695,000	▲ 5.30%
Median Sales Price	\$676,266	\$660,000	▼ 2.40%
Original List Price vs Close Price*	101.2%	100.0%	▼ 1.18%

* Selling Price vs. Original List Price

HOT PROPERTY

14472 Inca Court, Westminster CO



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

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

BY THE NUMBERS



Highest Price Per Sq. Ft.
\$312.00

Year-to-Date 2023

Average Sales Discount

1.40%

Lowest Price Per Sq. Ft.

\$285.00

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