

# Monthly Indicators

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



## January 2023

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

New Listings were down 21.8 percent for single family homes and 20.1 percent for townhouse-condo properties. Under Contracts decreased 4.0 percent for single family homes and 18.0 percent for townhouse-condo properties.

The Median Sales Price remained flat for townhouse-condo homes at \$395,000 but was down 0.8 percent to \$615,000 for single family properties. Days on Market increased 177.8 percent for single family homes and 78.3 percent for townhouse-condo properties.

As sales slow, time on market is increasing, with the average home spending 26 days on market as of last measure, according to NAR. Seller concessions have made a comeback, giving buyers more time and negotiating power when shopping for a home. Although home prices remain high, mortgage rates declined steadily throughout January, falling to their lowest level since September, sparking a recent surge in mortgage demand. Lower rates should aid in affordability and may soon lead to an uptick in market activity ahead of the spring selling season.

## Activity Snapshot

**+ 76.8%**    **- 29.4%**    **0.0%**

One-Year Change in <b>Active Listings</b> All Properties	One-Year Change in <b>Sold Listings</b> All Properties	One-Year Change in <b>Median Sales Price</b> 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	1-2022	1-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
Active Listings		1,052	1,940	+ 84.4%	--	--	--
Under Contract		1,843	1,770	- 4.0%	1,843	1,770	- 4.0%
New Listings		1,820	1,424	- 21.8%	1,820	1,424	- 21.8%
Sold Listings		1,441	1,095	- 24.0%	1,441	1,095	- 24.0%
Days on Market		18	50	+ 177.8%	18	50	+ 177.8%
Median Sales Price		\$620,000	\$615,000	- 0.8%	\$620,000	\$615,000	- 0.8%
Avg. Sales Price		\$715,140	\$724,406	+ 1.3%	\$715,140	\$724,406	+ 1.3%
Pct. of List Price Received		102.5%	98.0%	- 4.4%	102.5%	98.0%	- 4.4%
Affordability Index		63	51	- 19.0%	63	51	- 19.0%

# Townhouse-Condo Market Overview

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

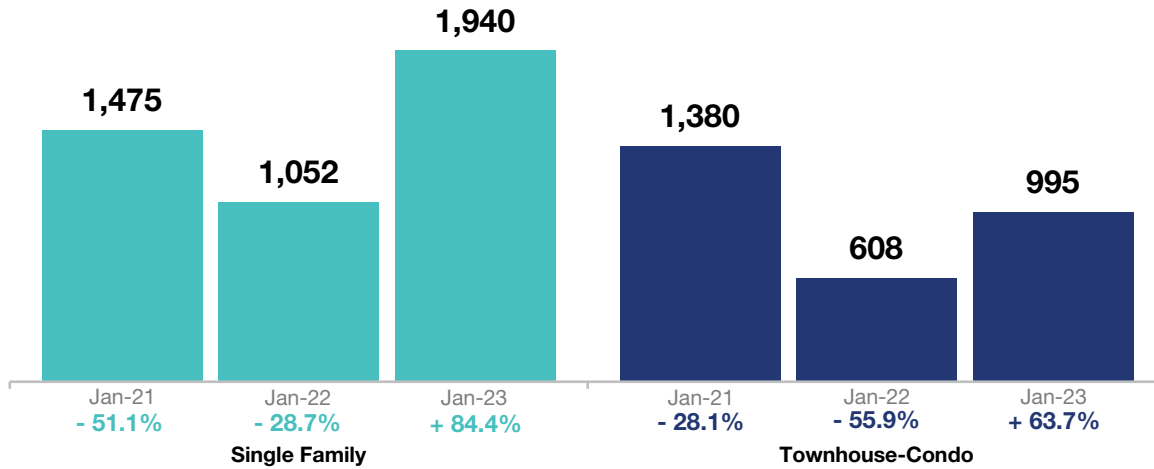


Key Metrics	Historical Sparkbars	1-2022	1-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
Active Listings		608	995	+ 63.7%	--	--	--
Under Contract		1,006	825	- 18.0%	1,006	825	- 18.0%
New Listings		956	764	- 20.1%	956	764	- 20.1%
Sold Listings		854	526	- 38.4%	854	526	- 38.4%
Days on Market		23	41	+ 78.3%	23	41	+ 78.3%
Median Sales Price		\$395,000	\$395,000	0.0%	\$395,000	\$395,000	0.0%
Avg. Sales Price		\$455,158	\$452,984	- 0.5%	\$455,158	\$452,984	- 0.5%
Pct. of List Price Received		102.0%	98.4%	- 3.5%	102.0%	98.4%	- 3.5%
Affordability Index		99	79	- 20.2%	99	79	- 20.2%

# Inventory of Active Listings

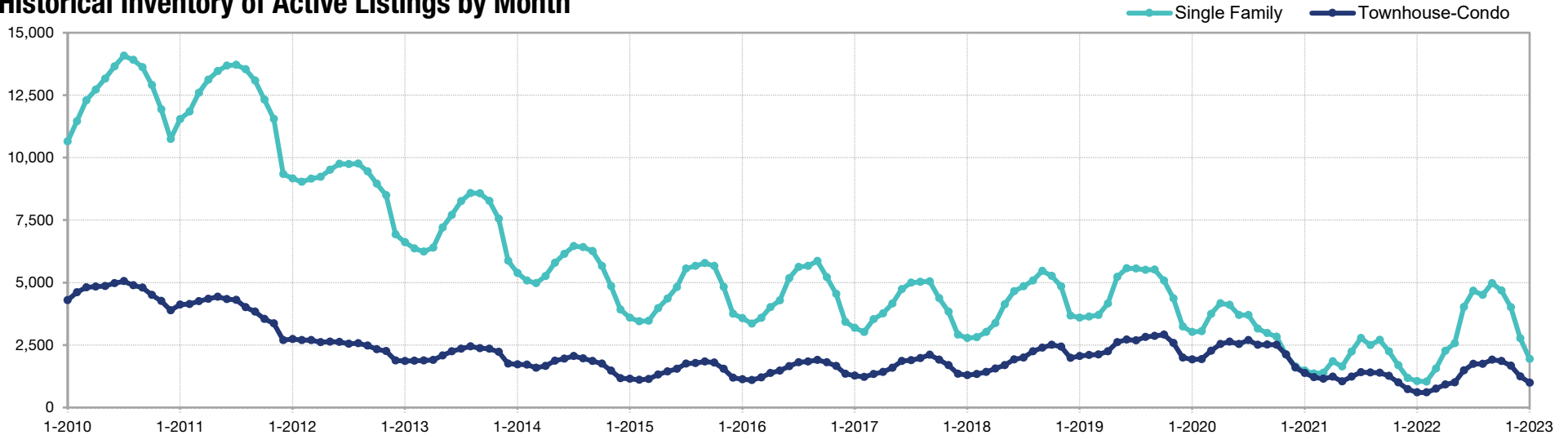


## January



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2022	1,035	-23.8%	602	-50.4%
Mar-2022	1,557	+12.0%	756	-33.9%
Apr-2022	2,266	+22.5%	923	-25.0%
May-2022	2,571	+56.7%	1,003	-4.3%
Jun-2022	4,025	+80.4%	1,480	+20.3%
Jul-2022	4,674	+68.4%	1,746	+24.0%
Aug-2022	4,507	+80.9%	1,745	+24.9%
Sep-2022	4,977	+84.3%	1,910	+37.2%
Oct-2022	4,685	+108.8%	1,854	+46.4%
Nov-2022	4,012	+136.7%	1,670	+66.0%
Dec-2022	2,770	+134.2%	1,237	+69.7%
Jan-2023	1,940	+84.4%	995	+63.7%

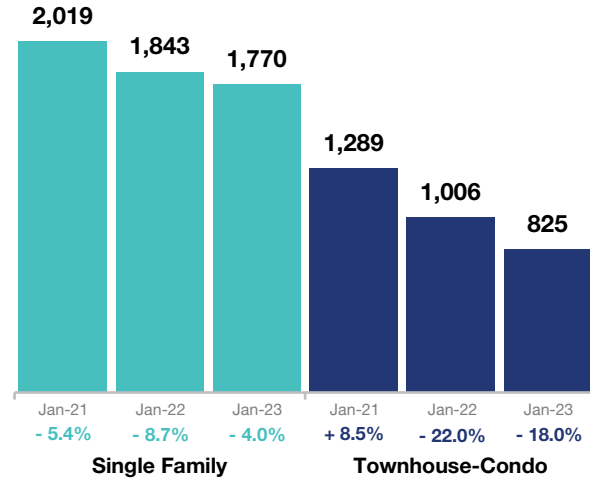
## Historical Inventory of Active Listings by Month



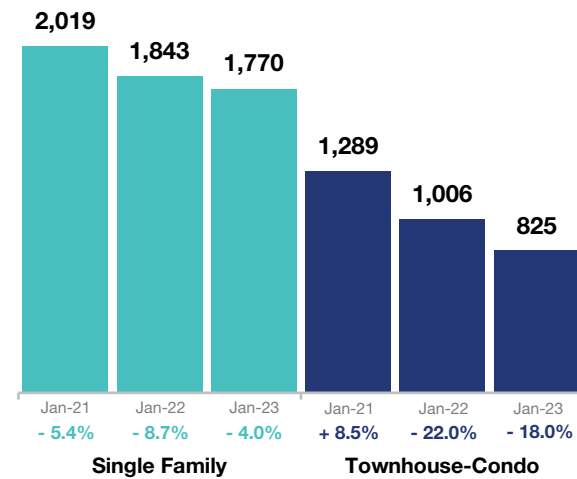
# Under Contract



## January

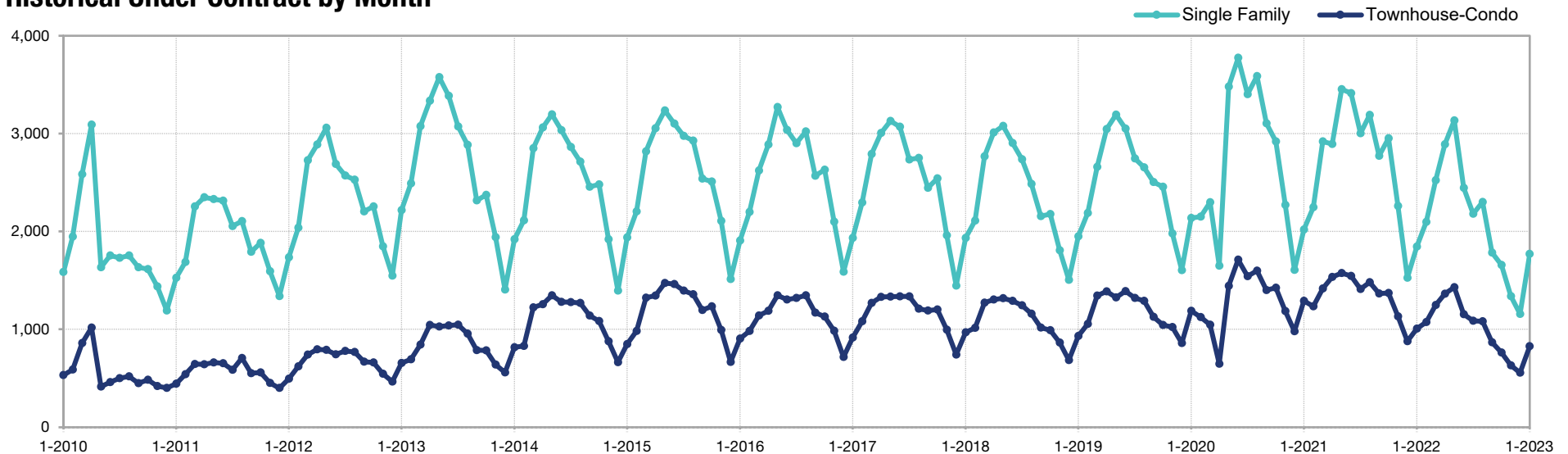


## Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2022	2,095	-6.7%	1,074	-12.9%
Mar-2022	2,523	-13.6%	1,247	-12.0%
Apr-2022	2,889	-0.1%	1,362	-11.2%
May-2022	3,133	-9.2%	1,429	-9.3%
Jun-2022	2,444	-28.4%	1,152	-25.3%
Jul-2022	2,178	-27.4%	1,087	-22.9%
Aug-2022	2,299	-27.9%	1,082	-26.9%
Sep-2022	1,784	-35.6%	867	-36.4%
Oct-2022	1,657	-43.8%	763	-44.3%
Nov-2022	1,337	-40.8%	632	-44.2%
Dec-2022	1,157	-24.1%	557	-36.5%
Jan-2023	1,770	-4.0%	825	-18.0%

## Historical Under Contract by Month

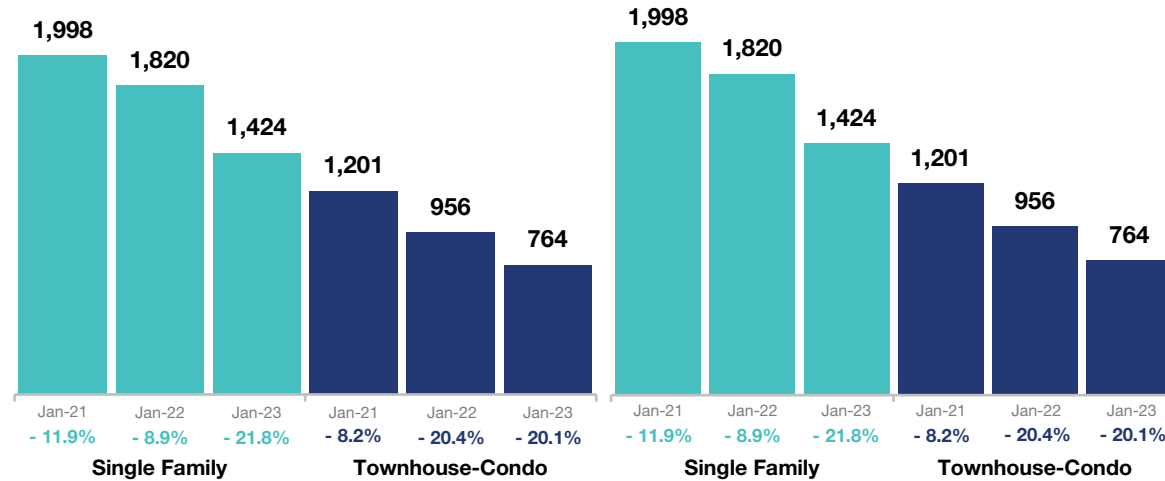


# New Listings



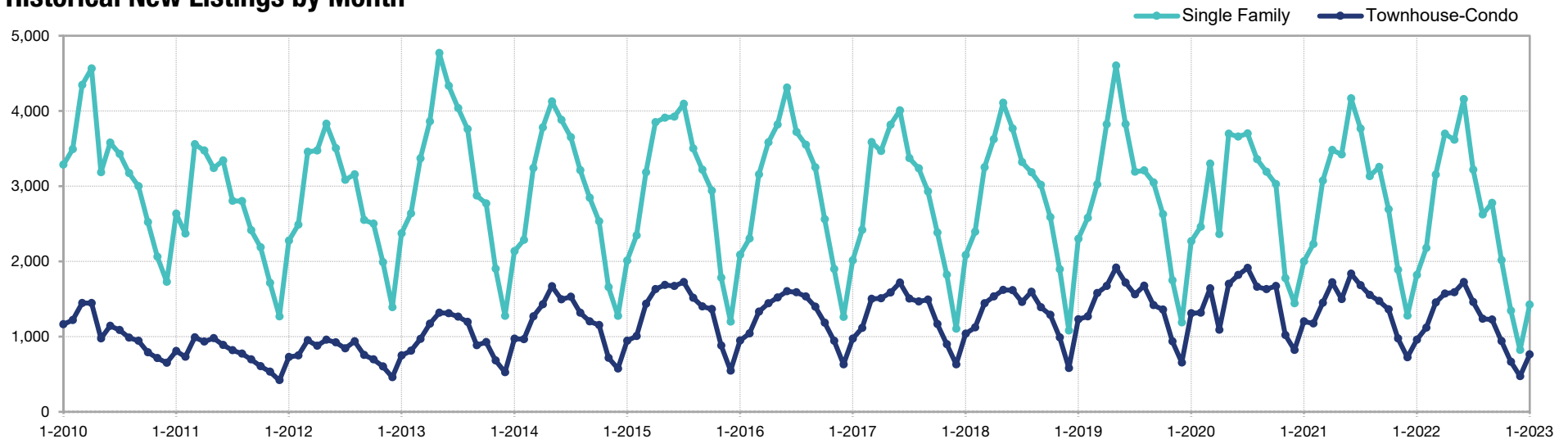
## January

## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2022	2,177	-2.3%	1,117	-4.9%
Mar-2022	3,154	+2.6%	1,452	+0.3%
Apr-2022	3,696	+6.1%	1,572	-8.7%
May-2022	3,617	+5.7%	1,590	+6.1%
Jun-2022	4,155	-0.3%	1,726	-6.0%
Jul-2022	3,218	-14.6%	1,460	-13.3%
Aug-2022	2,623	-16.2%	1,235	-20.6%
Sep-2022	2,776	-14.7%	1,227	-16.8%
Oct-2022	2,016	-25.1%	942	-30.8%
Nov-2022	1,346	-28.7%	664	-32.0%
Dec-2022	821	-35.8%	475	-34.4%
Jan-2023	1,424	-21.8%	764	-20.1%

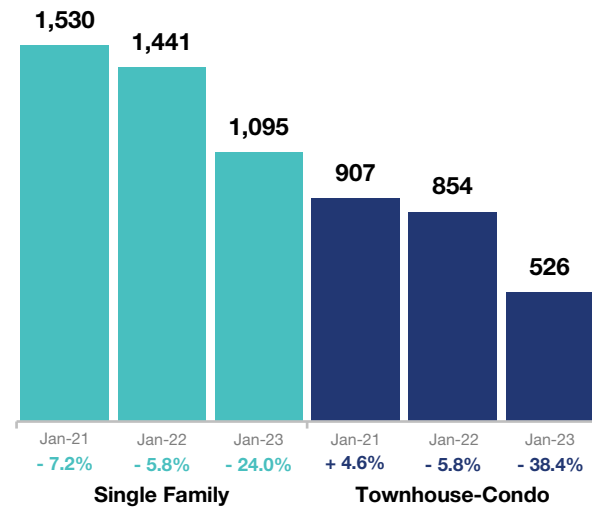
## Historical New Listings by Month



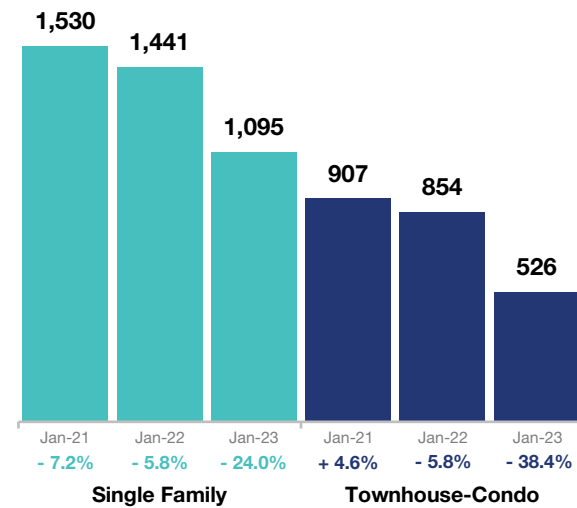
# Sold Listings



## January

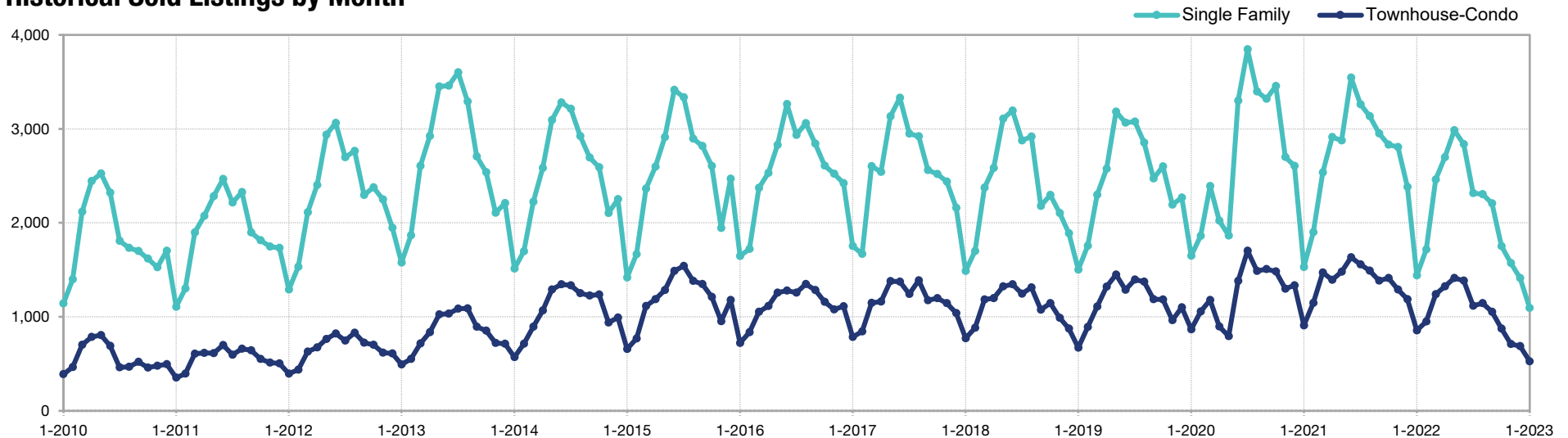


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2022	1,718	-9.6%	949	-17.3%
Mar-2022	2,461	-3.0%	1,241	-15.7%
Apr-2022	2,698	-7.3%	1,324	-5.0%
May-2022	2,984	+3.8%	1,412	-4.6%
Jun-2022	2,837	-20.0%	1,385	-15.2%
Jul-2022	2,315	-29.0%	1,118	-28.2%
Aug-2022	2,306	-26.5%	1,146	-23.1%
Sep-2022	2,207	-25.3%	1,053	-24.0%
Oct-2022	1,753	-38.1%	875	-38.0%
Nov-2022	1,573	-44.0%	709	-45.1%
Dec-2022	1,413	-40.7%	687	-42.1%
<b>Jan-2023</b>	<b>1,095</b>	<b>-24.0%</b>	<b>526</b>	<b>-38.4%</b>

## Historical Sold Listings by Month

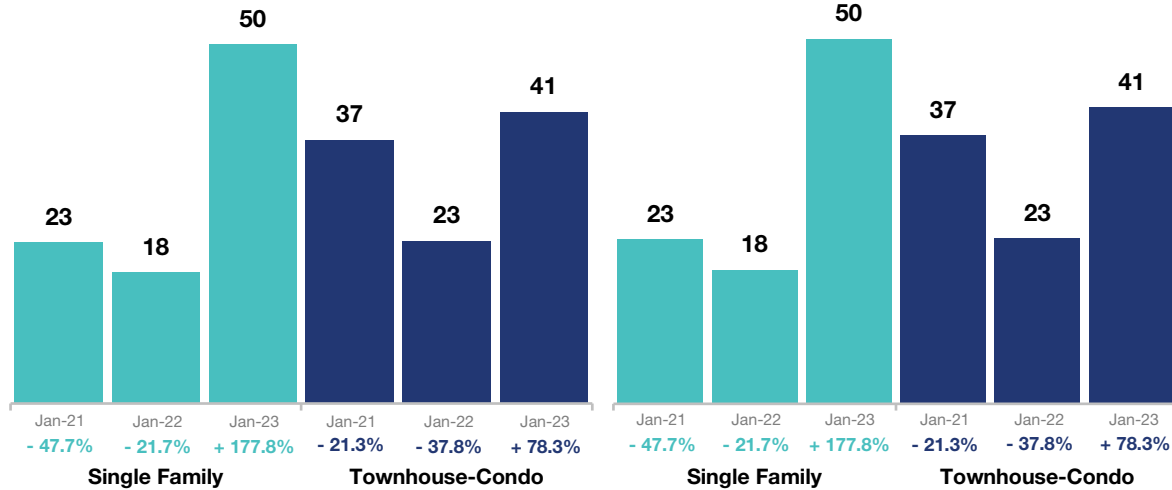


# Days on Market Until Sale



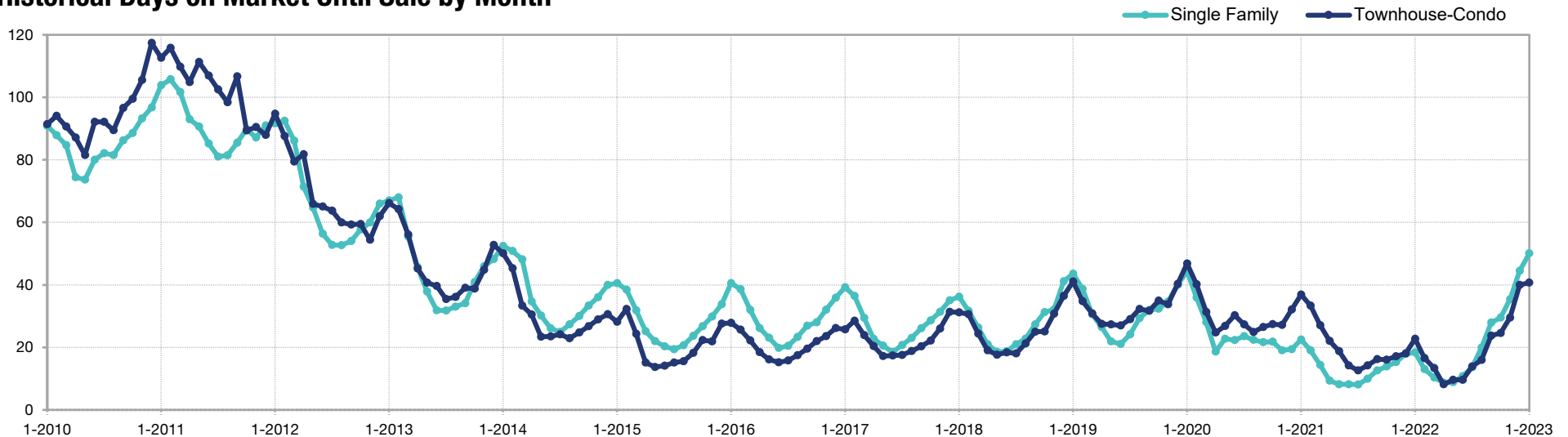
## January

## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	25	+56.3%
Nov-2022	35	+133.3%	30	+76.5%
Dec-2022	44	+144.4%	40	+122.2%
Jan-2023	50	+177.8%	41	+78.3%

## Historical Days on Market Until Sale by Month

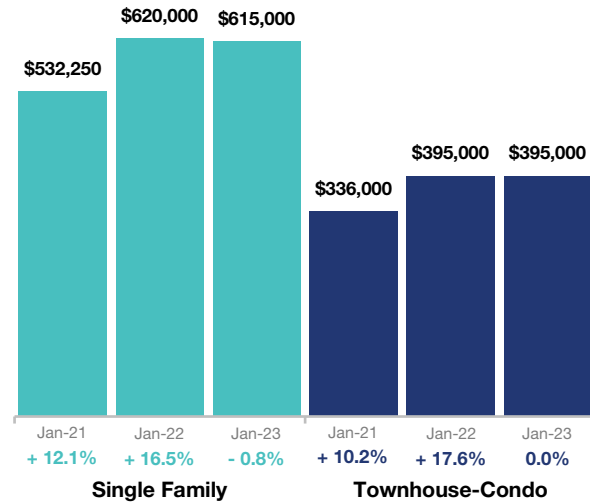




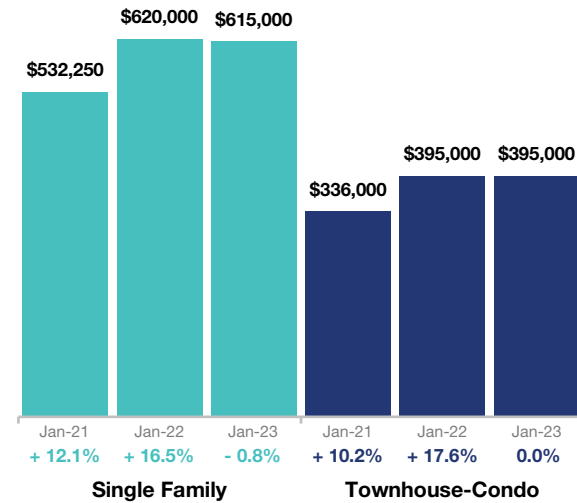
# Median Sales Price



## January

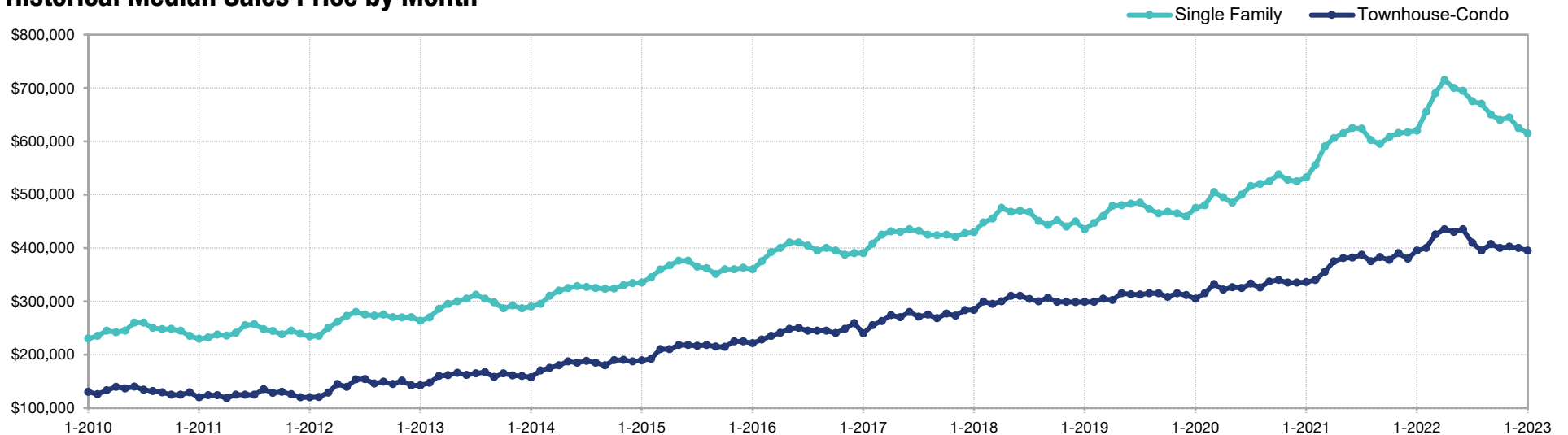


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2022	\$655,500	+18.1%	\$400,000	+17.6%
Mar-2022	\$690,000	+16.9%	\$425,500	+19.9%
Apr-2022	\$715,000	+18.0%	\$435,000	+16.0%
May-2022	\$700,000	+13.8%	\$430,000	+12.9%
Jun-2022	\$694,500	+11.1%	\$435,000	+13.9%
Jul-2022	\$675,000	+8.2%	\$409,750	+5.7%
Aug-2022	\$670,000	+11.2%	\$395,000	+5.3%
Sep-2022	\$650,000	+9.2%	\$407,500	+6.5%
Oct-2022	\$640,000	+5.3%	\$400,000	+6.0%
Nov-2022	\$645,000	+4.7%	\$402,550	+3.2%
Dec-2022	\$625,000	+1.3%	\$400,000	+5.3%
Jan-2023	\$615,000	-0.8%	\$395,000	0.0%

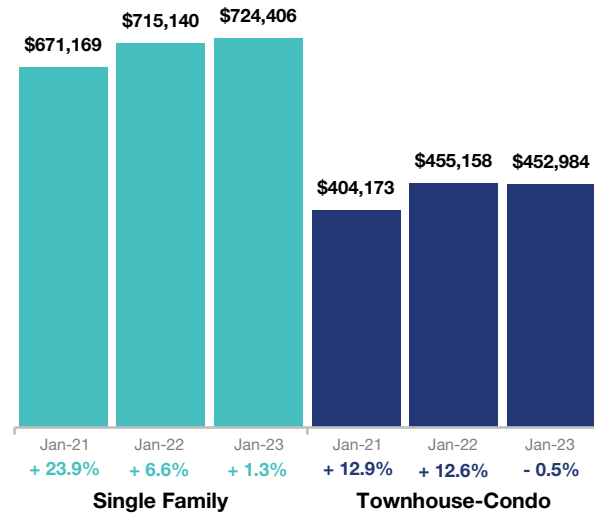
## Historical Median Sales Price by Month



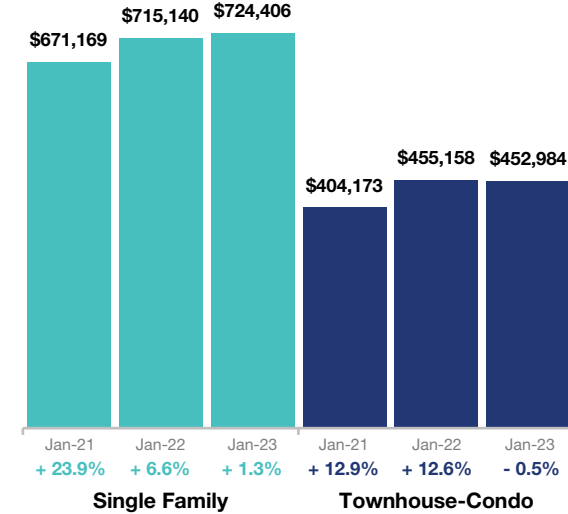
# Average Sales Price



## January

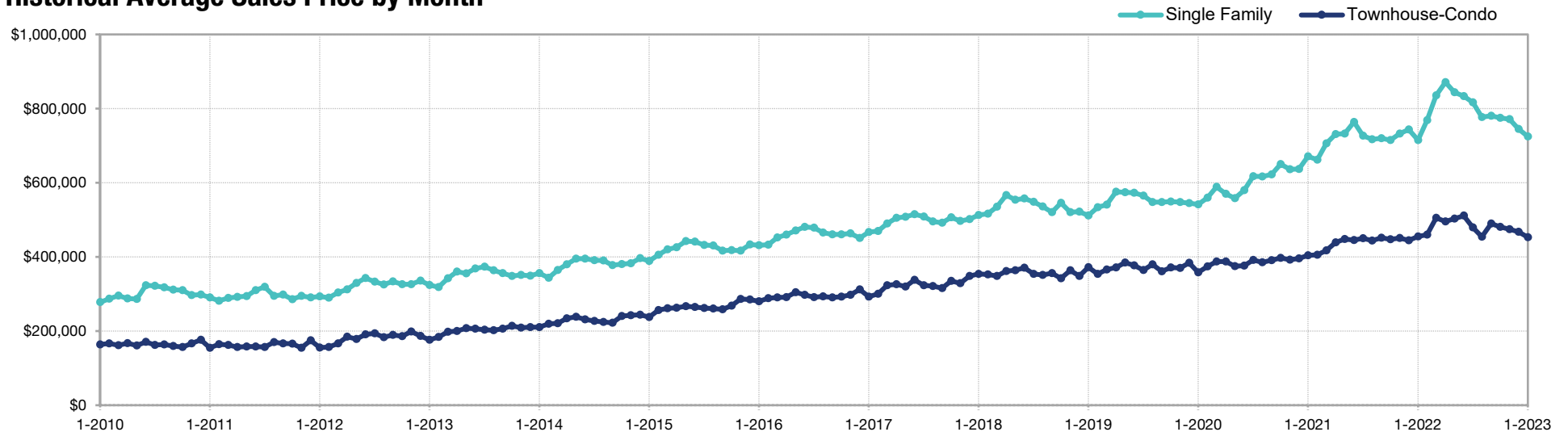


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2022	\$768,494	+16.1%	\$459,578	+13.3%
Mar-2022	\$835,499	+18.3%	\$504,860	+21.0%
Apr-2022	\$871,120	+19.2%	\$495,344	+12.9%
May-2022	\$843,961	+15.3%	\$503,416	+12.4%
Jun-2022	\$833,691	+9.2%	\$511,293	+14.9%
Jul-2022	\$816,457	+12.4%	\$479,474	+6.6%
Aug-2022	\$777,189	+8.4%	\$454,331	+2.3%
Sep-2022	\$780,588	+8.4%	\$490,135	+8.6%
Oct-2022	\$775,142	+8.4%	\$480,802	+7.4%
Nov-2022	\$771,593	+5.4%	\$474,712	+5.2%
Dec-2022	\$745,234	+0.2%	\$467,429	+5.1%
Jan-2023	\$724,406	+1.3%	\$452,984	-0.5%

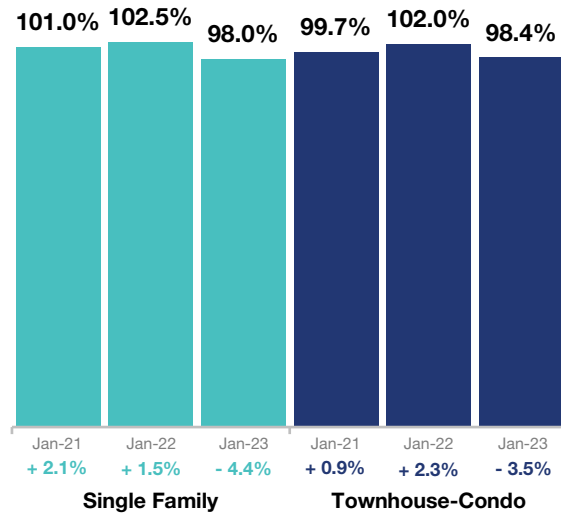
## Historical Average Sales Price by Month



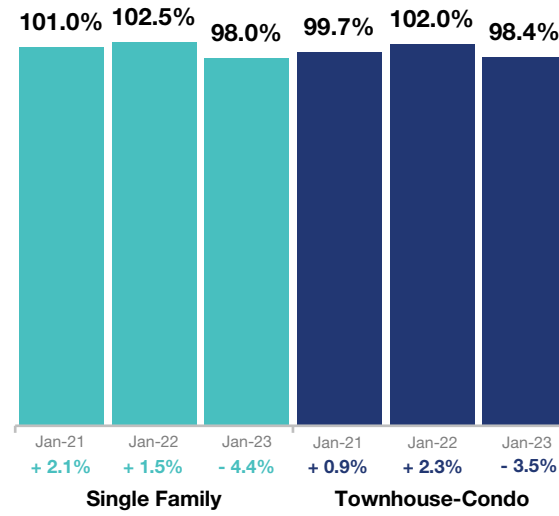
# Percent of List Price Received



## January

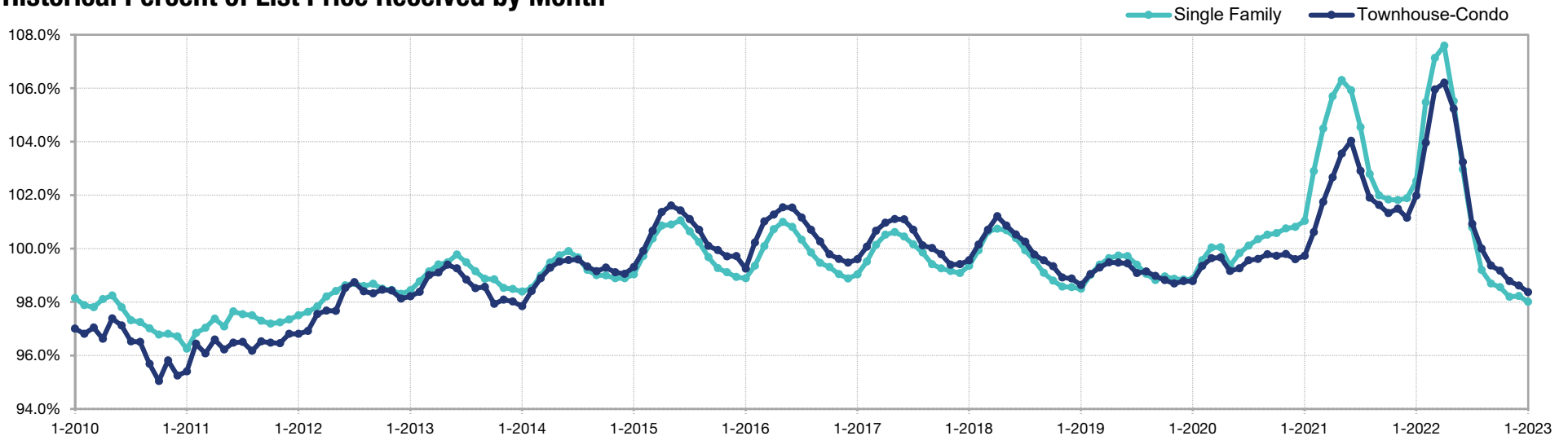


## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Nov-2022	98.2%	-3.5%	98.8%	-2.7%
Dec-2022	98.2%	-3.6%	98.6%	-2.6%
Jan-2023	98.0%	-4.4%	98.4%	-3.5%

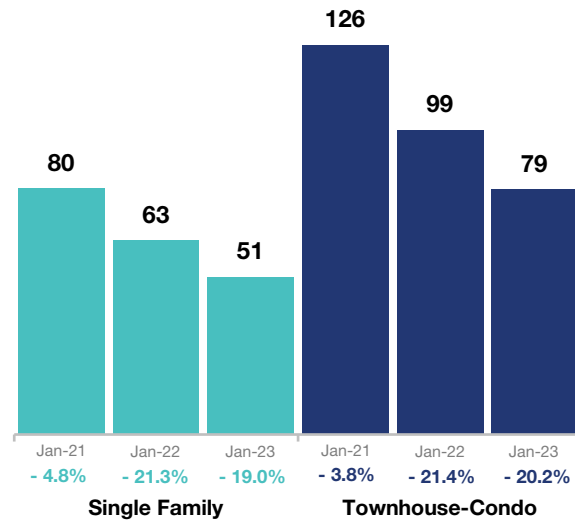
## Historical Percent of List Price Received by Month



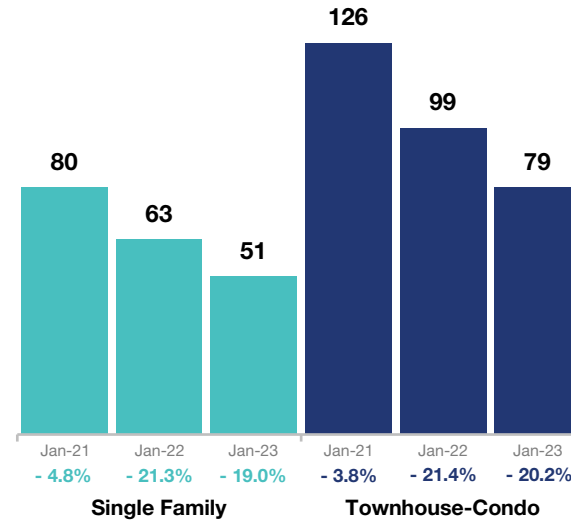
# Housing Affordability Index



## January

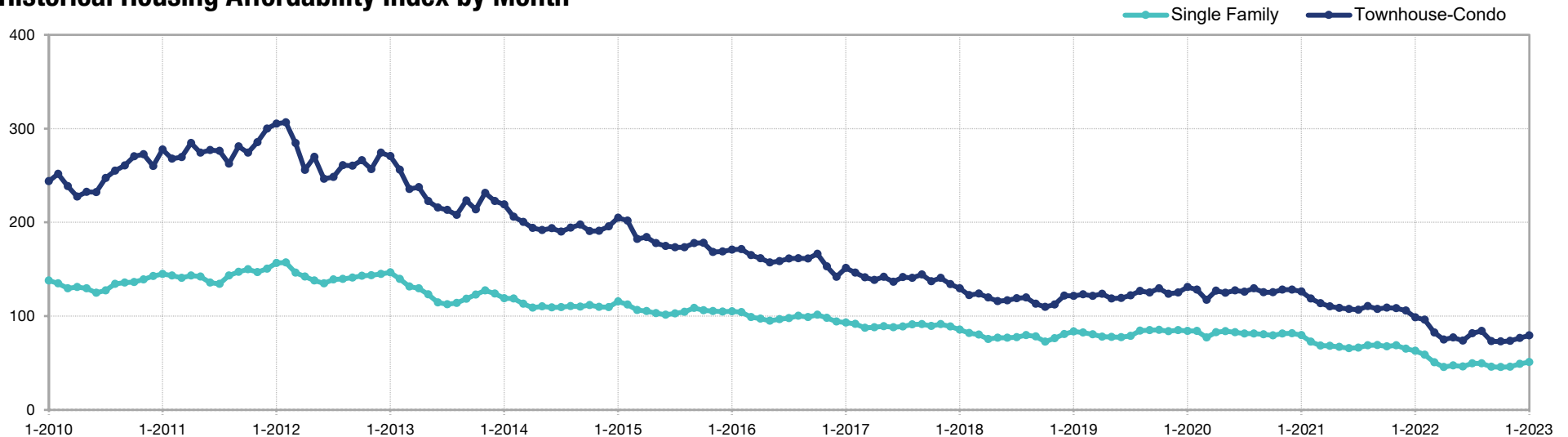


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	73	-32.4%
Oct-2022	46	-32.4%	73	-33.0%
Nov-2022	46	-33.3%	74	-31.5%
Dec-2022	49	-24.6%	77	-27.4%
Jan-2023	51	-19.0%	79	-20.2%

## 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.



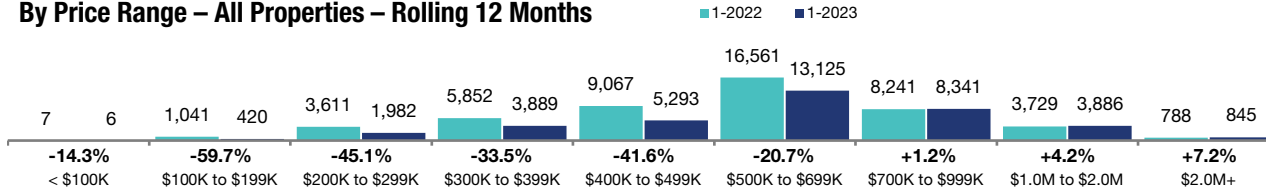
Key Metrics	Historical Sparkbars	1-2022	1-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
Active Listings		1,660	2,935	+ 76.8%	--	--	--
Under Contract		2,850	2,595	- 8.9%	2,850	2,595	- 8.9%
New Listings		2,777	2,188	- 21.2%	2,777	2,188	- 21.2%
Sold Listings		2,296	1,621	- 29.4%	2,296	1,621	- 29.4%
Days on Market		20	47	+ 135.0%	20	47	+ 135.0%
Median Sales Price		\$550,000	\$550,000	0.0%	\$550,000	\$550,000	0.0%
Avg. Sales Price		\$618,871	\$636,332	+ 2.8%	\$618,871	\$636,332	+ 2.8%
Pct. of List Price Received		102.3%	98.1%	- 4.1%	102.3%	98.1%	- 4.1%
Affordability Index		71	57	- 19.7%	71	57	- 19.7%

# Sold Listings

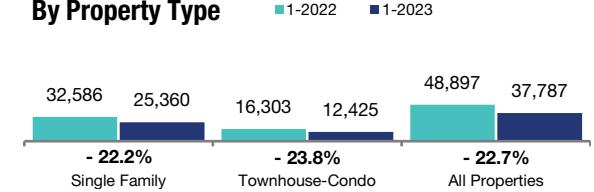
Actual sales that have closed in a given month.



## By Price Range – All Properties – Rolling 12 Months



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	1-2022	1-2023	Change	1-2022	1-2023	Change
\$99,999 and Below	6	2	-66.7%	1	4	+300.0%
\$100,000 to \$199,999	12	9	-25.0%	1,028	411	-60.0%
\$200,000 to \$299,999	150	66	-56.0%	3,460	1,916	-44.6%
\$300,000 to \$399,999	1,420	585	-58.8%	4,432	3,303	-25.5%
\$400,000 to \$499,999	5,961	2,649	-55.6%	3,105	2,644	-14.8%
\$500,000 to \$699,999	13,914	10,541	-24.2%	2,646	2,583	-2.4%
\$700,000 to \$999,999	7,188	7,338	+2.1%	1,053	1,003	-4.7%
\$1,000,000 to \$1,999,999	3,222	3,397	+5.4%	504	489	-3.0%
\$2,000,000 and Above	713	773	+8.4%	74	72	-2.7%
<b>All Price Ranges</b>	<b>32,586</b>	<b>25,360</b>	<b>-22.2%</b>	<b>16,303</b>	<b>12,425</b>	<b>-23.8%</b>

### Compared to Prior Month

	Single Family			Townhouse-Condo		
	12-2022	1-2023	Change	12-2022	1-2023	Change
	0	0	--	0	0	--
	1	0	-100.0%	24	20	-16.7%
	5	6	+20.0%	142	103	-27.5%
	66	70	+6.1%	177	149	-15.8%
	226	190	-15.9%	142	96	-32.4%
	589	456	-22.6%	123	104	-15.4%
	356	230	-35.4%	52	37	-28.8%
	133	116	-12.8%	22	16	-27.3%
	37	27	-27.0%	5	1	-80.0%
<b>All Price Ranges</b>	<b>1,413</b>	<b>1,095</b>	<b>-22.5%</b>	<b>687</b>	<b>526</b>	<b>-23.4%</b>

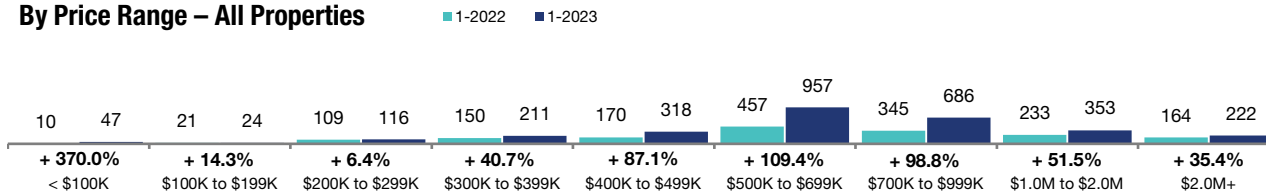
### Year to Date

	Single Family			Townhouse-Condo		
	1-2022	1-2023	Change	1-2022	1-2023	Change
	0	0	--	1	0	-100.0%
	0	0	--	50	20	-60.0%
	5	6	+20.0%	159	103	-35.2%
	64	70	+9.4%	225	149	-33.8%
	218	190	-12.8%	178	96	-46.1%
	654	456	-30.3%	144	104	-27.8%
	338	230	-32.0%	71	37	-47.9%
	137	116	-15.3%	22	16	-27.3%
	25	27	+8.0%	4	1	-75.0%
<b>All Price Ranges</b>	<b>1,441</b>	<b>1,095</b>	<b>-24.0%</b>	<b>854</b>	<b>526</b>	<b>-38.4%</b>

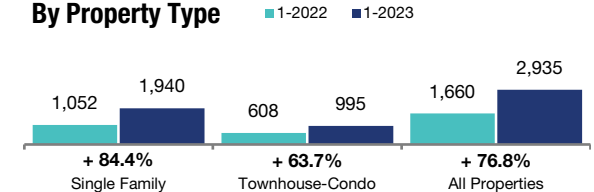
# Inventory of Active Listings

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		
	1-2022	1-2023	Change	1-2022	1-2023	Change
\$99,999 and Below	6	34	+466.7%	4	13	+225.0%
\$100,000 to \$199,999	0	2	--	21	22	+4.8%
\$200,000 to \$299,999	5	6	+20.0%	104	110	+5.8%
\$300,000 to \$399,999	25	23	-8.0%	125	188	+50.4%
\$400,000 to \$499,999	101	168	+66.3%	69	150	+117.4%
\$500,000 to \$699,999	335	682	+103.6%	122	275	+125.4%
\$700,000 to \$999,999	267	551	+106.4%	78	135	+73.1%
\$1,000,000 to \$1,999,999	165	272	+64.8%	68	81	+19.1%
\$2,000,000 and Above	147	201	+36.7%	17	21	+23.5%
<b>All Price Ranges</b>	<b>1,052</b>	<b>1,940</b>	<b>+84.4%</b>	<b>608</b>	<b>995</b>	<b>+63.7%</b>

### Compared to Prior Month

	Single Family			Townhouse-Condo		
	12-2022	1-2023	Change	12-2022	1-2023	Change
	40	34	-15.0%	11	13	+18.2%
	4	2	-50.0%	31	22	-29.0%
	4	6	+50.0%	145	110	-24.1%
	37	23	-37.8%	285	188	-34.0%
	257	168	-34.6%	211	150	-28.9%
	1,057	682	-35.5%	290	275	-5.2%
	795	551	-30.7%	155	135	-12.9%
	363	272	-25.1%	83	81	-2.4%
	212	201	-5.2%	26	21	-19.2%
<b>All Price Ranges</b>	<b>2,770</b>	<b>1,940</b>	<b>-30.0%</b>	<b>1,237</b>	<b>995</b>	<b>-19.6%</b>

### Year to Date

Single Family	Townhouse-Condo
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®



<b>Inventory of Active Listings</b>	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.
<b>Under Contract</b>	A count of the properties that have offers accepted on them in a given month.
<b>New Listings</b>	A measure of how much new supply is coming onto the market from sellers.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<b>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<b>Median Sales Price</b>	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
<b>Average Sales Price</b>	A sum of all home sales prices divided by total number of sales.
<b>Percent of List Price Received</b>	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
<b>Housing Affordability Index</b>	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 January 2023

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## Arapahoe County

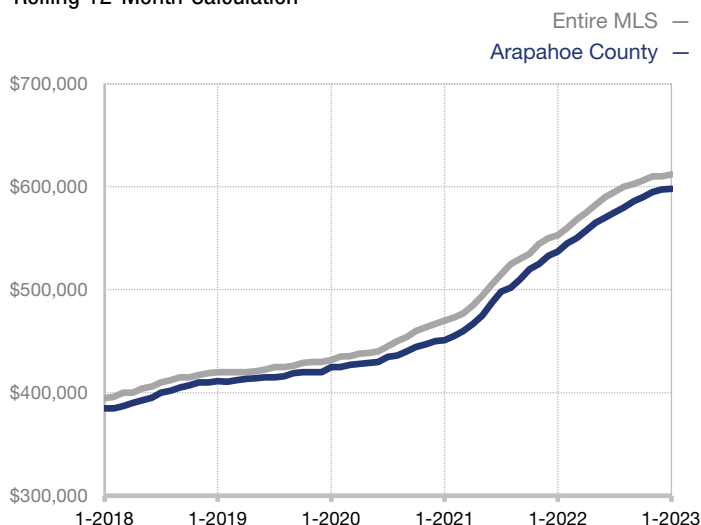
Single Family	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	244	541	+ 121.7%	--	--	--
Under Contract	497	478	- 3.8%	497	478	- 3.8%
New Listings	500	366	- 26.8%	500	366	- 26.8%
Sold Listings	410	280	- 31.7%	410	280	- 31.7%
Days on Market Until Sale	15	48	+ 220.0%	15	48	+ 220.0%
Median Sales Price*	\$565,000	\$534,725	- 5.4%	\$565,000	\$534,725	- 5.4%
Average Sales Price*	\$633,348	\$672,903	+ 6.2%	\$633,348	\$672,903	+ 6.2%
Percent of List Price Received*	102.5%	98.2%	- 4.2%	102.5%	98.2%	- 4.2%

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

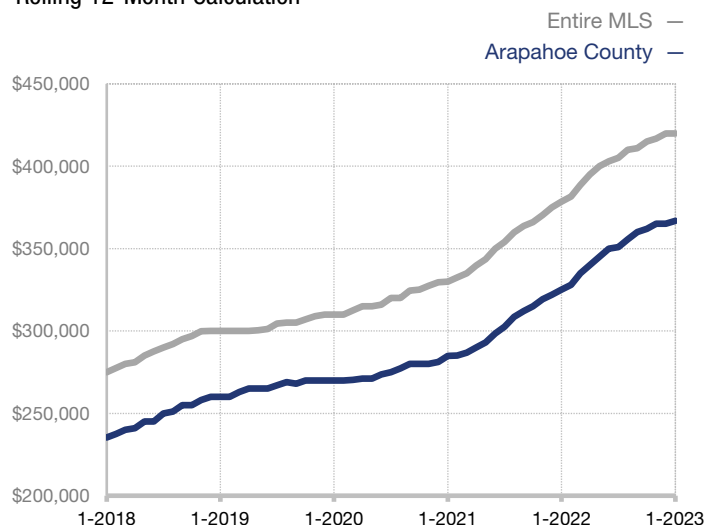
Townhouse/Condo	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	116	216	+ 86.2%	--	--	--
Under Contract	283	234	- 17.3%	283	234	- 17.3%
New Listings	274	187	- 31.8%	274	187	- 31.8%
Sold Listings	253	154	- 39.1%	253	154	- 39.1%
Days on Market Until Sale	13	41	+ 215.4%	13	41	+ 215.4%
Median Sales Price*	\$336,500	\$349,500	+ 3.9%	\$336,500	\$349,500	+ 3.9%
Average Sales Price*	\$361,357	\$381,766	+ 5.6%	\$361,357	\$381,766	+ 5.6%
Percent of List Price Received*	102.3%	98.6%	- 3.6%	102.3%	98.6%	- 3.6%

\* 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 January 2023

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## Arvada

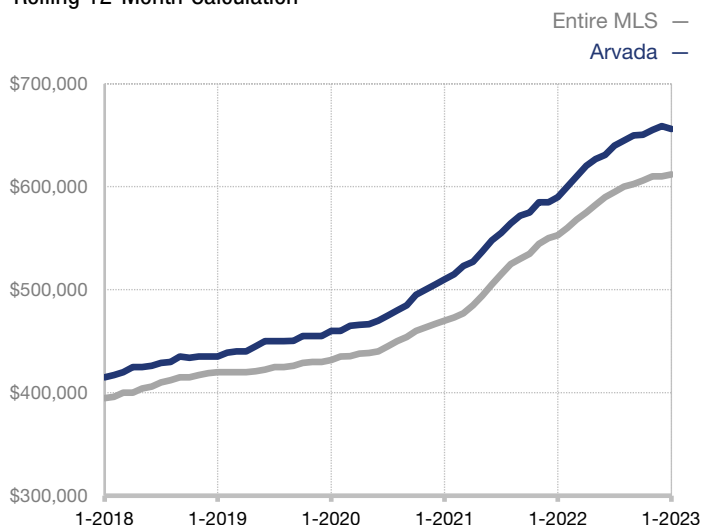
Single Family	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	64	94	+ 46.9%	--	--	--
Under Contract	110	131	+ 19.1%	110	131	+ 19.1%
New Listings	101	96	- 5.0%	101	96	- 5.0%
Sold Listings	106	79	- 25.5%	106	79	- 25.5%
Days on Market Until Sale	28	43	+ 53.6%	28	43	+ 53.6%
Median Sales Price*	\$626,000	\$610,000	- 2.6%	\$626,000	\$610,000	- 2.6%
Average Sales Price*	\$680,296	\$628,754	- 7.6%	\$680,296	\$628,754	- 7.6%
Percent of List Price Received*	101.9%	97.8%	- 4.0%	101.9%	97.8%	- 4.0%

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

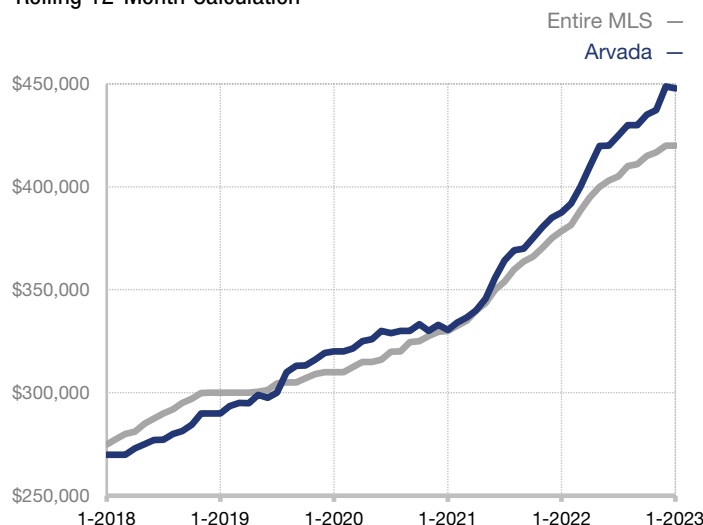
Townhouse/Condo	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	26	64	+ 146.2%	--	--	--
Under Contract	49	49	0.0%	49	49	0.0%
New Listings	49	51	+ 4.1%	49	51	+ 4.1%
Sold Listings	34	20	- 41.2%	34	20	- 41.2%
Days on Market Until Sale	34	33	- 2.9%	34	33	- 2.9%
Median Sales Price*	\$510,000	\$467,500	- 8.3%	\$510,000	\$467,500	- 8.3%
Average Sales Price*	\$488,707	\$497,076	+ 1.7%	\$488,707	\$497,076	+ 1.7%
Percent of List Price Received*	102.5%	98.7%	- 3.7%	102.5%	98.7%	- 3.7%

\* 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 January 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Aurora

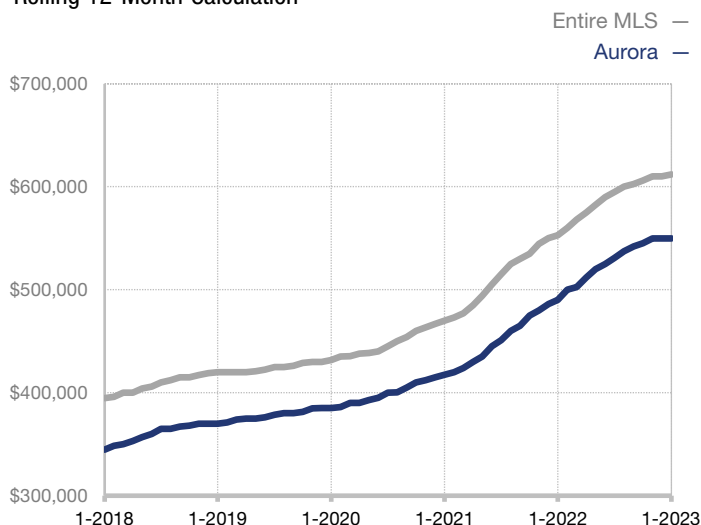
Single Family	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	193	449	+ 132.6%	--	--	--
Under Contract	369	333	- 9.8%	369	333	- 9.8%
New Listings	354	277	- 21.8%	354	277	- 21.8%
Sold Listings	306	203	- 33.7%	306	203	- 33.7%
Days on Market Until Sale	15	49	+ 226.7%	15	49	+ 226.7%
Median Sales Price*	\$515,000	\$489,990	- 4.9%	\$515,000	\$489,990	- 4.9%
Average Sales Price*	\$539,003	\$527,829	- 2.1%	\$539,003	\$527,829	- 2.1%
Percent of List Price Received*	102.5%	98.7%	- 3.7%	102.5%	98.7%	- 3.7%

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

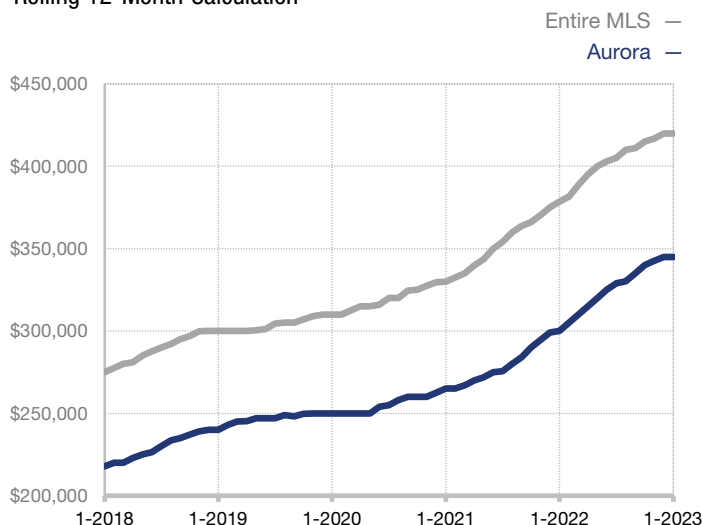
Townhouse/Condo	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	80	173	+ 116.3%	--	--	--
Under Contract	205	173	- 15.6%	205	173	- 15.6%
New Listings	195	130	- 33.3%	195	130	- 33.3%
Sold Listings	177	109	- 38.4%	177	109	- 38.4%
Days on Market Until Sale	13	42	+ 223.1%	13	42	+ 223.1%
Median Sales Price*	\$317,200	\$325,000	+ 2.5%	\$317,200	\$325,000	+ 2.5%
Average Sales Price*	\$329,743	\$328,823	- 0.3%	\$329,743	\$328,823	- 0.3%
Percent of List Price Received*	102.3%	99.1%	- 3.1%	102.3%	99.1%	- 3.1%

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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



# Local Market Update for January 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Castle Pines

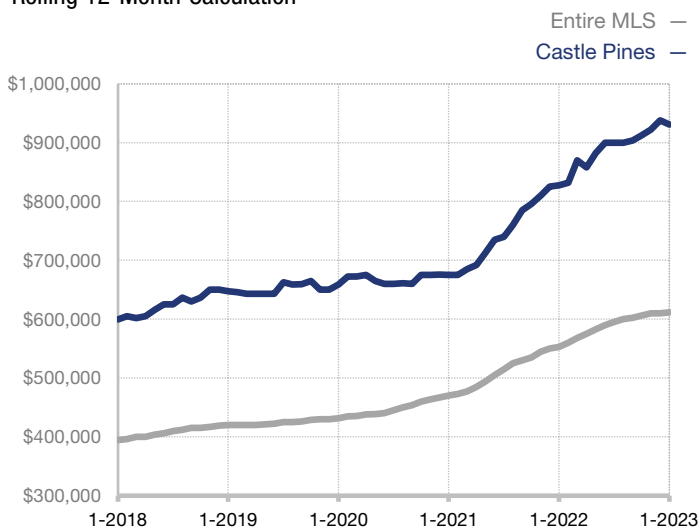
Single Family	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	15	29	+ 93.3%	--	--	--
Under Contract	24	20	- 16.7%	24	20	- 16.7%
New Listings	24	24	0.0%	24	24	0.0%
Sold Listings	9	17	+ 88.9%	9	17	+ 88.9%
Days on Market Until Sale	25	51	+ 104.0%	25	51	+ 104.0%
Median Sales Price*	\$825,000	\$842,000	+ 2.1%	\$825,000	\$842,000	+ 2.1%
Average Sales Price*	\$945,807	\$900,945	- 4.7%	\$945,807	\$900,945	- 4.7%
Percent of List Price Received*	101.6%	97.3%	- 4.2%	101.6%	97.3%	- 4.2%

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

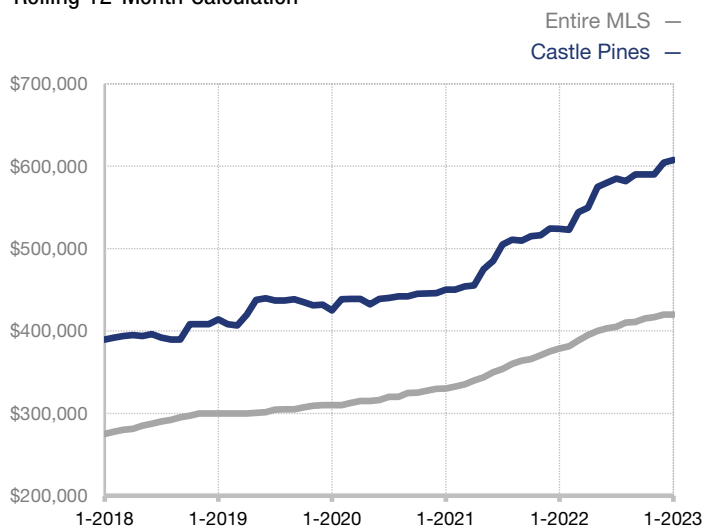
Townhouse/Condo	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	1	6	+ 500.0%	--	--	--
Under Contract	3	0	- 100.0%	3	0	- 100.0%
New Listings	0	2	--	0	2	--
Sold Listings	0	2	--	0	2	--
Days on Market Until Sale	0	65	--	0	65	--
Median Sales Price*	\$0	\$657,450	--	\$0	\$657,450	--
Average Sales Price*	\$0	\$657,450	--	\$0	\$657,450	--
Percent of List Price Received*	0.0%	99.2%	--	0.0%	99.2%	--

\* 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 January 2023

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## Castle Rock

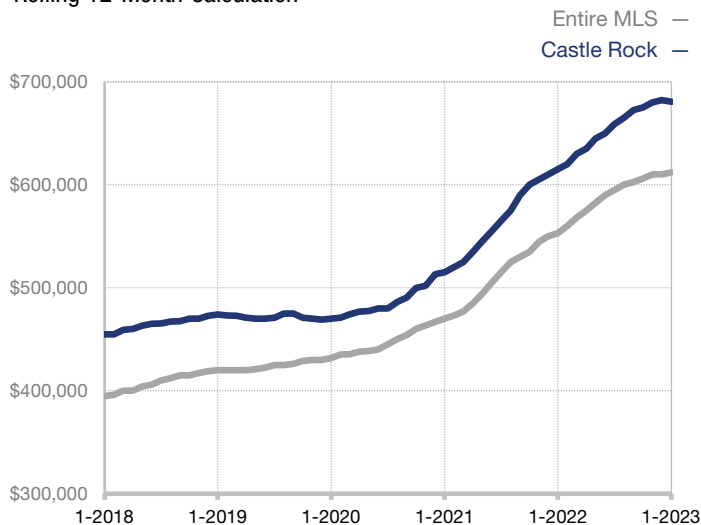
Single Family	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	83	162	+ 95.2%	--	--	--
Under Contract	129	120	- 7.0%	129	120	- 7.0%
New Listings	119	119	0.0%	119	119	0.0%
Sold Listings	99	71	- 28.3%	99	71	- 28.3%
Days on Market Until Sale	19	71	+ 273.7%	19	71	+ 273.7%
Median Sales Price*	\$664,500	\$644,950	- 2.9%	\$664,500	\$644,950	- 2.9%
Average Sales Price*	\$800,629	\$787,150	- 1.7%	\$800,629	\$787,150	- 1.7%
Percent of List Price Received*	101.7%	98.0%	- 3.6%	101.7%	98.0%	- 3.6%

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

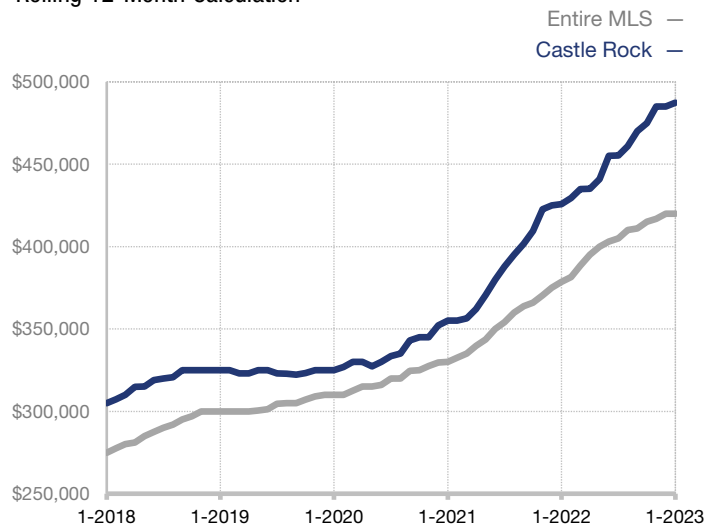
Townhouse/Condo	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	16	36	+ 125.0%	--	--	--
Under Contract	26	19	- 26.9%	26	19	- 26.9%
New Listings	26	22	- 15.4%	26	22	- 15.4%
Sold Listings	20	11	- 45.0%	20	11	- 45.0%
Days on Market Until Sale	9	41	+ 355.6%	9	41	+ 355.6%
Median Sales Price*	\$458,675	\$462,500	+ 0.8%	\$458,675	\$462,500	+ 0.8%
Average Sales Price*	\$521,118	\$460,591	- 11.6%	\$521,118	\$460,591	- 11.6%
Percent of List Price Received*	101.3%	98.6%	- 2.7%	101.3%	98.6%	- 2.7%

\* 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 January 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Centennial

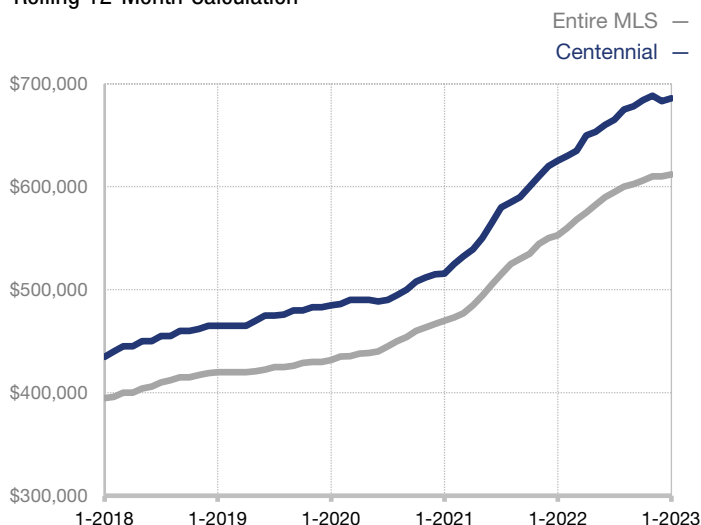
Single Family	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	30	67	+ 123.3%	--	--	--
Under Contract	77	95	+ 23.4%	77	95	+ 23.4%
New Listings	82	62	- 24.4%	82	62	- 24.4%
Sold Listings	86	44	- 48.8%	86	44	- 48.8%
Days on Market Until Sale	14	48	+ 242.9%	14	48	+ 242.9%
Median Sales Price*	\$653,500	\$677,500	+ 3.7%	\$653,500	\$677,500	+ 3.7%
Average Sales Price*	\$724,287	\$716,697	- 1.0%	\$724,287	\$716,697	- 1.0%
Percent of List Price Received*	103.6%	97.0%	- 6.4%	103.6%	97.0%	- 6.4%

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

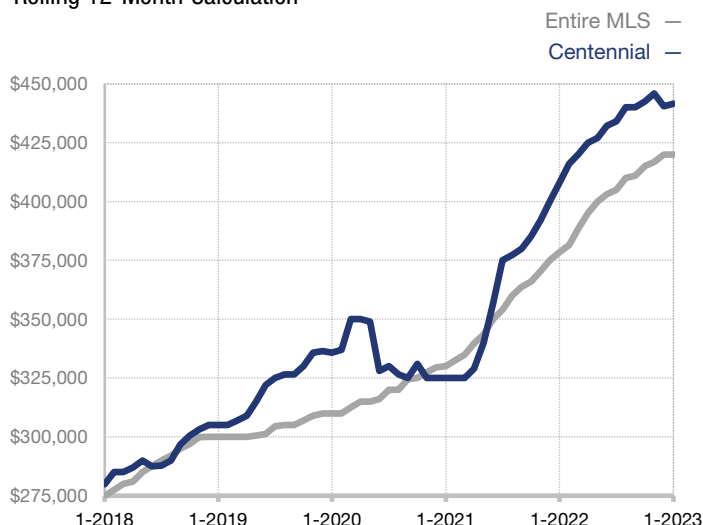
Townhouse/Condo	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	5	16	+ 220.0%	--	--	--
Under Contract	26	16	- 38.5%	26	16	- 38.5%
New Listings	25	13	- 48.0%	25	13	- 48.0%
Sold Listings	23	11	- 52.2%	23	11	- 52.2%
Days on Market Until Sale	15	36	+ 140.0%	15	36	+ 140.0%
Median Sales Price*	\$440,000	\$525,000	+ 19.3%	\$440,000	\$525,000	+ 19.3%
Average Sales Price*	\$410,168	\$491,905	+ 19.9%	\$410,168	\$491,905	+ 19.9%
Percent of List Price Received*	102.4%	99.2%	- 3.1%	102.4%	99.2%	- 3.1%

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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



# Local Market Update for January 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Denver

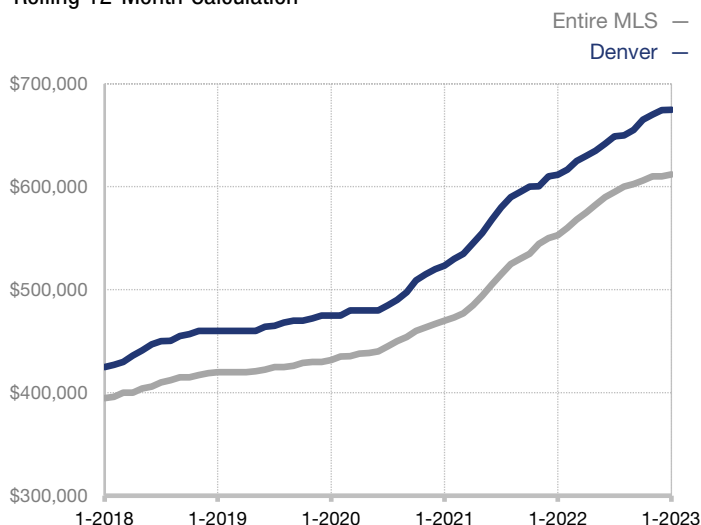
Single Family	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	295	485	+ 64.4%	--	--	--
Under Contract	495	469	- 5.3%	495	469	- 5.3%
New Listings	510	402	- 21.2%	510	402	- 21.2%
Sold Listings	384	290	- 24.5%	384	290	- 24.5%
Days on Market Until Sale	17	47	+ 176.5%	17	47	+ 176.5%
Median Sales Price*	\$566,250	\$578,000	+ 2.1%	\$566,250	\$578,000	+ 2.1%
Average Sales Price*	\$695,570	\$728,896	+ 4.8%	\$695,570	\$728,896	+ 4.8%
Percent of List Price Received*	102.6%	97.9%	- 4.6%	102.6%	97.9%	- 4.6%

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

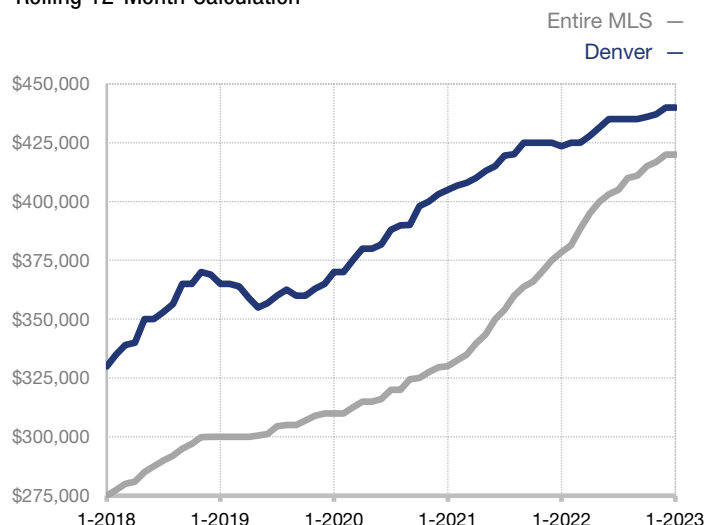
Townhouse/Condo	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	365	495	+ 35.6%	--	--	--
Under Contract	507	342	- 32.5%	507	342	- 32.5%
New Listings	471	348	- 26.1%	471	348	- 26.1%
Sold Listings	401	225	- 43.9%	401	225	- 43.9%
Days on Market Until Sale	31	43	+ 38.7%	31	43	+ 38.7%
Median Sales Price*	\$420,000	\$405,000	- 3.6%	\$420,000	\$405,000	- 3.6%
Average Sales Price*	\$514,031	\$499,379	- 2.9%	\$514,031	\$499,379	- 2.9%
Percent of List Price Received*	101.7%	98.1%	- 3.5%	101.7%	98.1%	- 3.5%

\* 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 January 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Denver County

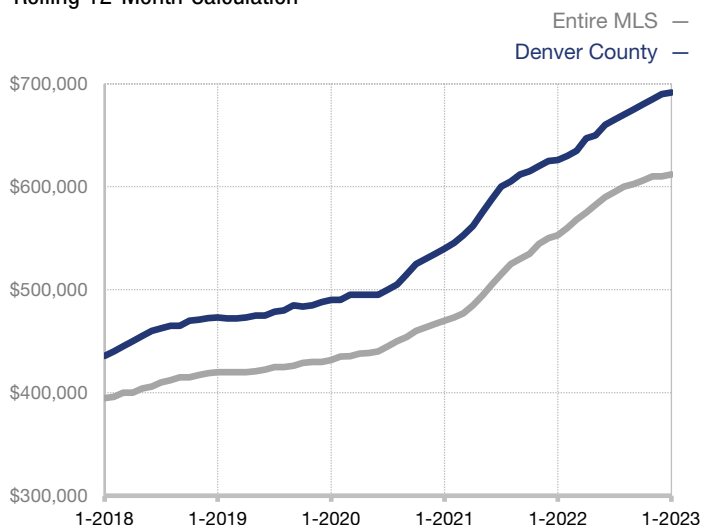
Single Family	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	264	438	+ 65.9%	--	--	--
Under Contract	465	436	- 6.2%	465	436	- 6.2%
New Listings	469	373	- 20.5%	469	373	- 20.5%
Sold Listings	352	278	- 21.0%	352	278	- 21.0%
Days on Market Until Sale	17	48	+ 182.4%	17	48	+ 182.4%
Median Sales Price*	\$575,000	\$590,000	+ 2.6%	\$575,000	\$590,000	+ 2.6%
Average Sales Price*	\$710,944	\$742,901	+ 4.5%	\$710,944	\$742,901	+ 4.5%
Percent of List Price Received*	102.7%	97.9%	- 4.7%	102.7%	97.9%	- 4.7%

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

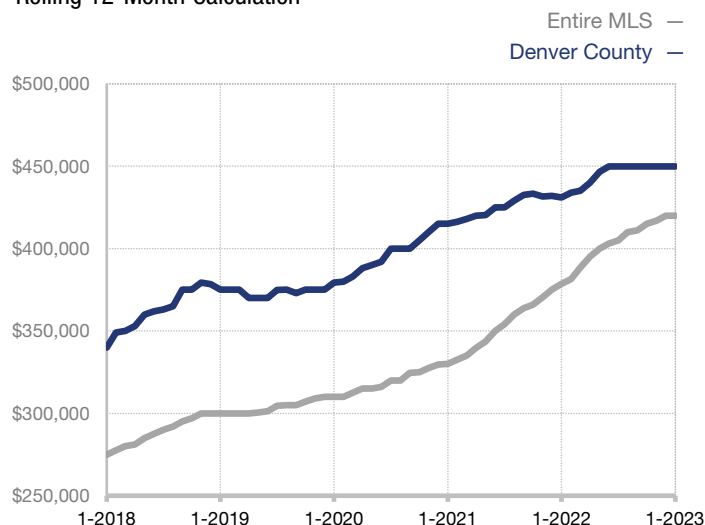
Townhouse/Condo	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	348	469	+ 34.8%	--	--	--
Under Contract	471	326	- 30.8%	471	326	- 30.8%
New Listings	439	327	- 25.5%	439	327	- 25.5%
Sold Listings	373	215	- 42.4%	373	215	- 42.4%
Days on Market Until Sale	32	44	+ 37.5%	32	44	+ 37.5%
Median Sales Price*	\$425,000	\$430,000	+ 1.2%	\$425,000	\$430,000	+ 1.2%
Average Sales Price*	\$524,720	\$506,422	- 3.5%	\$524,720	\$506,422	- 3.5%
Percent of List Price Received*	101.6%	98.1%	- 3.4%	101.6%	98.1%	- 3.4%

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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



# Local Market Update for January 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Douglas County

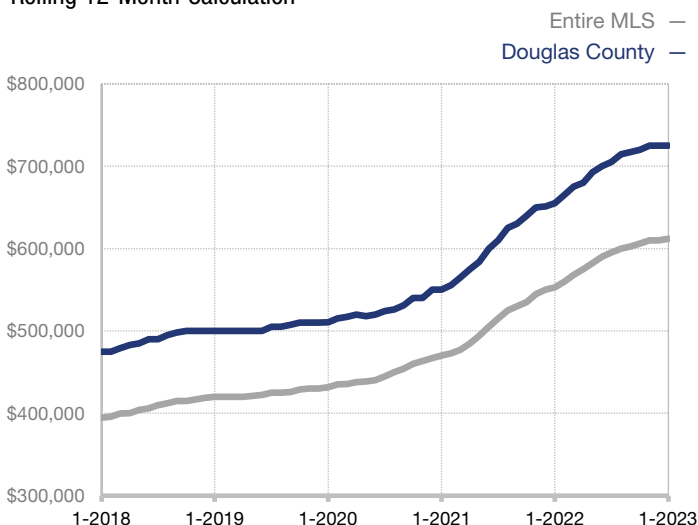
Single Family	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	303	569	+ 87.8%	--	--	--
Under Contract	464	424	- 8.6%	464	424	- 8.6%
New Listings	450	359	- 20.2%	450	359	- 20.2%
Sold Listings	311	255	- 18.0%	311	255	- 18.0%
Days on Market Until Sale	25	57	+ 128.0%	25	57	+ 128.0%
Median Sales Price*	\$693,850	\$685,000	- 1.3%	\$693,850	\$685,000	- 1.3%
Average Sales Price*	\$826,325	\$780,676	- 5.5%	\$826,325	\$780,676	- 5.5%
Percent of List Price Received*	101.4%	97.6%	- 3.7%	101.4%	97.6%	- 3.7%

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

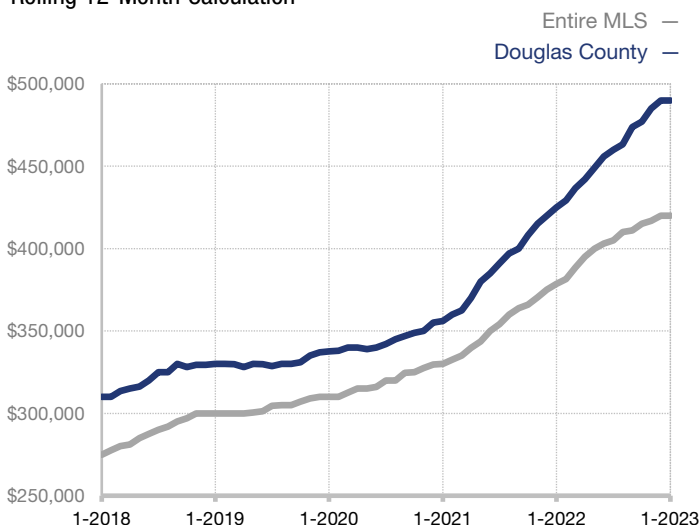
Townhouse/Condo	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	34	125	+ 267.6%	--	--	--
Under Contract	84	82	- 2.4%	84	82	- 2.4%
New Listings	79	85	+ 7.6%	79	85	+ 7.6%
Sold Listings	72	53	- 26.4%	72	53	- 26.4%
Days on Market Until Sale	13	35	+ 169.2%	13	35	+ 169.2%
Median Sales Price*	\$465,663	\$479,990	+ 3.1%	\$465,663	\$479,990	+ 3.1%
Average Sales Price*	\$486,355	\$474,387	- 2.5%	\$486,355	\$474,387	- 2.5%
Percent of List Price Received*	101.8%	98.5%	- 3.2%	101.8%	98.5%	- 3.2%

\* 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 January 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Elbert County

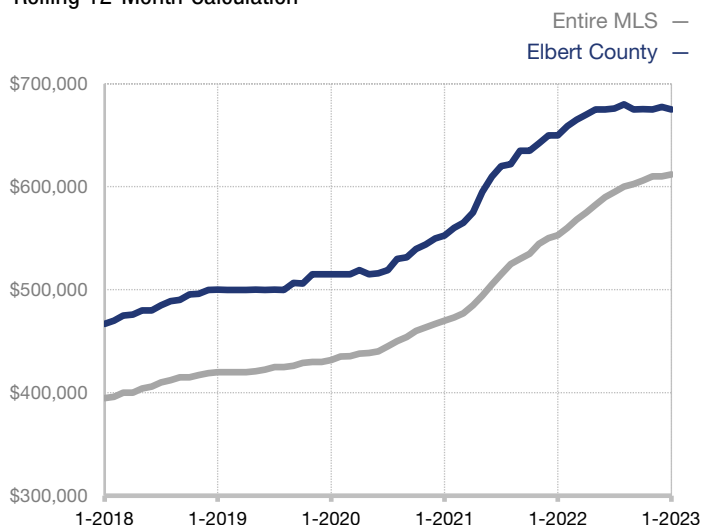
Single Family	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	68	99	+ 45.6%	--	--	--
Under Contract	53	42	- 20.8%	53	42	- 20.8%
New Listings	34	32	- 5.9%	34	32	- 5.9%
Sold Listings	27	25	- 7.4%	27	25	- 7.4%
Days on Market Until Sale	13	65	+ 400.0%	13	65	+ 400.0%
Median Sales Price*	\$612,500	\$590,000	- 3.7%	\$612,500	\$590,000	- 3.7%
Average Sales Price*	\$662,773	\$892,435	+ 34.7%	\$662,773	\$892,435	+ 34.7%
Percent of List Price Received*	101.8%	98.6%	- 3.1%	101.8%	98.6%	- 3.1%

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

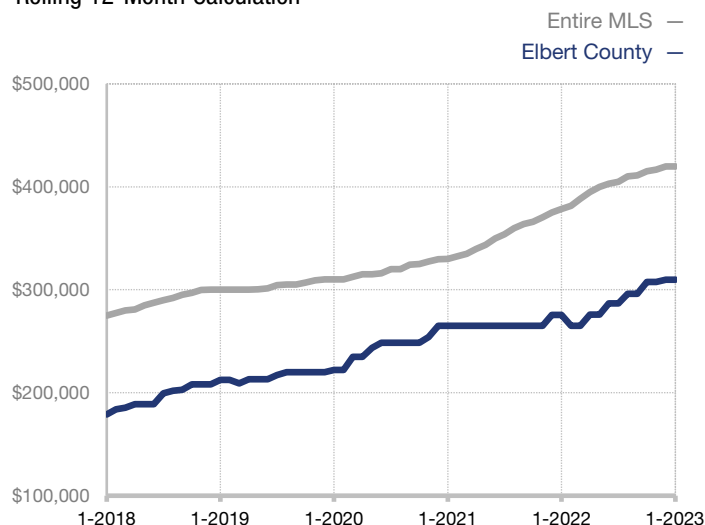
Townhouse/Condo	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	1	0	- 100.0%	1	0	- 100.0%
New Listings	1	0	- 100.0%	1	0	- 100.0%
Sold Listings	0	0	--	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%	--

\* 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 January 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Greenwood Village

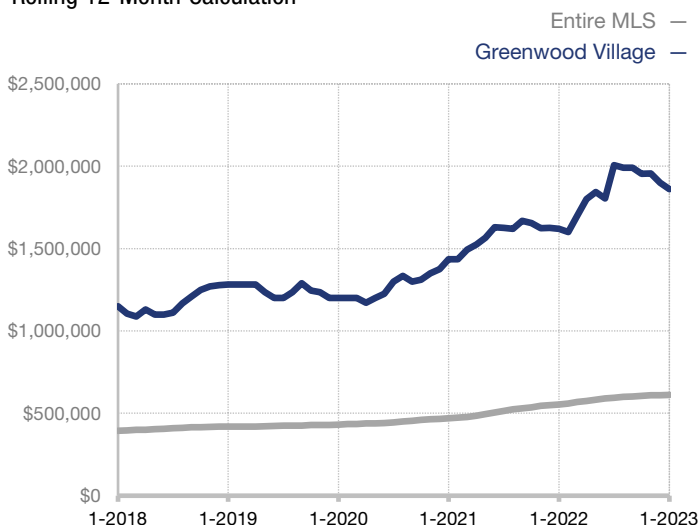
Single Family	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	15	9	- 40.0%	--	--	--
Under Contract	4	3	- 25.0%	4	3	- 25.0%
New Listings	9	3	- 66.7%	9	3	- 66.7%
Sold Listings	4	9	+ 125.0%	4	9	+ 125.0%
Days on Market Until Sale	12	35	+ 191.7%	12	35	+ 191.7%
Median Sales Price*	\$1,232,500	<b>\$1,325,000</b>	+ 7.5%	\$1,232,500	<b>\$1,325,000</b>	+ 7.5%
Average Sales Price*	\$1,492,500	<b>\$1,376,667</b>	- 7.8%	\$1,492,500	<b>\$1,376,667</b>	- 7.8%
Percent of List Price Received*	100.0%	<b>98.7%</b>	- 1.3%	100.0%	<b>98.7%</b>	- 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.

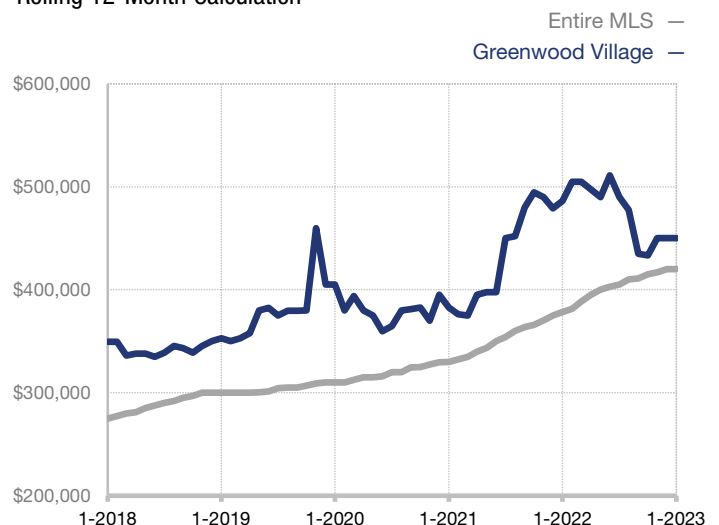
Townhouse/Condo	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	5	2	- 60.0%	--	--	--
Under Contract	7	5	- 28.6%	7	5	- 28.6%
New Listings	7	5	- 28.6%	7	5	- 28.6%
Sold Listings	4	3	- 25.0%	4	3	- 25.0%
Days on Market Until Sale	22	26	+ 18.2%	22	26	+ 18.2%
Median Sales Price*	\$722,750	<b>\$640,000</b>	- 11.4%	\$722,750	<b>\$640,000</b>	- 11.4%
Average Sales Price*	\$697,375	<b>\$742,167</b>	+ 6.4%	\$697,375	<b>\$742,167</b>	+ 6.4%
Percent of List Price Received*	98.1%	<b>92.6%</b>	- 5.6%	98.1%	<b>92.6%</b>	- 5.6%

\* 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 January 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Highlands Ranch

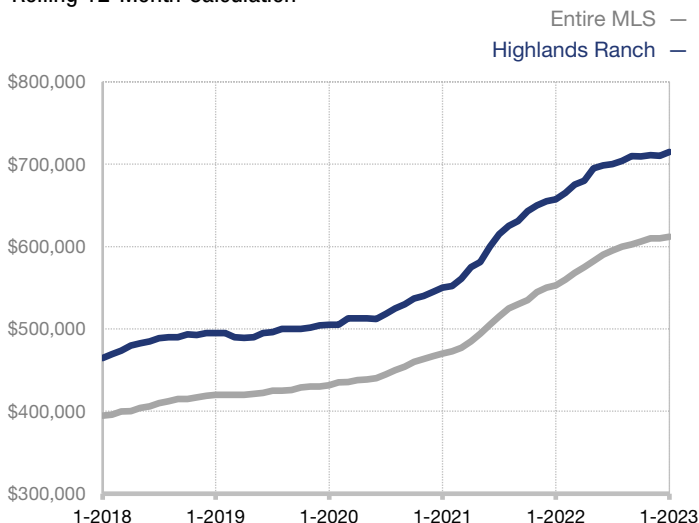
Single Family	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	17	50	+ 194.1%	--	--	--
Under Contract	89	72	- 19.1%	89	72	- 19.1%
New Listings	86	52	- 39.5%	86	52	- 39.5%
Sold Listings	56	45	- 19.6%	56	45	- 19.6%
Days on Market Until Sale	21	49	+ 133.3%	21	49	+ 133.3%
Median Sales Price*	\$668,750	\$690,000	+ 3.2%	\$668,750	\$690,000	+ 3.2%
Average Sales Price*	\$736,082	\$779,445	+ 5.9%	\$736,082	\$779,445	+ 5.9%
Percent of List Price Received*	102.9%	98.1%	- 4.7%	102.9%	98.1%	- 4.7%

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

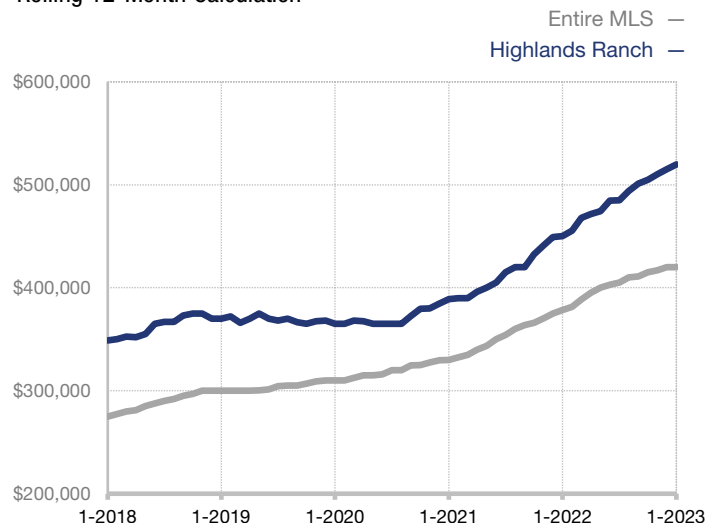
Townhouse/Condo	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	4	18	+ 350.0%	--	--	--
Under Contract	12	14	+ 16.7%	12	14	+ 16.7%
New Listings	14	18	+ 28.6%	14	18	+ 28.6%
Sold Listings	21	13	- 38.1%	21	13	- 38.1%
Days on Market Until Sale	16	29	+ 81.3%	16	29	+ 81.3%
Median Sales Price*	\$479,000	\$475,000	- 0.8%	\$479,000	\$475,000	- 0.8%
Average Sales Price*	\$483,052	\$481,223	- 0.4%	\$483,052	\$481,223	- 0.4%
Percent of List Price Received*	101.4%	99.0%	- 2.4%	101.4%	99.0%	- 2.4%

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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



# Local Market Update for January 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Jefferson County

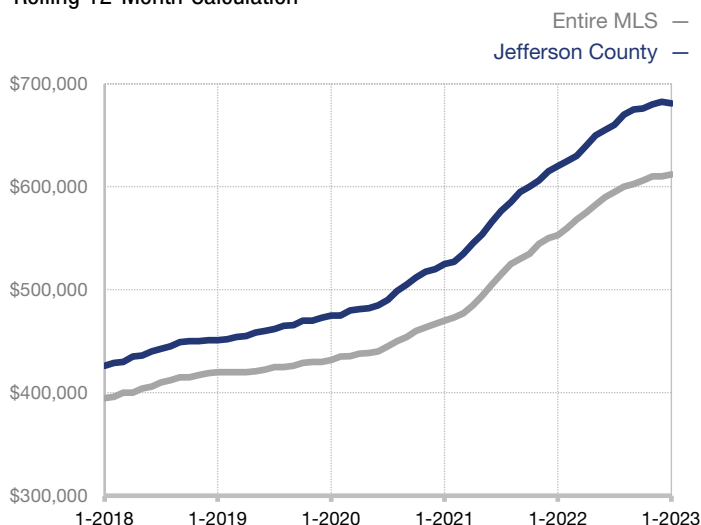
Single Family	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	241	392	+ 62.7%	--	--	--
Under Contract	417	432	+ 3.6%	417	432	+ 3.6%
New Listings	401	326	- 18.7%	401	326	- 18.7%
Sold Listings	368	282	- 23.4%	368	282	- 23.4%
Days on Market Until Sale	18	47	+ 161.1%	18	47	+ 161.1%
Median Sales Price*	\$650,000	\$615,250	- 5.3%	\$650,000	\$615,250	- 5.3%
Average Sales Price*	\$716,319	\$706,431	- 1.4%	\$716,319	\$706,431	- 1.4%
Percent of List Price Received*	103.3%	98.3%	- 4.8%	103.3%	98.3%	- 4.8%

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

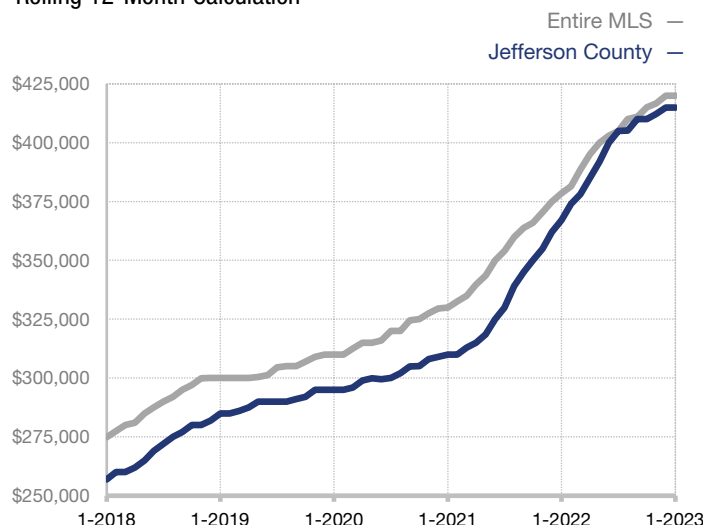
Townhouse/Condo	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	110	185	+ 68.2%	--	--	--
Under Contract	168	183	+ 8.9%	168	183	+ 8.9%
New Listings	164	165	+ 0.6%	164	165	+ 0.6%
Sold Listings	156	104	- 33.3%	156	104	- 33.3%
Days on Market Until Sale	20	37	+ 85.0%	20	37	+ 85.0%
Median Sales Price*	\$395,000	\$395,000	0.0%	\$395,000	\$395,000	0.0%
Average Sales Price*	\$426,561	\$437,059	+ 2.5%	\$426,561	\$437,059	+ 2.5%
Percent of List Price Received*	102.5%	98.6%	- 3.8%	102.5%	98.6%	- 3.8%

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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 January 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Lakewood

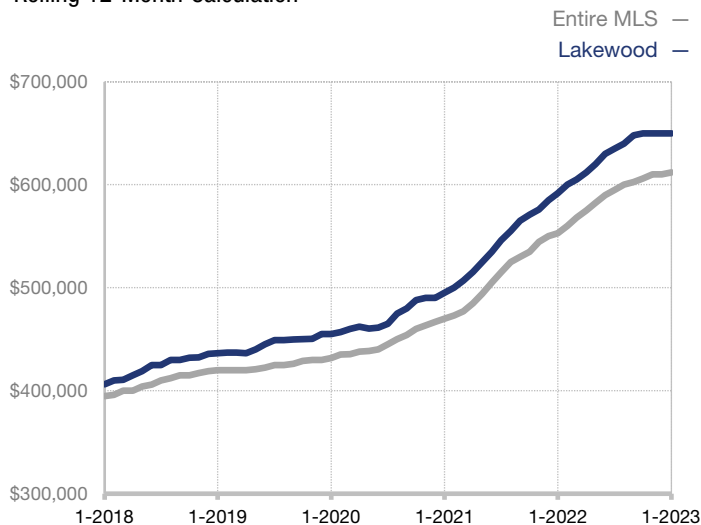
Single Family	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	46	64	+ 39.1%	--	--	--
Under Contract	94	98	+ 4.3%	94	98	+ 4.3%
New Listings	96	69	- 28.1%	96	69	- 28.1%
Sold Listings	87	70	- 19.5%	87	70	- 19.5%
Days on Market Until Sale	15	54	+ 260.0%	15	54	+ 260.0%
Median Sales Price*	\$609,000	\$584,500	- 4.0%	\$609,000	\$584,500	- 4.0%
Average Sales Price*	\$637,685	\$655,007	+ 2.7%	\$637,685	\$655,007	+ 2.7%
Percent of List Price Received*	103.9%	99.0%	- 4.7%	103.9%	99.0%	- 4.7%

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

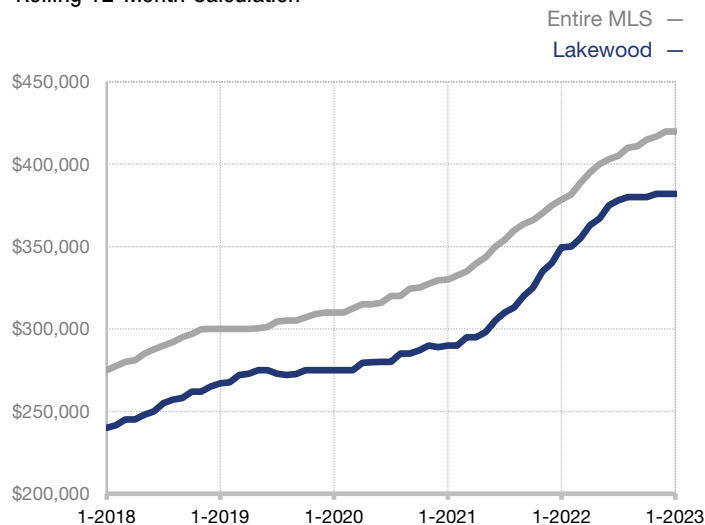
Townhouse/Condo	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	24	57	+ 137.5%	--	--	--
Under Contract	56	71	+ 26.8%	56	71	+ 26.8%
New Listings	58	58	0.0%	58	58	0.0%
Sold Listings	73	46	- 37.0%	73	46	- 37.0%
Days on Market Until Sale	17	33	+ 94.1%	17	33	+ 94.1%
Median Sales Price*	\$378,575	\$358,990	- 5.2%	\$378,575	\$358,990	- 5.2%
Average Sales Price*	\$378,733	\$388,463	+ 2.6%	\$378,733	\$388,463	+ 2.6%
Percent of List Price Received*	102.3%	98.0%	- 4.2%	102.3%	98.0%	- 4.2%

\* 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 January 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Littleton

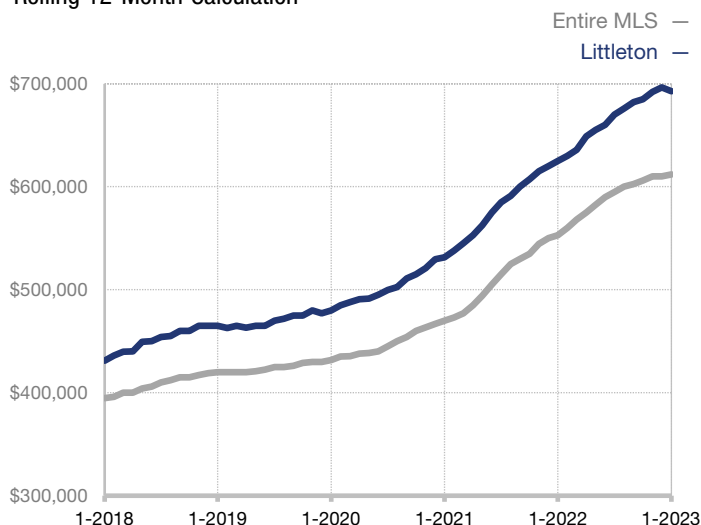
Single Family	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	95	182	+ 91.6%	--	--	--
Under Contract	134	126	- 6.0%	134	126	- 6.0%
New Listings	136	115	- 15.4%	136	115	- 15.4%
Sold Listings	109	101	- 7.3%	109	101	- 7.3%
Days on Market Until Sale	17	50	+ 194.1%	17	50	+ 194.1%
Median Sales Price*	\$705,000	\$624,000	- 11.5%	\$705,000	\$624,000	- 11.5%
Average Sales Price*	\$763,004	\$749,871	- 1.7%	\$763,004	\$749,871	- 1.7%
Percent of List Price Received*	102.7%	98.0%	- 4.6%	102.7%	98.0%	- 4.6%

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

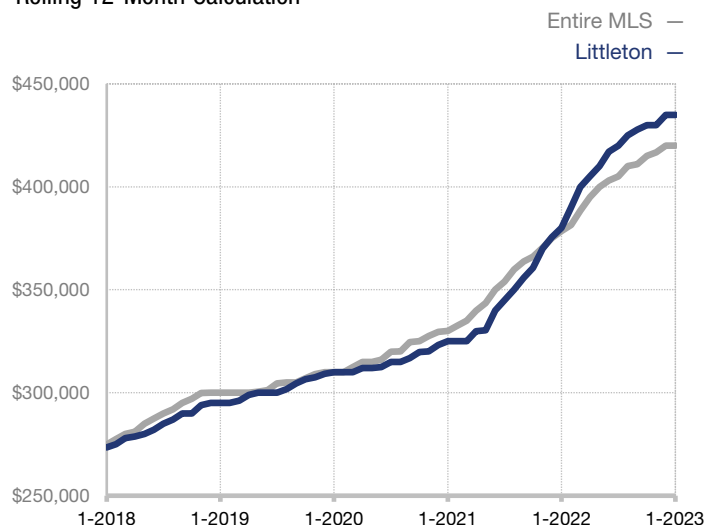
Townhouse/Condo	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	46	61	+ 32.6%	--	--	--
Under Contract	58	62	+ 6.9%	58	62	+ 6.9%
New Listings	54	44	- 18.5%	54	44	- 18.5%
Sold Listings	45	40	- 11.1%	45	40	- 11.1%
Days on Market Until Sale	13	44	+ 238.5%	13	44	+ 238.5%
Median Sales Price*	\$415,000	\$422,500	+ 1.8%	\$415,000	\$422,500	+ 1.8%
Average Sales Price*	\$437,816	\$449,706	+ 2.7%	\$437,816	\$449,706	+ 2.7%
Percent of List Price Received*	103.6%	98.0%	- 5.4%	103.6%	98.0%	- 5.4%

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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



# Local Market Update for January 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Lone Tree

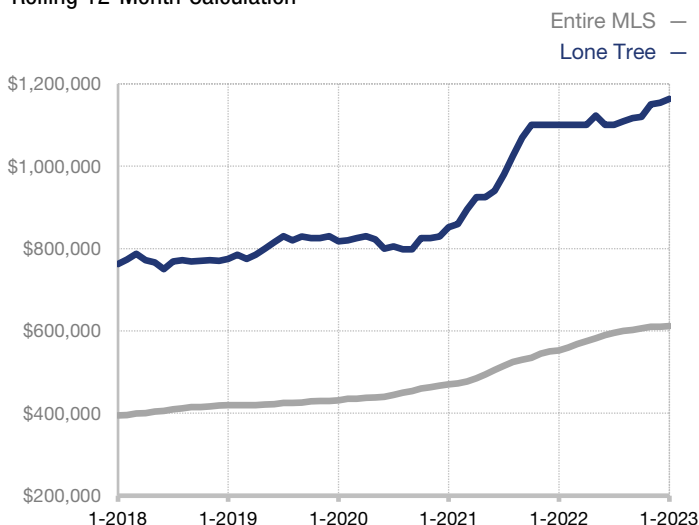
Single Family	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	5	5	0.0%	--	--	--
Under Contract	9	9	0.0%	9	9	0.0%
New Listings	10	5	- 50.0%	10	5	- 50.0%
Sold Listings	6	6	0.0%	6	6	0.0%
Days on Market Until Sale	2	68	+ 3300.0%	2	68	+ 3300.0%
Median Sales Price*	\$1,390,000	\$1,244,500	- 10.5%	\$1,390,000	\$1,244,500	- 10.5%
Average Sales Price*	\$1,371,623	\$1,314,833	- 4.1%	\$1,371,623	\$1,314,833	- 4.1%
Percent of List Price Received*	105.0%	94.4%	- 10.1%	105.0%	94.4%	- 10.1%

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

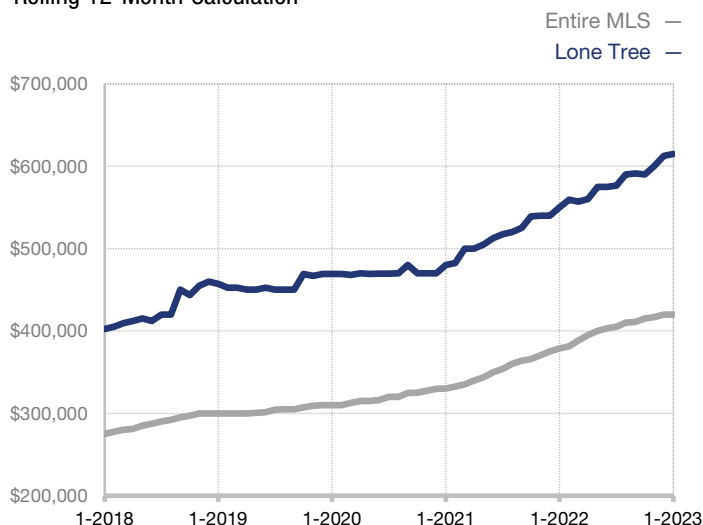
Townhouse/Condo	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	1	5	+ 400.0%	--	--	--
Under Contract	5	6	+ 20.0%	5	6	+ 20.0%
New Listings	4	5	+ 25.0%	4	5	+ 25.0%
Sold Listings	9	0	- 100.0%	9	0	- 100.0%
Days on Market Until Sale	27	0	- 100.0%	27	0	- 100.0%
Median Sales Price*	\$576,500	\$0	- 100.0%	\$576,500	\$0	- 100.0%
Average Sales Price*	\$588,944	\$0	- 100.0%	\$588,944	\$0	- 100.0%
Percent of List Price Received*	100.6%	0.0%	- 100.0%	100.6%	0.0%	- 100.0%

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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



# Local Market Update for January 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Morrison

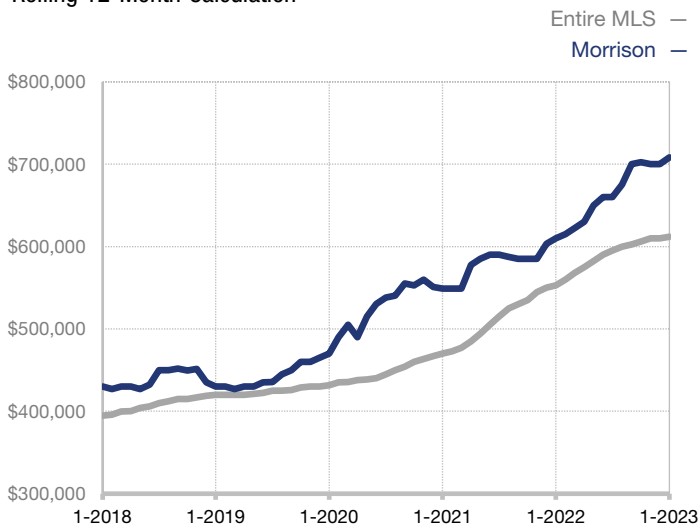
Single Family	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	10	29	+ 190.0%	--	--	--
Under Contract	15	25	+ 66.7%	15	25	+ 66.7%
New Listings	14	15	+ 7.1%	14	15	+ 7.1%
Sold Listings	8	13	+ 62.5%	8	13	+ 62.5%
Days on Market Until Sale	5	21	+ 320.0%	5	21	+ 320.0%
Median Sales Price*	\$610,250	\$800,000	+ 31.1%	\$610,250	\$800,000	+ 31.1%
Average Sales Price*	\$771,825	\$741,815	- 3.9%	\$771,825	\$741,815	- 3.9%
Percent of List Price Received*	105.2%	97.9%	- 6.9%	105.2%	97.9%	- 6.9%

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

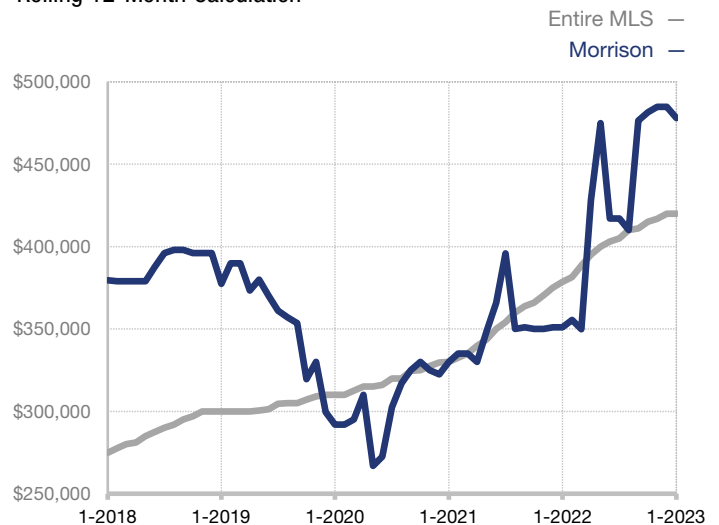
Townhouse/Condo	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	1	2	+ 100.0%	1	2	+ 100.0%
New Listings	1	2	+ 100.0%	1	2	+ 100.0%
Sold Listings	0	2	--	0	2	--
Days on Market Until Sale	0	25	--	0	25	--
Median Sales Price*	\$0	\$381,000	--	\$0	\$381,000	--
Average Sales Price*	\$0	\$381,000	--	\$0	\$381,000	--
Percent of List Price Received*	0.0%	99.9%	--	0.0%	99.9%	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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





# Local Market Update for January 2023

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## Parker

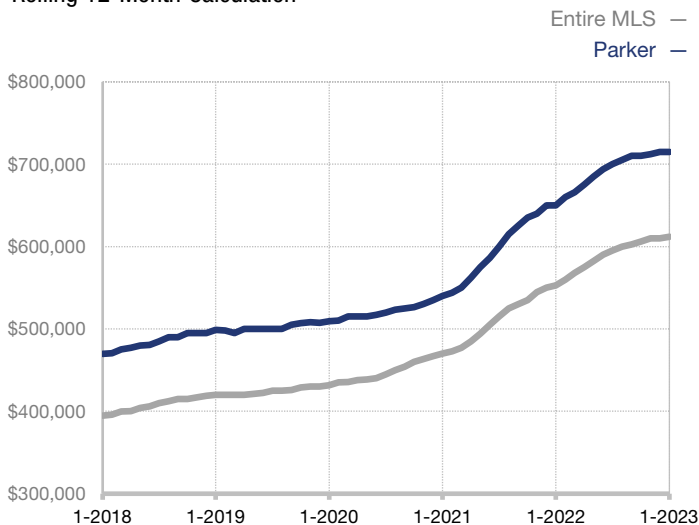
Single Family	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	95	163	+ 71.6%	--	--	--
Under Contract	145	151	+ 4.1%	145	151	+ 4.1%
New Listings	138	105	- 23.9%	138	105	- 23.9%
Sold Listings	91	81	- 11.0%	91	81	- 11.0%
Days on Market Until Sale	28	49	+ 75.0%	28	49	+ 75.0%
Median Sales Price*	\$670,000	\$665,000	- 0.7%	\$670,000	\$665,000	- 0.7%
Average Sales Price*	\$810,342	\$698,569	- 13.8%	\$810,342	\$698,569	- 13.8%
Percent of List Price Received*	100.5%	97.8%	- 2.7%	100.5%	97.8%	- 2.7%

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

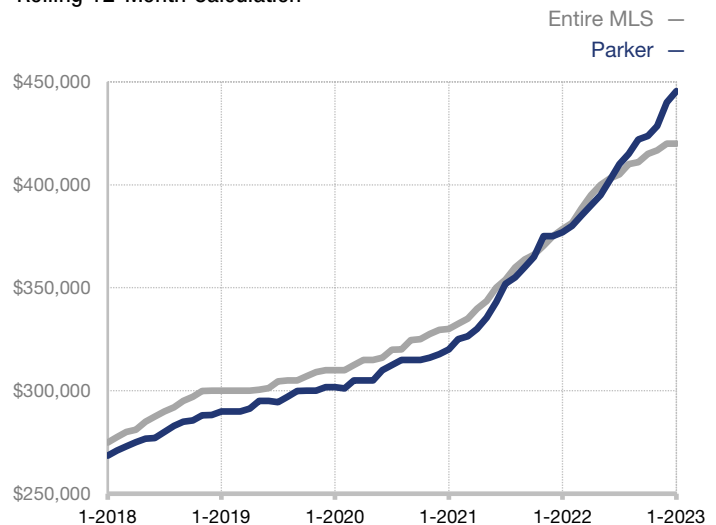
Townhouse/Condo	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	5	46	+ 820.0%	--	--	--
Under Contract	30	32	+ 6.7%	30	32	+ 6.7%
New Listings	29	33	+ 13.8%	29	33	+ 13.8%
Sold Listings	20	20	0.0%	20	20	0.0%
Days on Market Until Sale	8	37	+ 362.5%	8	37	+ 362.5%
Median Sales Price*	\$395,000	\$495,311	+ 25.4%	\$395,000	\$495,311	+ 25.4%
Average Sales Price*	\$404,779	\$468,775	+ 15.8%	\$404,779	\$468,775	+ 15.8%
Percent of List Price Received*	103.0%	97.8%	- 5.0%	103.0%	97.8%	- 5.0%

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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



# Local Market Update for January 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Sheridan

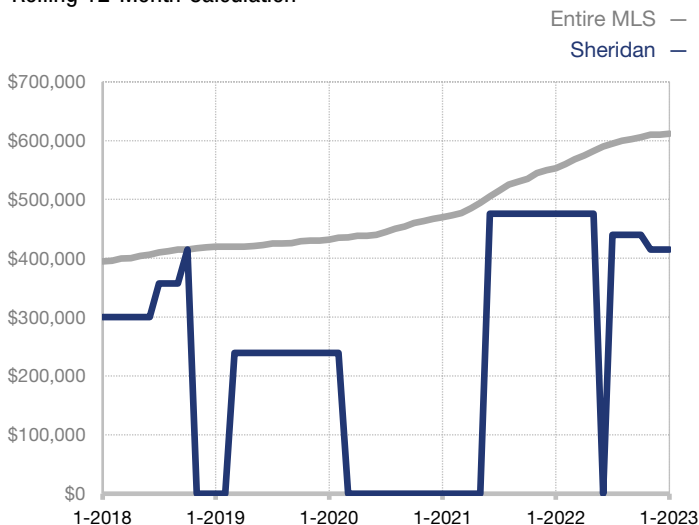
Single Family	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Days on Market Until 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%	--

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

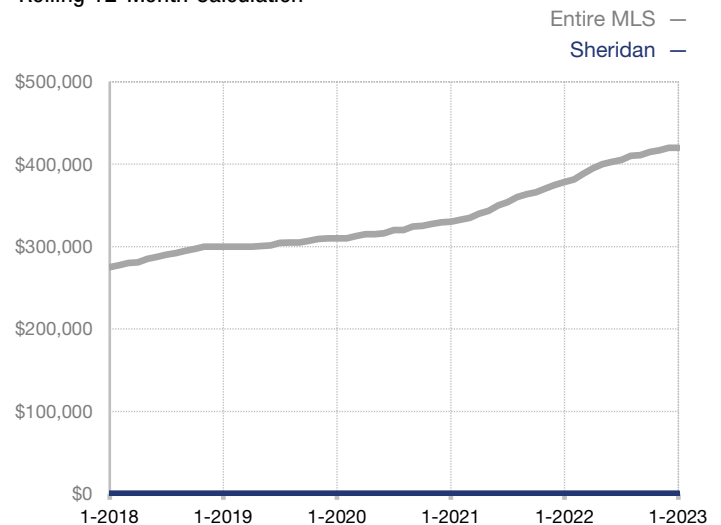
Townhouse/Condo	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Days on Market 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%	--

\* 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 January 2023

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## Wheat Ridge

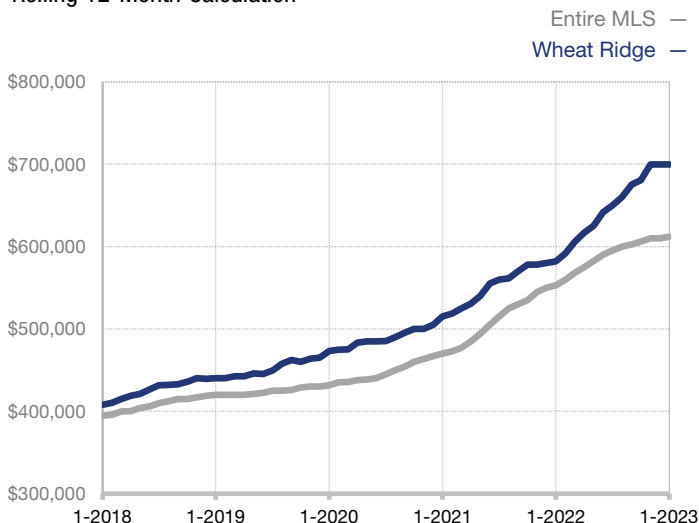
Single Family	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	9	17	+ 88.9%	--	--	--
Under Contract	26	20	- 23.1%	26	20	- 23.1%
New Listings	26	16	- 38.5%	26	16	- 38.5%
Sold Listings	8	15	+ 87.5%	8	15	+ 87.5%
Days on Market Until Sale	20	67	+ 235.0%	20	67	+ 235.0%
Median Sales Price*	\$612,500	\$635,000	+ 3.7%	\$612,500	\$635,000	+ 3.7%
Average Sales Price*	\$750,975	\$648,560	- 13.6%	\$750,975	\$648,560	- 13.6%
Percent of List Price Received*	100.3%	96.1%	- 4.2%	100.3%	96.1%	- 4.2%

\* 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	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	11	7	- 36.4%	--	--	--
Under Contract	12	6	- 50.0%	12	6	- 50.0%
New Listings	11	8	- 27.3%	11	8	- 27.3%
Sold Listings	8	3	- 62.5%	8	3	- 62.5%
Days on Market Until Sale	25	67	+ 168.0%	25	67	+ 168.0%
Median Sales Price*	\$429,950	\$470,900	+ 9.5%	\$429,950	\$470,900	+ 9.5%
Average Sales Price*	\$412,475	\$413,467	+ 0.2%	\$412,475	\$413,467	+ 0.2%
Percent of List Price Received*	102.4%	99.5%	- 2.8%	102.4%	99.5%	- 2.8%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

