

Market Snapshot

DENVER METRO MAY 2023



SPENCER REALTY LLC
When Quality Counts

SINGLE FAMILY
RESIDENCES

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Active Listings



Active Listings
5,113



Minimum List Price
\$153,500



Maximum List Price
\$28,888,888



Average List Price
\$906,766



Median List Price
\$689,896



Average Days On Market
22



Average Price Per Sq. Ft.
\$356



Months of Inventory
2



Closed Sales
3,400



Minimum Price Sold
\$142,500



Maximum Price Sold
\$10,200,000



Average Price Sold
\$806,950



Median List Price
\$689,896



Median Sold Price
\$665,000

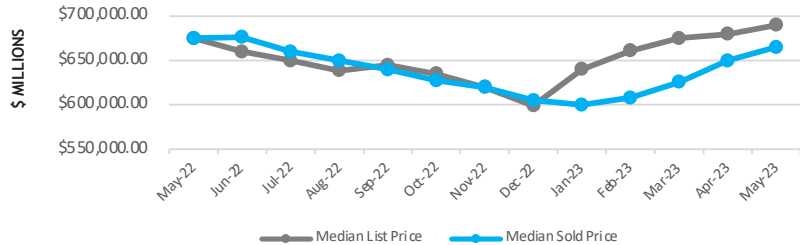


Average Days to Sell
22



Average Price Per Sq. Ft.
\$306

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



YEAR-OVER-YEAR | COMPARISON

	MAY 2022	MAY 2023	% CHANGE
Properties Sold	4,535	3,400	▼ -50.00%
Average Days on Market	9	22	▼ -88.8%
Total Sold Volume	\$3,729,416,479	\$2,743,630,198	▼ -26.95%
Minimum Sales Price	\$180,000	\$378,000	▲ 28.13%
Maximum Sales Price	\$13,000,000	\$610,000	▲ 38.32%
Average Price Per Sq. Ft.	\$320	\$306	▼ -1.60%
Median List Price	\$675,000	\$689,896	▲ 19.88%
Median Sales Price	\$675,000	\$665,000	▲ 56.42%
Original List Price vs Close Price*	104.0%	100.0%	▲ 3.66%

* Selling Price vs. Original List Price

HOT PROPERTY

230 Oakhill Street, Aurora CO 80018



LIST \$490,000 SOLD \$ % DISCOUNT 0.00%

BED 3 BATH 3 DOM 4 \$/SQ.FT \$339

BY THE NUMBERS

Highest Price Per Sq. Ft.

▲ **\$306.00**

Year-to-Date 2023

Average Sales Discount

← **1.70%**

Lowest Price Per Sq. Ft.

▼ **\$285.00**

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