

Monthly Indicators

Residential real estate activity in Arapahoe, Douglas, Jefferson and Denver Counties, comprised of single-family properties, townhomes and condominiums.



October 2022

Percent changes calculated using year-over-year comparisons and rounded figures.

New Listings were down 24.7 percent for single family homes and 30.7 percent for townhouse-condo properties. Under Contracts decreased 38.7 percent for single family homes and 40.8 percent for townhouse-condo properties.

The Median Sales Price was up 5.2 percent to \$639,900 for single family homes and 6.5 percent to \$402,000 for townhouse-condo properties. Days on Market increased 107.1 percent for single family homes and 50.0 percent for townhouse-condo properties.

The US housing market is undergoing a major shift, and affordability continues to be an obstacle for buyers and sellers. Mortgage rates have doubled since March, and home prices remain elevated due to a limited supply of homes, although price gains are slowing at a quickening pace. As a result, many homeowners are waiting until market conditions improve to sell their home, while other sellers are increasingly cutting prices and offering concessions to attract a greater number of buyers.

Activity Snapshot

+ 54.6% **- 38.8%** **+ 5.5%**

One-Year Change in Active Listings All Properties	One-Year Change in Sold Listings All Properties	One-Year Change in Median Sales Price All Properties
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Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	10-2021	10-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
Active Listings		2,235	3,864	+ 72.9%	--	--	--
Under Contract		2,951	1,809	- 38.7%	28,856	23,058	- 20.1%
New Listings		2,692	2,027	- 24.7%	31,215	29,291	- 6.2%
Sold Listings		2,832	1,735	- 38.7%	27,487	22,698	- 17.4%
Days on Market		14	29	+ 107.1%	12	15	+ 25.0%
Median Sales Price		\$608,000	\$639,900	+ 5.2%	\$600,000	\$675,000	+ 12.5%
Avg. Sales Price		\$715,149	\$771,734	+ 7.9%	\$719,915	\$809,784	+ 12.5%
Pct. of List Price Received		101.8%	98.6%	- 3.1%	104.0%	103.1%	- 0.9%
Affordability Index		68	46	- 32.4%	69	43	- 37.7%

Townhouse-Condo Market Overview



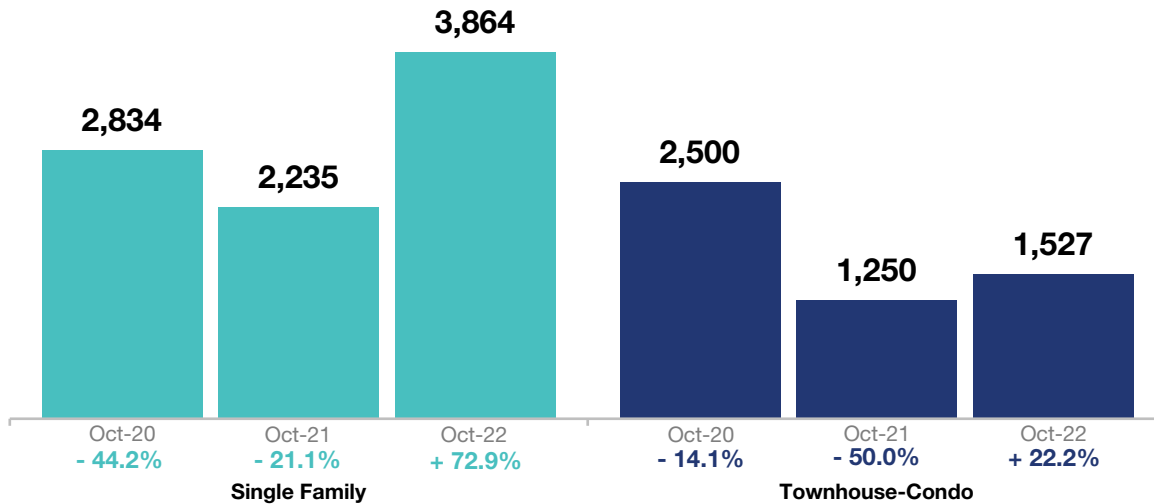
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	10-2021	10-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
Active Listings		1,250	1,527	+ 22.2%	--	--	--
Under Contract		1,371	811	- 40.8%	14,218	11,124	- 21.8%
New Listings		1,360	943	- 30.7%	14,953	13,251	- 11.4%
Sold Listings		1,412	861	- 39.0%	13,880	11,331	- 18.4%
Days on Market		16	24	+ 50.0%	20	15	- 25.0%
Median Sales Price		\$377,500	\$402,000	+ 6.5%	\$372,500	\$415,000	+ 11.4%
Avg. Sales Price		\$447,501	\$482,194	+ 7.8%	\$437,208	\$486,038	+ 11.2%
Pct. of List Price Received		101.3%	99.2%	- 2.1%	102.2%	102.9%	+ 0.7%
Affordability Index		109	72	- 33.9%	111	70	- 36.9%

Inventory of Active Listings

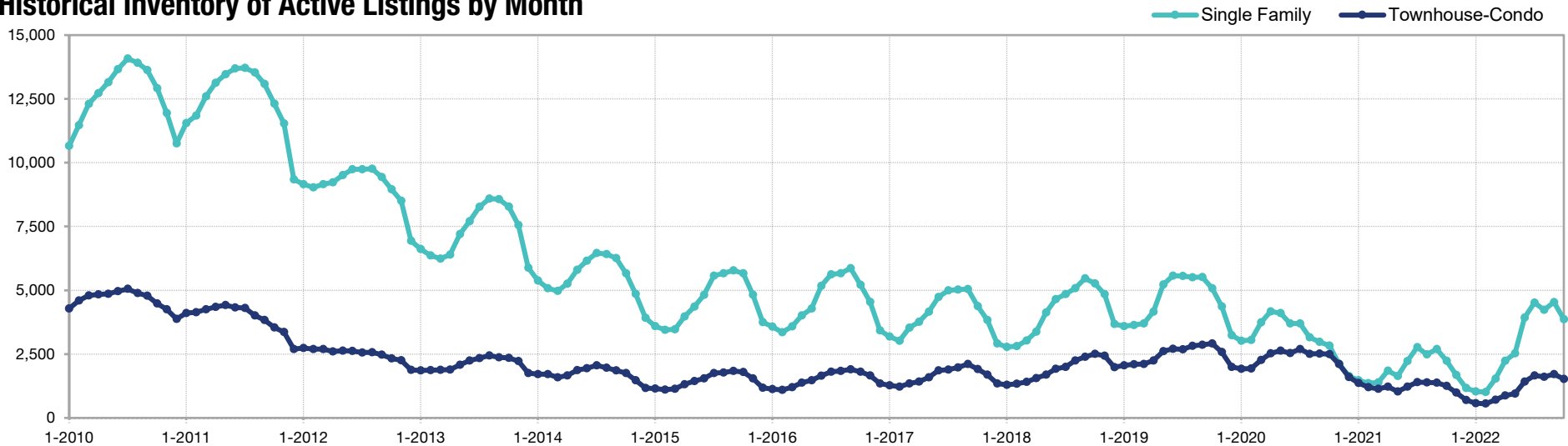


October



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2021	1,685	-20.6%	989	-53.2%
Dec-2021	1,168	-28.7%	701	-56.0%
Jan-2022	1,033	-29.9%	575	-58.1%
Feb-2022	1,014	-25.3%	562	-53.4%
Mar-2022	1,533	+10.4%	711	-37.4%
Apr-2022	2,239	+21.4%	877	-28.1%
May-2022	2,527	+54.6%	952	-8.2%
Jun-2022	3,934	+76.8%	1,418	+16.3%
Jul-2022	4,518	+63.2%	1,660	+18.7%
Aug-2022	4,234	+70.4%	1,609	+16.1%
Sep-2022	4,535	+68.4%	1,713	+24.1%
Oct-2022	3,864	+72.9%	1,527	+22.2%

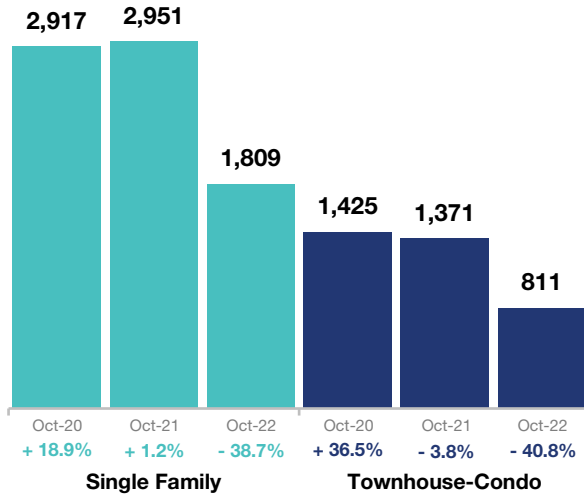
Historical Inventory of Active Listings by Month



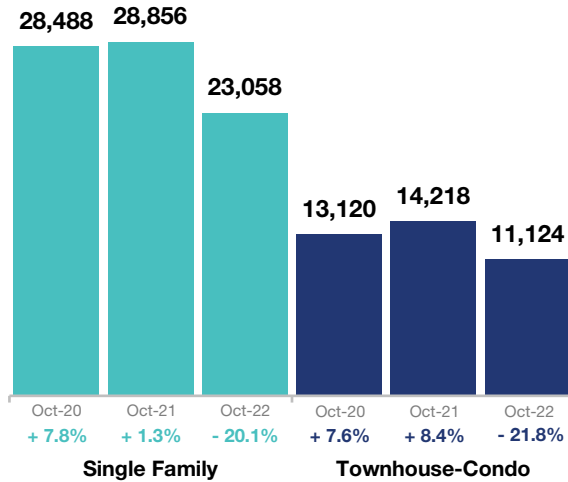
Under Contract



October

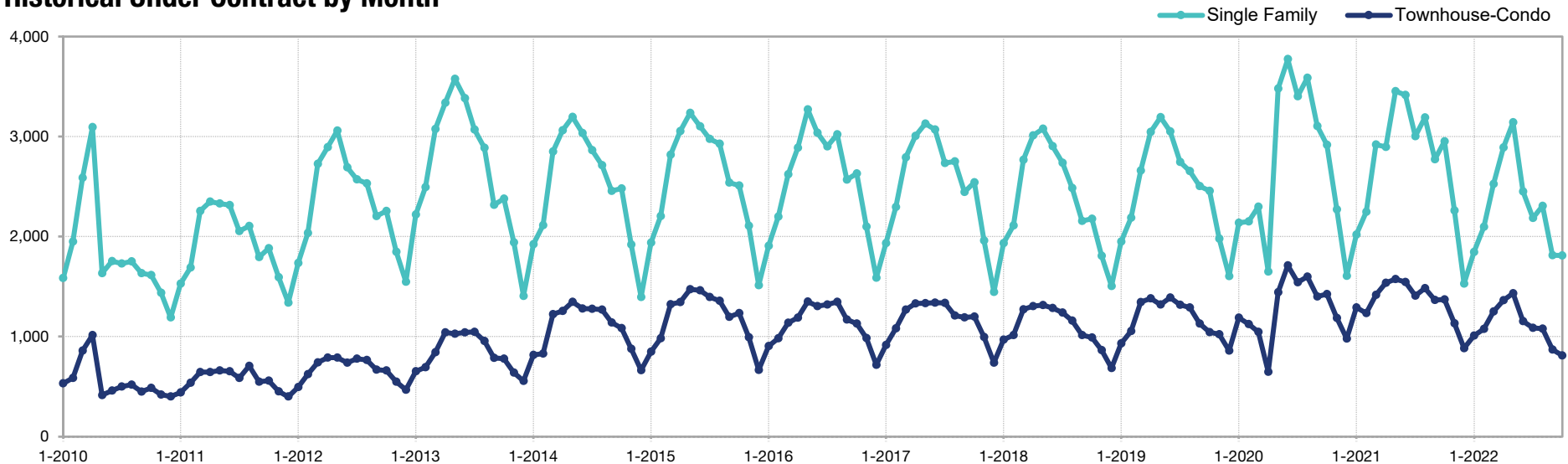


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2021	2,260	-0.4%	1,133	-4.4%
Dec-2021	1,529	-4.7%	882	-9.9%
Jan-2022	1,844	-8.7%	1,009	-21.7%
Feb-2022	2,096	-6.7%	1,075	-12.8%
Mar-2022	2,525	-13.5%	1,250	-11.8%
Apr-2022	2,890	-0.2%	1,363	-11.3%
May-2022	3,142	-9.0%	1,432	-9.1%
Jun-2022	2,450	-28.2%	1,152	-25.3%
Jul-2022	2,185	-27.2%	1,085	-22.9%
Aug-2022	2,306	-27.7%	1,078	-27.3%
Sep-2022	1,811	-34.6%	869	-36.3%
Oct-2022	1,809	-38.7%	811	-40.8%

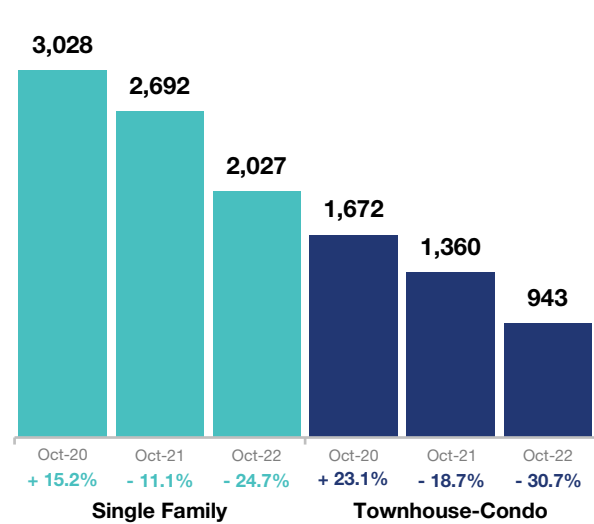
Historical Under Contract by Month



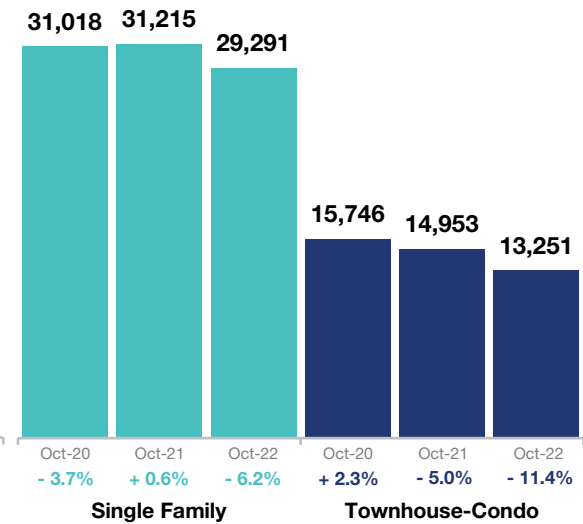
New Listings



October

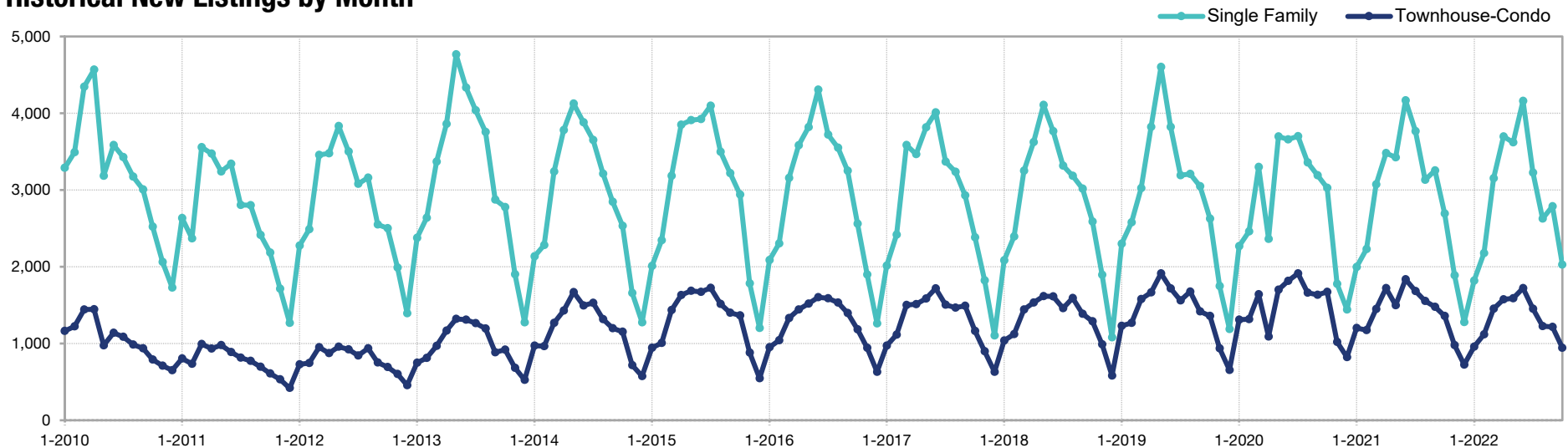


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2021	1,888	+6.2%	977	-4.3%
Dec-2021	1,279	-11.3%	723	-12.2%
Jan-2022	1,820	-8.9%	956	-20.4%
Feb-2022	2,177	-2.3%	1,117	-4.9%
Mar-2022	3,154	+2.6%	1,452	+0.3%
Apr-2022	3,695	+6.1%	1,573	-8.6%
May-2022	3,619	+5.7%	1,590	+6.1%
Jun-2022	4,159	-0.2%	1,722	-6.2%
Jul-2022	3,225	-14.4%	1,454	-13.7%
Aug-2022	2,628	-16.1%	1,227	-21.1%
Sep-2022	2,787	-14.4%	1,217	-17.5%
Oct-2022	2,027	-24.7%	943	-30.7%

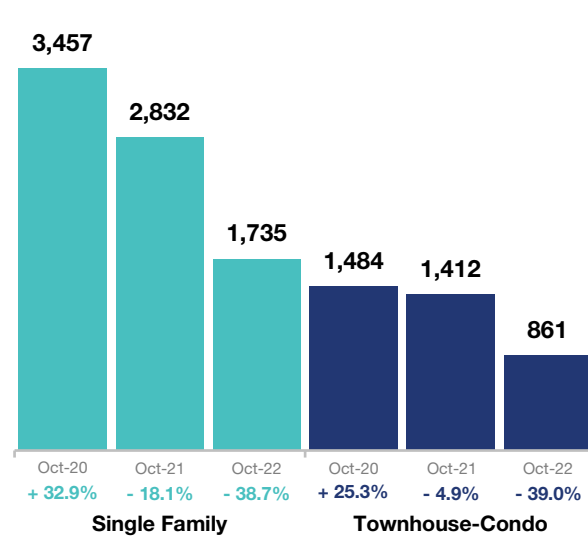
Historical New Listings by Month



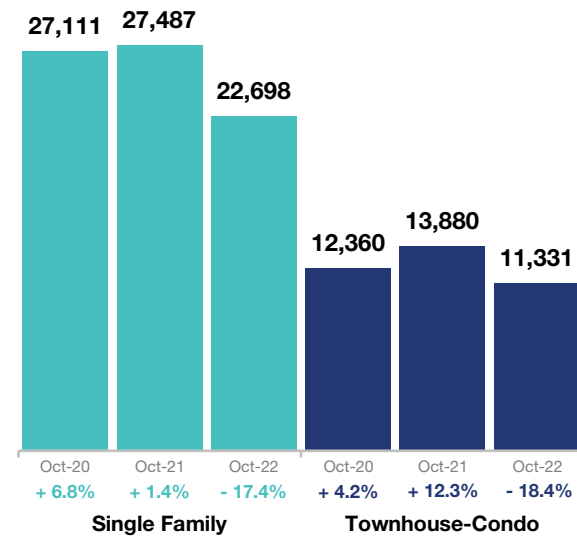
Sold Listings



October

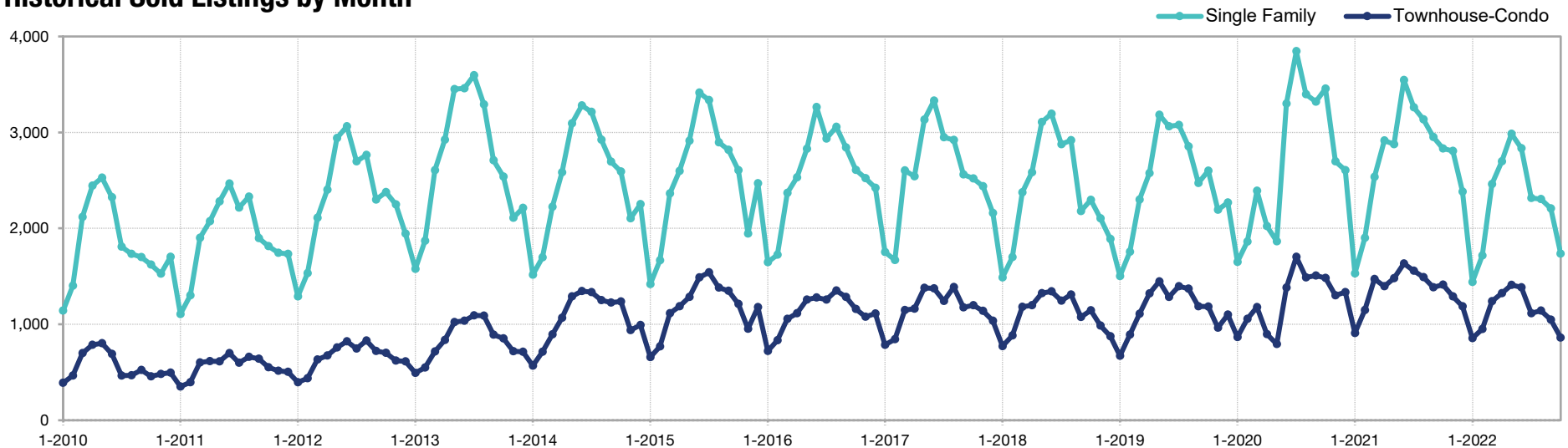


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2021	2,808	+4.0%	1,291	-0.8%
Dec-2021	2,384	-8.5%	1,187	-11.0%
Jan-2022	1,441	-5.8%	854	-5.8%
Feb-2022	1,717	-9.6%	949	-17.3%
Mar-2022	2,460	-3.0%	1,241	-15.7%
Apr-2022	2,697	-7.5%	1,324	-5.2%
May-2022	2,984	+3.8%	1,411	-4.7%
Jun-2022	2,834	-20.1%	1,385	-15.2%
Jul-2022	2,316	-29.0%	1,115	-28.4%
Aug-2022	2,306	-26.5%	1,143	-23.3%
Sep-2022	2,208	-25.2%	1,048	-24.4%
Oct-2022	1,735	-38.7%	861	-39.0%

Historical Sold Listings by Month

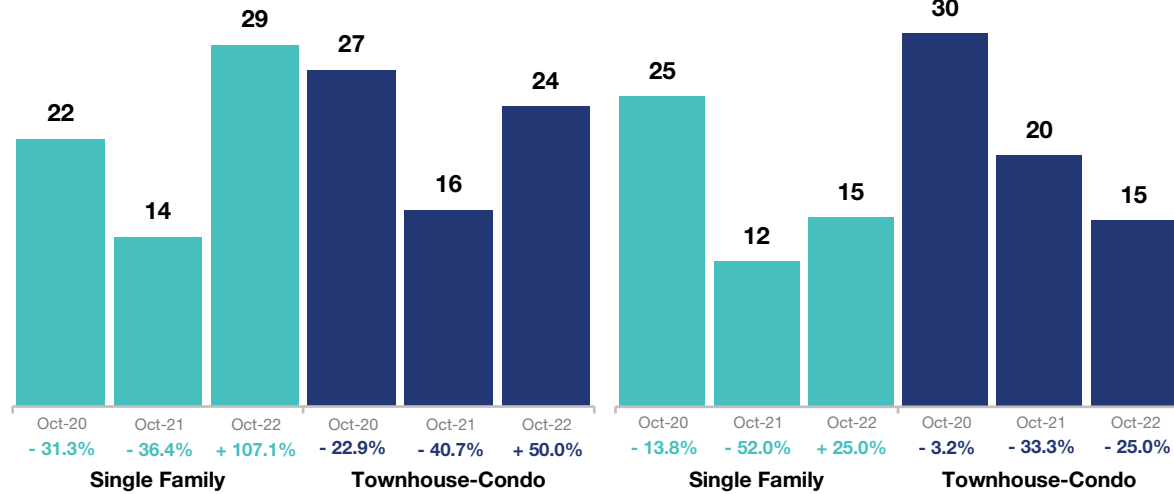


Days on Market Until Sale



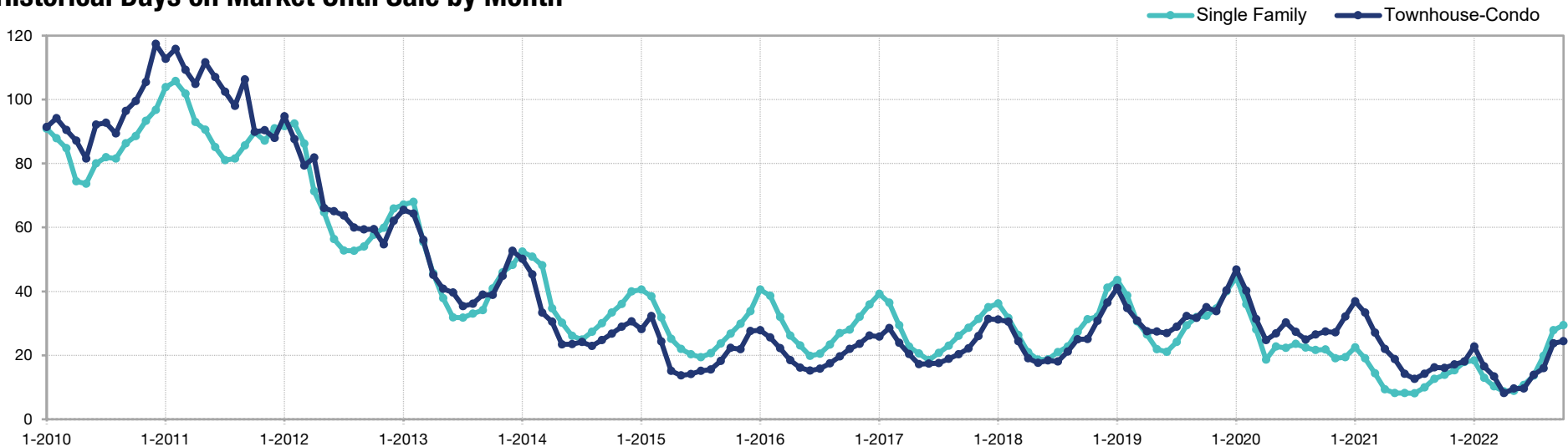
October

Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2021	15	-21.1%	17	-37.0%
Dec-2021	18	-5.3%	18	-43.8%
Jan-2022	18	-21.7%	23	-37.8%
Feb-2022	13	-31.6%	17	-48.5%
Mar-2022	10	-28.6%	13	-51.9%
Apr-2022	9	0.0%	8	-63.6%
May-2022	9	+12.5%	10	-47.4%
Jun-2022	11	+37.5%	10	-28.6%
Jul-2022	14	+75.0%	14	+7.7%
Aug-2022	20	+100.0%	16	+14.3%
Sep-2022	28	+115.4%	24	+50.0%
Oct-2022	29	+107.1%	24	+50.0%

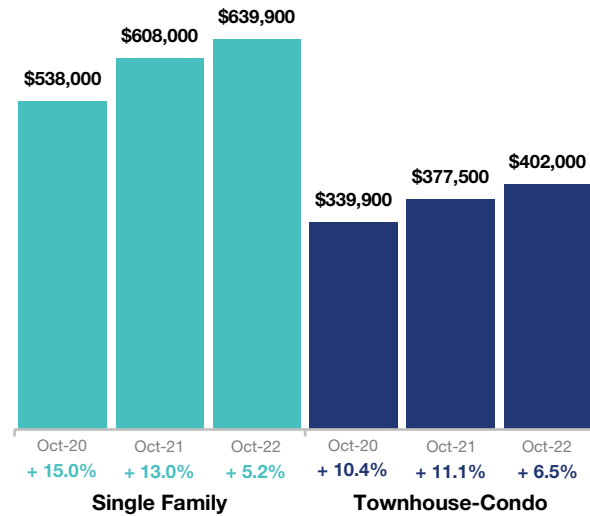
Historical Days on Market Until Sale by Month



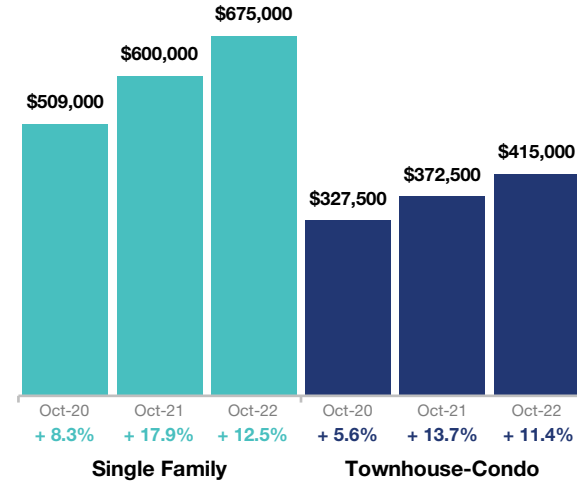
Median Sales Price



October

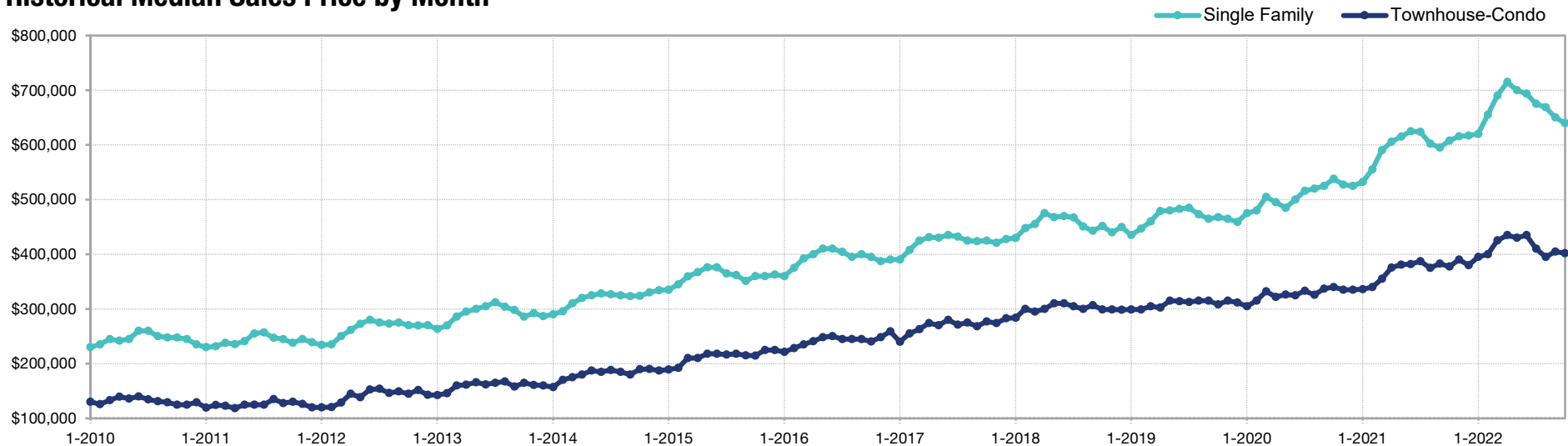


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2021	\$615,825	+16.7%	\$390,000	+16.4%
Dec-2021	\$617,250	+17.6%	\$380,000	+13.4%
Jan-2022	\$620,000	+16.5%	\$395,000	+17.6%
Feb-2022	\$655,000	+18.0%	\$400,000	+17.6%
Mar-2022	\$690,000	+16.9%	\$425,500	+19.9%
Apr-2022	\$715,000	+18.0%	\$435,000	+15.8%
May-2022	\$700,000	+13.8%	\$430,000	+12.9%
Jun-2022	\$693,750	+11.0%	\$435,000	+13.9%
Jul-2022	\$675,000	+8.2%	\$410,000	+5.8%
Aug-2022	\$669,000	+11.0%	\$395,000	+5.3%
Sep-2022	\$650,000	+9.2%	\$405,000	+5.8%
Oct-2022	\$639,900	+5.2%	\$402,000	+6.5%

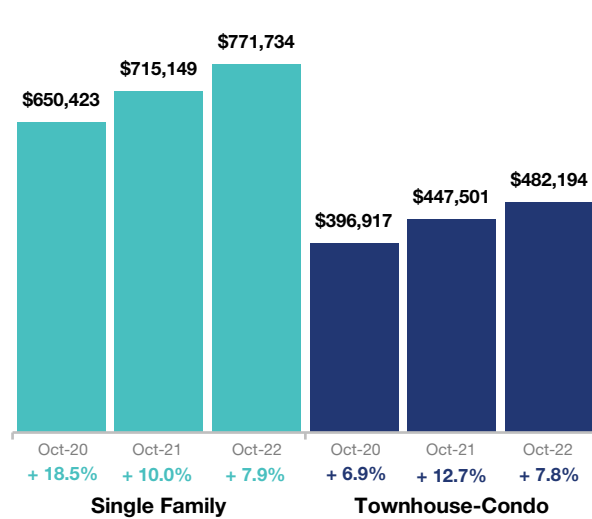
Historical Median Sales Price by Month



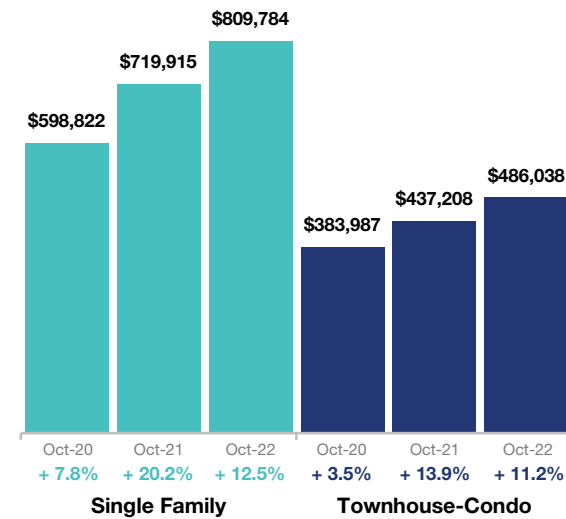
Average Sales Price



October

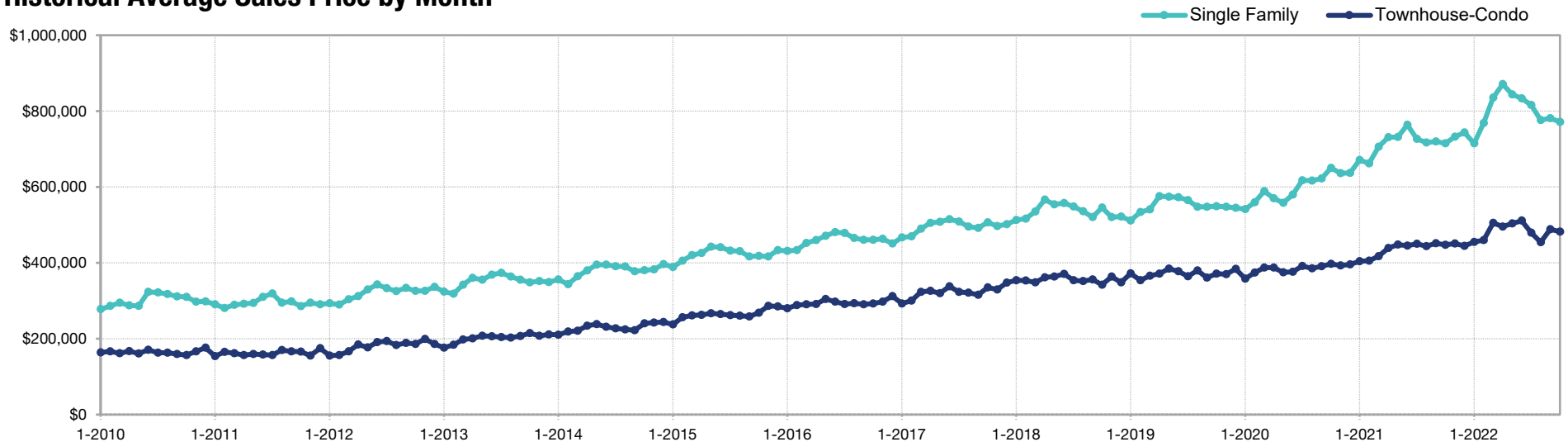


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2021	\$732,322	+15.2%	\$451,147	+14.9%
Dec-2021	\$743,772	+16.8%	\$444,772	+12.4%
Jan-2022	\$715,140	+6.6%	\$455,158	+12.6%
Feb-2022	\$768,447	+16.1%	\$459,578	+13.3%
Mar-2022	\$835,500	+18.3%	\$504,860	+21.0%
Apr-2022	\$871,123	+19.2%	\$495,344	+12.8%
May-2022	\$843,919	+15.3%	\$503,504	+12.4%
Jun-2022	\$833,618	+9.1%	\$511,286	+14.9%
Jul-2022	\$816,334	+12.3%	\$479,719	+6.7%
Aug-2022	\$776,441	+8.3%	\$454,371	+2.3%
Sep-2022	\$781,224	+8.5%	\$488,652	+8.3%
Oct-2022	\$771,734	+7.9%	\$482,194	+7.8%

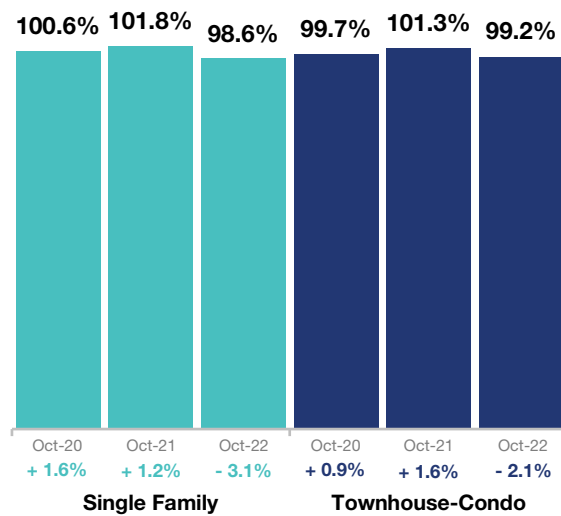
Historical Average Sales Price by Month



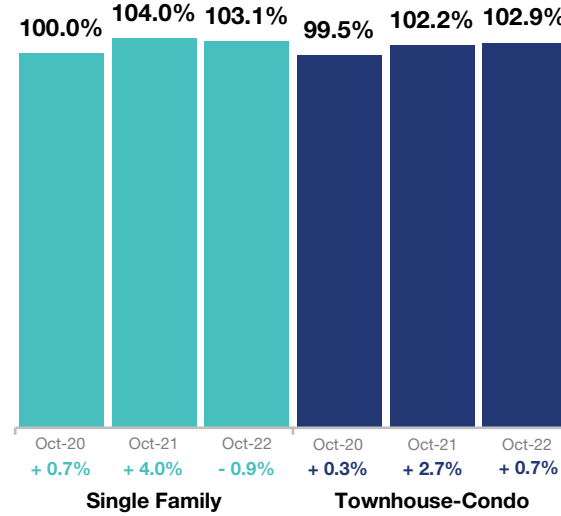
Percent of List Price Received



October

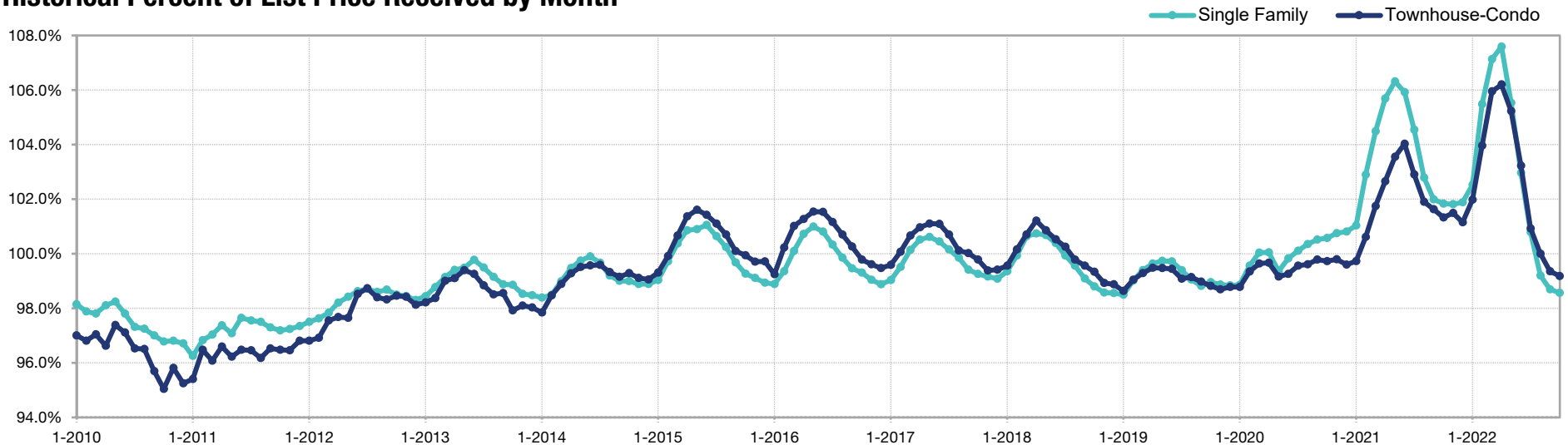


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2021	101.8%	+1.0%	101.5%	+1.7%
Dec-2021	101.9%	+1.1%	101.2%	+1.6%
Jan-2022	102.5%	+1.5%	102.0%	+2.3%
Feb-2022	105.5%	+2.5%	104.0%	+3.4%
Mar-2022	107.1%	+2.5%	106.0%	+4.2%
Apr-2022	107.6%	+1.8%	106.2%	+3.4%
May-2022	105.5%	-0.8%	105.2%	+1.5%
Jun-2022	103.0%	-2.7%	103.2%	-0.8%
Jul-2022	100.8%	-3.5%	100.9%	-1.9%
Aug-2022	99.2%	-3.5%	100.0%	-1.9%
Sep-2022	98.7%	-3.2%	99.4%	-2.2%
Oct-2022	98.6%	-3.1%	99.2%	-2.1%

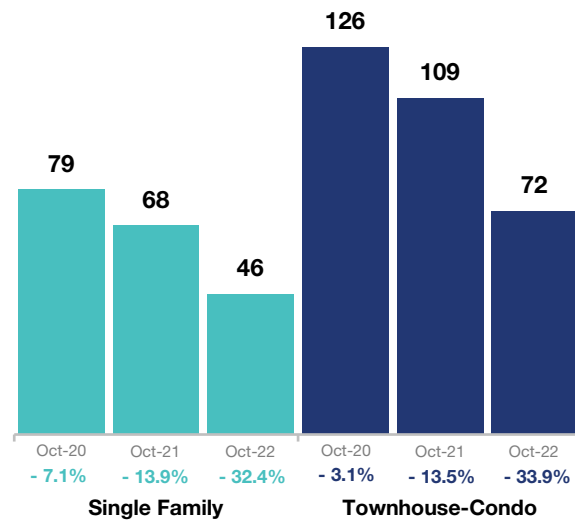
Historical Percent of List Price Received by Month



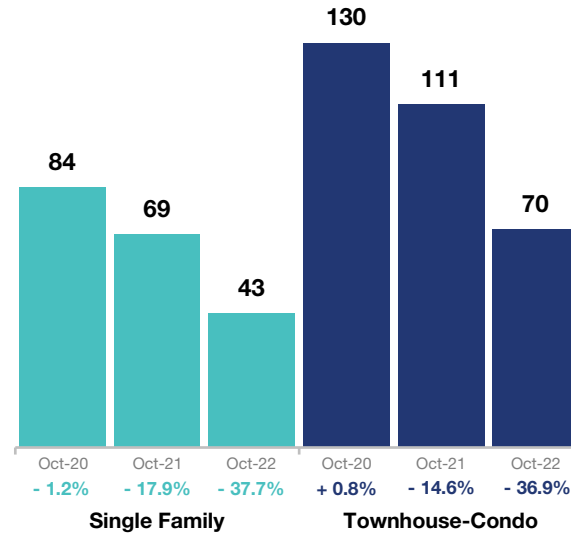
Housing Affordability Index



October

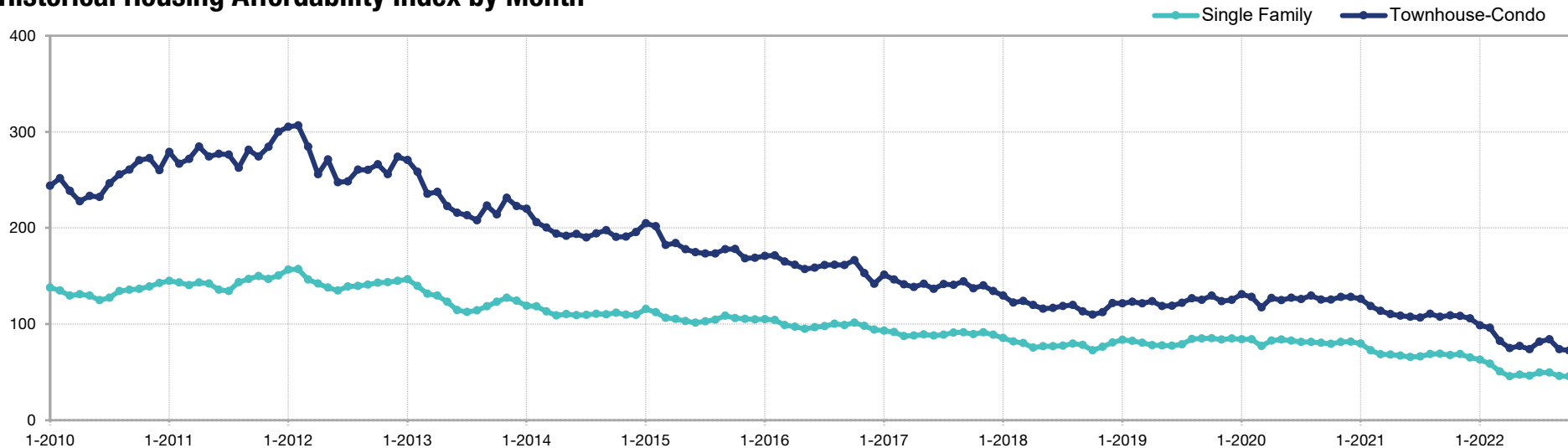


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2021	69	-14.8%	108	-15.6%
Dec-2021	65	-20.7%	106	-17.2%
Jan-2022	63	-21.3%	99	-21.4%
Feb-2022	59	-19.2%	96	-19.3%
Mar-2022	51	-25.0%	82	-28.1%
Apr-2022	46	-32.4%	75	-31.8%
May-2022	47	-29.9%	77	-29.4%
Jun-2022	46	-30.3%	74	-30.8%
Jul-2022	50	-24.2%	82	-23.4%
Aug-2022	50	-27.5%	84	-24.3%
Sep-2022	46	-33.3%	74	-31.5%
Oct-2022	46	-32.4%	72	-33.9%

Historical Housing Affordability Index by Month



Total Market Overview



Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

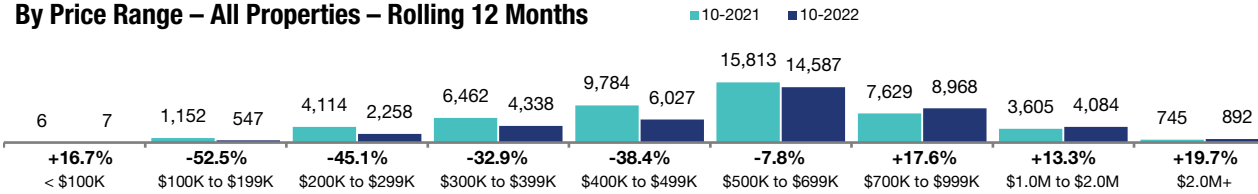
Key Metrics	Historical Sparkbars	10-2021	10-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
Active Listings		3,487	5,392	+ 54.6%	--	--	--
Under Contract		4,325	2,620	- 39.4%	43,080	34,186	- 20.6%
New Listings		4,052	2,970	- 26.7%	46,179	42,548	- 7.9%
Sold Listings		4,244	2,598	- 38.8%	41,370	34,034	- 17.7%
Days on Market		15	28	+ 86.7%	14	15	+ 7.1%
Median Sales Price		\$550,000	\$580,000	+ 5.5%	\$539,500	\$605,000	+ 12.1%
Avg. Sales Price		\$626,101	\$675,455	+ 7.9%	\$625,068	\$701,975	+ 12.3%
Pct. of List Price Received		101.7%	98.8%	- 2.9%	103.4%	103.0%	- 0.4%
Affordability Index		75	50	- 33.3%	76	48	- 36.8%

Sold Listings

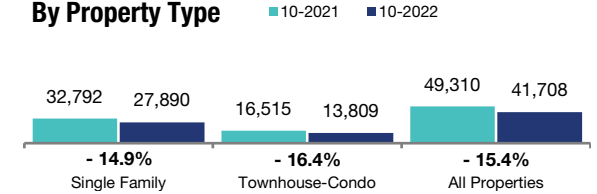
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	10-2021	10-2022	Change	10-2021	10-2022	Change
\$99,999 and Below	6	2	-66.7%	0	5	--
\$100,000 to \$199,999	15	7	-53.3%	1,136	540	-52.5%
\$200,000 to \$299,999	217	84	-61.3%	3,896	2,174	-44.2%
\$300,000 to \$399,999	2,094	631	-69.9%	4,368	3,704	-15.2%
\$400,000 to \$499,999	6,791	3,108	-54.2%	2,993	2,918	-2.5%
\$500,000 to \$699,999	13,245	11,811	-10.8%	2,568	2,774	+8.0%
\$700,000 to \$999,999	6,594	7,885	+19.6%	1,035	1,083	+4.6%
\$1,000,000 to \$1,999,999	3,151	3,547	+12.6%	453	535	+18.1%
\$2,000,000 and Above	679	815	+20.0%	66	76	+15.2%
All Price Ranges	32,792	27,890	-14.9%	16,515	13,809	-16.4%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	9-2022	10-2022	Change	9-2022	10-2022	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	1	2	+100.0%	31	36	+16.1%
\$200,000 to \$299,999	6	8	+33.3%	156	136	-12.8%
\$300,000 to \$399,999	70	52	-25.7%	316	244	-22.8%
\$400,000 to \$499,999	272	248	-8.8%	205	168	-18.0%
\$500,000 to \$699,999	947	753	-20.5%	199	174	-12.6%
\$700,000 to \$999,999	571	433	-24.2%	91	55	-39.6%
\$1,000,000 to \$1,999,999	274	186	-32.1%	44	43	-2.3%
\$2,000,000 and Above	67	53	-20.9%	6	5	-16.7%
All Price Ranges	2,208	1,735	-21.4%	1,048	861	-17.8%

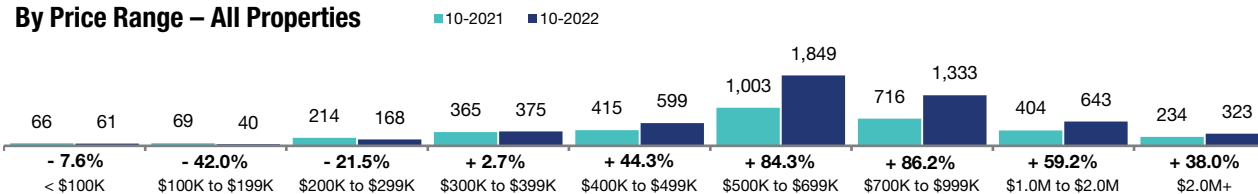
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	10-2021	10-2022	Change	10-2021	10-2022	Change
\$99,999 and Below	6	2	-66.7%	0	5	--
\$100,000 to \$199,999	13	7	-46.2%	908	390	-57.0%
\$200,000 to \$299,999	148	58	-60.8%	3,103	1,702	-45.1%
\$300,000 to \$399,999	1,366	441	-67.7%	3,715	3,001	-19.2%
\$400,000 to \$499,999	5,278	2,229	-57.8%	2,581	2,431	-5.8%
\$500,000 to \$699,999	11,470	9,511	-17.1%	2,208	2,358	+6.8%
\$700,000 to \$999,999	5,851	6,674	+14.1%	891	938	+5.3%
\$1,000,000 to \$1,999,999	2,760	3,090	+12.0%	414	440	+6.3%
\$2,000,000 and Above	595	686	+15.3%	60	66	+10.0%
All Price Ranges	27,487	22,698	-17.4%	13,880	11,331	-18.4%

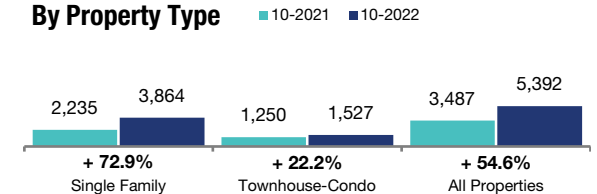
Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

By Price Range – All Properties



By Property Type



Year over Year

By Price Range	Single Family			Townhouse-Condo		
	10-2021	10-2022	Change	10-2021	10-2022	Change
\$99,999 and Below	46	43	-6.5%	18	17	-5.6%
\$100,000 to \$199,999	1	4	+300.0%	68	36	-47.1%
\$200,000 to \$299,999	8	5	-37.5%	206	163	-20.9%
\$300,000 to \$399,999	77	44	-42.9%	288	331	+14.9%
\$400,000 to \$499,999	247	314	+27.1%	168	285	+69.6%
\$500,000 to \$699,999	760	1,475	+94.1%	243	374	+53.9%
\$700,000 to \$999,999	587	1,159	+97.4%	129	174	+34.9%
\$1,000,000 to \$1,999,999	302	532	+76.2%	102	111	+8.8%
\$2,000,000 and Above	206	287	+39.3%	28	36	+28.6%
All Price Ranges	2,235	3,864	+72.9%	1,250	1,527	+22.2%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	9-2022	10-2022	Change	9-2022	10-2022	Change
\$99,999 and Below	40	43	+7.5%	20	17	-15.0%
\$100,000 to \$199,999	4	4	0.0%	46	36	-21.7%
\$200,000 to \$299,999	6	5	-16.7%	191	163	-14.7%
\$300,000 to \$399,999	39	44	+12.8%	358	331	-7.5%
\$400,000 to \$499,999	359	314	-12.5%	323	285	-11.8%
\$500,000 to \$699,999	1,678	1,475	-12.1%	415	374	-9.9%
\$700,000 to \$999,999	1,468	1,159	-21.0%	193	174	-9.8%
\$1,000,000 to \$1,999,999	636	532	-16.4%	136	111	-18.4%
\$2,000,000 and Above	304	287	-5.6%	31	36	+16.1%
All Price Ranges	4,535	3,864	-14.8%	1,713	1,527	-10.9%

Year to Date

Property Type	10-2021	10-2022	Change
Single Family	2,235	3,864	+72.9%
Townhouse-Condo	1,250	1,527	+22.2%
All Properties	3,487	5,392	+54.6%

There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



Inventory of Active Listings	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
Under Contract	A count of the properties that have offers accepted on them in a given month.
New Listings	A measure of how much new supply is coming onto the market from sellers.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
Median Sales Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Average Sales Price	A sum of all home sales prices divided by total number of sales.
Percent of List Price Received	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
Housing Affordability Index	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.

Local Market Update for October 2022

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Arapahoe County

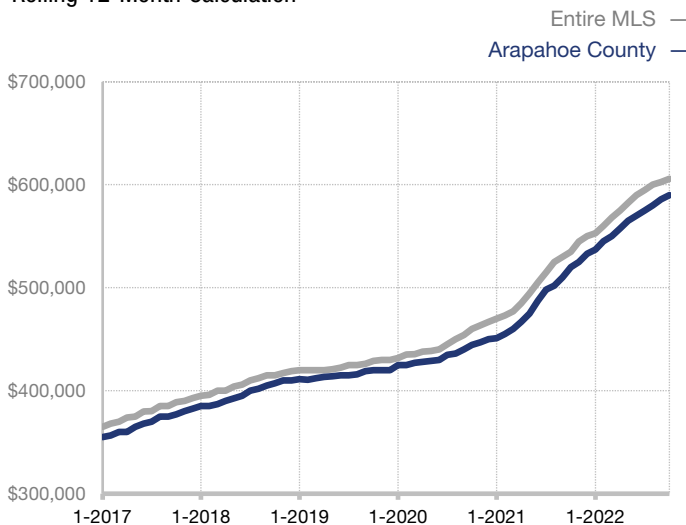
Single Family	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	480	1,039	+ 116.5%	--	--	--
Under Contract	770	498	- 35.3%	7,521	6,139	- 18.4%
New Listings	706	553	- 21.7%	8,017	7,819	- 2.5%
Sold Listings	693	495	- 28.6%	7,205	6,080	- 15.6%
Days on Market Until Sale	12	29	+ 141.7%	10	14	+ 40.0%
Median Sales Price*	\$549,990	\$572,500	+ 4.1%	\$530,000	\$600,000	+ 13.2%
Average Sales Price*	\$648,042	\$656,702	+ 1.3%	\$641,336	\$710,187	+ 10.7%
Percent of List Price Received*	102.0%	98.3%	- 3.6%	104.3%	103.0%	- 1.2%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

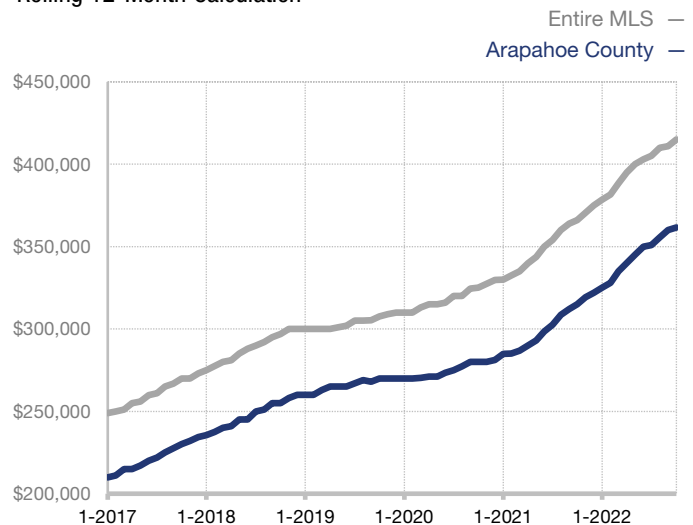
Townhouse/Condo	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	241	377	+ 56.4%	--	--	--
Under Contract	392	238	- 39.3%	4,032	3,177	- 21.2%
New Listings	369	282	- 23.6%	4,178	3,702	- 11.4%
Sold Listings	430	246	- 42.8%	3,960	3,231	- 18.4%
Days on Market Until Sale	13	22	+ 69.2%	14	12	- 14.3%
Median Sales Price*	\$325,000	\$358,500	+ 10.3%	\$320,000	\$370,000	+ 15.6%
Average Sales Price*	\$359,512	\$388,242	+ 8.0%	\$344,429	\$386,243	+ 12.1%
Percent of List Price Received*	101.1%	99.0%	- 2.1%	102.6%	103.1%	+ 0.5%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for October 2022

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Arvada

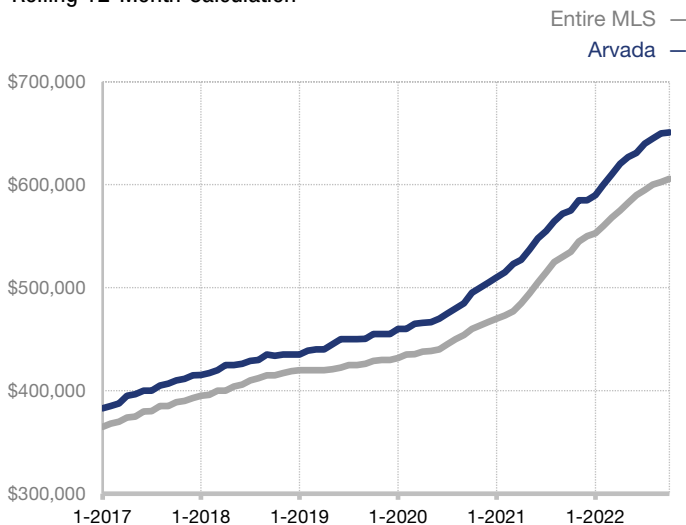
Single Family	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	158	245	+ 55.1%	--	--	--
Under Contract	202	109	- 46.0%	1,936	1,542	- 20.4%
New Listings	180	131	- 27.2%	2,093	1,941	- 7.3%
Sold Listings	212	113	- 46.7%	1,835	1,529	- 16.7%
Days on Market Until Sale	18	28	+ 55.6%	10	15	+ 50.0%
Median Sales Price*	\$597,500	\$630,000	+ 5.4%	\$585,000	\$667,000	+ 14.0%
Average Sales Price*	\$644,469	\$688,689	+ 6.9%	\$633,748	\$730,334	+ 15.2%
Percent of List Price Received*	101.9%	98.8%	- 3.0%	104.4%	103.5%	- 0.9%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

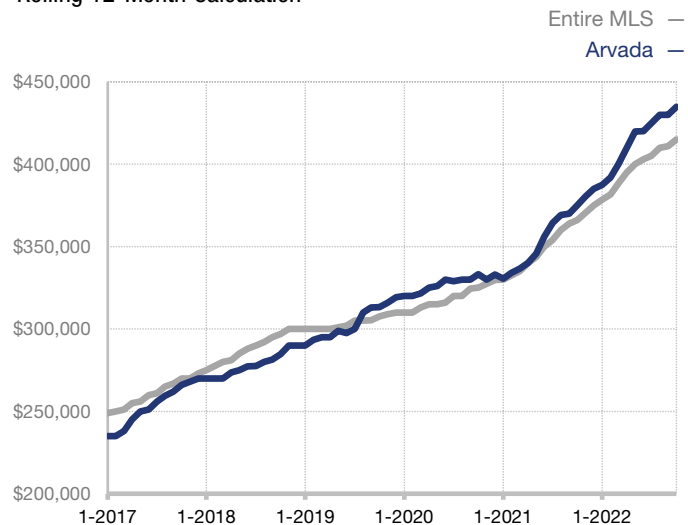
Townhouse/Condo	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	37	71	+ 91.9%	--	--	--
Under Contract	79	41	- 48.1%	635	531	- 16.4%
New Listings	64	44	- 31.3%	669	635	- 5.1%
Sold Listings	60	45	- 25.0%	573	553	- 3.5%
Days on Market Until Sale	10	19	+ 90.0%	9	17	+ 88.9%
Median Sales Price*	\$381,000	\$465,000	+ 22.0%	\$380,000	\$448,500	+ 18.0%
Average Sales Price*	\$403,839	\$468,869	+ 16.1%	\$390,872	\$472,371	+ 20.9%
Percent of List Price Received*	102.8%	99.6%	- 3.1%	103.6%	103.1%	- 0.5%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for October 2022

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Aurora

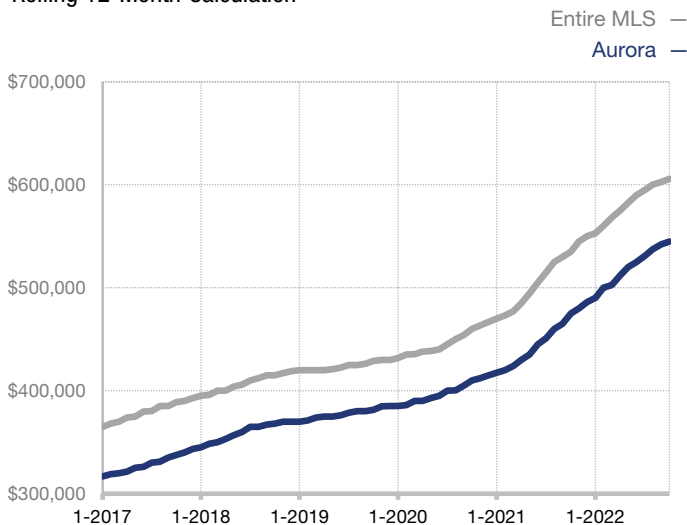
Single Family	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	353	759	+ 115.0%	--	--	--
Under Contract	518	359	- 30.7%	5,078	4,214	- 17.0%
New Listings	471	380	- 19.3%	5,382	5,369	- 0.2%
Sold Listings	503	330	- 34.4%	4,865	4,176	- 14.2%
Days on Market Until Sale	12	30	+ 150.0%	10	15	+ 50.0%
Median Sales Price*	\$500,000	\$524,950	+ 5.0%	\$481,000	\$551,000	+ 14.6%
Average Sales Price*	\$538,680	\$574,688	+ 6.7%	\$515,296	\$589,110	+ 14.3%
Percent of List Price Received*	102.2%	98.5%	- 3.6%	104.4%	102.9%	- 1.4%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

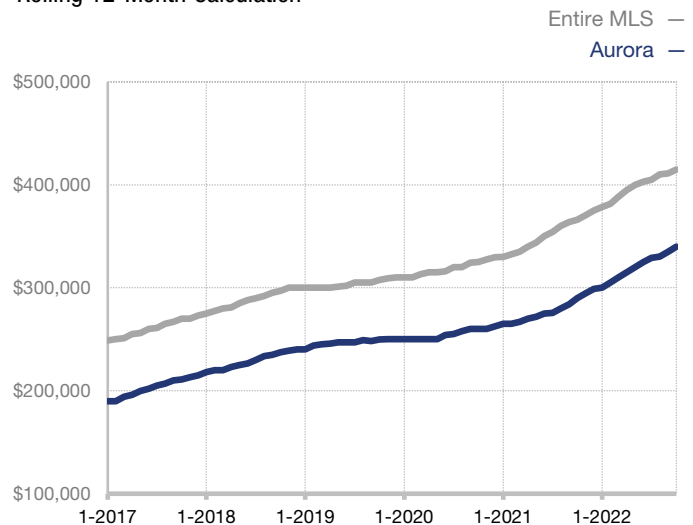
Townhouse/Condo	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	158	288	+ 82.3%	--	--	--
Under Contract	257	157	- 38.9%	2,647	2,230	- 15.8%
New Listings	237	204	- 13.9%	2,728	2,610	- 4.3%
Sold Listings	277	166	- 40.1%	2,619	2,244	- 14.3%
Days on Market Until Sale	14	21	+ 50.0%	13	11	- 15.4%
Median Sales Price*	\$303,000	\$340,000	+ 12.2%	\$295,000	\$348,000	+ 18.0%
Average Sales Price*	\$308,873	\$339,126	+ 9.8%	\$304,459	\$351,354	+ 15.4%
Percent of List Price Received*	101.2%	99.3%	- 1.9%	102.7%	103.3%	+ 0.6%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for October 2022

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Castle Pines

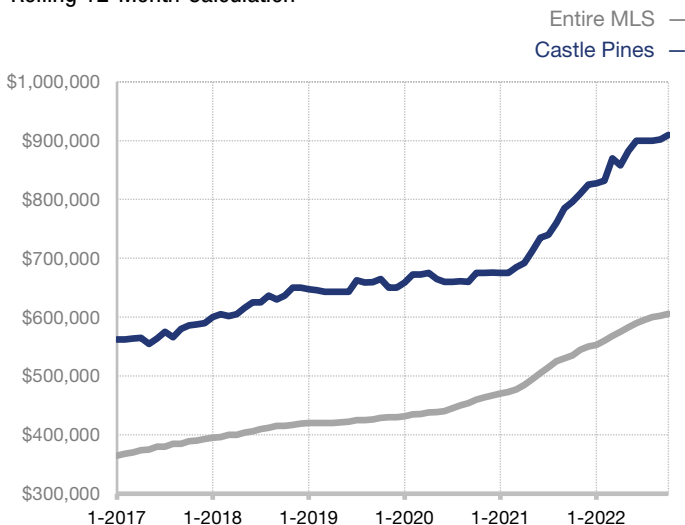
Single Family	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	32	45	+ 40.6%	--	--	--
Under Contract	22	18	- 18.2%	248	248	0.0%
New Listings	25	20	- 20.0%	272	307	+ 12.9%
Sold Listings	21	18	- 14.3%	249	236	- 5.2%
Days on Market Until Sale	15	27	+ 80.0%	16	18	+ 12.5%
Median Sales Price*	\$776,000	\$902,500	+ 16.3%	\$810,000	\$928,000	+ 14.6%
Average Sales Price*	\$938,101	\$1,031,506	+ 10.0%	\$921,562	\$1,056,164	+ 14.6%
Percent of List Price Received*	102.2%	97.2%	- 4.9%	102.1%	101.9%	- 0.2%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

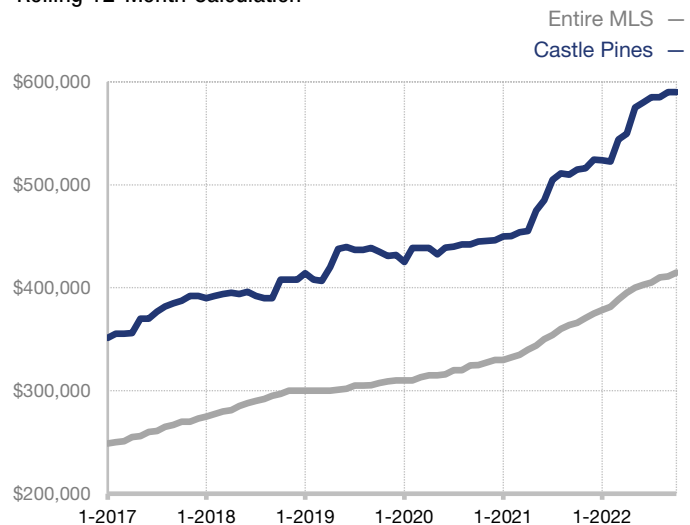
Townhouse/Condo	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	5	5	0.0%	--	--	--
Under Contract	6	2	- 66.7%	36	25	- 30.6%
New Listings	6	0	- 100.0%	39	29	- 25.6%
Sold Listings	3	2	- 33.3%	38	23	- 39.5%
Days on Market Until Sale	6	3	- 50.0%	21	26	+ 23.8%
Median Sales Price*	\$514,900	\$477,500	- 7.3%	\$518,653	\$590,000	+ 13.8%
Average Sales Price*	\$528,633	\$477,500	- 9.7%	\$533,585	\$598,849	+ 12.2%
Percent of List Price Received*	100.8%	102.4%	+ 1.6%	102.2%	100.9%	- 1.3%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for October 2022

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Castle Rock

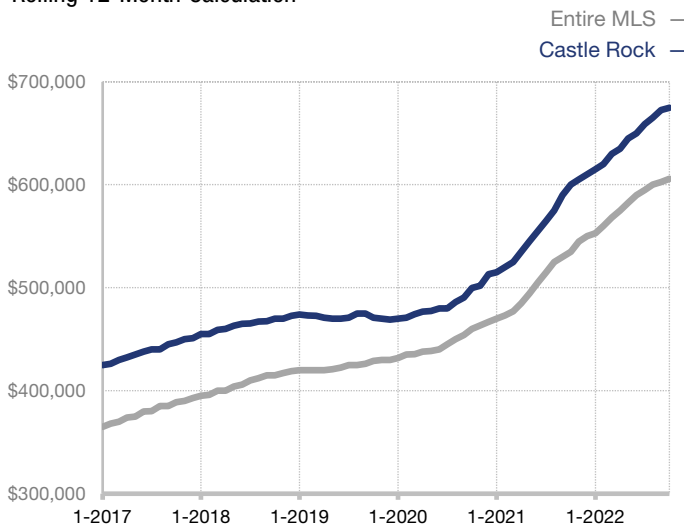
Single Family	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	169	287	+ 69.8%	--	--	--
Under Contract	171	104	- 39.2%	1,863	1,465	- 21.4%
New Listings	162	127	- 21.6%	1,985	1,921	- 3.2%
Sold Listings	164	85	- 48.2%	1,751	1,501	- 14.3%
Days on Market Until Sale	12	39	+ 225.0%	14	21	+ 50.0%
Median Sales Price*	\$647,000	\$675,000	+ 4.3%	\$606,500	\$682,181	+ 12.5%
Average Sales Price*	\$723,853	\$876,157	+ 21.0%	\$724,904	\$815,655	+ 12.5%
Percent of List Price Received*	101.7%	98.4%	- 3.2%	102.9%	101.8%	- 1.1%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

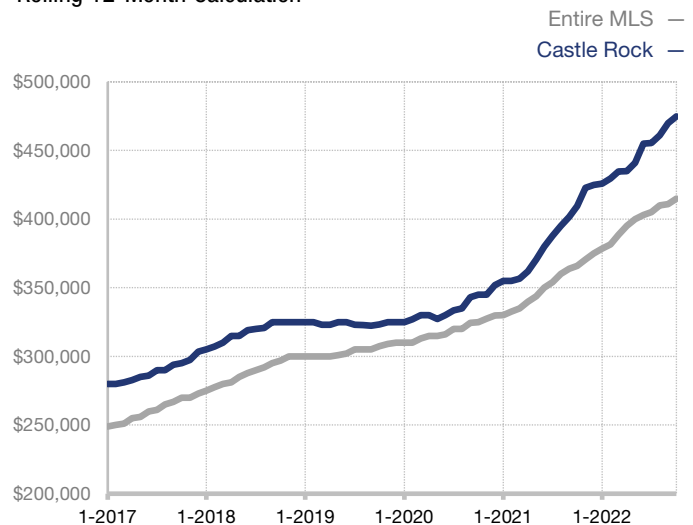
Townhouse/Condo	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	25	33	+ 32.0%	--	--	--
Under Contract	28	16	- 42.9%	320	249	- 22.2%
New Listings	34	16	- 52.9%	329	297	- 9.7%
Sold Listings	26	15	- 42.3%	315	254	- 19.4%
Days on Market Until Sale	10	30	+ 200.0%	19	16	- 15.8%
Median Sales Price*	\$432,305	\$480,000	+ 11.0%	\$419,073	\$487,450	+ 16.3%
Average Sales Price*	\$416,489	\$564,011	+ 35.4%	\$425,251	\$502,008	+ 18.0%
Percent of List Price Received*	102.2%	98.5%	- 3.6%	102.7%	101.9%	- 0.8%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for October 2022

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Centennial

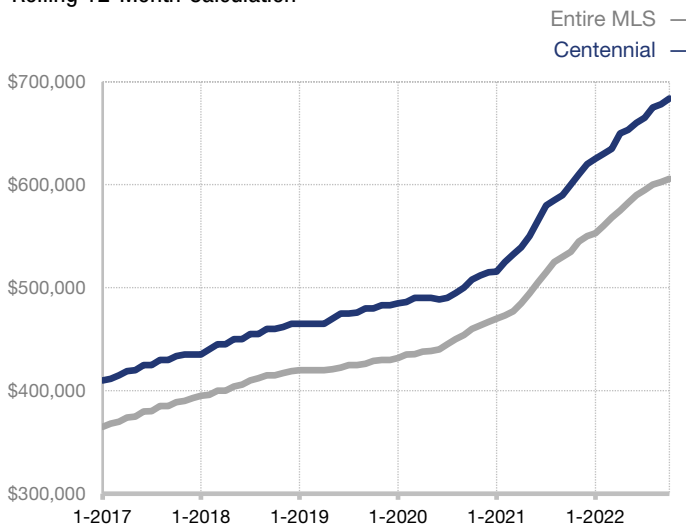
Single Family	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	81	174	+ 114.8%	--	--	--
Under Contract	154	83	- 46.1%	1,439	1,136	- 21.1%
New Listings	142	109	- 23.2%	1,539	1,419	- 7.8%
Sold Listings	128	87	- 32.0%	1,357	1,142	- 15.8%
Days on Market Until Sale	13	22	+ 69.2%	9	12	+ 33.3%
Median Sales Price*	\$620,000	\$650,000	+ 4.8%	\$614,900	\$690,000	+ 12.2%
Average Sales Price*	\$655,143	\$745,882	+ 13.9%	\$671,172	\$762,794	+ 13.7%
Percent of List Price Received*	102.2%	98.9%	- 3.2%	104.4%	103.2%	- 1.1%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

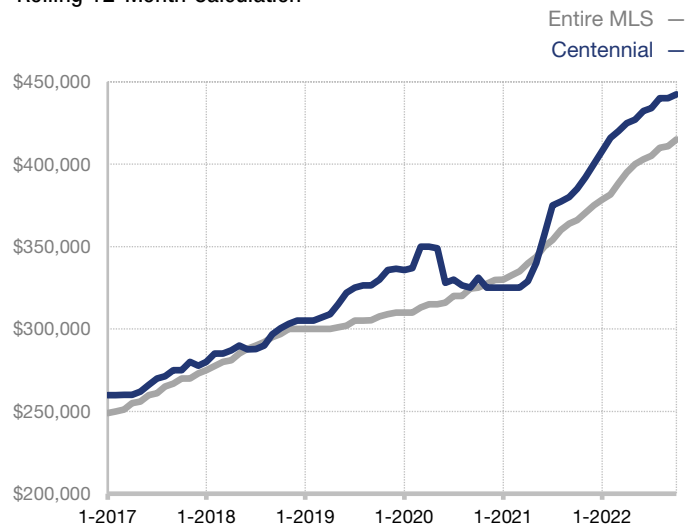
Townhouse/Condo	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	16	28	+ 75.0%	--	--	--
Under Contract	28	22	- 21.4%	366	301	- 17.8%
New Listings	31	21	- 32.3%	375	347	- 7.5%
Sold Listings	44	22	- 50.0%	359	304	- 15.3%
Days on Market Until Sale	8	14	+ 75.0%	10	9	- 10.0%
Median Sales Price*	\$408,000	\$460,000	+ 12.7%	\$400,000	\$445,065	+ 11.3%
Average Sales Price*	\$416,741	\$436,211	+ 4.7%	\$400,254	\$449,636	+ 12.3%
Percent of List Price Received*	102.5%	99.8%	- 2.6%	104.1%	103.4%	- 0.7%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for October 2022

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Denver

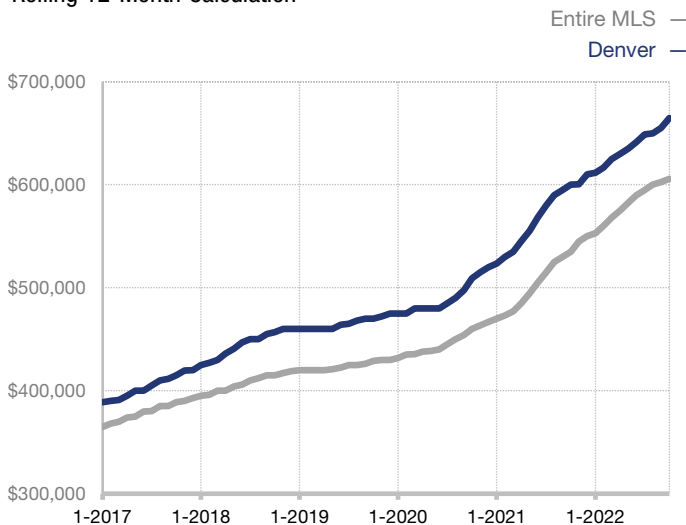
Single Family	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	661	1,009	+ 52.6%	--	--	--
Under Contract	818	449	- 45.1%	7,932	6,167	- 22.3%
New Listings	769	557	- 27.6%	8,734	7,894	- 9.6%
Sold Listings	804	466	- 42.0%	7,676	6,067	- 21.0%
Days on Market Until Sale	14	27	+ 92.9%	12	13	+ 8.3%
Median Sales Price*	\$596,500	\$650,000	+ 9.0%	\$610,000	\$680,000	+ 11.5%
Average Sales Price*	\$737,370	\$866,238	+ 17.5%	\$755,634	\$853,871	+ 13.0%
Percent of List Price Received*	101.6%	98.5%	- 3.1%	103.7%	103.7%	0.0%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

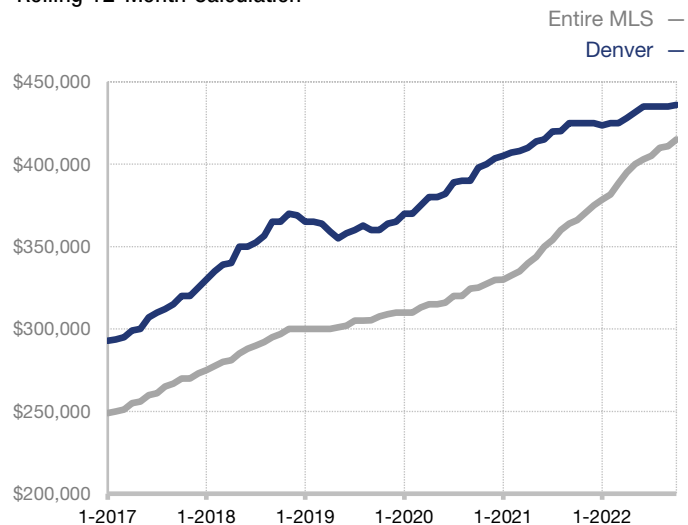
Townhouse/Condo	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	763	740	- 3.0%	--	--	--
Under Contract	628	360	- 42.7%	6,771	5,096	- 24.7%
New Listings	629	420	- 33.2%	7,185	6,132	- 14.7%
Sold Listings	656	367	- 44.1%	6,575	5,236	- 20.4%
Days on Market Until Sale	20	27	+ 35.0%	28	18	- 35.7%
Median Sales Price*	\$418,500	\$425,000	+ 1.6%	\$425,000	\$443,250	+ 4.3%
Average Sales Price*	\$510,532	\$552,652	+ 8.3%	\$510,349	\$553,812	+ 8.5%
Percent of List Price Received*	100.9%	99.1%	- 1.8%	101.3%	102.5%	+ 1.2%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for October 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Denver County

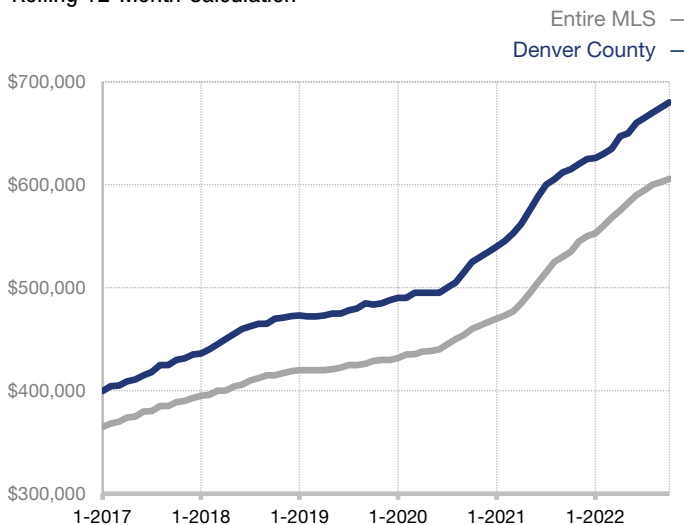
Single Family	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	598	924	+ 54.5%	--	--	--
Under Contract	746	415	- 44.4%	7,265	5,697	- 21.6%
New Listings	697	506	- 27.4%	8,016	7,266	- 9.4%
Sold Listings	726	428	- 41.0%	7,034	5,590	- 20.5%
Days on Market Until Sale	14	27	+ 92.9%	12	13	+ 8.3%
Median Sales Price*	\$600,501	\$660,000	+ 9.9%	\$625,000	\$697,750	+ 11.6%
Average Sales Price*	\$756,646	\$891,618	+ 17.8%	\$777,873	\$876,130	+ 12.6%
Percent of List Price Received*	101.7%	98.7%	- 2.9%	103.7%	103.7%	0.0%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

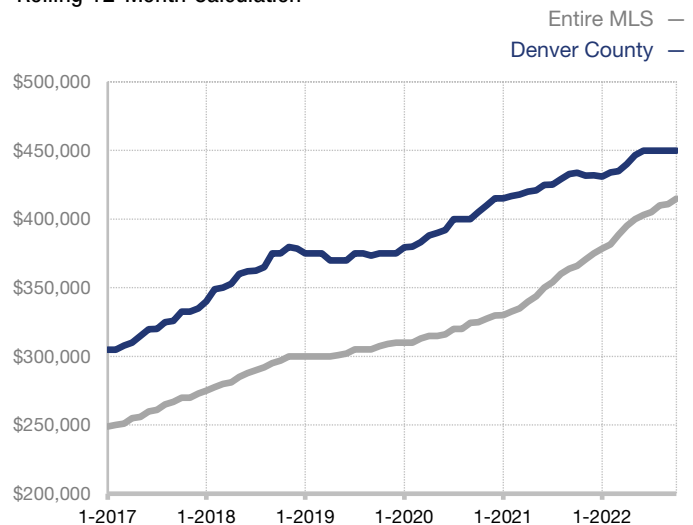
Townhouse/Condo	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	723	707	- 2.2%	--	--	--
Under Contract	590	323	- 45.3%	6,396	4,790	- 25.1%
New Listings	595	391	- 34.3%	6,788	5,781	- 14.8%
Sold Listings	620	341	- 45.0%	6,238	4,903	- 21.4%
Days on Market Until Sale	20	28	+ 40.0%	28	18	- 35.7%
Median Sales Price*	\$442,750	\$435,000	- 1.8%	\$434,000	\$455,000	+ 4.8%
Average Sales Price*	\$525,373	\$562,887	+ 7.1%	\$520,545	\$565,723	+ 8.7%
Percent of List Price Received*	100.9%	99.1%	- 1.8%	101.3%	102.5%	+ 1.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for October 2022

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Douglas County

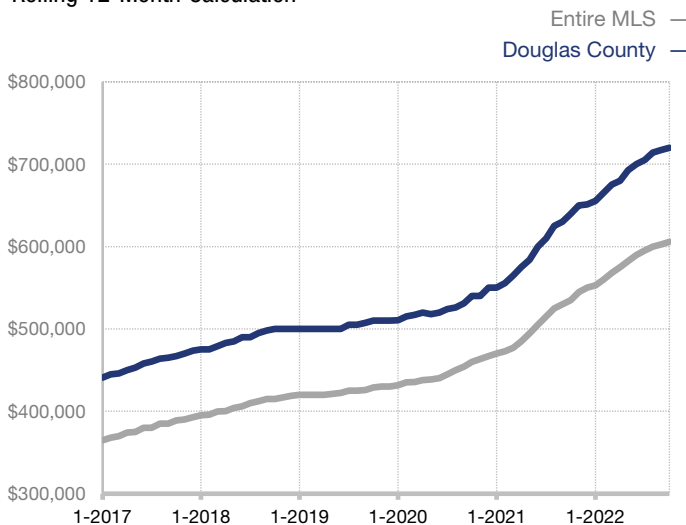
Single Family	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	573	978	+ 70.7%	--	--	--
Under Contract	629	401	- 36.2%	6,630	5,329	- 19.6%
New Listings	578	442	- 23.5%	7,109	6,802	- 4.3%
Sold Listings	598	364	- 39.1%	6,234	5,286	- 15.2%
Days on Market Until Sale	13	36	+ 176.9%	13	20	+ 53.8%
Median Sales Price*	\$675,000	\$697,000	+ 3.3%	\$650,000	\$730,000	+ 12.3%
Average Sales Price*	\$771,892	\$829,811	+ 7.5%	\$765,012	\$863,182	+ 12.8%
Percent of List Price Received*	101.9%	98.2%	- 3.6%	103.4%	101.9%	- 1.5%

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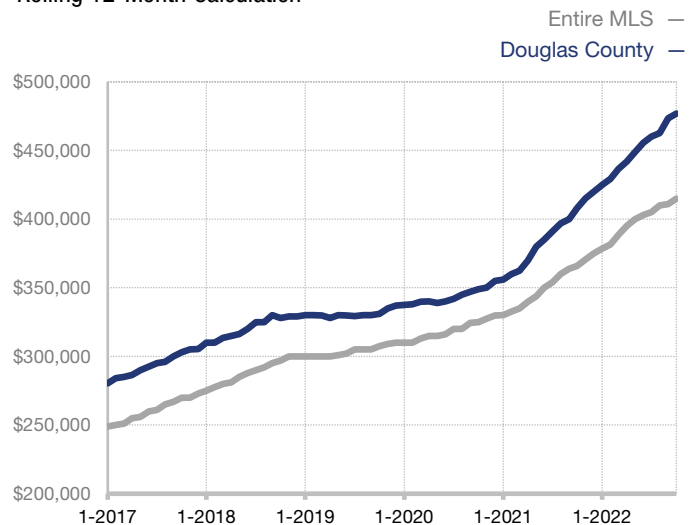
Townhouse/Condo	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	77	160	+ 107.8%	--	--	--
Under Contract	116	67	- 42.2%	1,173	888	- 24.3%
New Listings	125	82	- 34.4%	1,209	1,096	- 9.3%
Sold Listings	102	79	- 22.5%	1,161	899	- 22.6%
Days on Market Until Sale	12	27	+ 125.0%	15	14	- 6.7%
Median Sales Price*	\$456,375	\$500,000	+ 9.6%	\$420,000	\$487,000	+ 16.0%
Average Sales Price*	\$456,530	\$526,016	+ 15.2%	\$430,230	\$503,793	+ 17.1%
Percent of List Price Received*	102.3%	98.9%	- 3.3%	102.7%	102.3%	- 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for October 2022

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Elbert County

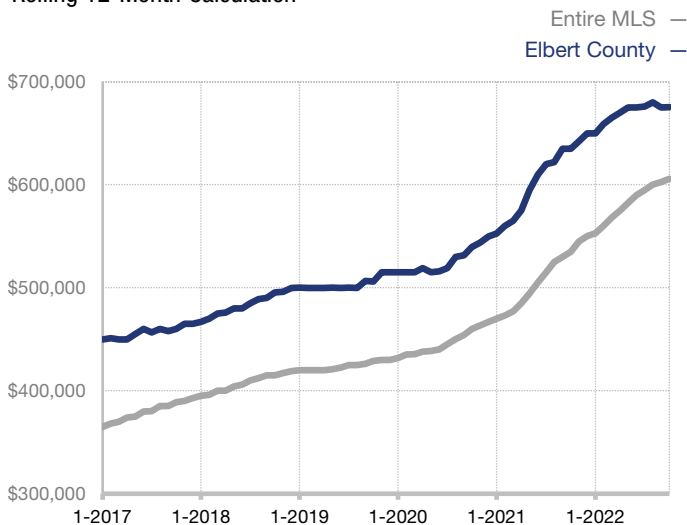
Single Family	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	131	149	+ 13.7%	--	--	--
Under Contract	40	45	+ 12.5%	541	489	- 9.6%
New Listings	76	43	- 43.4%	659	660	+ 0.2%
Sold Listings	56	39	- 30.4%	500	504	+ 0.8%
Days on Market Until Sale	20	39	+ 95.0%	19	30	+ 57.9%
Median Sales Price*	\$624,500	\$660,000	+ 5.7%	\$650,000	\$688,978	+ 6.0%
Average Sales Price*	\$729,593	\$692,716	- 5.1%	\$700,455	\$765,520	+ 9.3%
Percent of List Price Received*	99.7%	98.4%	- 1.3%	101.1%	100.2%	- 0.9%

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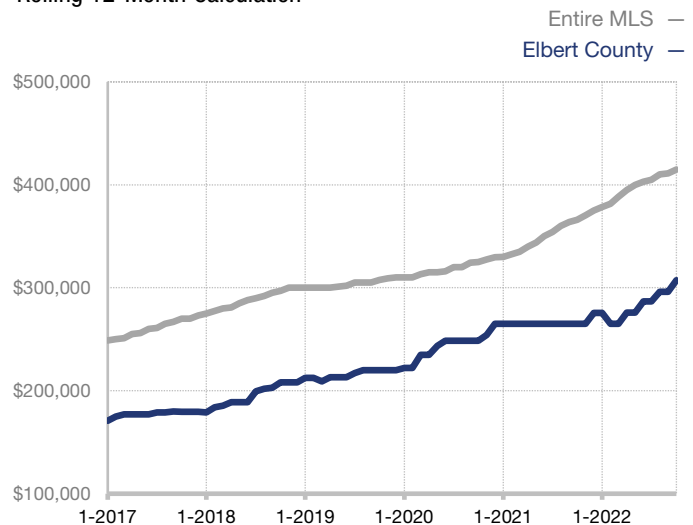
Townhouse/Condo	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	1	0	- 100.0%	--	--	--
Under Contract	1	0	- 100.0%	6	3	- 50.0%
New Listings	0	0	--	6	4	- 33.3%
Sold Listings	2	0	- 100.0%	5	3	- 40.0%
Days on Market Until Sale	4	0	- 100.0%	3	3	0.0%
Median Sales Price*	\$275,700	\$0	- 100.0%	\$286,000	\$310,000	+ 8.4%
Average Sales Price*	\$275,700	\$0	- 100.0%	\$278,280	\$318,333	+ 14.4%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	100.1%	106.6%	+ 6.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for October 2022

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Greenwood Village

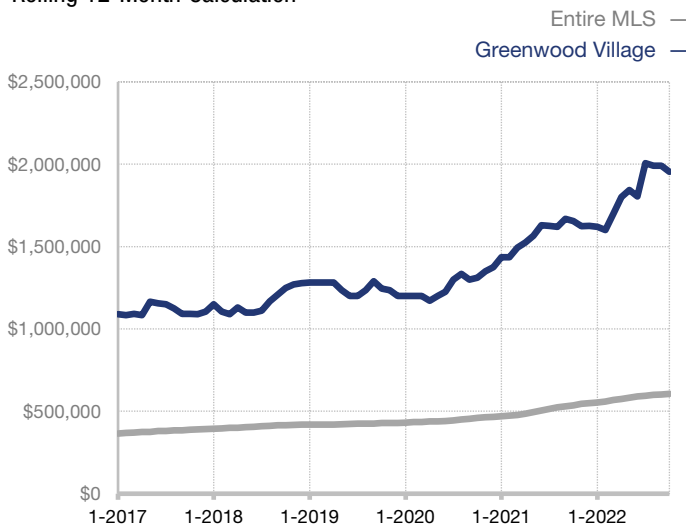
Single Family	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	20	18	- 10.0%	--	--	--
Under Contract	9	10	+ 11.1%	143	119	- 16.8%
New Listings	11	10	- 9.1%	168	150	- 10.7%
Sold Listings	5	9	+ 80.0%	142	113	- 20.4%
Days on Market Until Sale	30	46	+ 53.3%	19	19	0.0%
Median Sales Price*	\$800,000	\$1,260,000	+ 57.5%	\$1,600,000	\$1,982,500	+ 23.9%
Average Sales Price*	\$1,159,000	\$1,592,211	+ 37.4%	\$1,815,921	\$2,132,062	+ 17.4%
Percent of List Price Received*	99.5%	97.9%	- 1.6%	102.0%	103.0%	+ 1.0%

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Townhouse/Condo	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	6	7	+ 16.7%	--	--	--
Under Contract	11	4	- 63.6%	98	69	- 29.6%
New Listings	4	4	0.0%	97	80	- 17.5%
Sold Listings	16	9	- 43.8%	97	68	- 29.9%
Days on Market Until Sale	28	41	+ 46.4%	39	21	- 46.2%
Median Sales Price*	\$557,000	\$605,000	+ 8.6%	\$499,000	\$445,000	- 10.8%
Average Sales Price*	\$752,752	\$728,389	- 3.2%	\$624,126	\$666,174	+ 6.7%
Percent of List Price Received*	97.6%	96.3%	- 1.3%	99.8%	100.4%	+ 0.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for October 2022

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Highlands Ranch

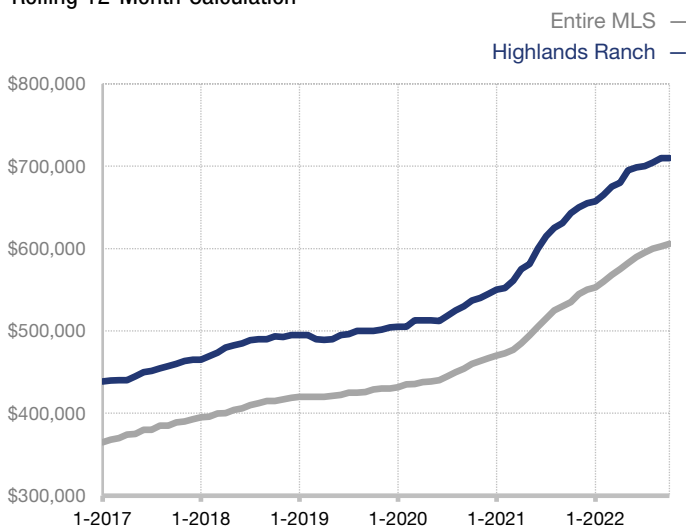
Single Family	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	55	114	+ 107.3%	--	--	--
Under Contract	117	69	- 41.0%	1,463	1,138	- 22.2%
New Listings	113	74	- 34.5%	1,542	1,348	- 12.6%
Sold Listings	137	89	- 35.0%	1,402	1,113	- 20.6%
Days on Market Until Sale	10	35	+ 250.0%	6	14	+ 133.3%
Median Sales Price*	\$645,000	\$655,000	+ 1.6%	\$650,000	\$715,000	+ 10.0%
Average Sales Price*	\$738,052	\$721,361	- 2.3%	\$740,679	\$826,103	+ 11.5%
Percent of List Price Received*	102.7%	98.4%	- 4.2%	105.0%	103.0%	- 1.9%

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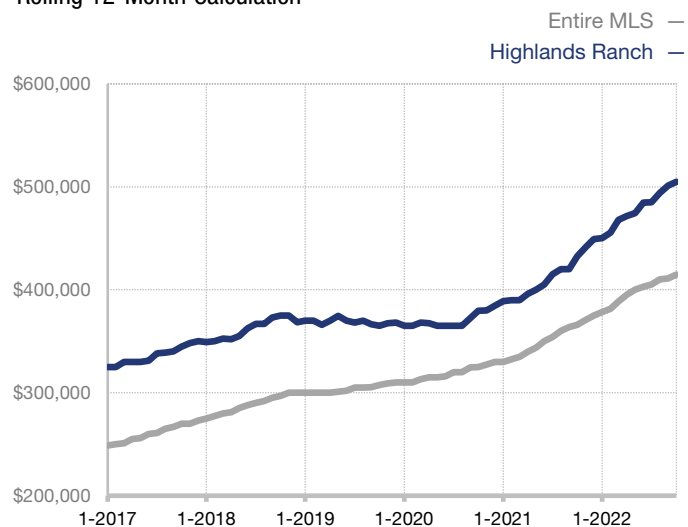
Townhouse/Condo	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	14	25	+ 78.6%	--	--	--
Under Contract	27	16	- 40.7%	281	222	- 21.0%
New Listings	31	16	- 48.4%	297	265	- 10.8%
Sold Listings	36	21	- 41.7%	280	230	- 17.9%
Days on Market Until Sale	11	17	+ 54.5%	8	12	+ 50.0%
Median Sales Price*	\$489,500	\$530,000	+ 8.3%	\$448,500	\$515,050	+ 14.8%
Average Sales Price*	\$491,482	\$560,352	+ 14.0%	\$450,524	\$544,358	+ 20.8%
Percent of List Price Received*	100.9%	98.3%	- 2.6%	101.9%	102.4%	+ 0.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for October 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Jefferson County

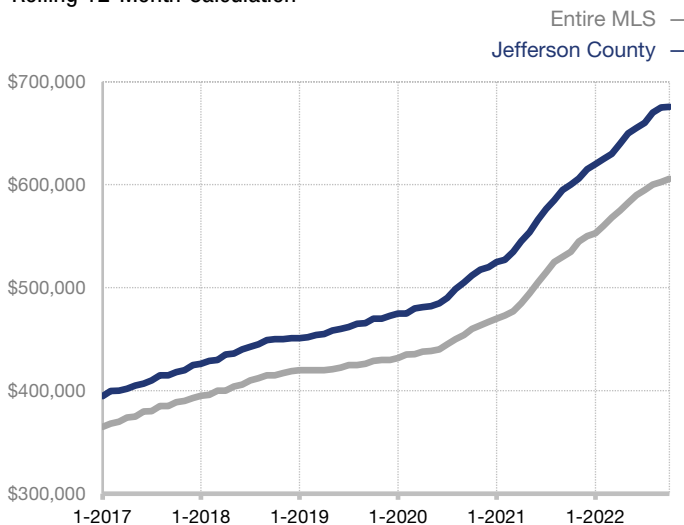
Single Family	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	584	923	+ 58.0%	--	--	--
Under Contract	806	495	- 38.6%	7,440	5,893	- 20.8%
New Listings	711	526	- 26.0%	8,073	7,404	- 8.3%
Sold Listings	815	448	- 45.0%	7,014	5,742	- 18.1%
Days on Market Until Sale	15	27	+ 80.0%	11	14	+ 27.3%
Median Sales Price*	\$615,000	\$630,000	+ 2.4%	\$610,090	\$690,000	+ 13.1%
Average Sales Price*	\$693,608	\$737,113	+ 6.3%	\$702,436	\$801,479	+ 14.1%
Percent of List Price Received*	101.8%	99.0%	- 2.8%	104.3%	103.7%	- 0.6%

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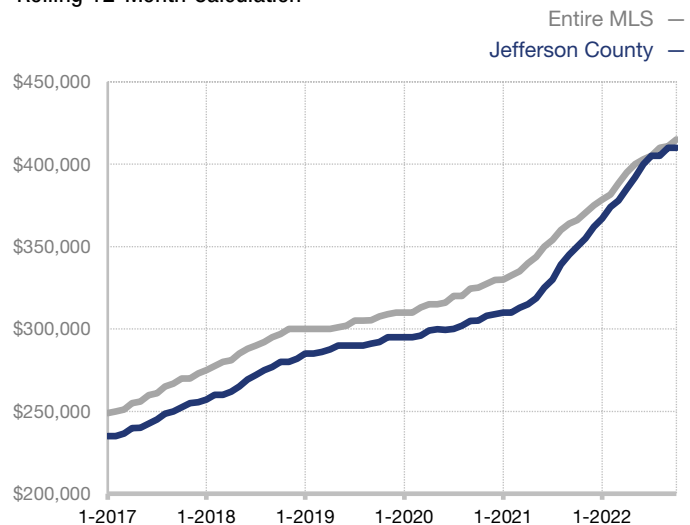
Townhouse/Condo	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	209	283	+ 35.4%	--	--	--
Under Contract	273	183	- 33.0%	2,617	2,269	- 13.3%
New Listings	271	188	- 30.6%	2,778	2,672	- 3.8%
Sold Listings	260	195	- 25.0%	2,521	2,298	- 8.8%
Days on Market Until Sale	12	20	+ 66.7%	12	13	+ 8.3%
Median Sales Price*	\$370,500	\$400,000	+ 8.0%	\$356,000	\$415,400	+ 16.7%
Average Sales Price*	\$403,782	\$441,857	+ 9.4%	\$379,927	\$449,388	+ 18.3%
Percent of List Price Received*	102.2%	99.6%	- 2.5%	103.5%	103.6%	+ 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for October 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Lakewood

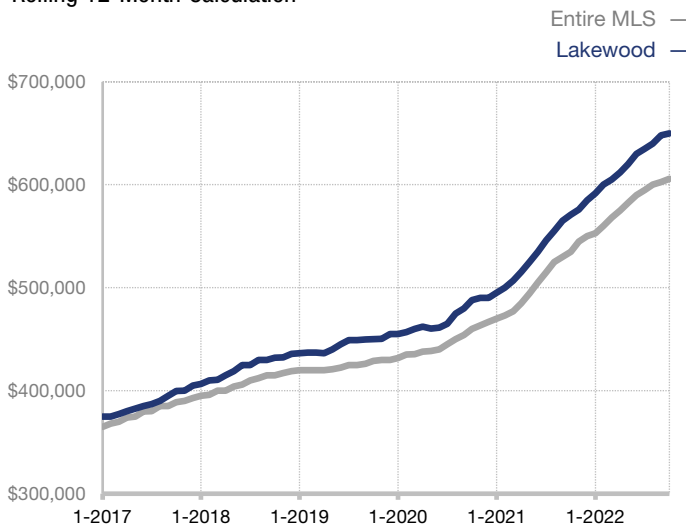
Single Family	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	127	172	+ 35.4%	--	--	--
Under Contract	159	107	- 32.7%	1,484	1,181	- 20.4%
New Listings	150	115	- 23.3%	1,625	1,498	- 7.8%
Sold Listings	164	107	- 34.8%	1,419	1,163	- 18.0%
Days on Market Until Sale	14	25	+ 78.6%	11	13	+ 18.2%
Median Sales Price*	\$593,250	\$605,000	+ 2.0%	\$580,000	\$652,000	+ 12.4%
Average Sales Price*	\$653,820	\$654,964	+ 0.2%	\$638,660	\$726,138	+ 13.7%
Percent of List Price Received*	101.1%	98.0%	- 3.1%	104.2%	103.4%	- 0.8%

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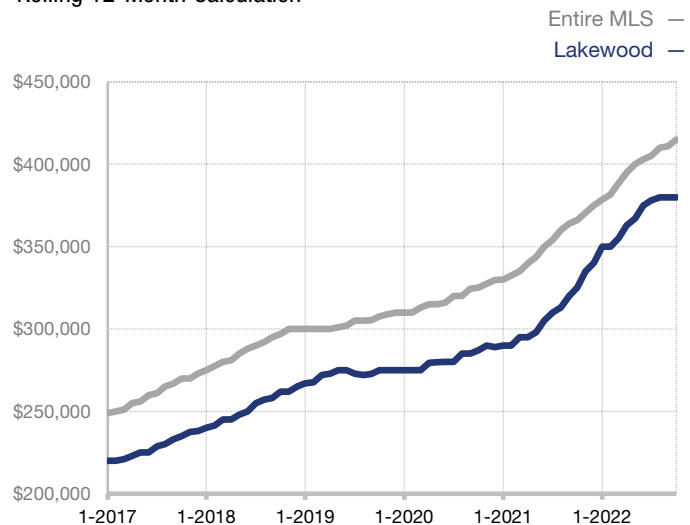
Townhouse/Condo	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	80	103	+ 28.8%	--	--	--
Under Contract	96	67	- 30.2%	1,029	851	- 17.3%
New Listings	107	70	- 34.6%	1,092	996	- 8.8%
Sold Listings	108	77	- 28.7%	1,014	883	- 12.9%
Days on Market Until Sale	11	23	+ 109.1%	12	12	0.0%
Median Sales Price*	\$362,000	\$360,000	- 0.6%	\$337,000	\$383,000	+ 13.6%
Average Sales Price*	\$391,497	\$382,040	- 2.4%	\$349,961	\$403,686	+ 15.4%
Percent of List Price Received*	101.7%	99.2%	- 2.5%	103.4%	103.6%	+ 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for October 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Littleton

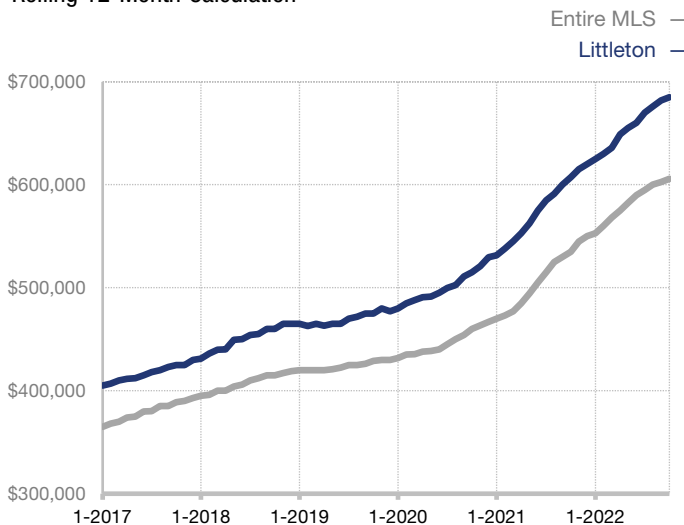
Single Family	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	172	308	+ 79.1%	--	--	--
Under Contract	228	173	- 24.1%	2,302	1,880	- 18.3%
New Listings	208	151	- 27.4%	2,485	2,378	- 4.3%
Sold Listings	218	148	- 32.1%	2,151	1,795	- 16.6%
Days on Market Until Sale	12	30	+ 150.0%	11	16	+ 45.5%
Median Sales Price*	\$605,000	\$652,500	+ 7.9%	\$615,000	\$700,000	+ 13.8%
Average Sales Price*	\$685,118	\$740,776	+ 8.1%	\$723,434	\$817,839	+ 13.0%
Percent of List Price Received*	102.3%	98.3%	- 3.9%	104.2%	103.0%	- 1.2%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

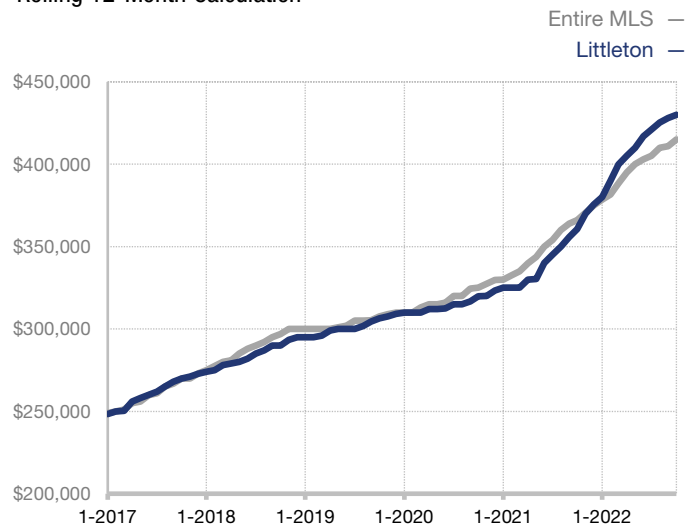
Townhouse/Condo	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	80	101	+ 26.3%	--	--	--
Under Contract	106	54	- 49.1%	931	765	- 17.8%
New Listings	107	60	- 43.9%	987	892	- 9.6%
Sold Listings	92	55	- 40.2%	893	761	- 14.8%
Days on Market Until Sale	9	24	+ 166.7%	12	12	0.0%
Median Sales Price*	\$378,000	\$415,000	+ 9.8%	\$371,200	\$435,000	+ 17.2%
Average Sales Price*	\$398,772	\$446,850	+ 12.1%	\$389,612	\$458,451	+ 17.7%
Percent of List Price Received*	102.4%	99.7%	- 2.6%	103.2%	103.6%	+ 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for October 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Lone Tree

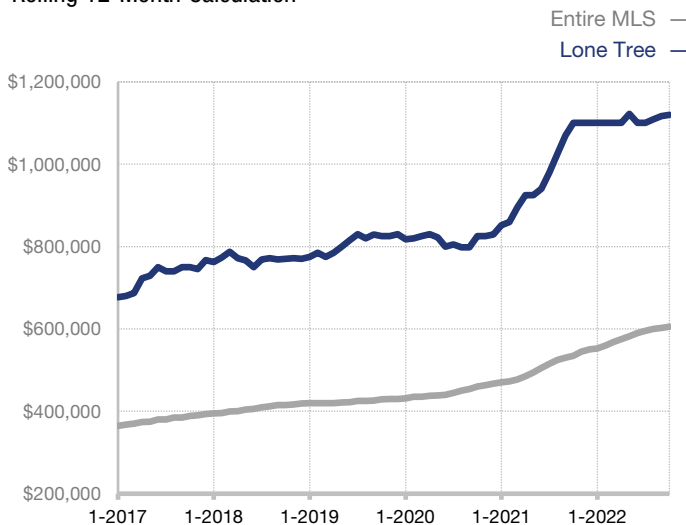
Single Family	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	15	17	+ 13.3%	--	--	--
Under Contract	23	11	- 52.2%	185	136	- 26.5%
New Listings	20	8	- 60.0%	193	170	- 11.9%
Sold Listings	14	9	- 35.7%	173	140	- 19.1%
Days on Market Until Sale	13	47	+ 261.5%	22	17	- 22.7%
Median Sales Price*	\$1,092,500	\$930,000	- 14.9%	\$1,116,000	\$1,163,750	+ 4.3%
Average Sales Price*	\$1,164,621	\$1,128,206	- 3.1%	\$1,164,159	\$1,258,523	+ 8.1%
Percent of List Price Received*	101.4%	95.8%	- 5.5%	102.2%	101.1%	- 1.1%

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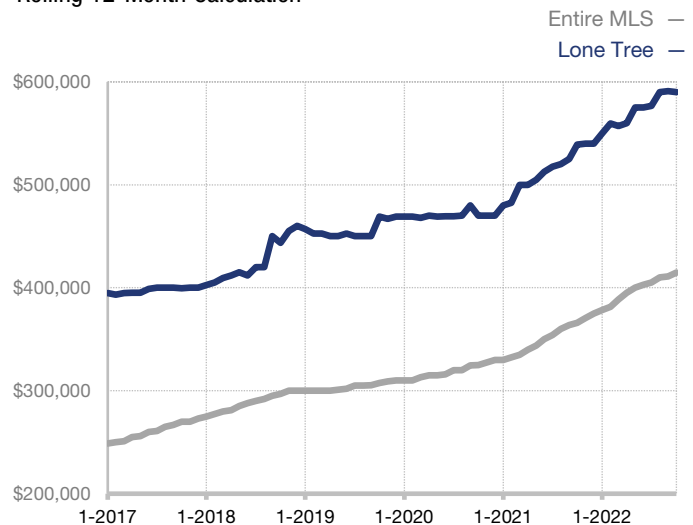
Townhouse/Condo	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	5	8	+ 60.0%	--	--	--
Under Contract	5	4	- 20.0%	69	50	- 27.5%
New Listings	7	4	- 42.9%	74	63	- 14.9%
Sold Listings	3	5	+ 66.7%	68	55	- 19.1%
Days on Market Until Sale	17	13	- 23.5%	9	14	+ 55.6%
Median Sales Price*	\$635,000	\$615,000	- 3.1%	\$540,000	\$613,000	+ 13.5%
Average Sales Price*	\$653,333	\$609,020	- 6.8%	\$542,929	\$581,073	+ 7.0%
Percent of List Price Received*	101.2%	98.8%	- 2.4%	101.3%	102.3%	+ 1.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for October 2022

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Morrison

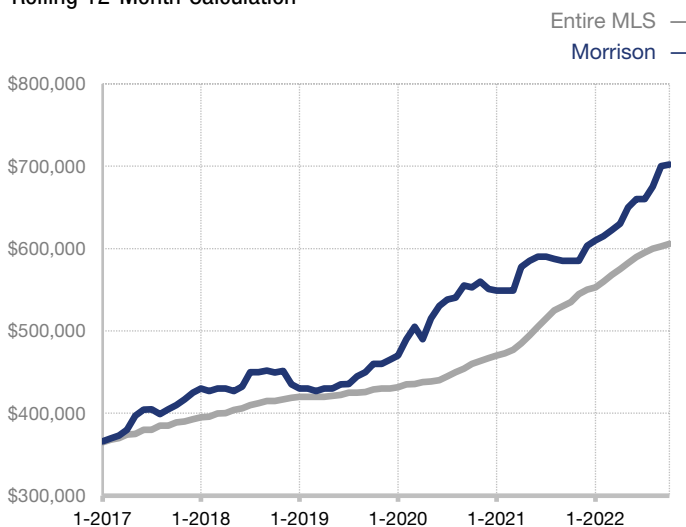
Single Family	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	19	55	+ 189.5%	--	--	--
Under Contract	36	26	- 27.8%	302	273	- 9.6%
New Listings	29	27	- 6.9%	322	347	+ 7.8%
Sold Listings	46	17	- 63.0%	284	240	- 15.5%
Days on Market Until Sale	9	30	+ 233.3%	10	16	+ 60.0%
Median Sales Price*	\$601,500	\$640,500	+ 6.5%	\$600,500	\$701,010	+ 16.7%
Average Sales Price*	\$686,596	\$797,559	+ 16.2%	\$744,458	\$957,503	+ 28.6%
Percent of List Price Received*	103.0%	99.1%	- 3.8%	104.3%	103.1%	- 1.2%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	1	0	- 100.0%	17	17	0.0%
New Listings	1	0	- 100.0%	17	18	+ 5.9%
Sold Listings	1	3	+ 200.0%	17	17	0.0%
Days on Market Until Sale	4	21	+ 425.0%	5	13	+ 160.0%
Median Sales Price*	\$292,500	\$585,000	+ 100.0%	\$352,000	\$485,000	+ 37.8%
Average Sales Price*	\$292,500	\$575,667	+ 96.8%	\$395,779	\$524,941	+ 32.6%
Percent of List Price Received*	98.8%	99.0%	+ 0.2%	104.5%	103.1%	- 1.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for October 2022

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Parker

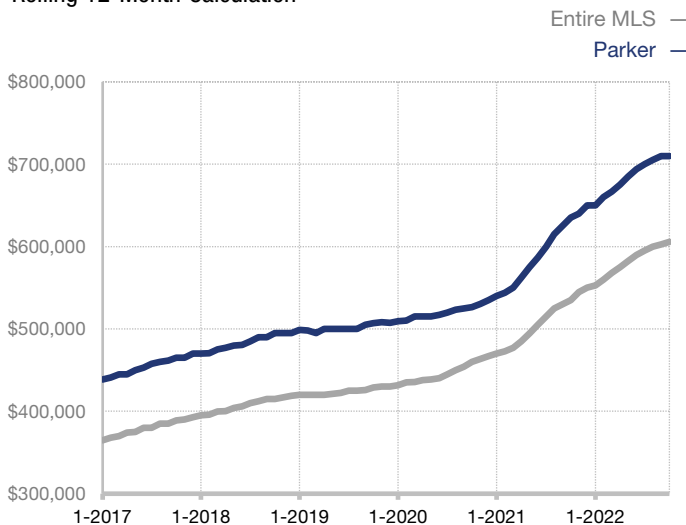
Single Family	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	169	318	+ 88.2%	--	--	--
Under Contract	218	129	- 40.8%	2,063	1,608	- 22.1%
New Listings	193	137	- 29.0%	2,205	2,077	- 5.8%
Sold Listings	195	104	- 46.7%	1,935	1,587	- 18.0%
Days on Market Until Sale	13	36	+ 176.9%	12	19	+ 58.3%
Median Sales Price*	\$670,000	\$667,000	- 0.4%	\$645,000	\$718,225	+ 11.4%
Average Sales Price*	\$768,737	\$778,391	+ 1.3%	\$734,109	\$817,904	+ 11.4%
Percent of List Price Received*	101.7%	98.8%	- 2.9%	103.5%	102.0%	- 1.4%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

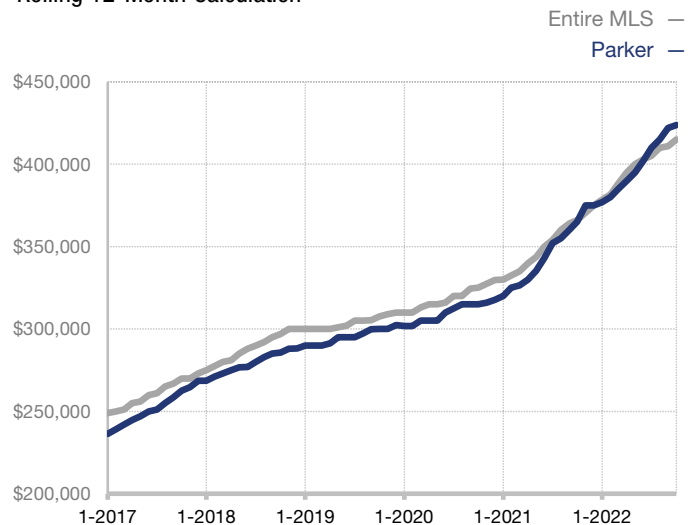
Townhouse/Condo	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	18	70	+ 288.9%	--	--	--
Under Contract	46	27	- 41.3%	388	270	- 30.4%
New Listings	42	42	0.0%	387	354	- 8.5%
Sold Listings	30	25	- 16.7%	386	257	- 33.4%
Days on Market Until Sale	14	37	+ 164.3%	16	12	- 25.0%
Median Sales Price*	\$444,302	\$469,000	+ 5.6%	\$372,750	\$432,000	+ 15.9%
Average Sales Price*	\$419,691	\$463,908	+ 10.5%	\$388,940	\$442,488	+ 13.8%
Percent of List Price Received*	104.4%	98.1%	- 6.0%	103.7%	103.3%	- 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for October 2022

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Sheridan

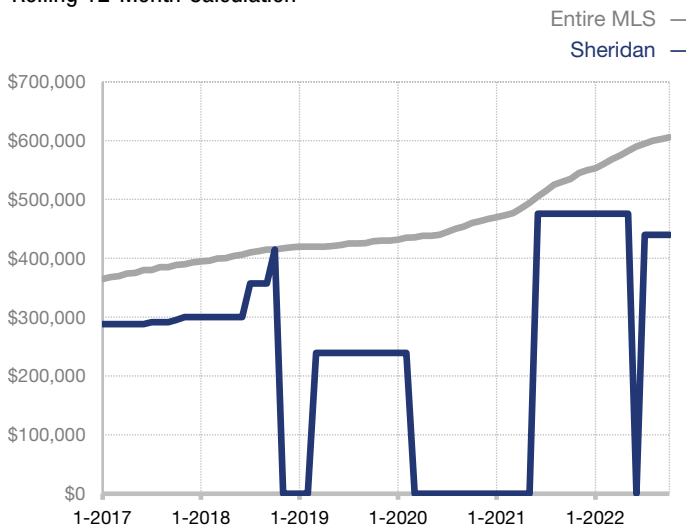
Single Family	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	0	1	--	--	--	--
Under Contract	0	0	--	1	2	+ 100.0%
New Listings	0	1	--	1	3	+ 200.0%
Sold Listings	0	0	--	1	2	+ 100.0%
Days on Market Until Sale	0	0	--	4	5	+ 25.0%
Median Sales Price*	\$0	\$0	--	\$476,000	\$440,000	- 7.6%
Average Sales Price*	\$0	\$0	--	\$476,000	\$440,000	- 7.6%
Percent of List Price Received*	0.0%	0.0%	--	114.7%	100.0%	- 12.8%

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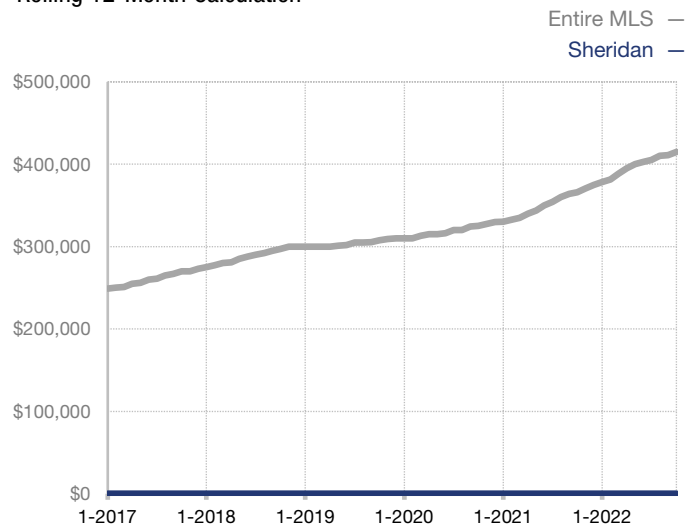
Townhouse/Condo	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Days on Market Until Sale	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for October 2022

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Wheat Ridge

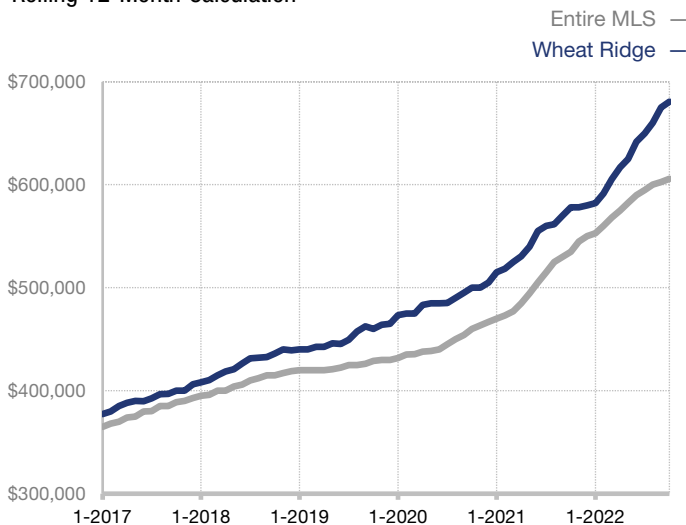
Single Family	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	35	52	+ 48.6%	--	--	--
Under Contract	64	27	- 57.8%	421	312	- 25.9%
New Listings	50	27	- 46.0%	463	399	- 13.8%
Sold Listings	52	19	- 63.5%	392	290	- 26.0%
Days on Market Until Sale	16	14	- 12.5%	10	11	+ 10.0%
Median Sales Price*	\$609,000	\$675,000	+ 10.8%	\$580,913	\$703,750	+ 21.1%
Average Sales Price*	\$646,458	\$728,789	+ 12.7%	\$636,384	\$770,487	+ 21.1%
Percent of List Price Received*	102.9%	98.9%	- 3.9%	104.4%	105.2%	+ 0.8%

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Townhouse/Condo	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	17	13	- 23.5%	--	--	--
Under Contract	13	7	- 46.2%	130	104	- 20.0%
New Listings	13	6	- 53.8%	134	128	- 4.5%
Sold Listings	13	11	- 15.4%	128	113	- 11.7%
Days on Market Until Sale	33	21	- 36.4%	20	15	- 25.0%
Median Sales Price*	\$410,000	\$439,500	+ 7.2%	\$347,500	\$449,900	+ 29.5%
Average Sales Price*	\$425,999	\$489,603	+ 14.9%	\$377,118	\$466,592	+ 23.7%
Percent of List Price Received*	103.1%	100.7%	- 2.3%	103.4%	104.1%	+ 0.7%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

