

Denver real estate market statistics: How much does a home cost in Denver? How long does it take to sell a home in Denver? How fast are home prices rising in Denver? All this and more answered below.

Denver Realtor Reviews: Denver Real Estate Market Statistics October 2018

These Denver Real Estate Market Statistics are based on homes in the REColorado.com MLS within 30 miles of downtown Denver. Download a pdf version of "Denver Realtor Reviews: Denver Real Estate Market Statistics October 2018" by clicking [here](#).



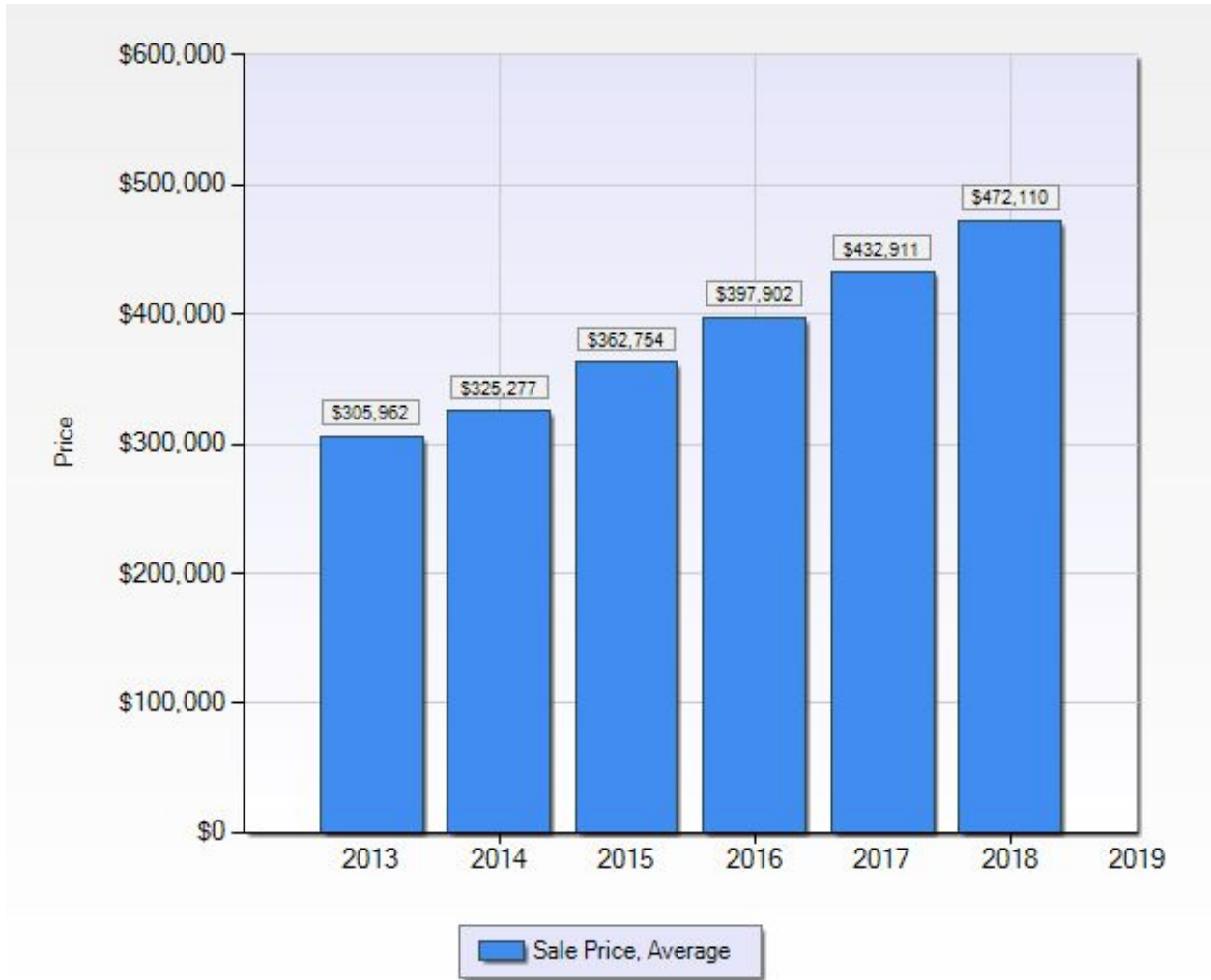
[Youtube Video of Denver Real Estate Market Statistics Through October 2018](#)

The average price for a home in Denver was \$469,957 at the end of October 2018. The median price for a home in Denver was \$400,000 at the end of October 2018. There were 4,350 homes sold in October 2018. There was 2.009 months of real estate inventory in and around Denver at the end of October 2018. There were 5,293 new real estate listings in and around Denver during October 2018. The median days on market for real estate listings in and around Denver was 14 days for October 2018.

These Denver real estate market statistics are from the Denver MLS (REColorado.com) . They reflect real estate sales data for the end of September 2018. They do not reflect real estate sales that occurred off market or outside of the Denver MLS.

The average home price in Metro Denver, Colorado

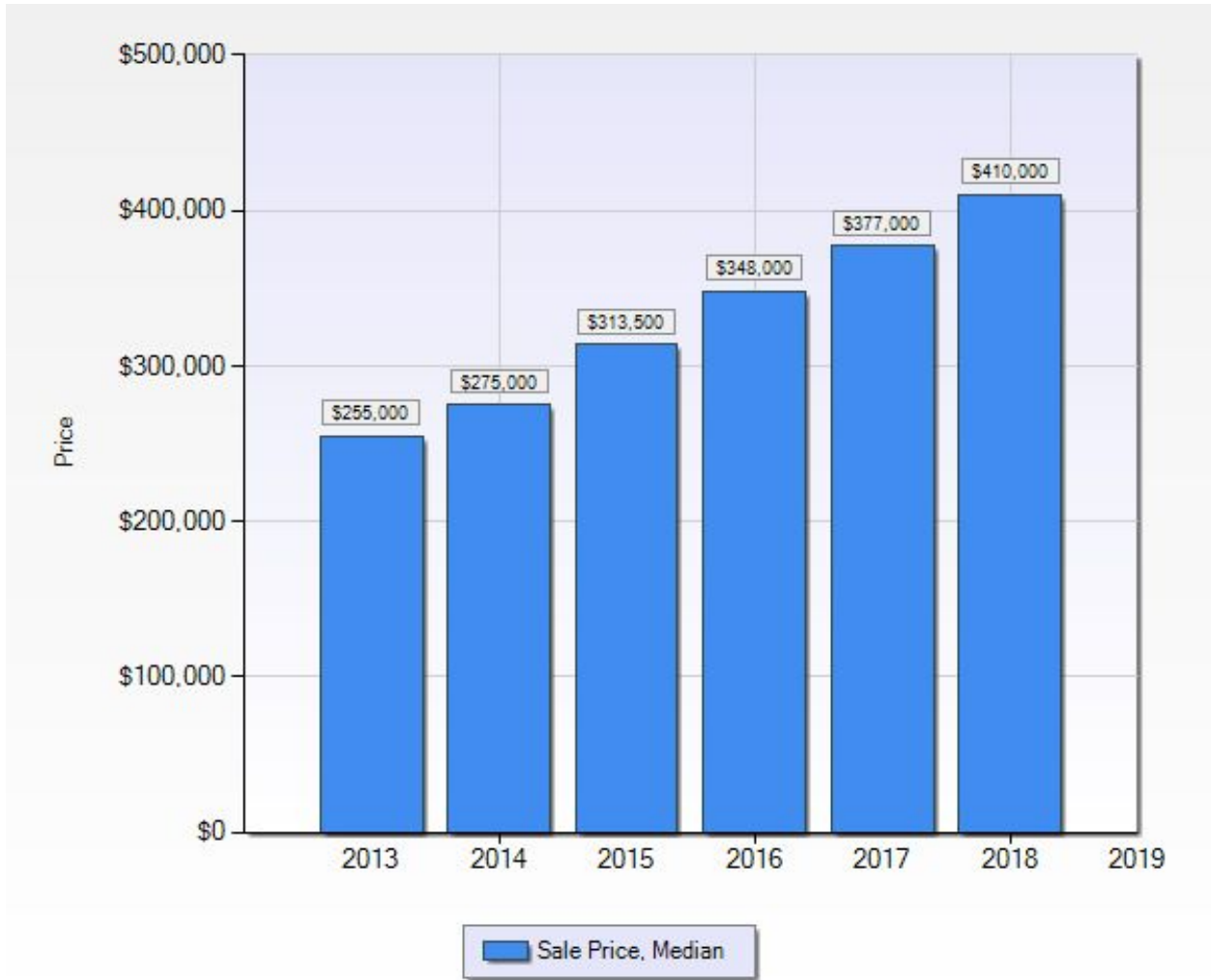




The average home price in Metro Denver is up 7.0% Year Over Year from \$439,027 in October 2017 to \$469,957 in October 2018. The average home price in Metro Denver is up 2.9% Month Over Month from \$456,617 in September 2018.

The median home price in Metro Denver, Colorado

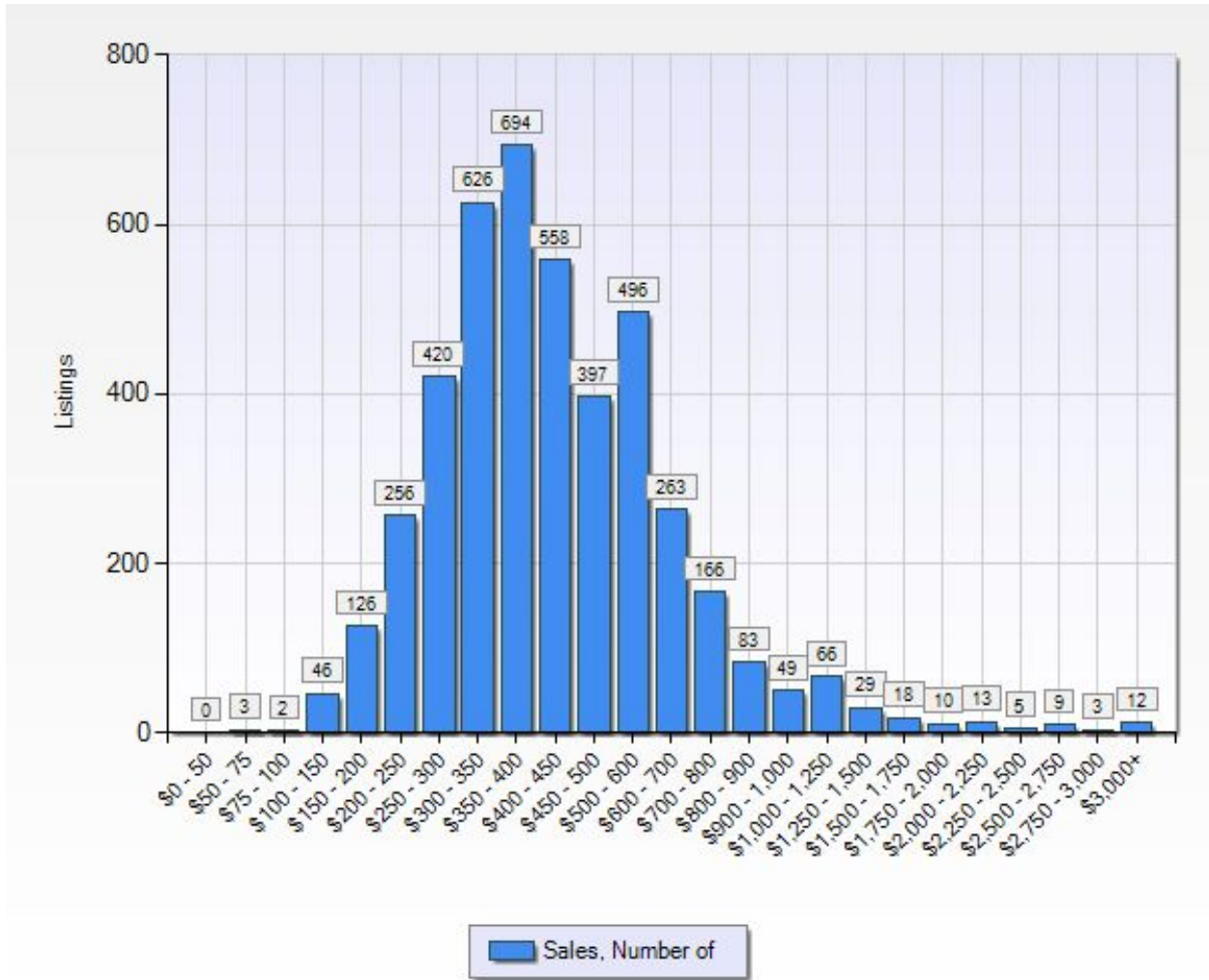




The median home price in Metro Denver is up just over 5.2% Year Over Year from \$380,000 in October 2017 to \$400,000 in October 2018. The median home price in Metro Denver is equal to the median home price in September 2018 of \$400,000.

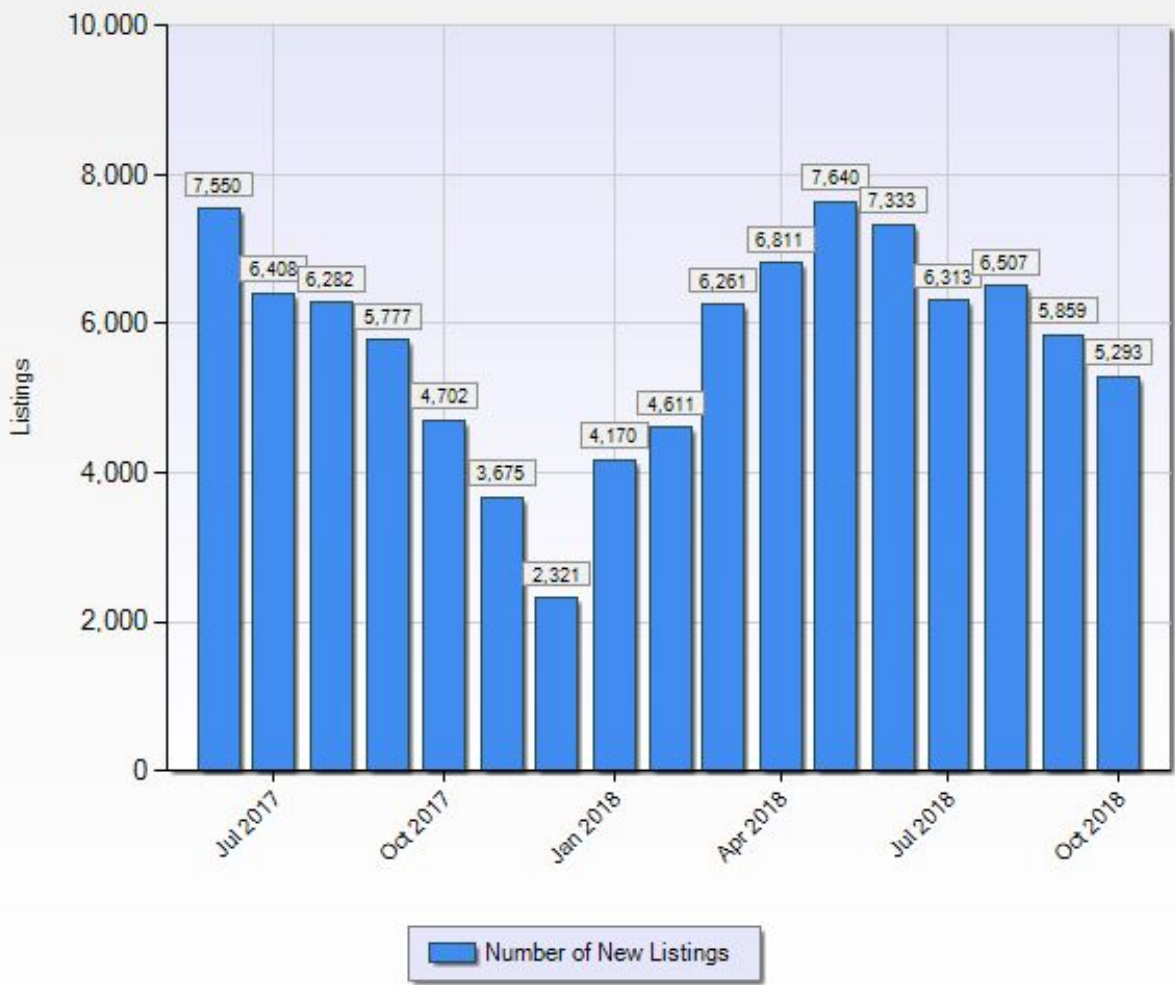
Number of Metro Denver real estate sales

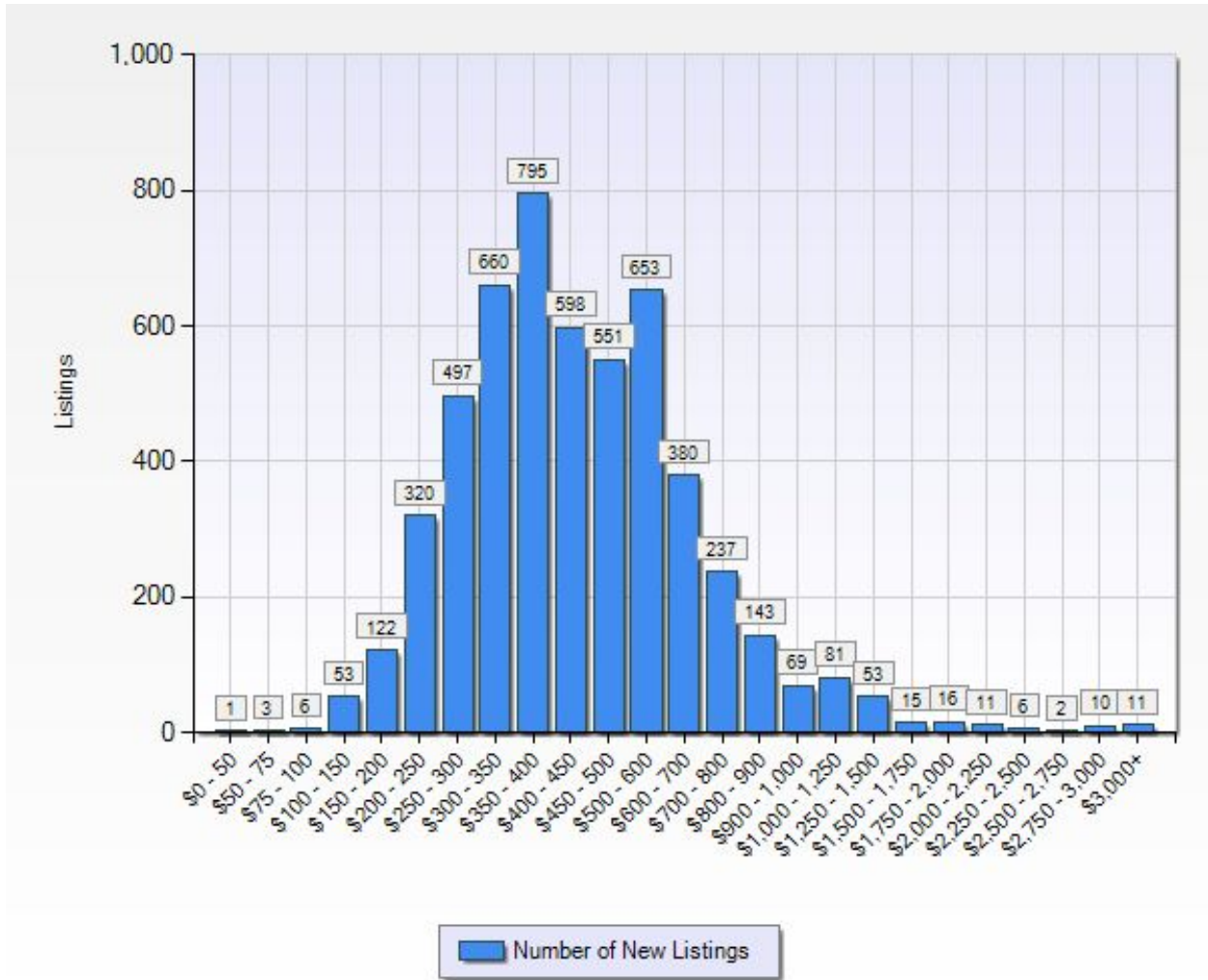




There were 4,350 metro Denver real estate sales in October 2018, about 12.4% less than the 4,889 real estate sales in October 2017 and about 1.5% more than the 4,284 metro Denver real estate sales in the prior month. For October 2018, the highest number of sales occurred in the \$350,000 - \$400,000 price point.

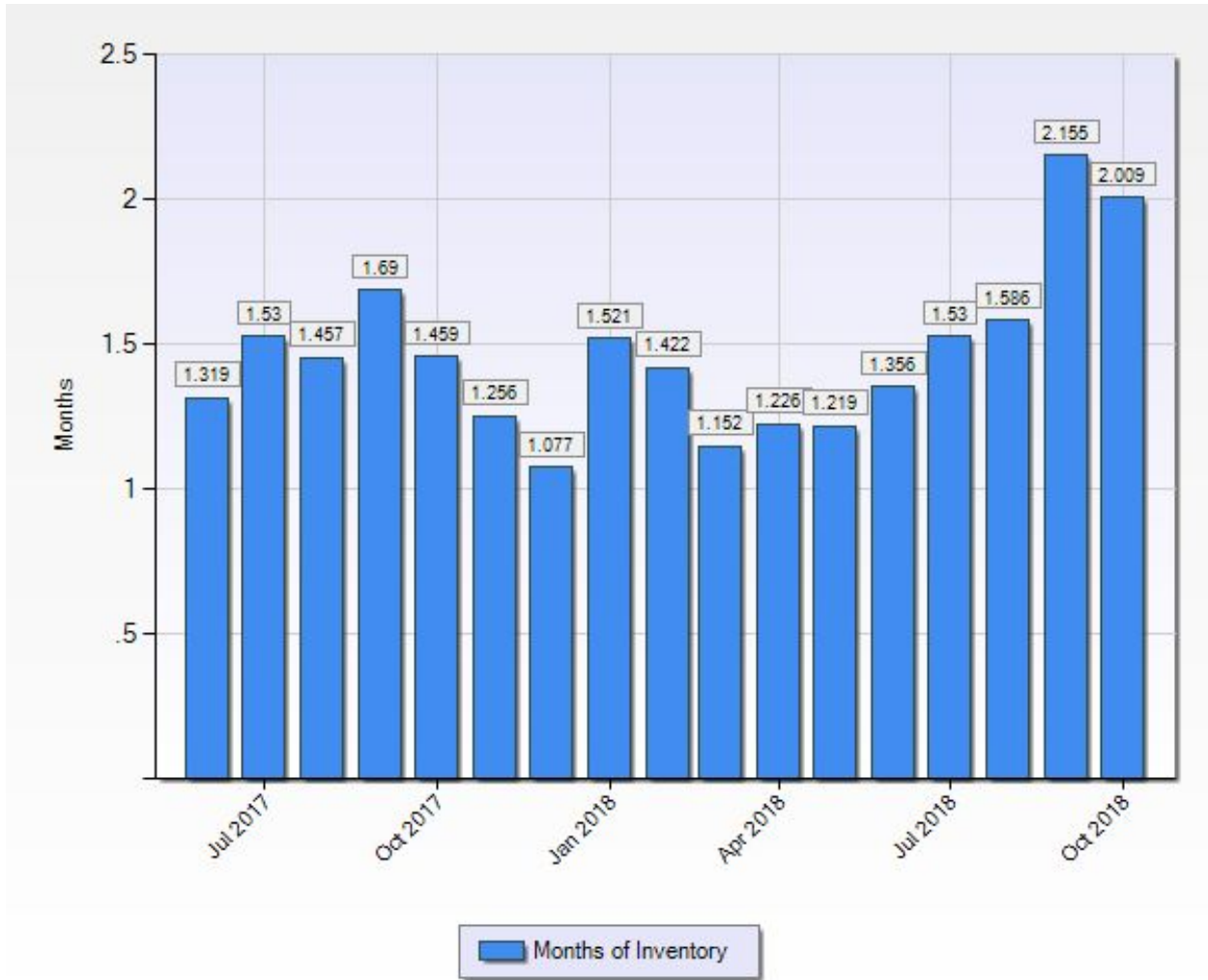
Number of new Metro Denver real estate listings





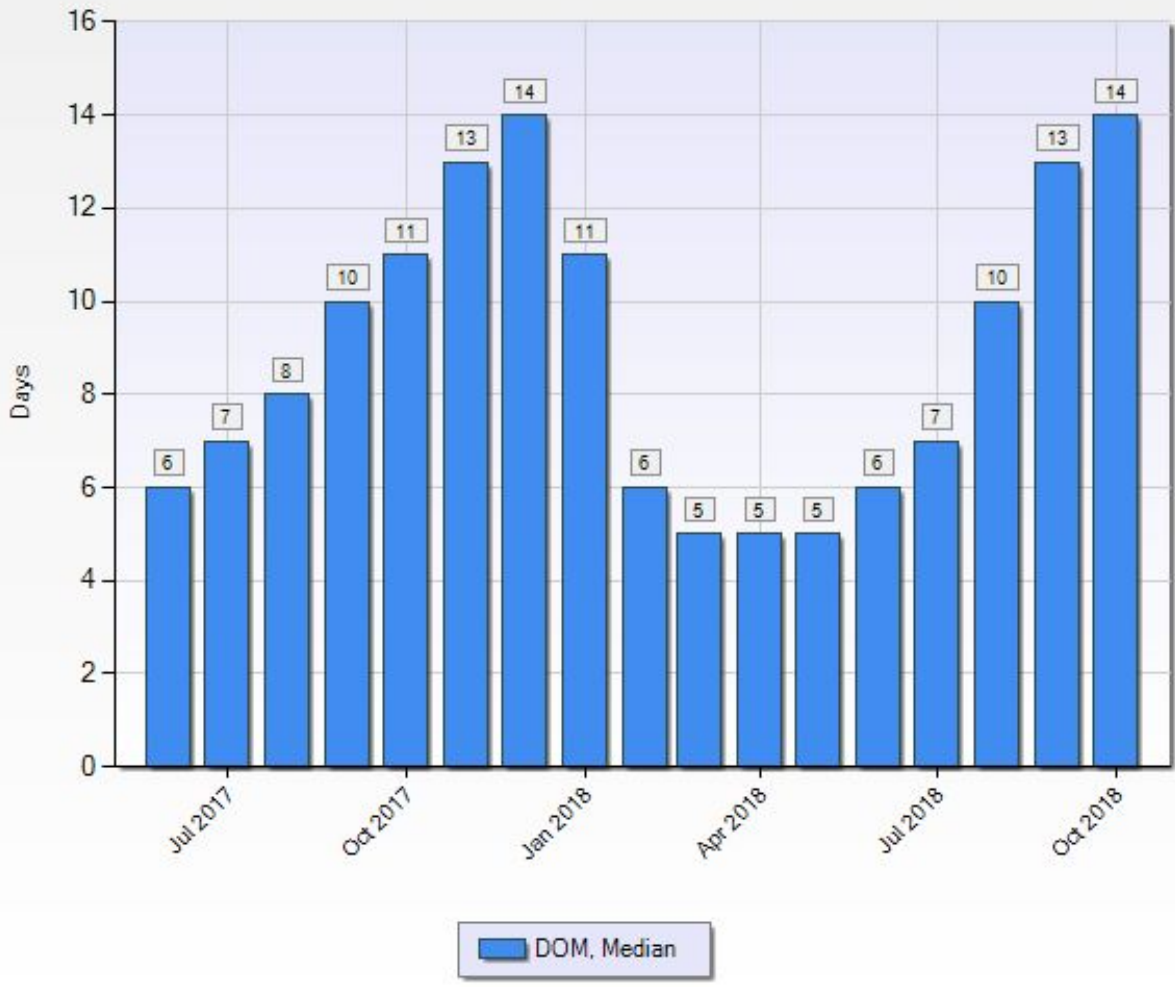
There were 5,293 new Denver real estate listings in October 2018, which is about 12.5% more than the 4,702 new listings in October 2017 and about 11% less than the 5,859 new listings in September 2018. The highest number of new listings this month was in the \$350,000 to \$400,000 price range.

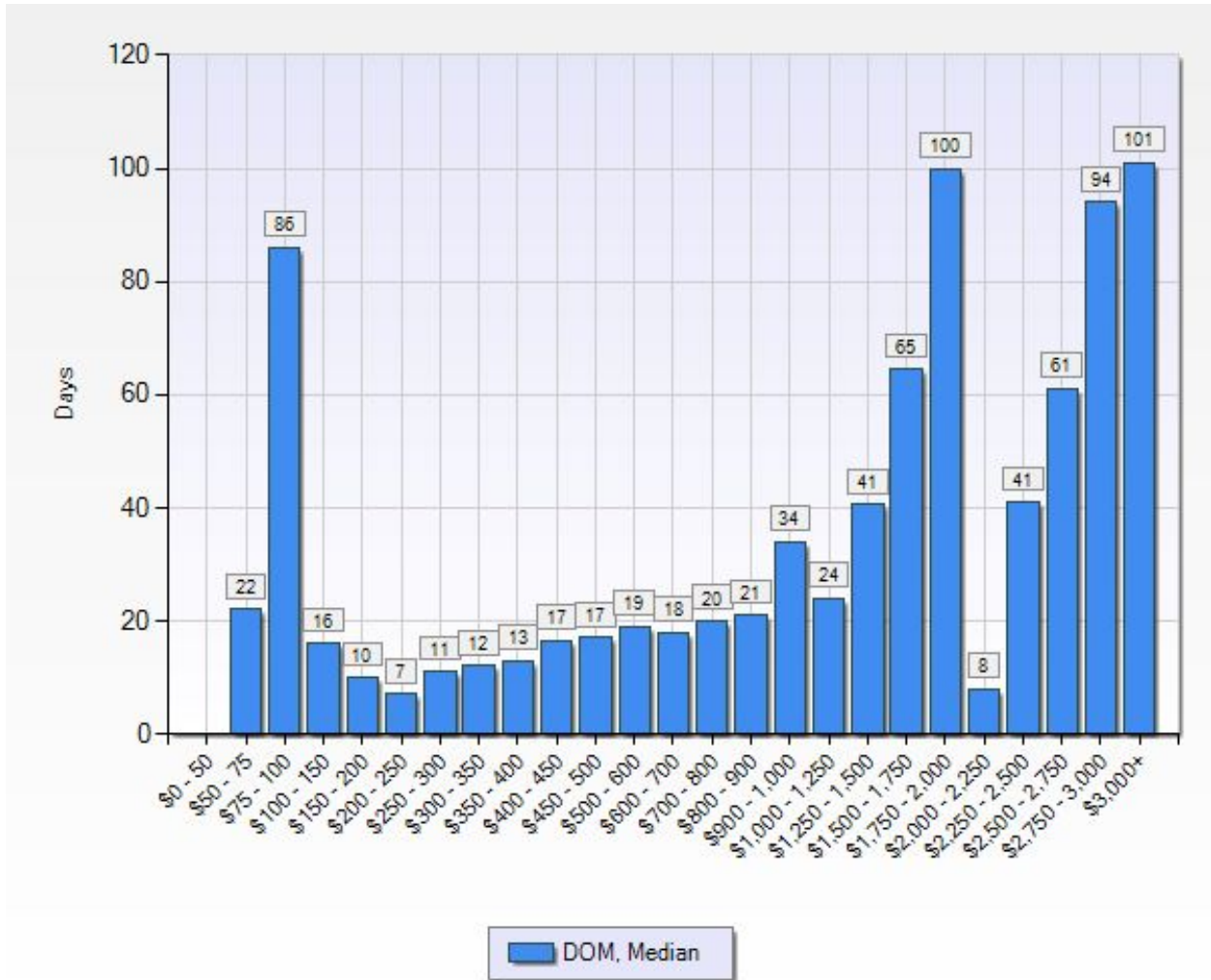
Months of Metro Denver real estate inventory



There was an average of 2.009 months of inventory on the market in October 2018.

Median days on market for a Metro Denver, Colorado home for sale





At 14 days, the median days on market is 3 days more than October 2017 and 1 more days than September 2018.

Denver Realtor Reviews: Denver Real Estate Market Statistics October 2018 Conclusion

The real estate market within a 30 mile radius of Denver Colorado remains in seller's favor, but it is quickly transitioning in buyers favor. Bidding wars are less frequent. And with over 2 months of inventory, we are closer to the 3 months of inventory equilibrium. Homes that are not move-in ready are selling more slowly than they had, as more move-in ready options are sitting on the market longer.