

# Monthly Indicators

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



## February 2023

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

New Listings were down 22.0 percent for single family homes and 22.0 percent for townhouse-condo properties. Under Contracts decreased 8.8 percent for single family homes and 15.5 percent for townhouse-condo properties.

The Median Sales Price was down 5.2 percent to \$621,500 for single family homes but increased 0.2 percent to \$401,000 for townhouse-condo properties. Days on Market increased 269.2 percent for single family homes and 158.8 percent for townhouse-condo properties.

With buyer demand down from peak levels, home price growth has continued to slow nationwide, although prices remain up from a year ago. Sellers have been increasingly cutting prices and offering sales incentives in an attempt to attract buyers, who have continued to struggle with affordability challenges this winter. The slight decline in mortgage rates earlier this year convinced some buyers to come off the sidelines, but with rates ticking up again in recent weeks, buyers are once again pulling back, causing sales activity to remain down heading into spring.

## Activity Snapshot

**+ 63.1%**    **- 19.4%**    **- 1.6%**

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	2-2022	2-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
Active Listings		1,037	1,725	+ 66.3%	--	--	--
Under Contract		2,095	1,910	- 8.8%	3,938	3,573	- 9.3%
New Listings		2,177	1,699	- 22.0%	3,997	3,118	- 22.0%
Sold Listings		1,718	1,484	- 13.6%	3,159	2,588	- 18.1%
Days on Market		13	48	+ 269.2%	15	49	+ 226.7%
Median Sales Price		\$655,500	\$621,500	- 5.2%	\$640,000	\$619,000	- 3.3%
Avg. Sales Price		\$768,494	\$758,343	- 1.3%	\$744,157	\$743,612	- 0.1%
Pct. of List Price Received		105.5%	98.9%	- 6.3%	104.1%	98.5%	- 5.4%
Affordability Index		59	49	- 16.9%	60	49	- 18.3%

# Townhouse-Condo Market Overview



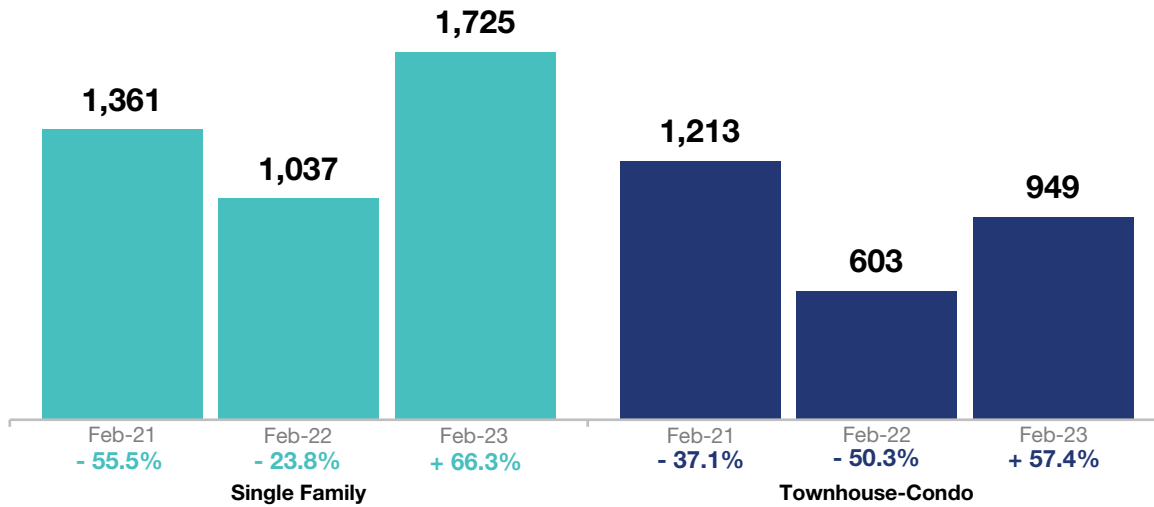
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	2-2022	2-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
Active Listings		603	949	+ 57.4%	--	--	--
Under Contract		1,074	908	- 15.5%	2,080	1,687	- 18.9%
New Listings		1,117	871	- 22.0%	2,073	1,637	- 21.0%
Sold Listings		949	667	- 29.7%	1,803	1,198	- 33.6%
Days on Market		17	44	+ 158.8%	19	43	+ 126.3%
Median Sales Price		\$400,000	\$401,000	+ 0.2%	\$398,970	\$399,500	+ 0.1%
Avg. Sales Price		\$459,578	\$475,211	+ 3.4%	\$457,485	\$464,897	+ 1.6%
Pct. of List Price Received		104.0%	99.1%	- 4.7%	103.0%	98.8%	- 4.1%
Affordability Index		96	76	- 20.8%	96	76	- 20.8%

# Inventory of Active Listings

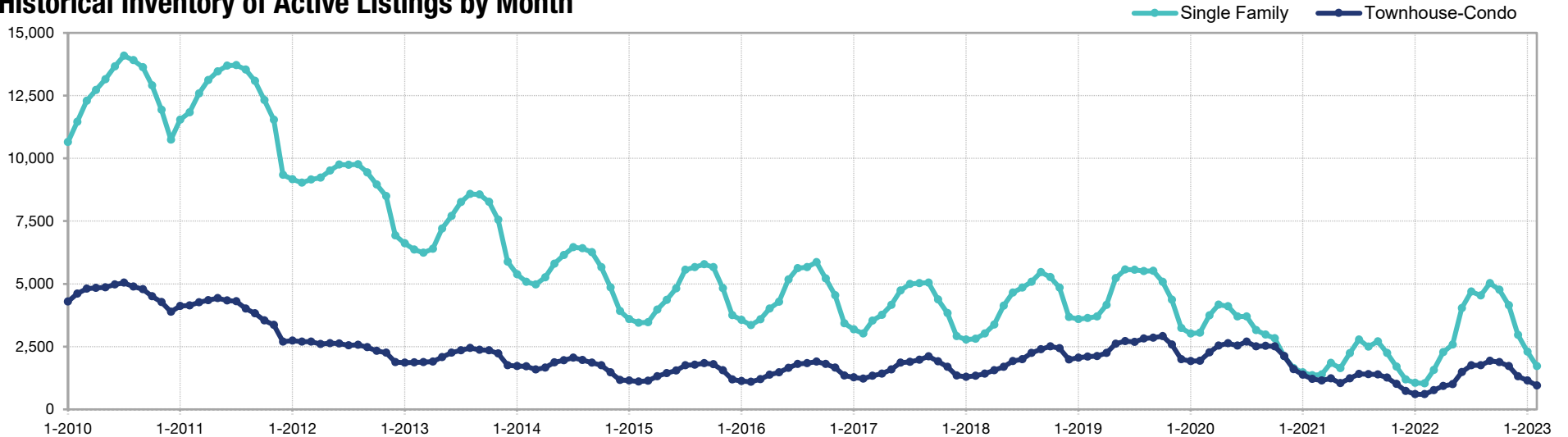


## February



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2022	1,562	+12.3%	759	-33.7%
Apr-2022	2,274	+22.9%	926	-24.8%
May-2022	2,581	+57.1%	1,006	-4.0%
Jun-2022	4,034	+80.7%	1,485	+20.7%
Jul-2022	4,689	+68.9%	1,750	+24.2%
Aug-2022	4,534	+81.8%	1,753	+25.4%
Sep-2022	5,027	+86.0%	1,928	+38.4%
Oct-2022	4,766	+112.2%	1,884	+48.7%
Nov-2022	4,153	+144.7%	1,722	+71.0%
Dec-2022	2,970	+150.6%	1,317	+80.4%
Jan-2023	2,303	+118.5%	1,143	+87.7%
<b>Feb-2023</b>	<b>1,725</b>	<b>+66.3%</b>	<b>949</b>	<b>+57.4%</b>

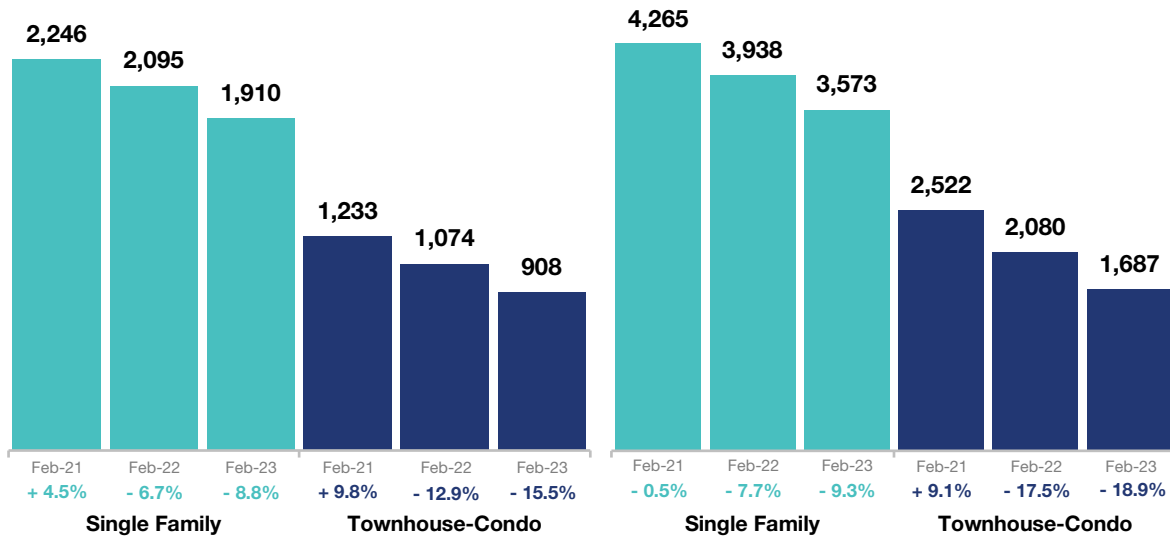
## Historical Inventory of Active Listings by Month



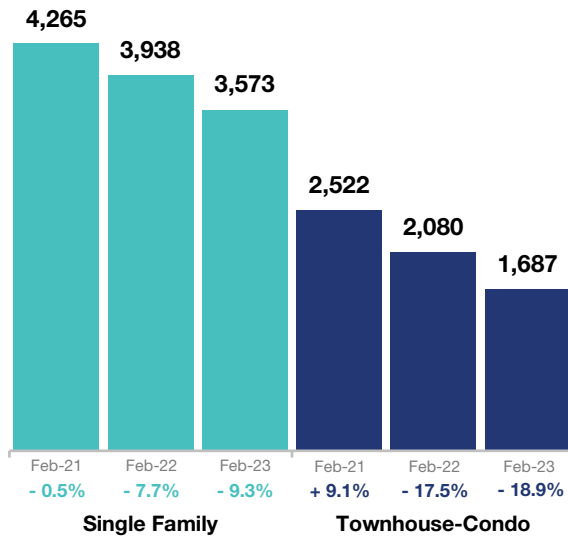
# Under Contract



## February

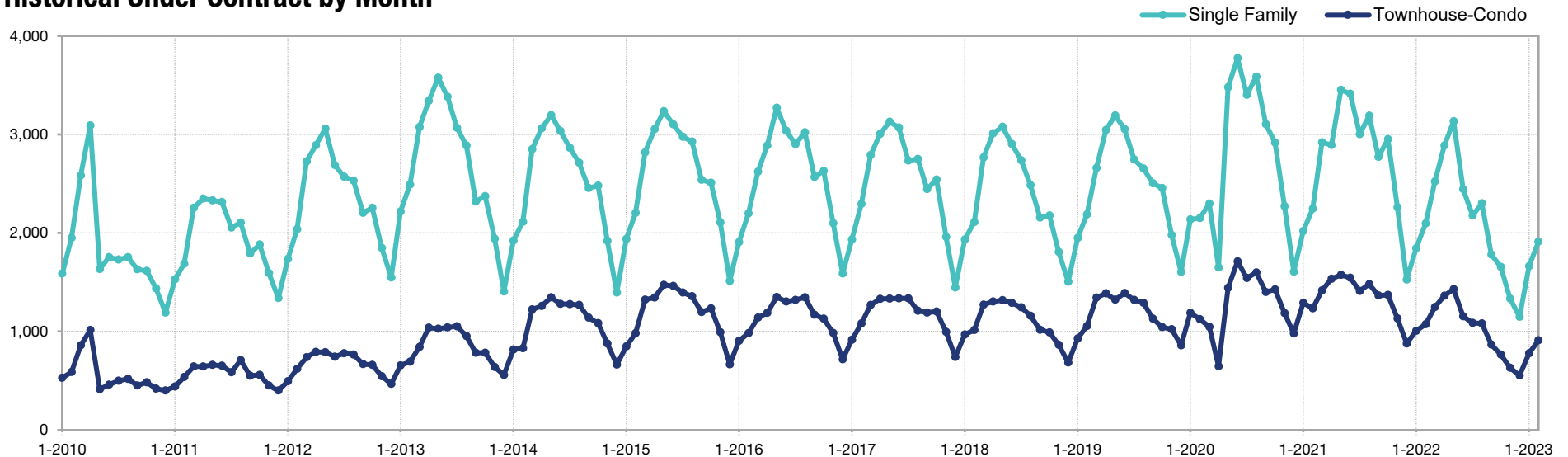


## Year to Date



	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
<b>Under Contract</b>				
Mar-2022	2,522	-13.6%	1,246	-12.1%
Apr-2022	2,887	-0.2%	1,362	-11.2%
May-2022	3,132	-9.2%	1,429	-9.3%
Jun-2022	2,444	-28.4%	1,152	-25.3%
Jul-2022	2,177	-27.5%	1,087	-22.9%
Aug-2022	2,299	-27.9%	1,081	-27.0%
Sep-2022	1,780	-35.7%	867	-36.4%
Oct-2022	1,653	-44.0%	764	-44.3%
Nov-2022	1,332	-41.0%	632	-44.2%
Dec-2022	1,149	-24.7%	552	-37.1%
Jan-2023	1,663	-9.8%	779	-22.6%
<b>Feb-2023</b>	<b>1,910</b>	<b>-8.8%</b>	<b>908</b>	<b>-15.5%</b>

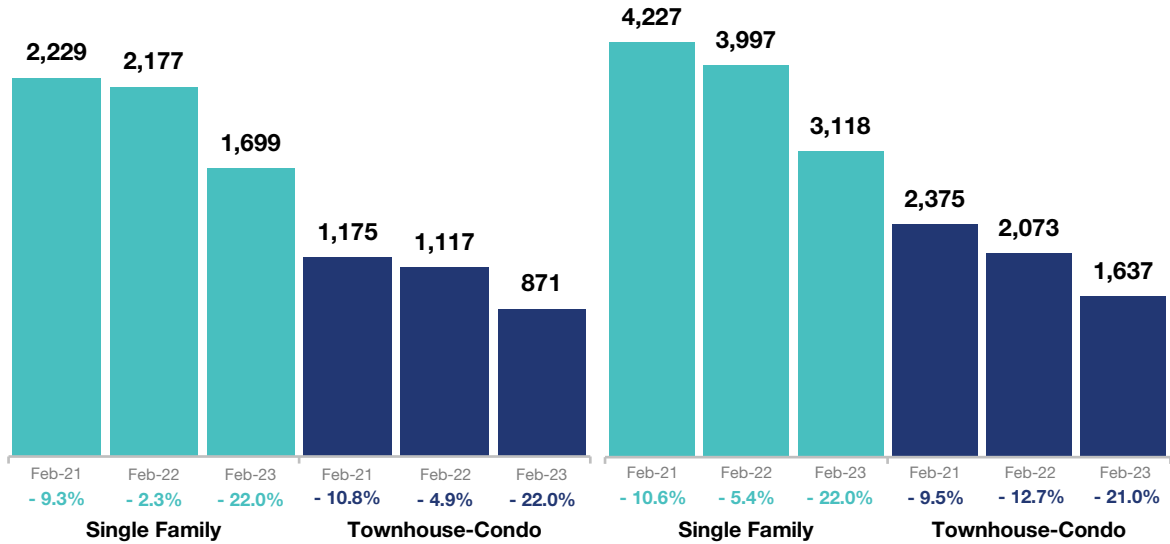
## Historical Under Contract by Month



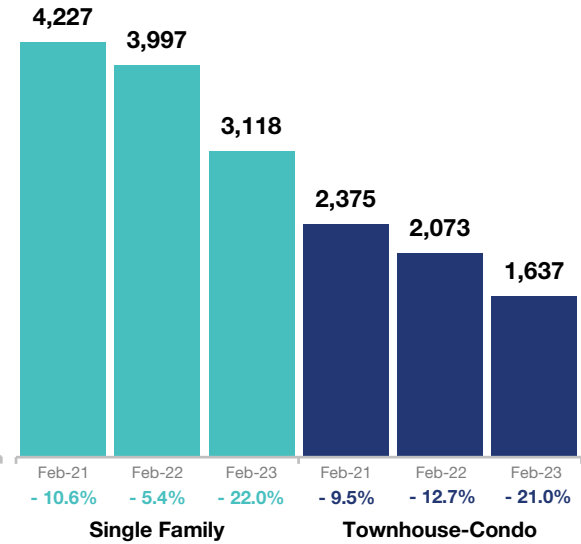
# New Listings



## February

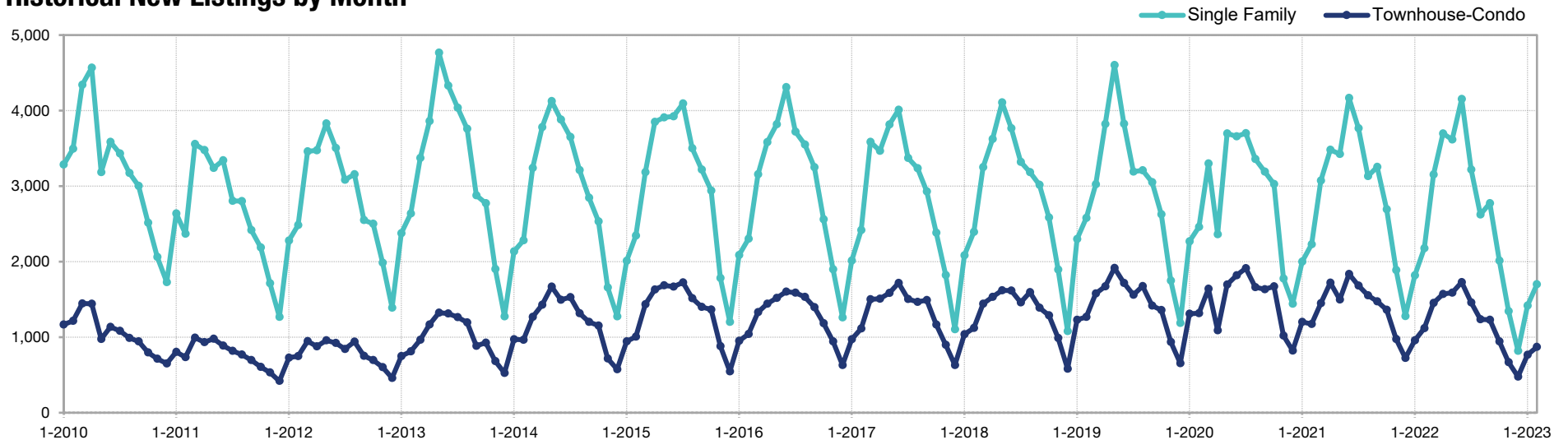


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2022	3,154	+2.6%	1,452	+0.3%
Apr-2022	3,696	+6.1%	1,572	-8.7%
May-2022	3,617	+5.6%	1,590	+6.1%
Jun-2022	4,154	-0.3%	1,727	-5.9%
Jul-2022	3,220	-14.5%	1,459	-13.4%
Aug-2022	2,623	-16.2%	1,236	-20.5%
Sep-2022	2,773	-14.8%	1,229	-16.7%
Oct-2022	2,013	-25.2%	944	-30.6%
Nov-2022	1,345	-28.8%	669	-31.5%
Dec-2022	820	-35.8%	476	-34.3%
Jan-2023	1,419	-22.0%	766	-19.9%
<b>Feb-2023</b>	<b>1,699</b>	<b>-22.0%</b>	<b>871</b>	<b>-22.0%</b>

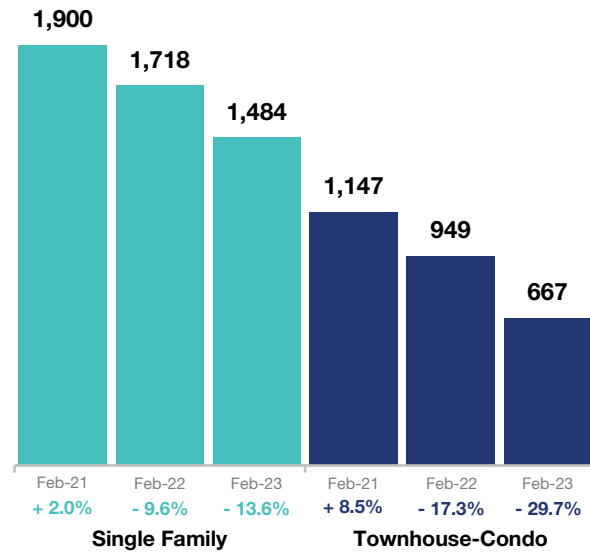
## Historical New Listings by Month



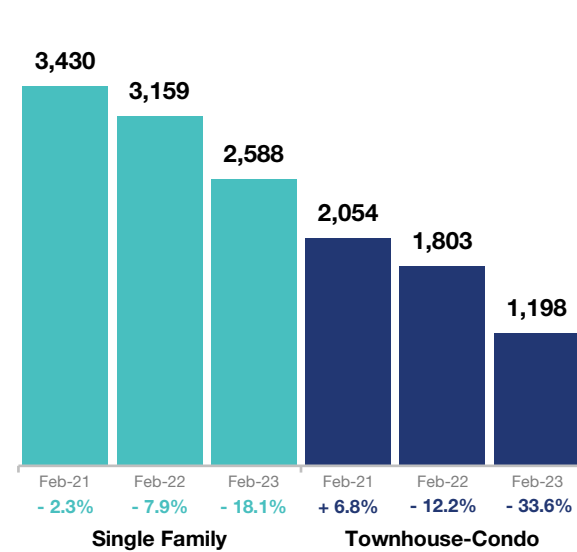
# Sold Listings



## February

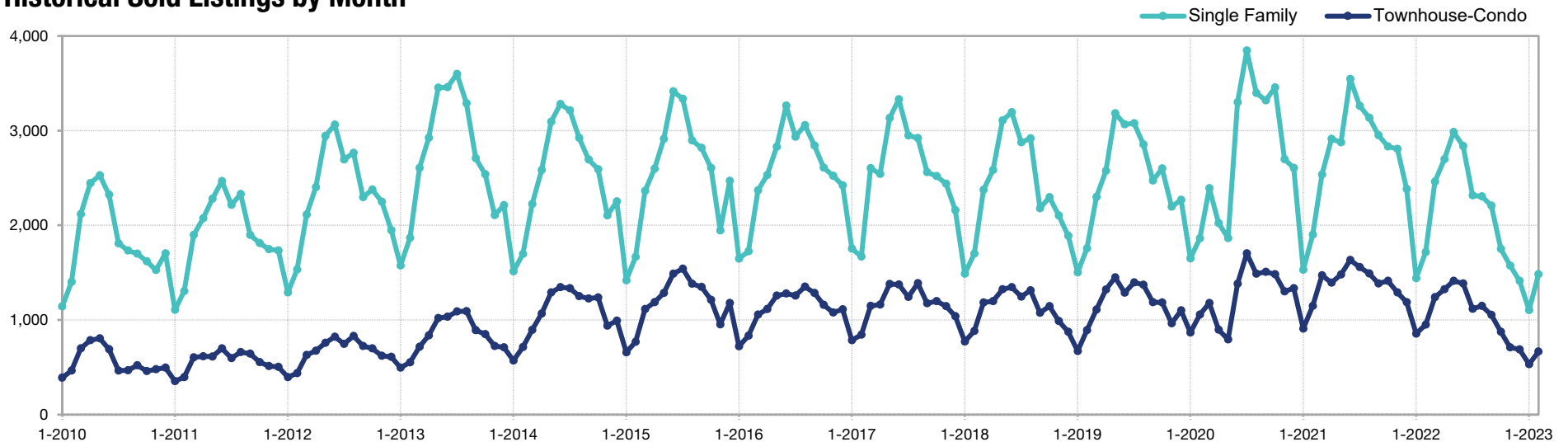


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	2,305	-26.5%	1,147	-23.0%
Sep-2022	2,207	-25.3%	1,053	-24.0%
Oct-2022	1,751	-38.2%	876	-38.0%
Nov-2022	1,574	-43.9%	709	-45.1%
Dec-2022	1,412	-40.8%	689	-42.0%
Jan-2023	1,104	-23.4%	531	-37.8%
<b>Feb-2023</b>	<b>1,484</b>	<b>-13.6%</b>	<b>667</b>	<b>-29.7%</b>

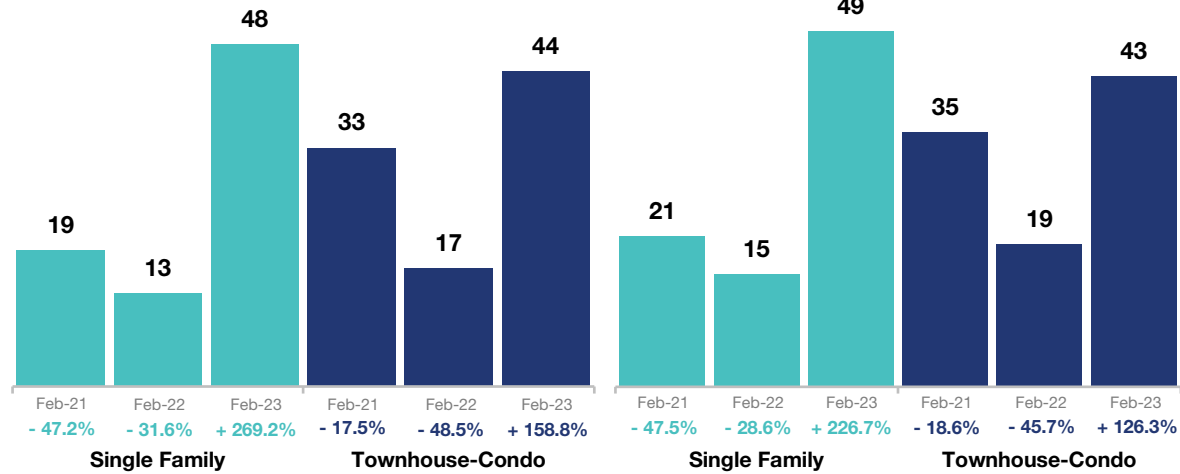
## Historical Sold Listings by Month



# Days on Market Until Sale



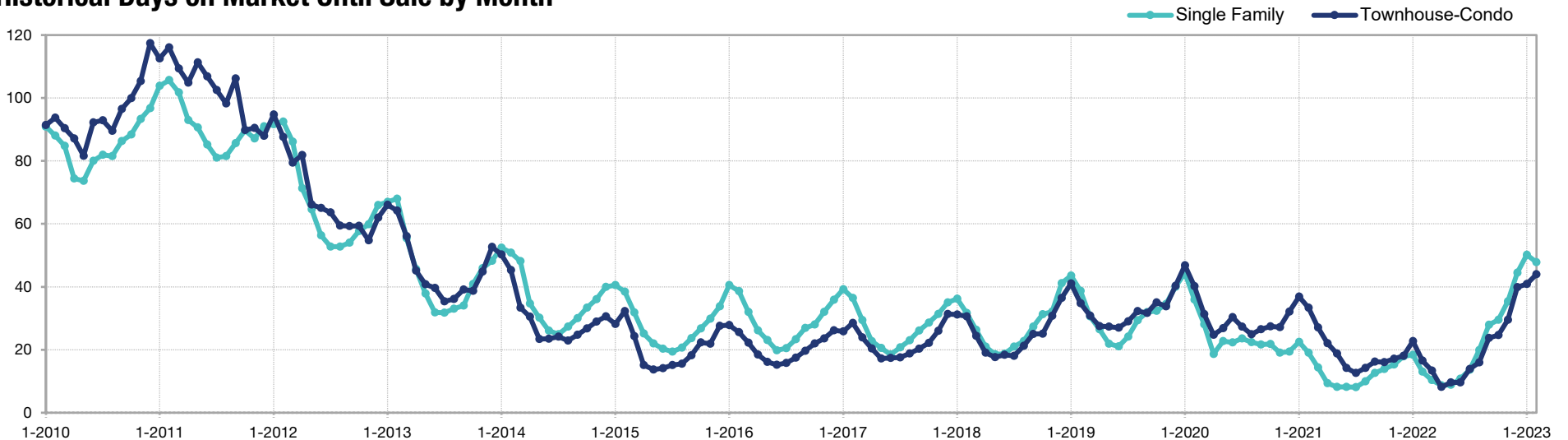
## February



## Year to Date

Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	30	+114.3%	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%
<b>Feb-2023</b>	<b>48</b>	<b>+269.2%</b>	<b>44</b>	<b>+158.8%</b>

## Historical Days on Market Until Sale by Month

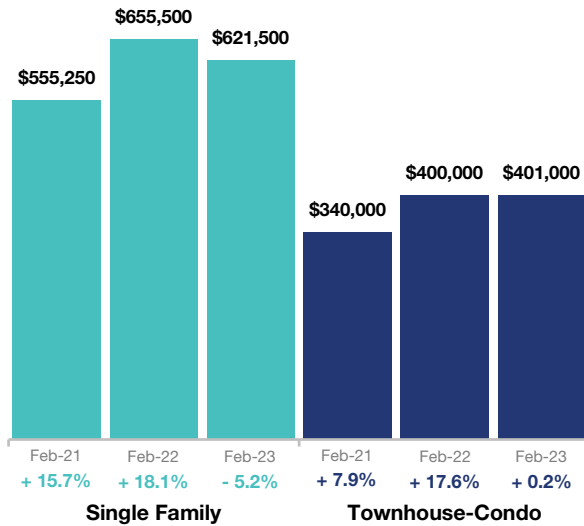




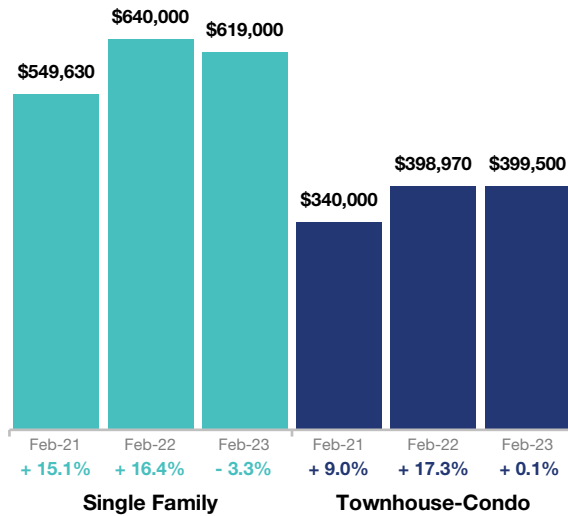
# Median Sales Price



## February

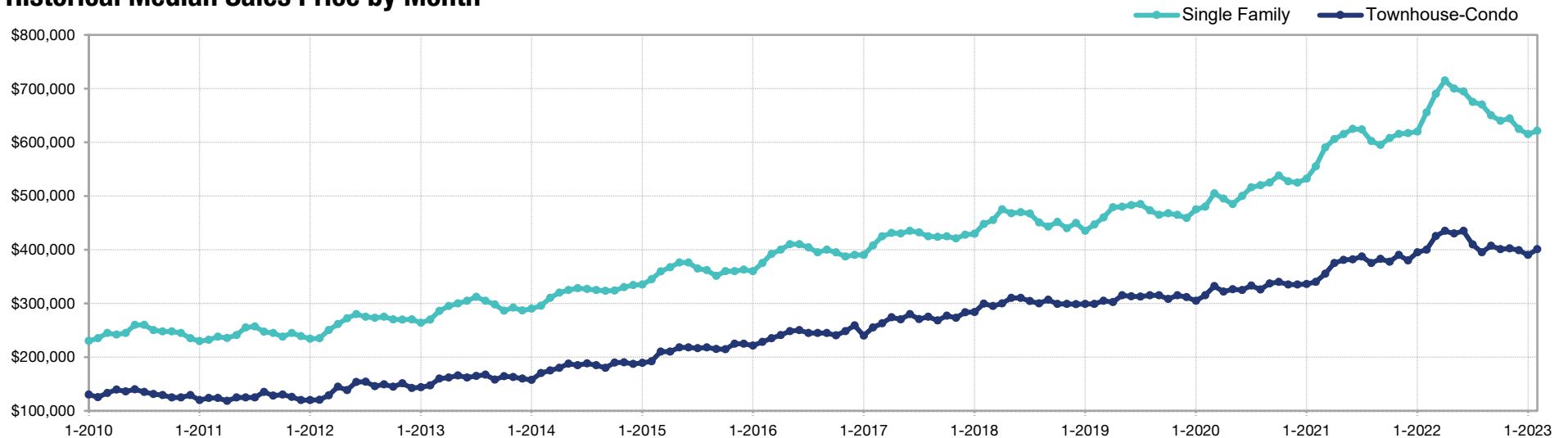


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	\$401,000	+6.2%
Nov-2022	\$644,250	+4.6%	\$402,550	+3.2%
Dec-2022	\$625,000	+1.3%	\$399,000	+5.0%
Jan-2023	\$615,000	-0.8%	\$390,000	-1.3%
<b>Feb-2023</b>	<b>\$621,500</b>	<b>-5.2%</b>	<b>\$401,000</b>	<b>+0.2%</b>

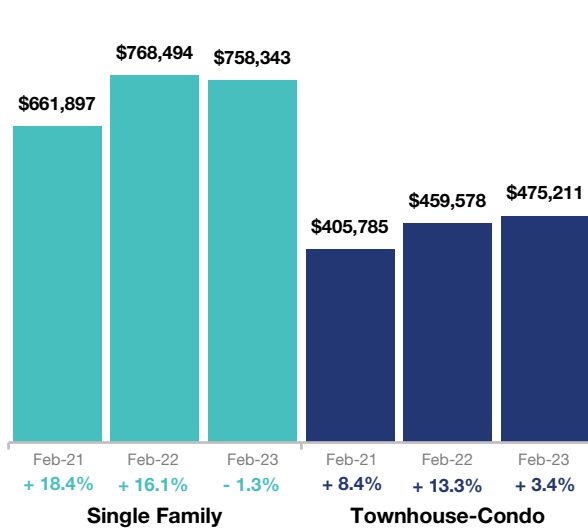
## Historical Median Sales Price by Month



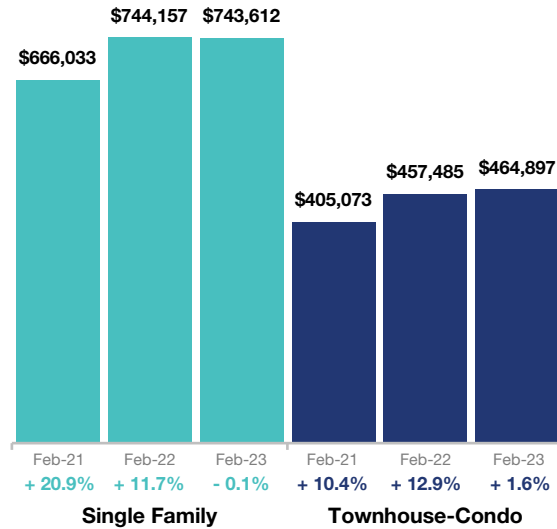
# Average Sales Price



## February

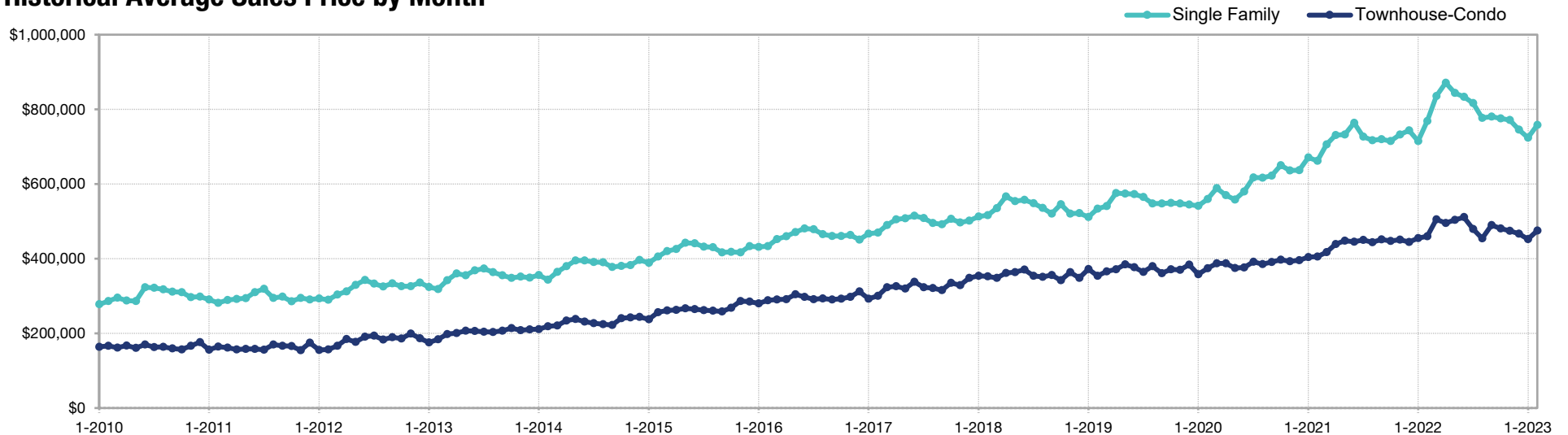


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	\$503,431	+12.4%
Jun-2022	\$833,691	+9.2%	\$511,293	+14.9%
Jul-2022	\$816,457	+12.4%	\$479,474	+6.6%
Aug-2022	\$777,322	+8.4%	\$454,344	+2.3%
Sep-2022	\$780,588	+8.4%	\$490,135	+8.6%
Oct-2022	\$775,371	+8.4%	\$480,534	+7.4%
Nov-2022	\$771,415	+5.3%	\$474,712	+5.2%
Dec-2022	\$745,634	+0.3%	\$466,774	+4.9%
Jan-2023	\$723,810	+1.2%	\$451,942	-0.7%
<b>Feb-2023</b>	<b>\$758,343</b>	<b>-1.3%</b>	<b>\$475,211</b>	<b>+3.4%</b>

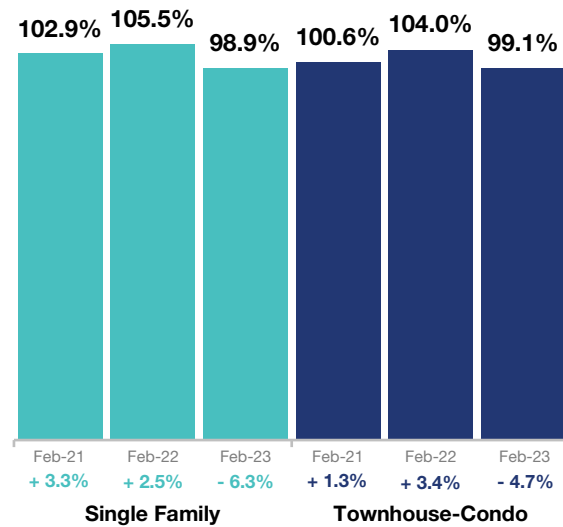
## Historical Average Sales Price by Month



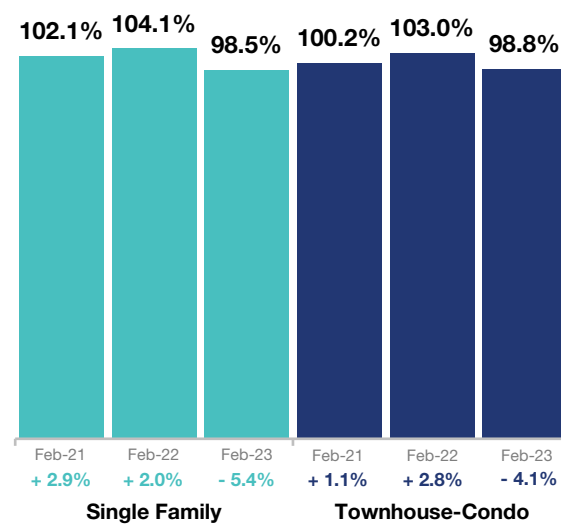
# Percent of List Price Received



## February

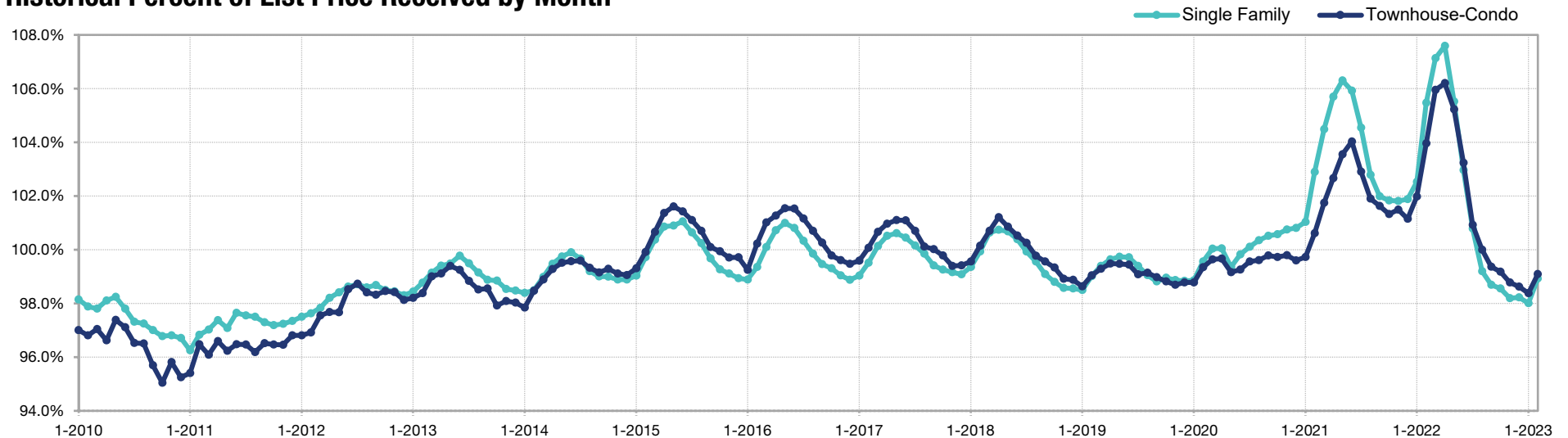


## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
<b>Feb-2023</b>	<b>98.9%</b>	<b>-6.3%</b>	<b>99.1%</b>	<b>-4.7%</b>

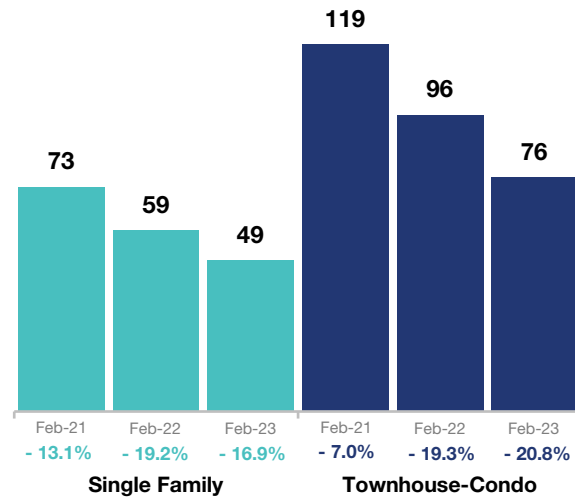
## Historical Percent of List Price Received by Month



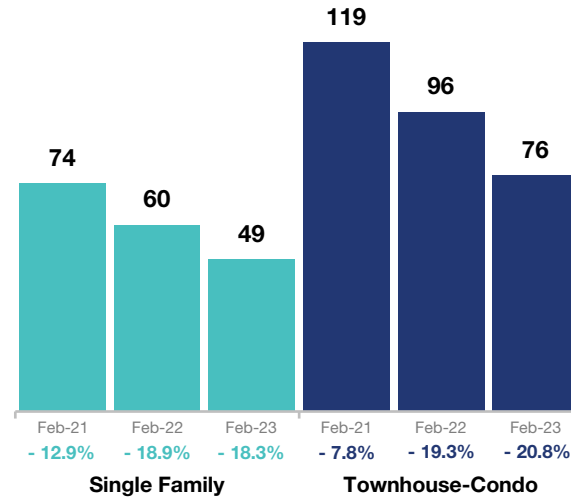
# Housing Affordability Index



## February

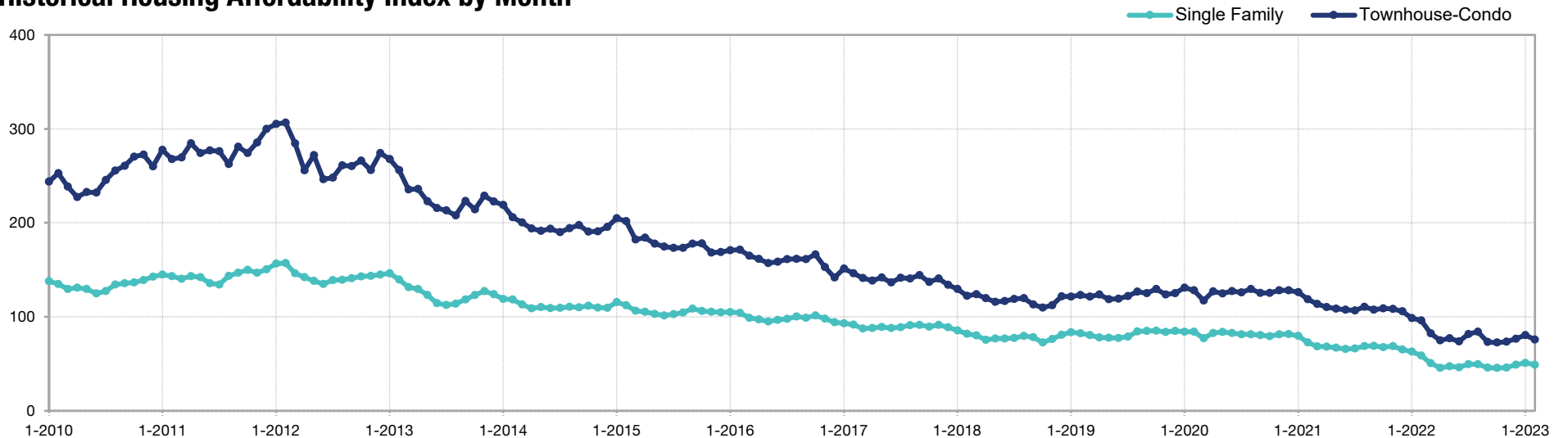


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	80	-19.2%
<b>Feb-2023</b>	<b>49</b>	<b>-16.9%</b>	<b>76</b>	<b>-20.8%</b>

## Historical Housing Affordability Index by Month



# Total Market Overview

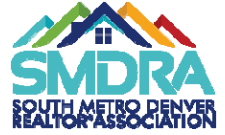
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



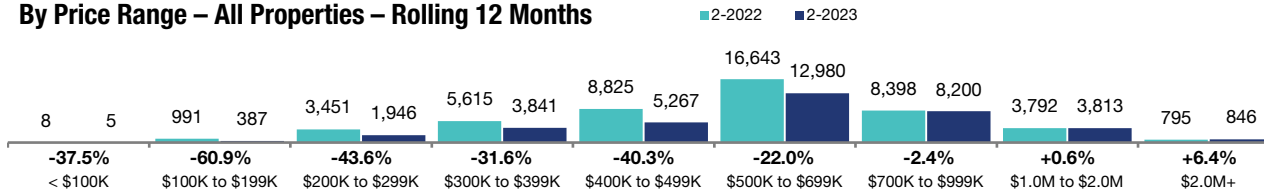
Key Metrics	Historical Sparkbars	2-2022	2-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
Active Listings		1,640	2,675	+ 63.1%	--	--	--
Under Contract		3,169	2,818	- 11.1%	6,019	5,260	- 12.6%
New Listings		3,294	2,570	- 22.0%	6,071	4,755	- 21.7%
Sold Listings		2,668	2,151	- 19.4%	4,964	3,786	- 23.7%
Days on Market		14	47	+ 235.7%	17	47	+ 176.5%
Median Sales Price		\$580,000	\$571,000	- 1.6%	\$570,000	\$564,900	- 0.9%
Avg. Sales Price		\$658,470	\$670,547	+ 1.8%	\$640,154	\$655,418	+ 2.4%
Pct. of List Price Received		104.9%	99.0%	- 5.6%	103.7%	98.6%	- 4.9%
Affordability Index		66	53	- 19.7%	67	54	- 19.4%

# Sold Listings

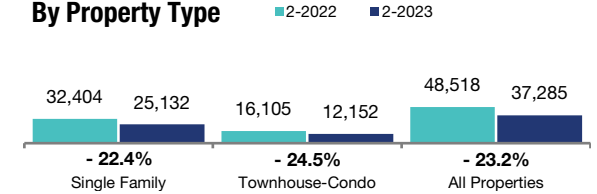
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	2-2022	2-2023	Change	2-2022	2-2023	Change
\$99,999 and Below	6	2	-66.7%	2	3	+50.0%
\$100,000 to \$199,999	11	9	-18.2%	979	378	-61.4%
\$200,000 to \$299,999	132	69	-47.7%	3,318	1,877	-43.4%
\$300,000 to \$399,999	1,259	604	-52.0%	4,355	3,237	-25.7%
\$400,000 to \$499,999	5,689	2,674	-53.0%	3,135	2,593	-17.3%
\$500,000 to \$699,999	13,974	10,455	-25.2%	2,668	2,524	-5.4%
\$700,000 to \$999,999	7,334	7,221	-1.5%	1,064	979	-8.0%
\$1,000,000 to \$1,999,999	3,282	3,320	+1.2%	507	493	-2.8%
\$2,000,000 and Above	717	778	+8.5%	77	68	-11.7%
<b>All Price Ranges</b>	<b>32,404</b>	<b>25,132</b>	<b>-22.4%</b>	<b>16,105</b>	<b>12,152</b>	<b>-24.5%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	1-2023	2-2023	Change	1-2023	2-2023	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	1	--	20	20	0.0%
\$200,000 to \$299,999	6	8	+33.3%	105	124	+18.1%
\$300,000 to \$399,999	70	56	-20.0%	151	179	+18.5%
\$400,000 to \$499,999	192	220	+14.6%	96	139	+44.8%
\$500,000 to \$699,999	459	667	+45.3%	105	120	+14.3%
\$700,000 to \$999,999	234	352	+50.4%	37	55	+48.6%
\$1,000,000 to \$1,999,999	116	137	+18.1%	16	27	+68.8%
\$2,000,000 and Above	27	43	+59.3%	1	3	+200.0%
<b>All Price Ranges</b>	<b>1,104</b>	<b>1,484</b>	<b>+34.4%</b>	<b>531</b>	<b>667</b>	<b>+25.6%</b>

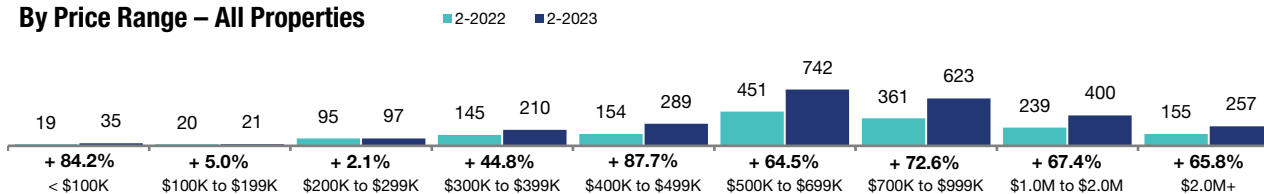
### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	2-2022	2-2023	Change	2-2022	2-2023	Change
\$99,999 and Below	0	0	--	2	0	-100.0%
\$100,000 to \$199,999	1	1	0.0%	103	40	-61.2%
\$200,000 to \$299,999	10	14	+40.0%	324	229	-29.3%
\$300,000 to \$399,999	100	126	+26.0%	474	330	-30.4%
\$400,000 to \$499,999	415	412	-0.7%	370	235	-36.5%
\$500,000 to \$699,999	1,407	1,126	-20.0%	325	225	-30.8%
\$700,000 to \$999,999	812	586	-27.8%	149	92	-38.3%
\$1,000,000 to \$1,999,999	351	253	-27.9%	45	43	-4.4%
\$2,000,000 and Above	63	70	+11.1%	11	4	-63.6%
<b>All Price Ranges</b>	<b>3,159</b>	<b>2,588</b>	<b>-18.1%</b>	<b>1,803</b>	<b>1,198</b>	<b>-33.6%</b>

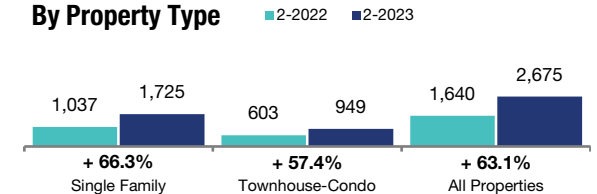
# Inventory of Active Listings

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		
	2-2022	2-2023	Change	2-2022	2-2023	Change
\$99,999 and Below	12	22	+83.3%	7	12	+71.4%
\$100,000 to \$199,999	0	2	--	20	19	-5.0%
\$200,000 to \$299,999	5	4	-20.0%	90	93	+3.3%
\$300,000 to \$399,999	18	25	+38.9%	127	185	+45.7%
\$400,000 to \$499,999	78	137	+75.6%	76	152	+100.0%
\$500,000 to \$699,999	331	492	+48.6%	120	250	+108.3%
\$700,000 to \$999,999	285	492	+72.6%	76	131	+72.4%
\$1,000,000 to \$1,999,999	169	314	+85.8%	70	86	+22.9%
\$2,000,000 and Above	138	236	+71.0%	17	21	+23.5%
<b>All Price Ranges</b>	<b>1,037</b>	<b>1,725</b>	<b>+66.3%</b>	<b>603</b>	<b>949</b>	<b>+57.4%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	1-2023	2-2023	Change	1-2023	2-2023	Change
\$99,999 and Below	34	22	-35.3%	13	12	-7.7%
\$100,000 to \$199,999	2	2	0.0%	31	19	-38.7%
\$200,000 to \$299,999	6	4	-33.3%	146	93	-36.3%
\$300,000 to \$399,999	32	25	-21.9%	215	185	-14.0%
\$400,000 to \$499,999	223	137	-38.6%	177	152	-14.1%
\$500,000 to \$699,999	813	492	-39.5%	305	250	-18.0%
\$700,000 to \$999,999	654	492	-24.8%	148	131	-11.5%
\$1,000,000 to \$1,999,999	310	314	+1.3%	86	86	0.0%
\$2,000,000 and Above	228	236	+3.5%	22	21	-4.5%
<b>All Price Ranges</b>	<b>2,303</b>	<b>1,725</b>	<b>-25.1%</b>	<b>1,143</b>	<b>949</b>	<b>-17.0%</b>

### Year to Date

By Price Range	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 February 2023

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## Arapahoe County

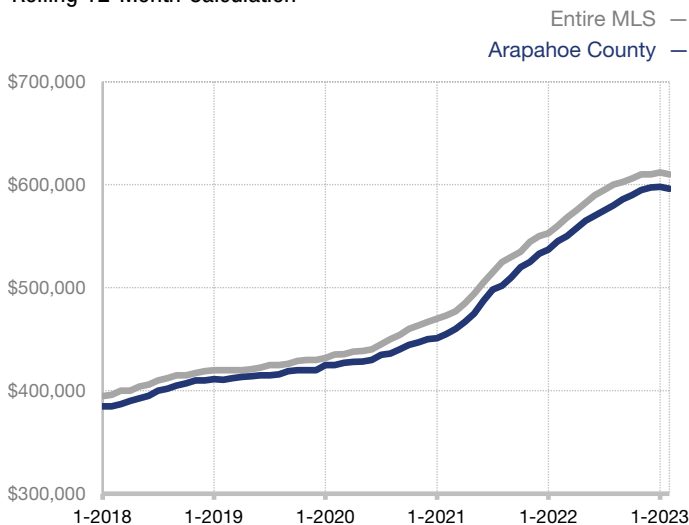
Single Family	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	240	432	+ 80.0%	--	--	--
Under Contract	573	565	- 1.4%	1,070	1,004	- 6.2%
New Listings	592	446	- 24.7%	1,092	810	- 25.8%
Sold Listings	480	417	- 13.1%	890	698	- 21.6%
Days on Market Until Sale	11	46	+ 318.2%	13	47	+ 261.5%
Median Sales Price*	\$575,000	\$550,000	- 4.3%	\$570,000	\$545,000	- 4.4%
Average Sales Price*	\$668,010	\$672,804	+ 0.7%	\$652,042	\$673,062	+ 3.2%
Percent of List Price Received*	104.6%	99.1%	- 5.3%	103.7%	98.7%	- 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.

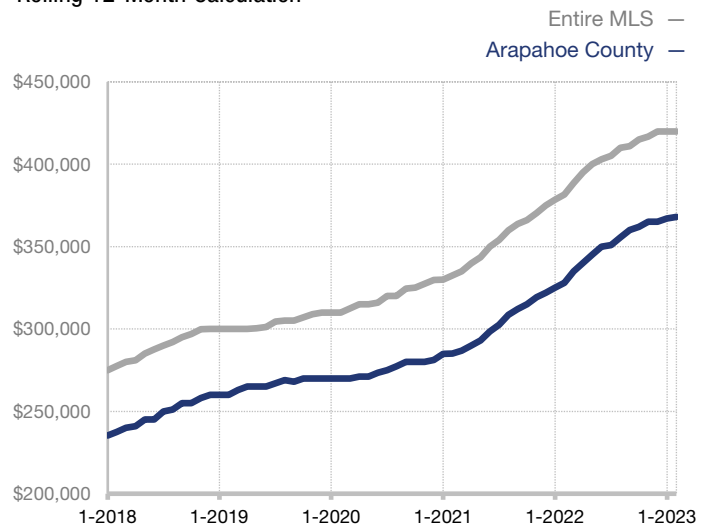
Townhouse/Condo	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	112	195	+ 74.1%	--	--	--
Under Contract	298	272	- 8.7%	581	489	- 15.8%
New Listings	306	247	- 19.3%	580	434	- 25.2%
Sold Listings	273	176	- 35.5%	526	333	- 36.7%
Days on Market Until Sale	11	35	+ 218.2%	12	38	+ 216.7%
Median Sales Price*	\$343,500	\$360,000	+ 4.8%	\$342,100	\$355,000	+ 3.8%
Average Sales Price*	\$369,286	\$382,817	+ 3.7%	\$365,472	\$381,713	+ 4.4%
Percent of List Price Received*	104.1%	99.1%	- 4.8%	103.3%	98.9%	- 4.3%

\* 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 February 2023

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## Arvada

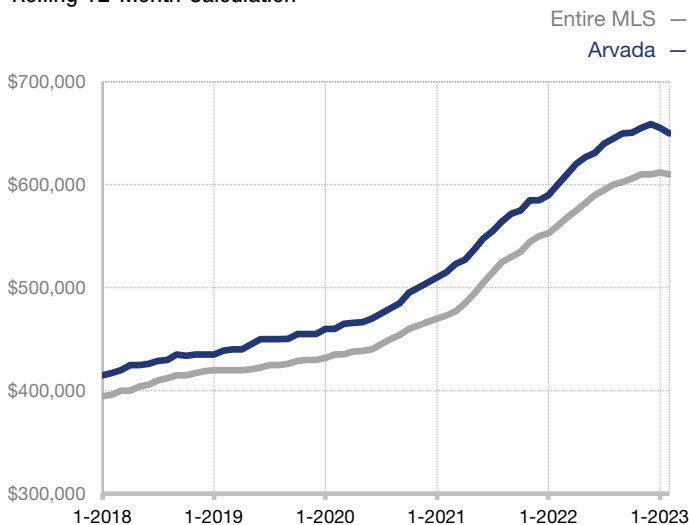
Single Family	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	72	91	+ 26.4%	--	--	--
Under Contract	159	125	- 21.4%	269	253	- 5.9%
New Listings	173	127	- 26.6%	274	222	- 19.0%
Sold Listings	107	123	+ 15.0%	213	204	- 4.2%
Days on Market Until Sale	9	47	+ 422.2%	18	45	+ 150.0%
Median Sales Price*	\$681,000	\$594,875	- 12.6%	\$655,000	\$600,000	- 8.4%
Average Sales Price*	\$741,103	\$648,223	- 12.5%	\$710,842	\$639,814	- 10.0%
Percent of List Price Received*	107.8%	99.0%	- 8.2%	104.8%	98.6%	- 5.9%

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

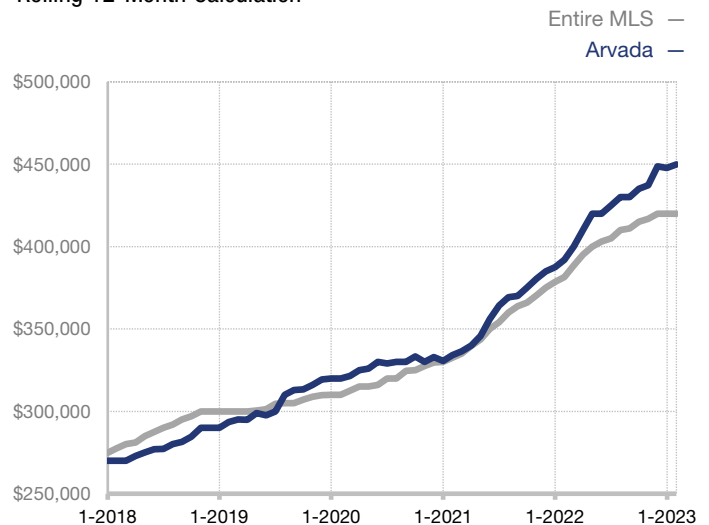
Townhouse/Condo	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	25	62	+ 148.0%	--	--	--
Under Contract	49	43	- 12.2%	98	91	- 7.1%
New Listings	51	39	- 23.5%	100	91	- 9.0%
Sold Listings	56	38	- 32.1%	90	58	- 35.6%
Days on Market Until Sale	20	34	+ 70.0%	25	34	+ 36.0%
Median Sales Price*	\$421,000	\$430,000	+ 2.1%	\$426,500	\$437,500	+ 2.6%
Average Sales Price*	\$451,156	\$477,767	+ 5.9%	\$465,342	\$484,425	+ 4.1%
Percent of List Price Received*	105.1%	99.8%	- 5.0%	104.1%	99.4%	- 4.5%

\* 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 February 2023

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## Aurora

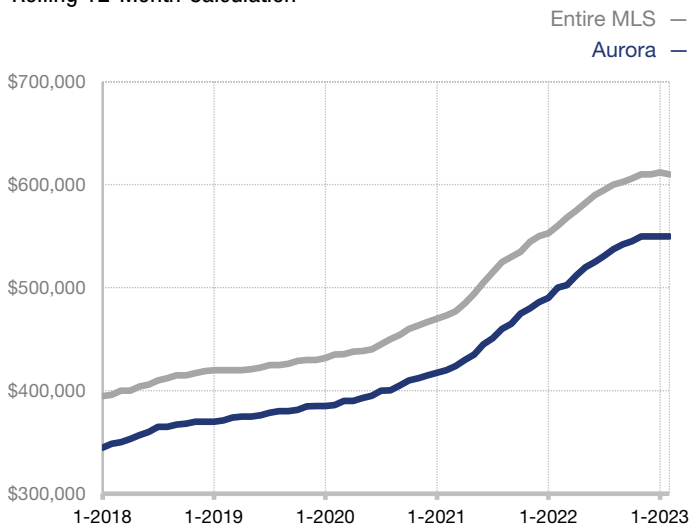
Single Family	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	189	358	+ 89.4%	--	--	--
Under Contract	398	411	+ 3.3%	767	716	- 6.6%
New Listings	409	314	- 23.2%	763	590	- 22.7%
Sold Listings	338	284	- 16.0%	644	488	- 24.2%
Days on Market Until Sale	11	48	+ 336.4%	13	48	+ 269.2%
Median Sales Price*	\$544,436	\$517,500	- 4.9%	\$535,000	\$501,600	- 6.2%
Average Sales Price*	\$570,503	\$543,975	- 4.6%	\$555,535	\$537,148	- 3.3%
Percent of List Price Received*	104.4%	99.0%	- 5.2%	103.5%	98.9%	- 4.4%

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

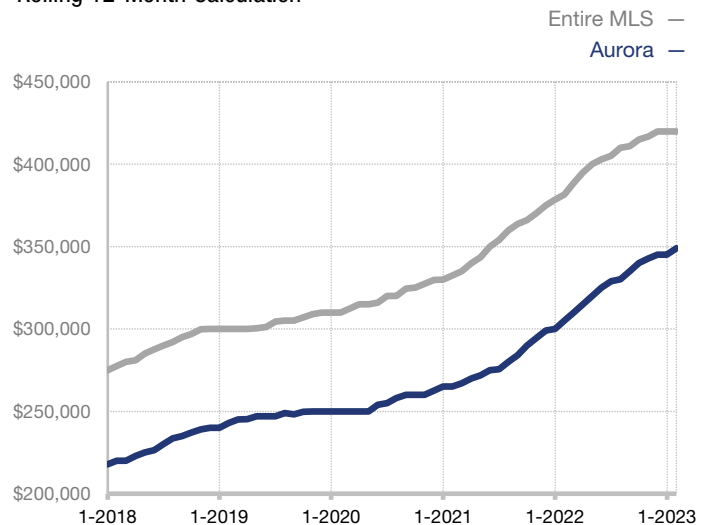
Townhouse/Condo	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	83	169	+ 103.6%	--	--	--
Under Contract	196	193	- 1.5%	401	353	- 12.0%
New Listings	206	182	- 11.7%	401	312	- 22.2%
Sold Listings	185	124	- 33.0%	362	236	- 34.8%
Days on Market Until Sale	10	42	+ 320.0%	11	41	+ 272.7%
Median Sales Price*	\$325,000	\$332,385	+ 2.3%	\$325,000	\$326,750	+ 0.5%
Average Sales Price*	\$329,244	\$337,278	+ 2.4%	\$329,488	\$333,079	+ 1.1%
Percent of List Price Received*	104.6%	99.0%	- 5.4%	103.5%	99.1%	- 4.3%

\* 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 February 2023

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## Castle Pines

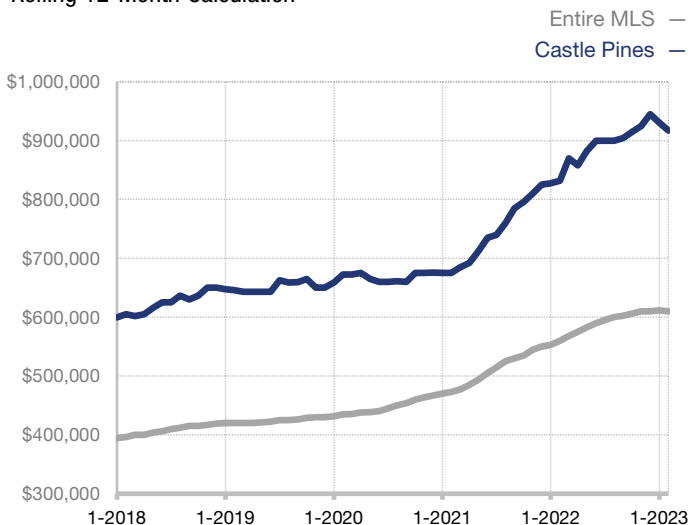
Single Family	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	16	31	+ 93.8%	--	--	--
Under Contract	23	19	- 17.4%	47	39	- 17.0%
New Listings	24	22	- 8.3%	48	46	- 4.2%
Sold Listings	21	14	- 33.3%	30	31	+ 3.3%
Days on Market Until Sale	11	53	+ 381.8%	15	52	+ 246.7%
Median Sales Price*	\$1,197,000	\$849,499	- 29.0%	\$935,138	\$842,000	- 10.0%
Average Sales Price*	\$1,198,130	\$952,360	- 20.5%	\$1,122,433	\$924,164	- 17.7%
Percent of List Price Received*	104.0%	97.7%	- 6.1%	103.2%	97.5%	- 5.5%

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

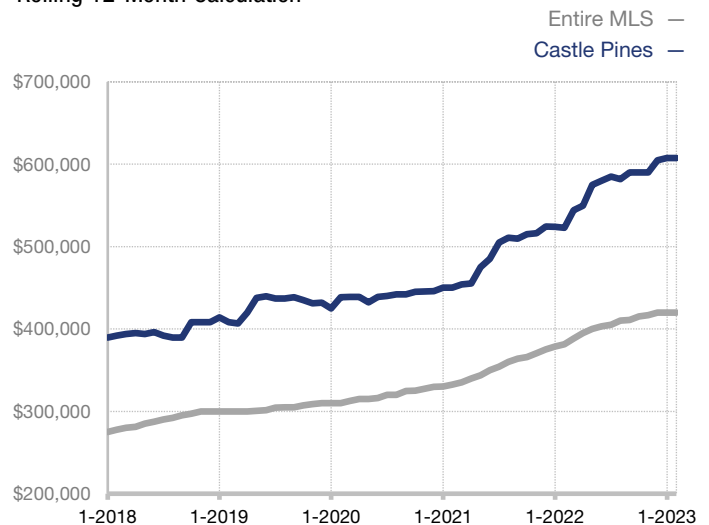
Townhouse/Condo	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	0	2	--	--	--	--
Under Contract	1	6	+ 500.0%	4	6	+ 50.0%
New Listings	0	2	--	0	4	--
Sold Listings	0	2	--	0	4	--
Days on Market Until Sale	0	112	--	0	88	--
Median Sales Price*	\$0	\$635,000	--	\$0	\$657,450	--
Average Sales Price*	\$0	\$635,000	--	\$0	\$646,225	--
Percent of List Price Received*	0.0%	98.7%	--	0.0%	98.9%	--

\* 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 February 2023

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## Castle Rock

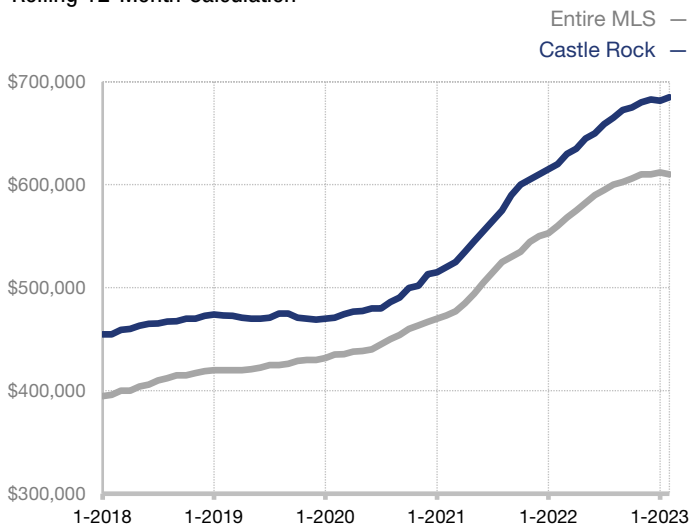
Single Family	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	78	158	+ 102.6%	--	--	--
Under Contract	168	125	- 25.6%	297	238	- 19.9%
New Listings	169	124	- 26.6%	288	243	- 15.6%
Sold Listings	118	97	- 17.8%	217	168	- 22.6%
Days on Market Until Sale	20	48	+ 140.0%	20	58	+ 190.0%
Median Sales Price*	\$645,800	\$665,000	+ 3.0%	\$651,000	\$657,500	+ 1.0%
Average Sales Price*	\$796,532	\$865,747	+ 8.7%	\$798,401	\$832,530	+ 4.3%
Percent of List Price Received*	103.6%	99.4%	- 4.1%	102.8%	98.8%	- 3.9%

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

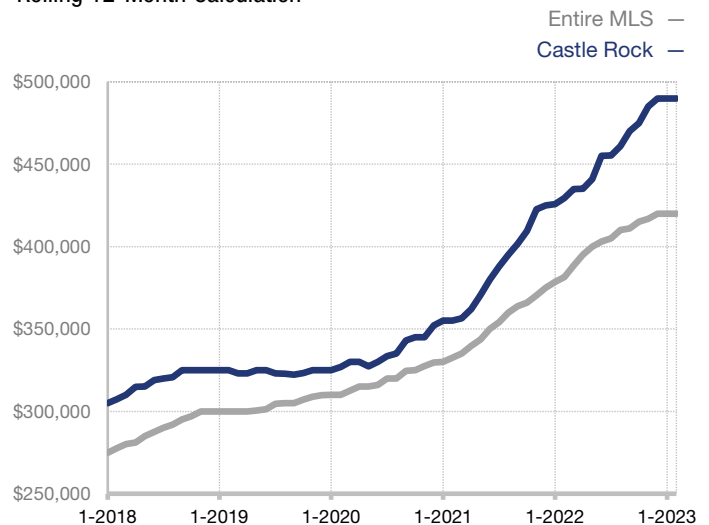
Townhouse/Condo	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	20	35	+ 75.0%	--	--	--
Under Contract	26	25	- 3.8%	52	43	- 17.3%
New Listings	31	23	- 25.8%	57	45	- 21.1%
Sold Listings	16	19	+ 18.8%	36	30	- 16.7%
Days on Market Until Sale	23	62	+ 169.6%	15	54	+ 260.0%
Median Sales Price*	\$530,000	\$504,500	- 4.8%	\$479,000	\$494,000	+ 3.1%
Average Sales Price*	\$542,509	\$516,442	- 4.8%	\$530,625	\$495,963	- 6.5%
Percent of List Price Received*	105.2%	99.3%	- 5.6%	103.1%	99.0%	- 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.

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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



# Local Market Update for February 2023

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## Centennial

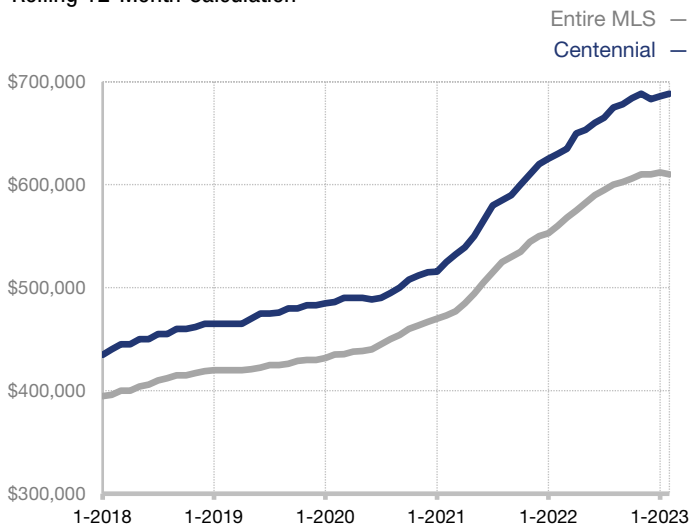
Single Family	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	26	60	+ 130.8%	--	--	--
Under Contract	94	96	+ 2.1%	171	185	+ 8.2%
New Listings	93	87	- 6.5%	175	148	- 15.4%
Sold Listings	77	88	+ 14.3%	163	132	- 19.0%
Days on Market Until Sale	11	47	+ 327.3%	13	48	+ 269.2%
Median Sales Price*	\$653,000	\$631,500	- 3.3%	\$653,000	\$637,500	- 2.4%
Average Sales Price*	\$715,393	\$718,309	+ 0.4%	\$720,086	\$717,772	- 0.3%
Percent of List Price Received*	104.3%	99.3%	- 4.8%	103.9%	98.6%	- 5.1%

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

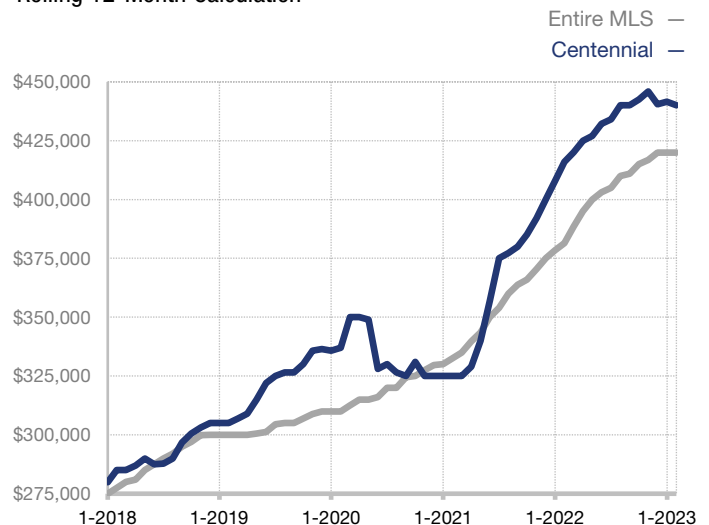
Townhouse/Condo	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	10	13	+ 30.0%	--	--	--
Under Contract	27	33	+ 22.2%	53	49	- 7.5%
New Listings	33	30	- 9.1%	58	43	- 25.9%
Sold Listings	23	13	- 43.5%	46	24	- 47.8%
Days on Market Until Sale	8	21	+ 162.5%	11	28	+ 154.5%
Median Sales Price*	\$451,000	\$393,500	- 12.7%	\$442,500	\$437,500	- 1.1%
Average Sales Price*	\$454,083	\$386,162	- 15.0%	\$432,126	\$434,627	+ 0.6%
Percent of List Price Received*	104.5%	100.4%	- 3.9%	103.4%	99.8%	- 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 February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Denver

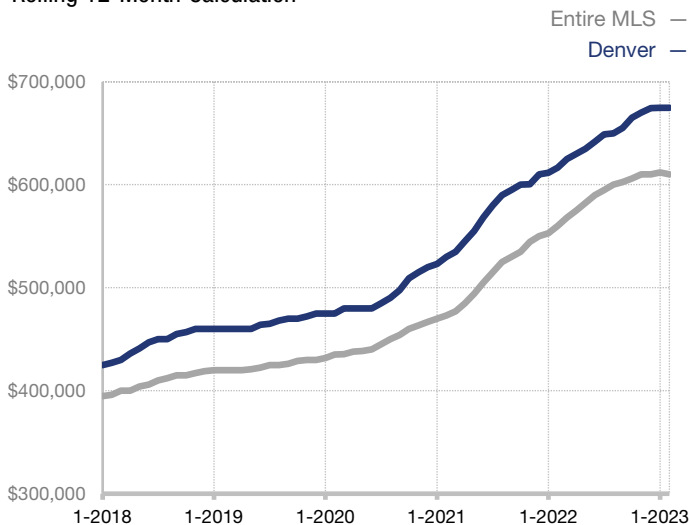
Single Family	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	300	450	+ 50.0%	--	--	--
Under Contract	570	504	- 11.6%	1,065	953	- 10.5%
New Listings	612	474	- 22.5%	1,122	875	- 22.0%
Sold Listings	460	402	- 12.6%	844	694	- 17.8%
Days on Market Until Sale	13	43	+ 230.8%	15	45	+ 200.0%
Median Sales Price*	\$652,250	\$605,250	- 7.2%	\$604,350	\$590,500	- 2.3%
Average Sales Price*	\$796,213	\$800,280	+ 0.5%	\$750,423	\$770,025	+ 2.6%
Percent of List Price Received*	106.2%	98.6%	- 7.2%	104.6%	98.3%	- 6.0%

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

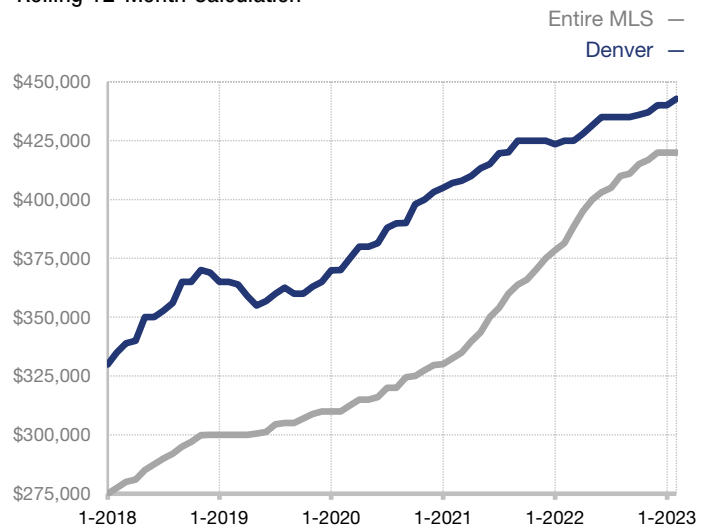
Townhouse/Condo	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	364	493	+ 35.4%	--	--	--
Under Contract	522	362	- 30.7%	1,029	680	- 33.9%
New Listings	548	378	- 31.0%	1,019	726	- 28.8%
Sold Listings	472	280	- 40.7%	873	507	- 41.9%
Days on Market Until Sale	20	45	+ 125.0%	25	45	+ 80.0%
Median Sales Price*	\$425,000	\$419,250	- 1.4%	\$422,508	\$409,000	- 3.2%
Average Sales Price*	\$503,266	\$535,445	+ 6.4%	\$508,211	\$518,844	+ 2.1%
Percent of List Price Received*	103.2%	98.9%	- 4.2%	102.5%	98.6%	- 3.8%

\* 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 February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Denver County

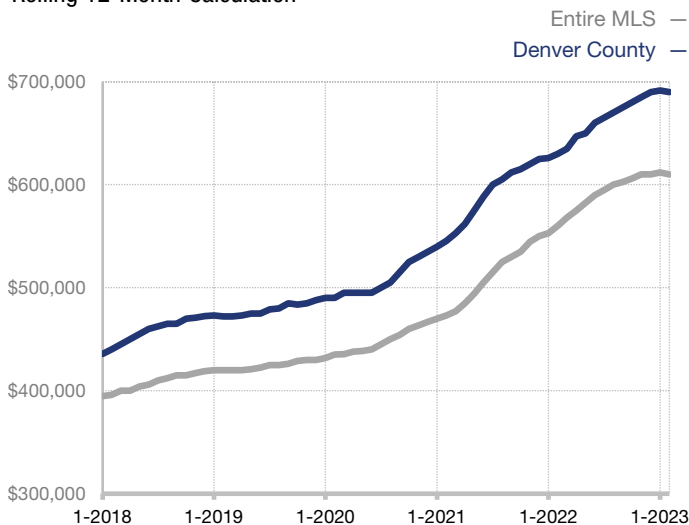
Single Family	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	269	408	+ 51.7%	--	--	--
Under Contract	528	459	- 13.1%	993	875	- 11.9%
New Listings	566	432	- 23.7%	1,035	804	- 22.3%
Sold Listings	428	371	- 13.3%	780	651	- 16.5%
Days on Market Until Sale	13	42	+ 223.1%	15	45	+ 200.0%
Median Sales Price*	\$662,500	\$615,000	- 7.2%	\$618,500	\$610,000	- 1.4%
Average Sales Price*	\$811,239	\$820,673	+ 1.2%	\$765,978	\$786,945	+ 2.7%
Percent of List Price Received*	106.3%	98.7%	- 7.1%	104.7%	98.3%	- 6.1%

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

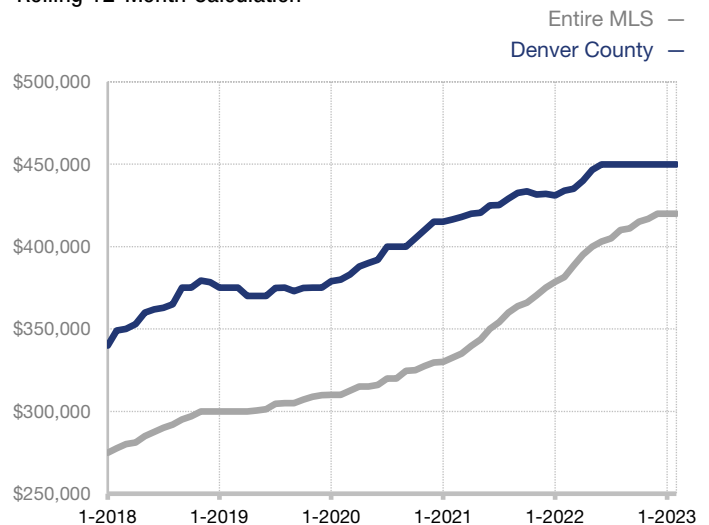
Townhouse/Condo	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	347	472	+ 36.0%	--	--	--
Under Contract	496	345	- 30.4%	967	649	- 32.9%
New Listings	521	364	- 30.1%	960	691	- 28.0%
Sold Listings	432	267	- 38.2%	805	484	- 39.9%
Days on Market Until Sale	21	47	+ 123.8%	26	46	+ 76.9%
Median Sales Price*	\$438,750	\$424,000	- 3.4%	\$432,000	\$424,500	- 1.7%
Average Sales Price*	\$521,324	\$541,605	+ 3.9%	\$522,898	\$525,327	+ 0.5%
Percent of List Price Received*	103.3%	98.9%	- 4.3%	102.5%	98.5%	- 3.9%

\* 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 February 2023

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## Douglas County

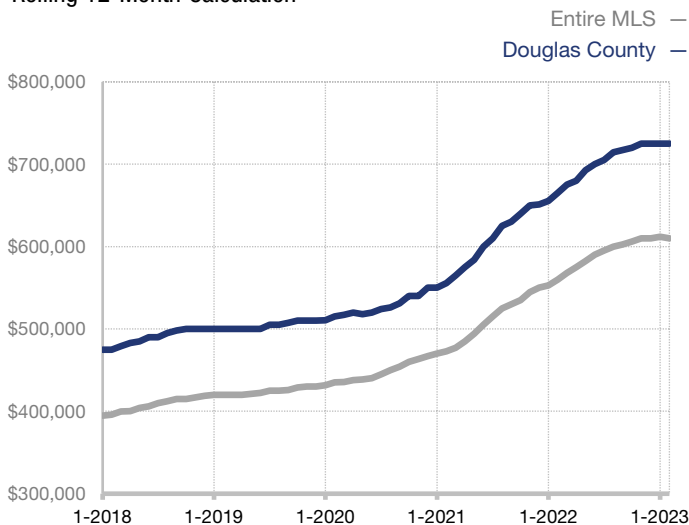
Single Family	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	272	540	+ 98.5%	--	--	--
Under Contract	484	442	- 8.7%	948	846	- 10.8%
New Listings	472	420	- 11.0%	922	779	- 15.5%
Sold Listings	423	332	- 21.5%	734	589	- 19.8%
Days on Market Until Sale	18	54	+ 200.0%	21	55	+ 161.9%
Median Sales Price*	\$710,000	\$686,810	- 3.3%	\$700,000	\$685,000	- 2.1%
Average Sales Price*	\$822,768	\$821,708	- 0.1%	\$824,275	\$803,417	- 2.5%
Percent of List Price Received*	103.8%	98.8%	- 4.8%	102.8%	98.3%	- 4.4%

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

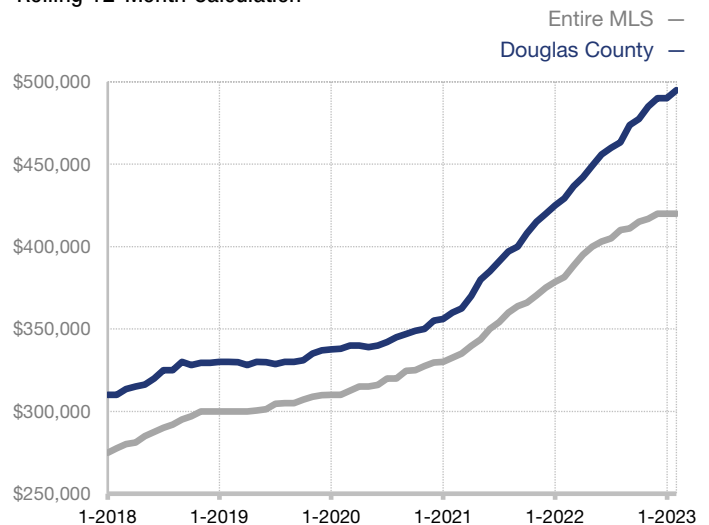
Townhouse/Condo	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	34	126	+ 270.6%	--	--	--
Under Contract	93	96	+ 3.2%	177	174	- 1.7%
New Listings	94	92	- 2.1%	173	177	+ 2.3%
Sold Listings	73	86	+ 17.8%	145	139	- 4.1%
Days on Market Until Sale	17	59	+ 247.1%	15	50	+ 233.3%
Median Sales Price*	\$457,460	\$498,950	+ 9.1%	\$457,910	\$490,000	+ 7.0%
Average Sales Price*	\$491,546	\$495,211	+ 0.7%	\$488,968	\$487,271	- 0.3%
Percent of List Price Received*	104.1%	99.0%	- 4.9%	103.0%	98.8%	- 4.1%

\* 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 February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Elbert County

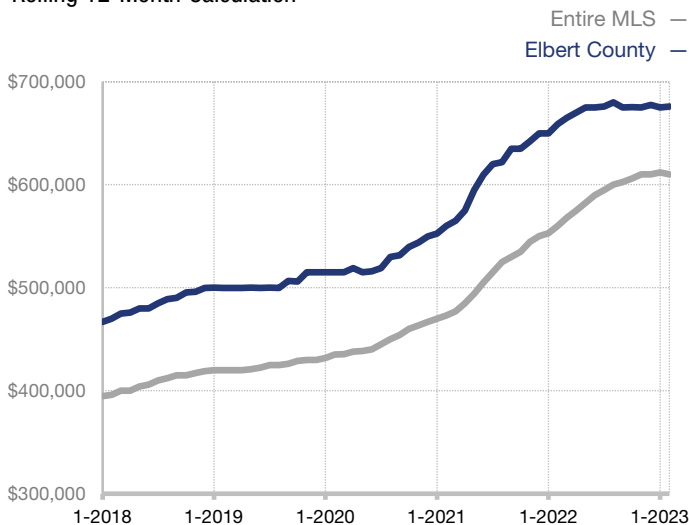
Single Family	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	70	95	+ 35.7%	--	--	--
Under Contract	58	58	0.0%	111	98	- 11.7%
New Listings	63	57	- 9.5%	97	89	- 8.2%
Sold Listings	44	25	- 43.2%	71	51	- 28.2%
Days on Market Until Sale	48	69	+ 43.8%	35	66	+ 88.6%
Median Sales Price*	\$663,550	\$686,560	+ 3.5%	\$660,000	\$649,564	- 1.6%
Average Sales Price*	\$774,318	\$801,482	+ 3.5%	\$731,899	\$842,116	+ 15.1%
Percent of List Price Received*	100.5%	98.1%	- 2.4%	101.0%	98.4%	- 2.6%

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

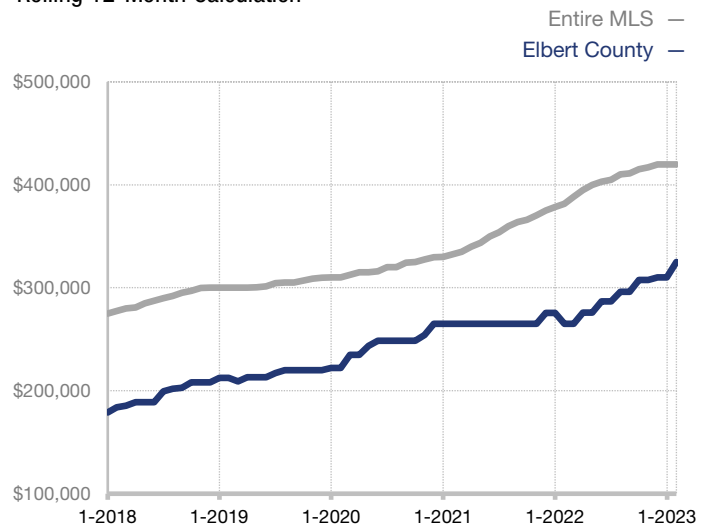
Townhouse/Condo	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	1	--	1	1	0.0%
New Listings	0	1	--	1	1	0.0%
Sold Listings	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	4	0	- 100.0%	4	0	- 100.0%
Median Sales Price*	\$305,000	\$0	- 100.0%	\$305,000	\$0	- 100.0%
Average Sales Price*	\$305,000	\$0	- 100.0%	\$305,000	\$0	- 100.0%
Percent of List Price Received*	113.4%	0.0%	- 100.0%	113.4%	0.0%	- 100.0%

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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 February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Greenwood Village

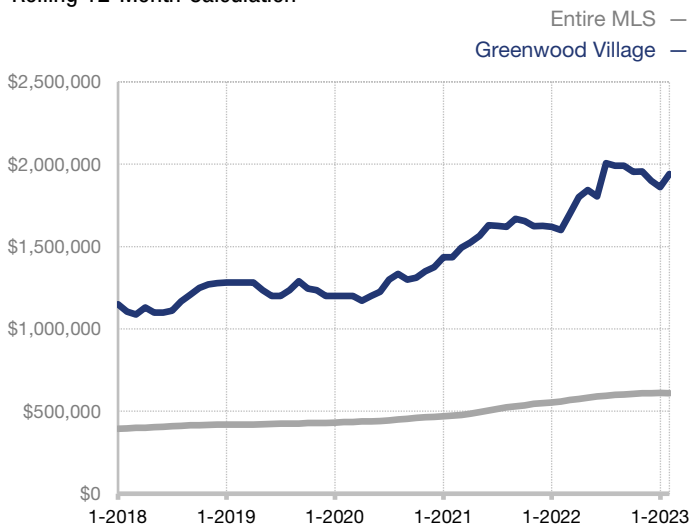
Single Family	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	12	8	- 33.3%	--	--	--
Under Contract	12	7	- 41.7%	16	10	- 37.5%
New Listings	10	8	- 20.0%	19	11	- 42.1%
Sold Listings	6	2	- 66.7%	10	11	+ 10.0%
Days on Market Until Sale	40	7	- 82.5%	29	29	0.0%
Median Sales Price*	\$1,237,500	<b>\$3,222,500</b>	+ 160.4%	\$1,232,500	<b>\$1,460,000</b>	+ 18.5%
Average Sales Price*	\$1,318,000	<b>\$3,222,500</b>	+ 144.5%	\$1,387,800	<b>\$1,712,273</b>	+ 23.4%
Percent of List Price Received*	102.2%	<b>102.8%</b>	+ 0.6%	101.4%	<b>99.4%</b>	- 2.0%

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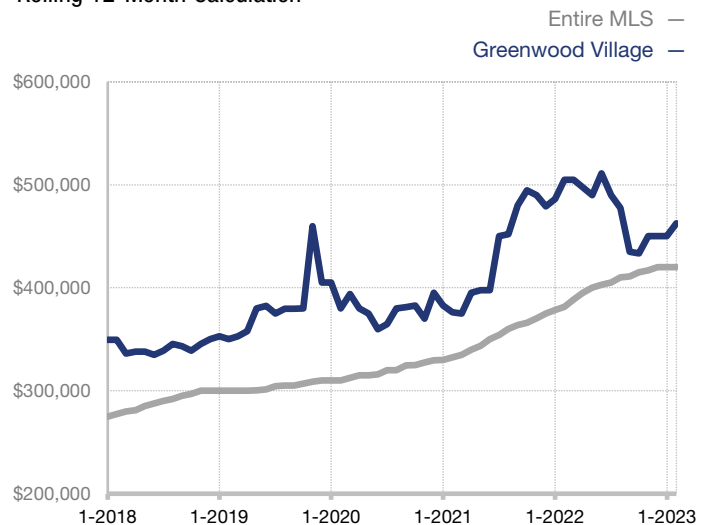
Townhouse/Condo	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	2	1	- 50.0%	--	--	--
Under Contract	7	3	- 57.1%	14	8	- 42.9%
New Listings	5	2	- 60.0%	12	7	- 41.7%
Sold Listings	7	4	- 42.9%	11	7	- 36.4%
Days on Market Until Sale	37	46	+ 24.3%	31	37	+ 19.4%
Median Sales Price*	\$585,000	<b>\$808,495</b>	+ 38.2%	\$647,500	<b>\$689,000</b>	+ 6.4%
Average Sales Price*	\$892,143	<b>\$1,197,873</b>	+ 34.3%	\$821,318	<b>\$1,002,570</b>	+ 22.1%
Percent of List Price Received*	102.6%	<b>99.7%</b>	- 2.8%	101.0%	<b>96.6%</b>	- 4.4%

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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 February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Highlands Ranch

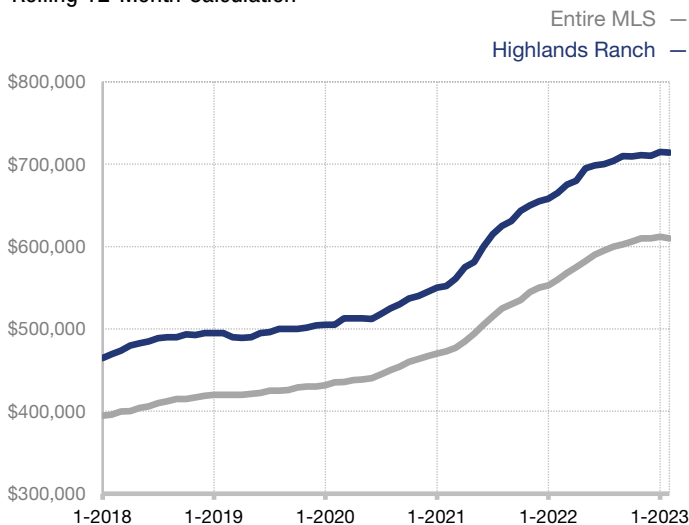
Single Family	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	18	50	+ 177.8%	--	--	--
Under Contract	84	71	- 15.5%	173	139	- 19.7%
New Listings	88	69	- 21.6%	174	121	- 30.5%
Sold Listings	81	58	- 28.4%	137	103	- 24.8%
Days on Market Until Sale	6	54	+ 800.0%	12	52	+ 333.3%
Median Sales Price*	\$680,000	\$652,500	- 4.0%	\$675,000	\$665,000	- 1.5%
Average Sales Price*	\$756,098	\$706,841	- 6.5%	\$747,916	\$738,561	- 1.3%
Percent of List Price Received*	106.0%	99.1%	- 6.5%	104.7%	98.7%	- 5.7%

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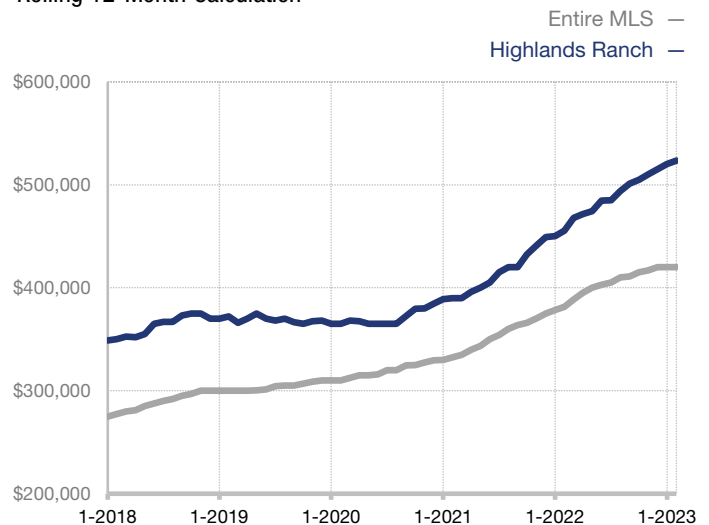
Townhouse/Condo	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	1	19	+ 1800.0%	--	--	--
Under Contract	27	25	- 7.4%	39	40	+ 2.6%
New Listings	24	24	0.0%	38	42	+ 10.5%
Sold Listings	17	9	- 47.1%	38	22	- 42.1%
Days on Market Until Sale	14	31	+ 121.4%	15	30	+ 100.0%
Median Sales Price*	\$468,000	\$525,000	+ 12.2%	\$476,500	\$480,000	+ 0.7%
Average Sales Price*	\$567,334	\$508,722	- 10.3%	\$520,758	\$492,473	- 5.4%
Percent of List Price Received*	102.9%	99.9%	- 2.9%	102.1%	99.4%	- 2.6%

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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 February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Jefferson County

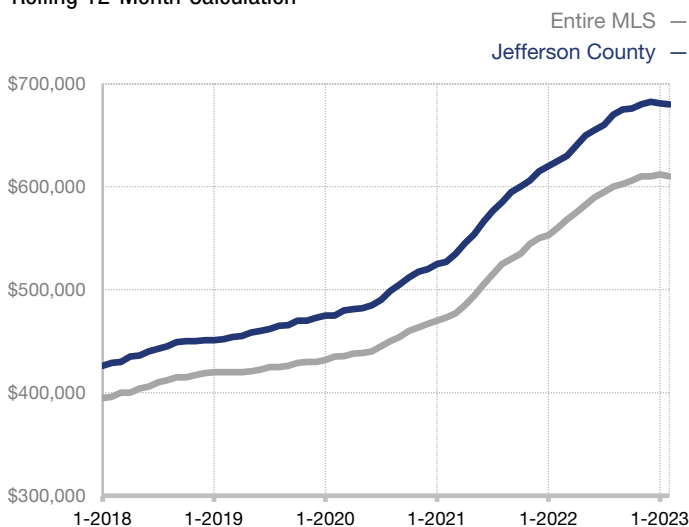
Single Family	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	256	<b>345</b>	+ 34.8%	--	--	--
Under Contract	510	<b>444</b>	- 12.9%	927	<b>848</b>	- 8.5%
New Listings	547	<b>401</b>	- 26.7%	948	<b>725</b>	- 23.5%
Sold Listings	387	<b>364</b>	- 5.9%	755	<b>650</b>	- 13.9%
Days on Market Until Sale	11	<b>50</b>	+ 354.5%	14	<b>49</b>	+ 250.0%
Median Sales Price*	\$693,500	<b>\$635,000</b>	- 8.4%	\$670,000	<b>\$625,000</b>	- 6.7%
Average Sales Price*	\$786,530	<b>\$735,014</b>	- 6.5%	\$752,308	<b>\$721,778</b>	- 4.1%
Percent of List Price Received*	107.5%	<b>99.1%</b>	- 7.8%	105.4%	<b>98.8%</b>	- 6.3%

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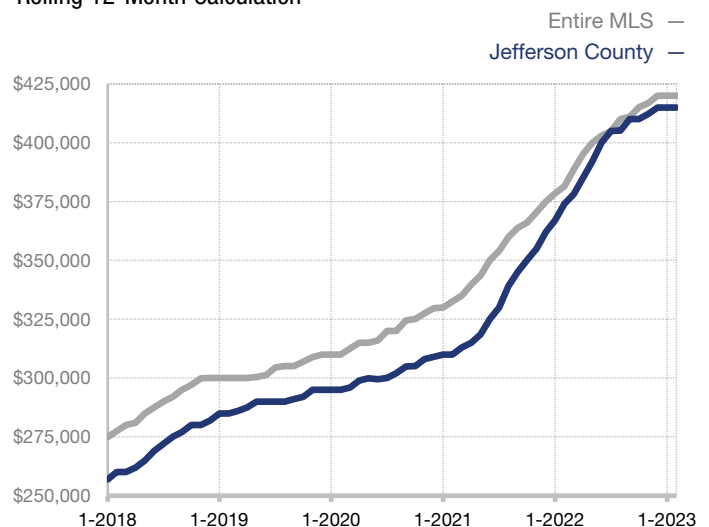
Townhouse/Condo	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	110	<b>156</b>	+ 41.8%	--	--	--
Under Contract	187	<b>195</b>	+ 4.3%	355	<b>375</b>	+ 5.6%
New Listings	196	<b>168</b>	- 14.3%	360	<b>335</b>	- 6.9%
Sold Listings	171	<b>138</b>	- 19.3%	327	<b>242</b>	- 26.0%
Days on Market Until Sale	15	<b>40</b>	+ 166.7%	17	<b>39</b>	+ 129.4%
Median Sales Price*	\$410,000	<b>\$405,500</b>	- 1.1%	\$410,000	<b>\$400,000</b>	- 2.4%
Average Sales Price*	\$434,091	<b>\$452,124</b>	+ 4.2%	\$430,499	<b>\$445,650</b>	+ 3.5%
Percent of List Price Received*	105.3%	<b>99.5%</b>	- 5.5%	104.0%	<b>99.1%</b>	- 4.7%

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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 February 2023

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## Lakewood

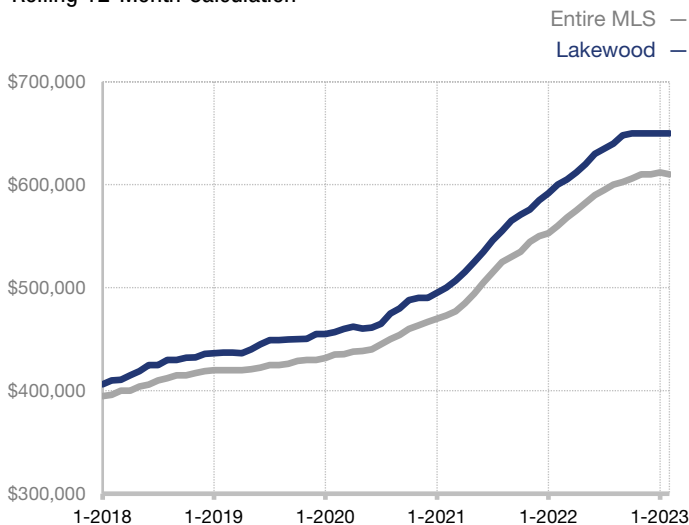
Single Family	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	38	43	+ 13.2%	--	--	--
Under Contract	102	91	- 10.8%	196	182	- 7.1%
New Listings	101	68	- 32.7%	197	136	- 31.0%
Sold Listings	85	87	+ 2.4%	172	158	- 8.1%
Days on Market Until Sale	9	48	+ 433.3%	12	50	+ 316.7%
Median Sales Price*	\$652,000	\$624,500	- 4.2%	\$625,500	\$601,000	- 3.9%
Average Sales Price*	\$720,470	\$687,936	- 4.5%	\$678,596	\$673,822	- 0.7%
Percent of List Price Received*	107.9%	99.4%	- 7.9%	105.9%	99.2%	- 6.3%

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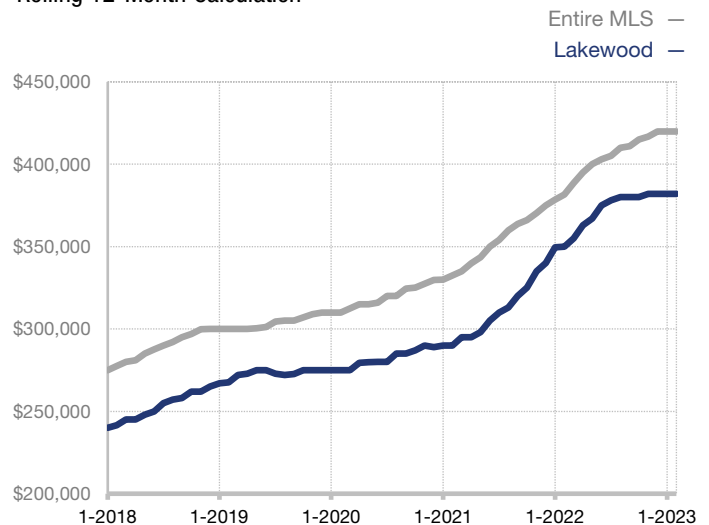
Townhouse/Condo	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	22	38	+ 72.7%	--	--	--
Under Contract	74	77	+ 4.1%	130	147	+ 13.1%
New Listings	73	61	- 16.4%	131	120	- 8.4%
Sold Listings	61	54	- 11.5%	134	100	- 25.4%
Days on Market Until Sale	14	36	+ 157.1%	16	35	+ 118.8%
Median Sales Price*	\$380,000	\$365,000	- 3.9%	\$379,400	\$360,490	- 5.0%
Average Sales Price*	\$376,794	\$382,032	+ 1.4%	\$377,850	\$384,990	+ 1.9%
Percent of List Price Received*	104.8%	100.1%	- 4.5%	103.5%	99.2%	- 4.2%

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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 February 2023

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## Littleton

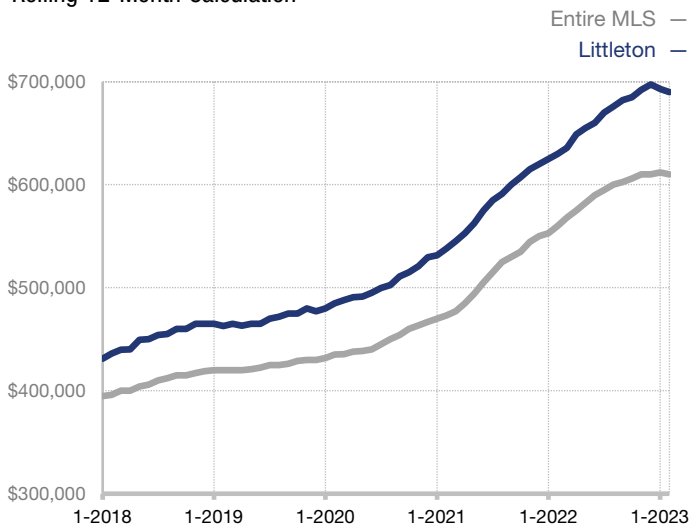
Single Family	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	84	163	+ 94.0%	--	--	--
Under Contract	159	169	+ 6.3%	293	287	- 2.0%
New Listings	154	144	- 6.5%	290	259	- 10.7%
Sold Listings	118	88	- 25.4%	227	189	- 16.7%
Days on Market Until Sale	13	43	+ 230.8%	15	47	+ 213.3%
Median Sales Price*	\$704,738	\$672,000	- 4.6%	\$705,000	\$645,000	- 8.5%
Average Sales Price*	\$828,923	\$751,974	- 9.3%	\$797,270	\$751,247	- 5.8%
Percent of List Price Received*	106.2%	99.1%	- 6.7%	104.5%	98.6%	- 5.6%

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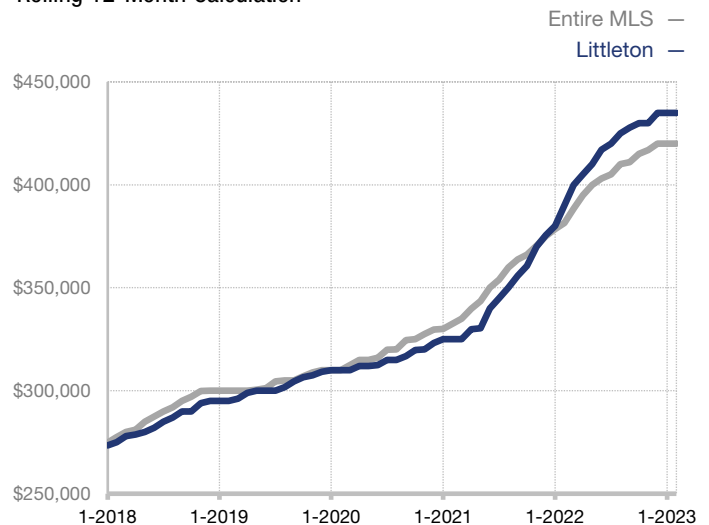
Townhouse/Condo	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	46	57	+ 23.9%	--	--	--
Under Contract	70	65	- 7.1%	128	123	- 3.9%
New Listings	74	65	- 12.2%	128	109	- 14.8%
Sold Listings	55	46	- 16.4%	100	86	- 14.0%
Days on Market Until Sale	16	57	+ 256.3%	14	51	+ 264.3%
Median Sales Price*	\$430,000	\$426,000	- 0.9%	\$428,250	\$425,000	- 0.8%
Average Sales Price*	\$446,970	\$442,645	- 1.0%	\$442,851	\$445,929	+ 0.7%
Percent of List Price Received*	104.7%	99.0%	- 5.4%	104.2%	98.6%	- 5.4%

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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 February 2023

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## Lone Tree

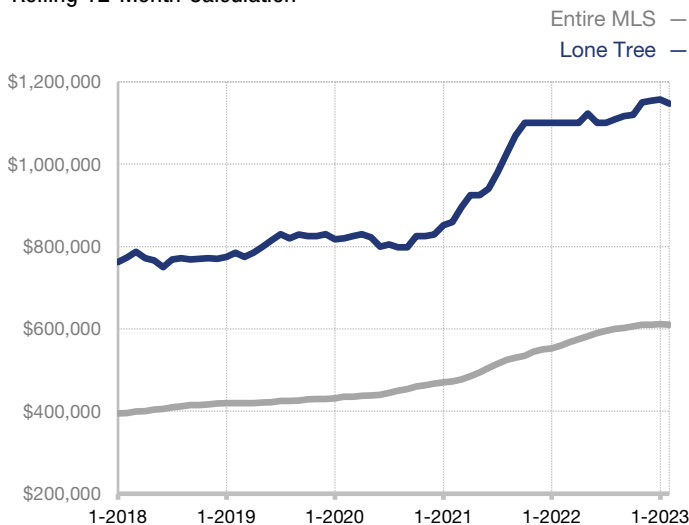
Single Family	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	8	6	- 25.0%	--	--	--
Under Contract	8	4	- 50.0%	17	12	- 29.4%
New Listings	11	5	- 54.5%	21	10	- 52.4%
Sold Listings	13	8	- 38.5%	19	15	- 21.1%
Days on Market Until Sale	11	113	+ 927.3%	8	90	+ 1025.0%
Median Sales Price*	\$1,196,300	<b>\$1,240,000</b>	+ 3.7%	\$1,196,300	<b>\$1,214,000</b>	+ 1.5%
Average Sales Price*	\$1,133,331	<b>\$1,179,130</b>	+ 4.0%	\$1,208,581	<b>\$1,201,803</b>	- 0.6%
Percent of List Price Received*	102.1%	<b>99.3%</b>	- 2.7%	103.0%	<b>97.1%</b>	- 5.7%

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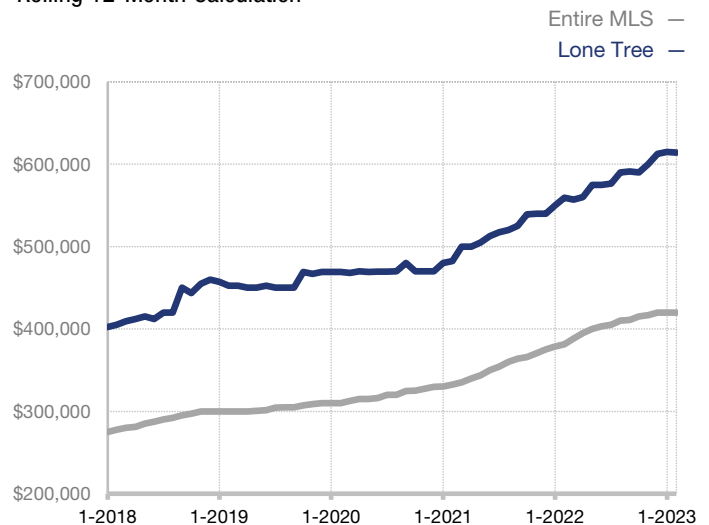
Townhouse/Condo	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	0	2	--	--	--	--
Under Contract	6	6	0.0%	11	11	0.0%
New Listings	5	3	- 40.0%	9	8	- 11.1%
Sold Listings	6	7	+ 16.7%	15	7	- 53.3%
Days on Market Until Sale	18	49	+ 172.2%	23	49	+ 113.0%
Median Sales Price*	\$559,000	<b>\$593,000</b>	+ 6.1%	\$576,500	<b>\$593,000</b>	+ 2.9%
Average Sales Price*	\$554,667	<b>\$658,750</b>	+ 18.8%	\$575,233	<b>\$658,750</b>	+ 14.5%
Percent of List Price Received*	102.6%	<b>99.7%</b>	- 2.8%	101.4%	<b>99.7%</b>	- 1.7%

\* 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 February 2023

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## Morrison

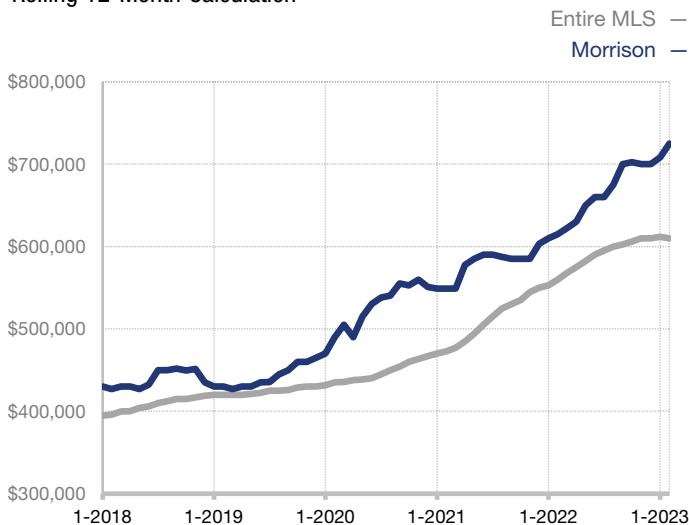
Single Family	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	11	29	+ 163.6%	--	--	--
Under Contract	22	26	+ 18.2%	37	50	+ 35.1%
New Listings	24	27	+ 12.5%	38	42	+ 10.5%
Sold Listings	15	14	- 6.7%	23	27	+ 17.4%
Days on Market Until Sale	16	66	+ 312.5%	12	44	+ 266.7%
Median Sales Price*	\$652,000	\$791,980	+ 21.5%	\$650,000	\$800,000	+ 23.1%
Average Sales Price*	\$761,680	\$807,388	+ 6.0%	\$765,209	\$775,816	+ 1.4%
Percent of List Price Received*	105.2%	98.4%	- 6.5%	105.2%	98.2%	- 6.7%

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Townhouse/Condo	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	1	2	+ 100.0%	2	4	+ 100.0%
New Listings	1	2	+ 100.0%	2	4	+ 100.0%
Sold Listings	1	2	+ 100.0%	1	4	+ 300.0%
Days on Market Until Sale	2	3	+ 50.0%	2	14	+ 600.0%
Median Sales Price*	\$532,000	\$372,250	- 30.0%	\$532,000	\$375,750	- 29.4%
Average Sales Price*	\$532,000	\$372,250	- 30.0%	\$532,000	\$376,625	- 29.2%
Percent of List Price Received*	106.4%	101.2%	- 4.9%	106.4%	100.5%	- 5.5%

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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 February 2023

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## Parker

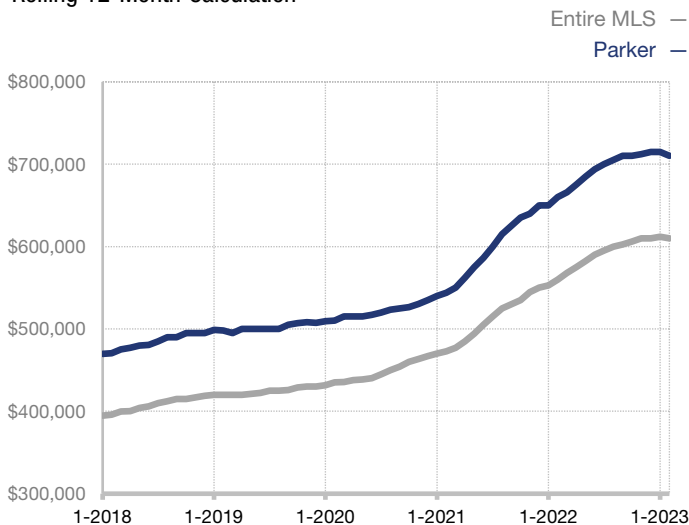
Single Family	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	83	145	+ 74.7%	--	--	--
Under Contract	134	144	+ 7.5%	279	288	+ 3.2%
New Listings	129	126	- 2.3%	267	231	- 13.5%
Sold Listings	124	117	- 5.6%	215	199	- 7.4%
Days on Market Until Sale	18	62	+ 244.4%	22	57	+ 159.1%
Median Sales Price*	\$717,486	\$685,000	- 4.5%	\$695,000	\$677,000	- 2.6%
Average Sales Price*	\$765,944	\$750,741	- 2.0%	\$784,736	\$728,514	- 7.2%
Percent of List Price Received*	103.9%	98.5%	- 5.2%	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.

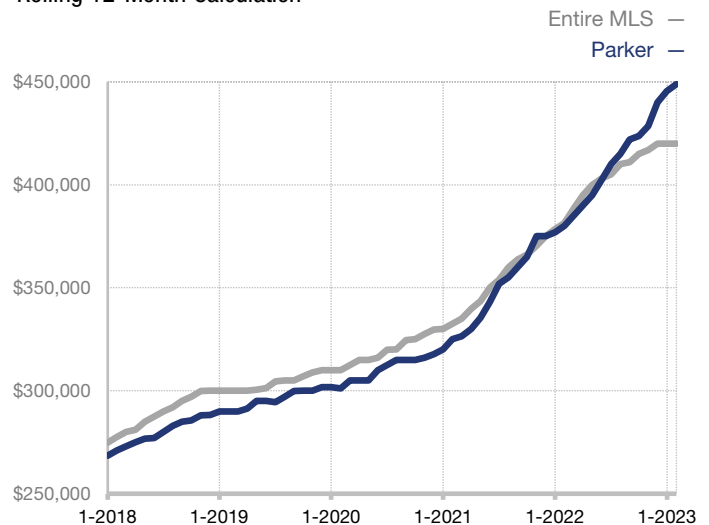
Townhouse/Condo	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	4	52	+ 1200.0%	--	--	--
Under Contract	24	28	+ 16.7%	54	58	+ 7.4%
New Listings	23	32	+ 39.1%	52	65	+ 25.0%
Sold Listings	27	39	+ 44.4%	47	59	+ 25.5%
Days on Market Until Sale	7	55	+ 685.7%	8	49	+ 512.5%
Median Sales Price*	\$410,000	\$415,000	+ 1.2%	\$402,000	\$440,000	+ 9.5%
Average Sales Price*	\$408,636	\$449,099	+ 9.9%	\$406,994	\$455,769	+ 12.0%
Percent of List Price Received*	105.8%	98.5%	- 6.9%	104.6%	98.3%	- 6.0%

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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 February 2023

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## Sheridan

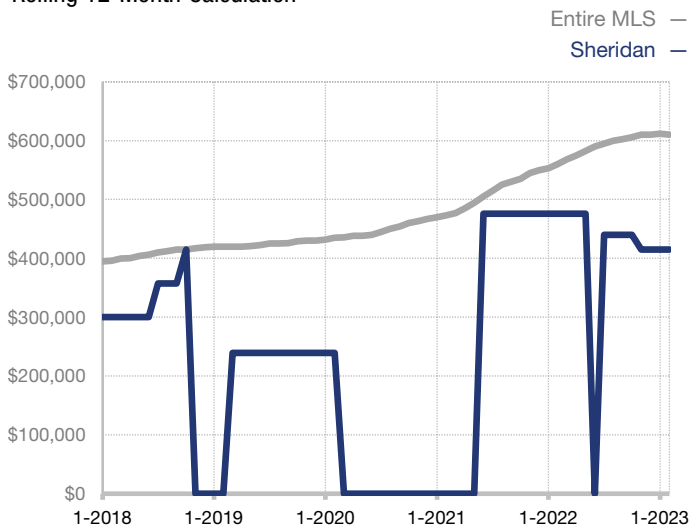
Single Family	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Days on Market Until Sale	0	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.

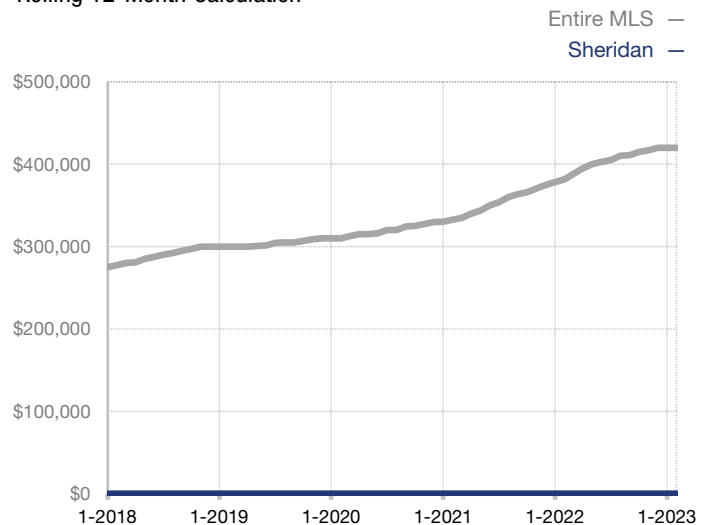
Townhouse/Condo	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Days on Market Until Sale	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 February 2023

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## Wheat Ridge

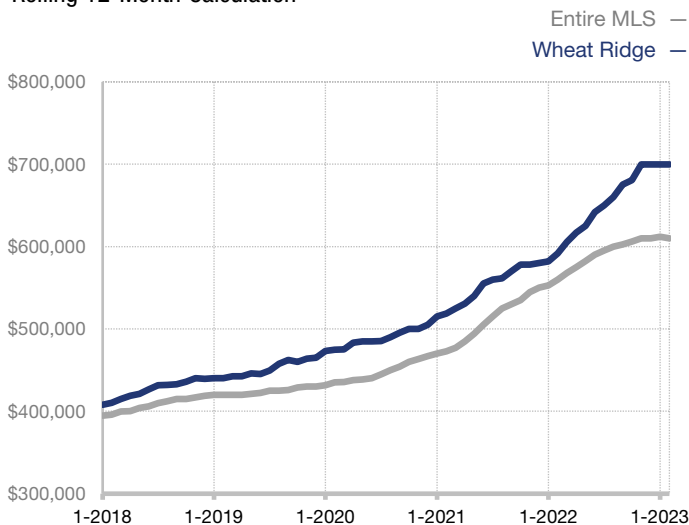
Single Family	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	8	20	+ 150.0%	--	--	--
Under Contract	29	19	- 34.5%	55	38	- 30.9%
New Listings	29	25	- 13.8%	55	41	- 25.5%
Sold Listings	27	18	- 33.3%	35	33	- 5.7%
Days on Market Until Sale	9	67	+ 644.4%	11	67	+ 509.1%
Median Sales Price*	\$700,000	\$597,500	- 14.6%	\$675,000	\$610,000	- 9.6%
Average Sales Price*	\$743,259	\$656,600	- 11.7%	\$745,023	\$652,945	- 12.4%
Percent of List Price Received*	111.2%	100.6%	- 9.5%	108.7%	98.6%	- 9.3%

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Townhouse/Condo	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	8	8	0.0%	--	--	--
Under Contract	7	10	+ 42.9%	19	16	- 15.8%
New Listings	7	11	+ 57.1%	18	19	+ 5.6%
Sold Listings	9	5	- 44.4%	17	8	- 52.9%
Days on Market Until Sale	8	38	+ 375.0%	16	49	+ 206.3%
Median Sales Price*	\$412,500	\$406,000	- 1.6%	\$419,900	\$438,450	+ 4.4%
Average Sales Price*	\$438,056	\$483,200	+ 10.3%	\$426,018	\$457,050	+ 7.3%
Percent of List Price Received*	104.2%	100.2%	- 3.8%	103.4%	99.9%	- 3.4%

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Median Sales Price – Single Family  
Rolling 12-Month Calculation



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

