

# Monthly Indicators

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



## March 2023

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

New Listings were down 15.8 percent for single family homes and 10.0 percent for townhouse-condo properties. Under Contracts decreased 14.2 percent for single family homes and 12.9 percent for townhouse-condo properties.

The Median Sales Price was down 6.5 percent to \$645,000 for single family homes and 4.4 percent to \$406,750 for townhouse-condo properties. Days on Market increased 280.0 percent for single family homes and 161.5 percent for townhouse-condo properties.

Monthly sales might have been even higher if not for limited inventory nationwide. At the current sales pace, there were just 2.6 months' supply of existing homes at the beginning of March, far below the 4 – 6 months' supply of a balanced market. Inventory remains suppressed in part because of mortgage interest rates, which nearly hit 7% before falling again in recent weeks. Higher rates have continued to put downward pressure on sales prices, and for the first time in more than a decade, national home prices were lower year-over-year, according to NAR, breaking a 131-month streak of annual price increases.

## Activity Snapshot

**+ 44.3%**    **- 19.2%**    **- 5.6%**

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	3-2022	3-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
Active Listings		1,564	<b>2,222</b>	+ 42.1%	--	--	--
Under Contract		2,522	<b>2,165</b>	- 14.2%	6,460	<b>5,600</b>	- 13.3%
New Listings		3,154	<b>2,657</b>	- 15.8%	7,151	<b>5,769</b>	- 19.3%
Sold Listings		2,461	<b>2,035</b>	- 17.3%	5,620	<b>4,638</b>	- 17.5%
Days on Market		10	<b>38</b>	+ 280.0%	13	<b>44</b>	+ 238.5%
Median Sales Price		\$690,000	<b>\$645,000</b>	- 6.5%	\$660,000	<b>\$630,000</b>	- 4.5%
Avg. Sales Price		\$835,499	<b>\$781,969</b>	- 6.4%	\$784,155	<b>\$760,548</b>	- 3.0%
Pct. of List Price Received		107.1%	<b>100.0%</b>	- 6.6%	105.4%	<b>99.2%</b>	- 5.9%
Affordability Index		51	<b>48</b>	- 5.9%	53	<b>49</b>	- 7.5%

# Townhouse-Condo Market Overview



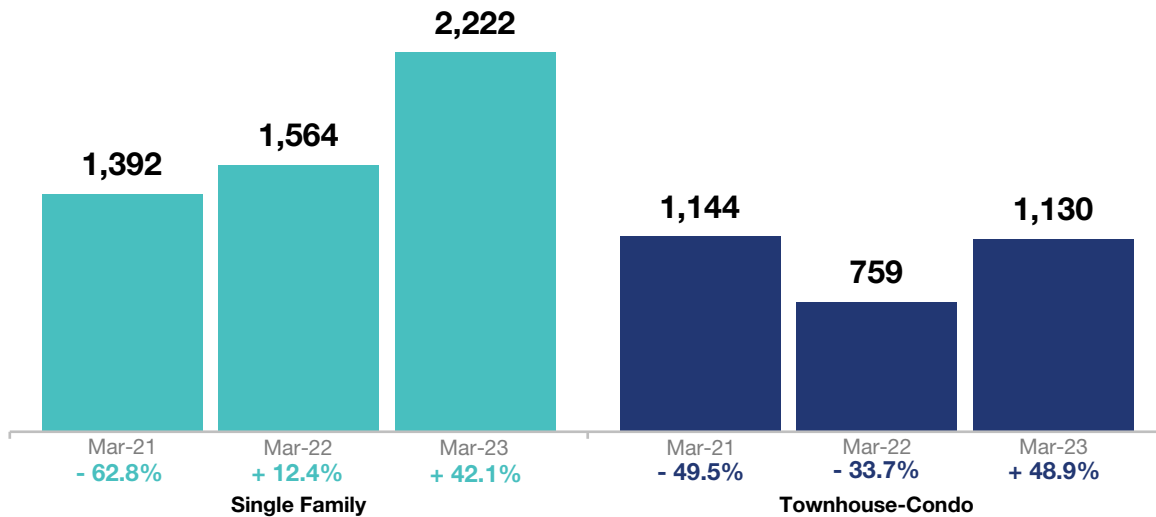
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	3-2022	3-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
<b>Active Listings</b>		759	<b>1,130</b>	+ 48.9%	--	--	--
<b>Under Contract</b>		1,246	<b>1,085</b>	- 12.9%	3,326	<b>2,715</b>	- 18.4%
<b>New Listings</b>		1,452	<b>1,307</b>	- 10.0%	3,525	<b>2,943</b>	- 16.5%
<b>Sold Listings</b>		1,241	<b>957</b>	- 22.9%	3,044	<b>2,163</b>	- 28.9%
<b>Days on Market</b>		13	<b>34</b>	+ 161.5%	17	<b>39</b>	+ 129.4%
<b>Median Sales Price</b>		\$425,500	<b>\$406,750</b>	- 4.4%	\$410,000	<b>\$400,000</b>	- 2.4%
<b>Avg. Sales Price</b>		\$504,860	<b>\$479,961</b>	- 4.9%	\$476,799	<b>\$470,494</b>	- 1.3%
<b>Pct. of List Price Received</b>		106.0%	<b>99.7%</b>	- 5.9%	104.2%	<b>99.2%</b>	- 4.8%
<b>Affordability Index</b>		82	<b>76</b>	- 7.3%	86	<b>77</b>	- 10.5%

# Inventory of Active Listings

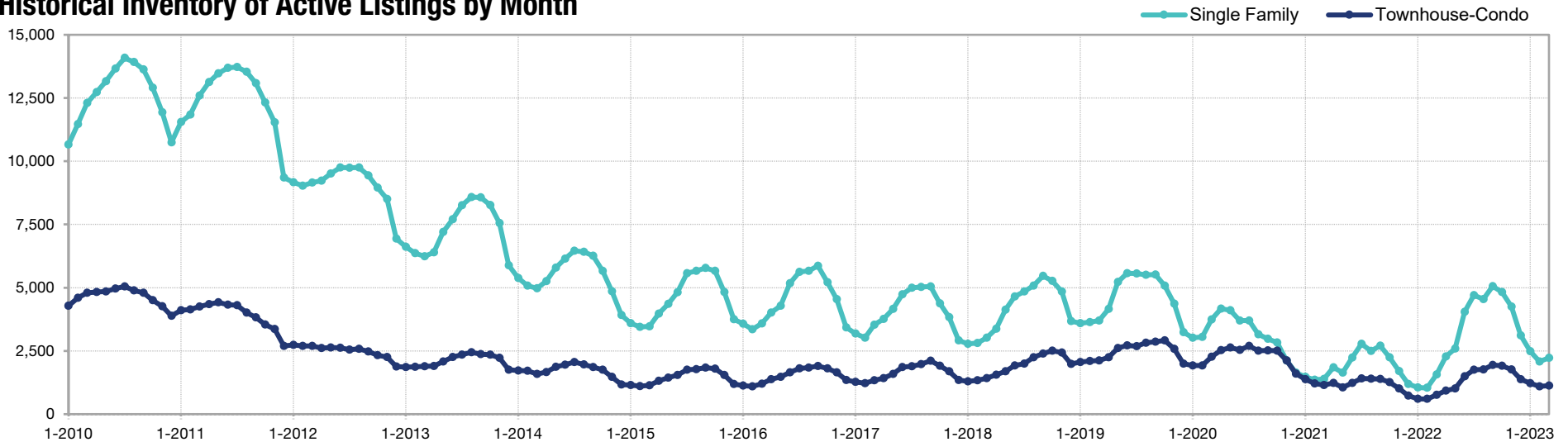


## March



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2022	2,277	+22.9%	927	-24.7%
May-2022	2,586	+57.3%	1,009	-3.8%
Jun-2022	4,041	+81.0%	1,488	+20.9%
Jul-2022	4,700	+69.2%	1,757	+24.7%
Aug-2022	4,550	+82.4%	1,765	+26.3%
Sep-2022	5,058	+87.1%	1,945	+39.6%
Oct-2022	4,831	+115.0%	1,912	+50.8%
Nov-2022	4,256	+150.6%	1,769	+75.5%
Dec-2022	3,117	+162.6%	1,379	+88.9%
Jan-2023	2,486	+135.4%	1,223	+100.8%
Feb-2023	2,079	+100.1%	1,101	+82.6%
<b>Mar-2023</b>	<b>2,222</b>	<b>+42.1%</b>	<b>1,130</b>	<b>+48.9%</b>

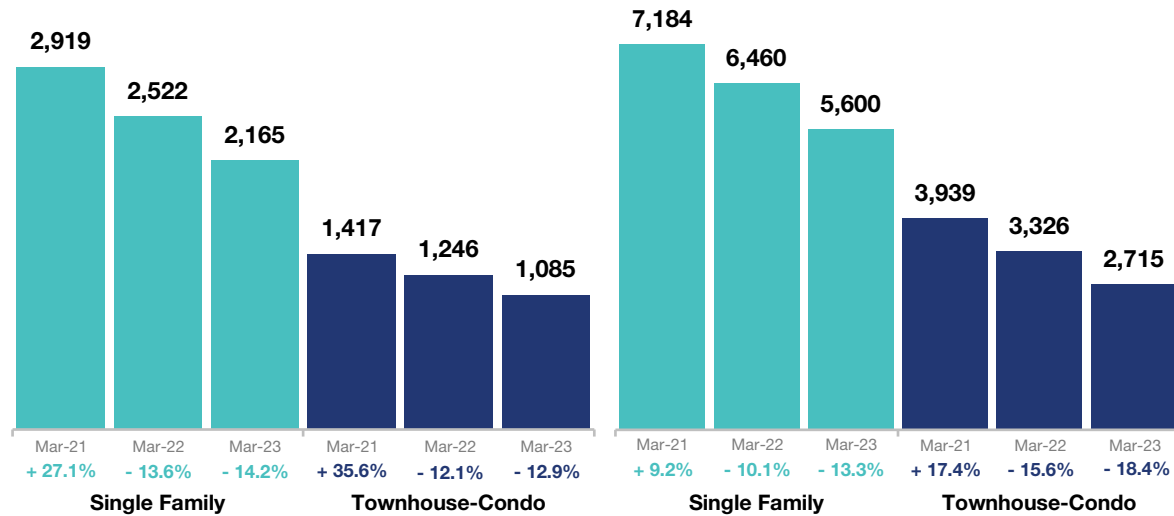
## Historical Inventory of Active Listings by Month



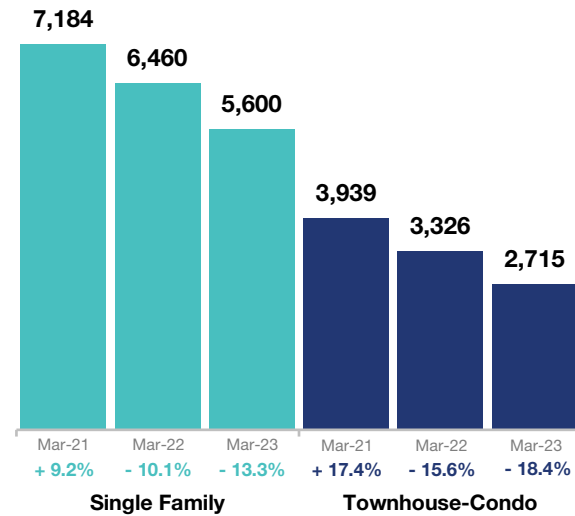
# Under Contract



## March

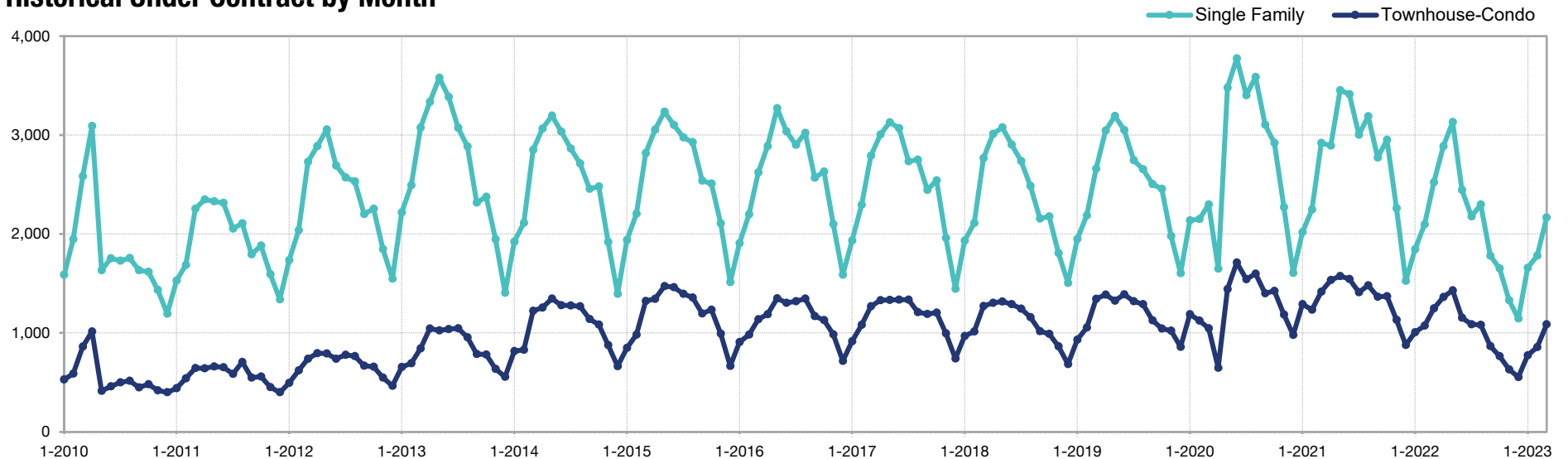


## Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2022	2,887	-0.2%	1,362	-11.2%
May-2022	3,131	-9.3%	1,428	-9.3%
Jun-2022	2,444	-28.4%	1,152	-25.3%
Jul-2022	2,177	-27.5%	1,086	-22.9%
Aug-2022	2,297	-28.0%	1,081	-27.0%
Sep-2022	1,779	-35.8%	866	-36.5%
Oct-2022	1,651	-44.1%	764	-44.3%
Nov-2022	1,331	-41.1%	632	-44.2%
Dec-2022	1,144	-25.0%	554	-36.8%
Jan-2023	1,656	-10.1%	774	-23.1%
Feb-2023	1,779	-15.1%	856	-20.3%
<b>Mar-2023</b>	<b>2,165</b>	<b>-14.2%</b>	<b>1,085</b>	<b>-12.9%</b>

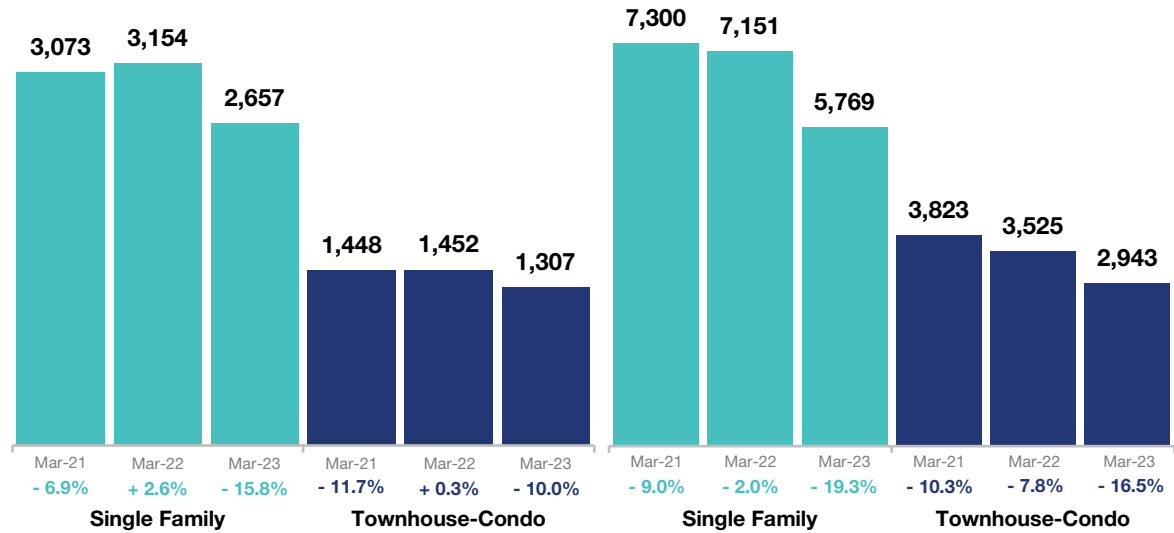
## Historical Under Contract by Month



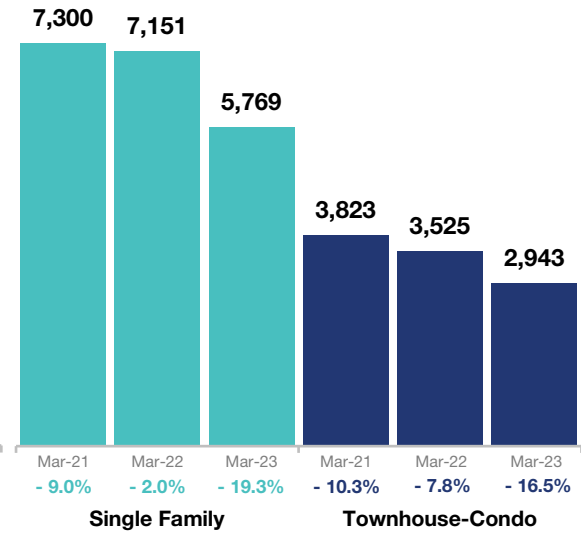
# New Listings



## March

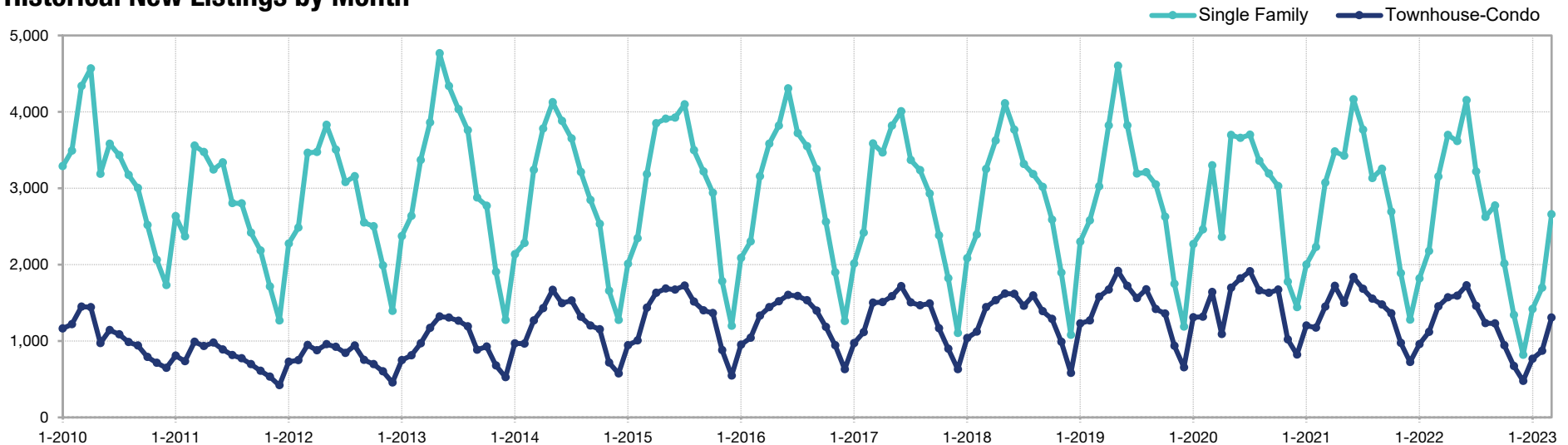


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2022	3,696	+6.1%	1,572	-8.7%
May-2022	3,616	+5.6%	1,591	+6.1%
Jun-2022	4,154	-0.3%	1,727	-5.9%
Jul-2022	3,221	-14.5%	1,461	-13.2%
Aug-2022	2,622	-16.3%	1,234	-20.6%
Sep-2022	2,774	-14.8%	1,229	-16.7%
Oct-2022	2,012	-25.3%	943	-30.7%
Nov-2022	1,342	-28.9%	672	-31.1%
Dec-2022	820	-35.8%	476	-34.3%
Jan-2023	1,417	-22.1%	767	-19.8%
Feb-2023	1,695	-22.1%	869	-22.2%
<b>Mar-2023</b>	<b>2,657</b>	<b>-15.8%</b>	<b>1,307</b>	<b>-10.0%</b>

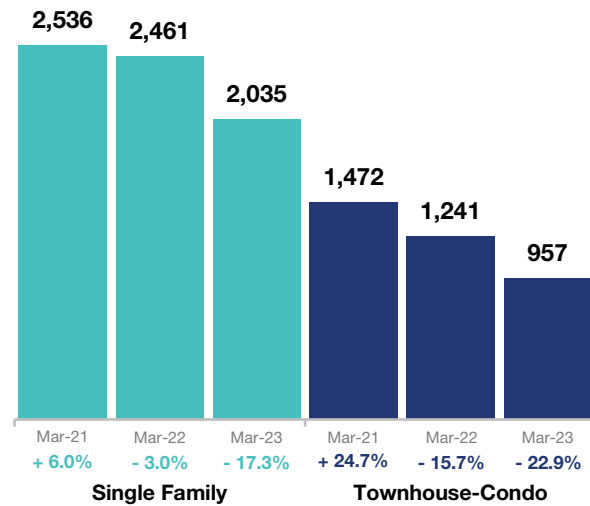
## Historical New Listings by Month



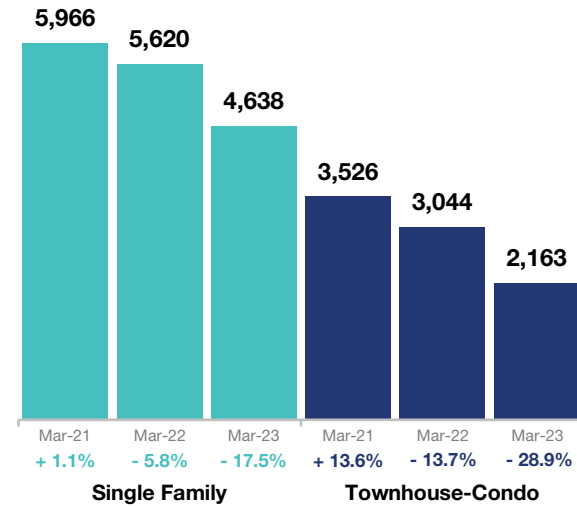
# Sold Listings



## March

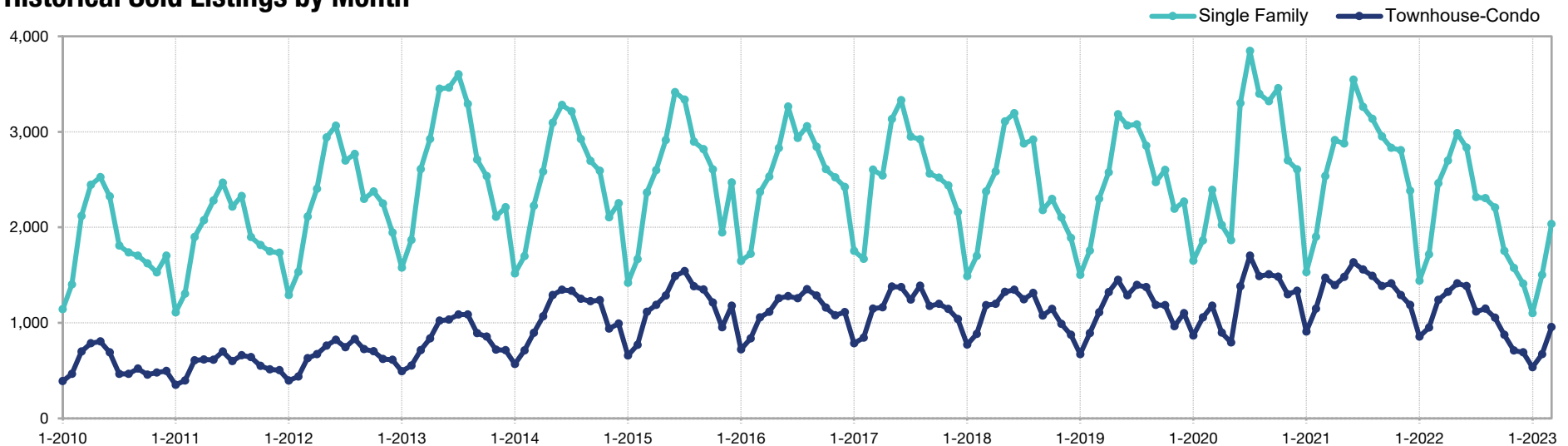


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2022	2,698	-7.3%	1,324	-5.0%
May-2022	2,984	+3.8%	1,412	-4.6%
Jun-2022	2,836	-20.0%	1,386	-15.1%
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	1,752	-38.1%	876	-38.0%
Nov-2022	1,574	-43.9%	710	-45.0%
Dec-2022	1,411	-40.8%	690	-41.9%
Jan-2023	1,102	-23.5%	534	-37.5%
Feb-2023	1,501	-12.6%	672	-29.2%
<b>Mar-2023</b>	<b>2,035</b>	<b>-17.3%</b>	<b>957</b>	<b>-22.9%</b>

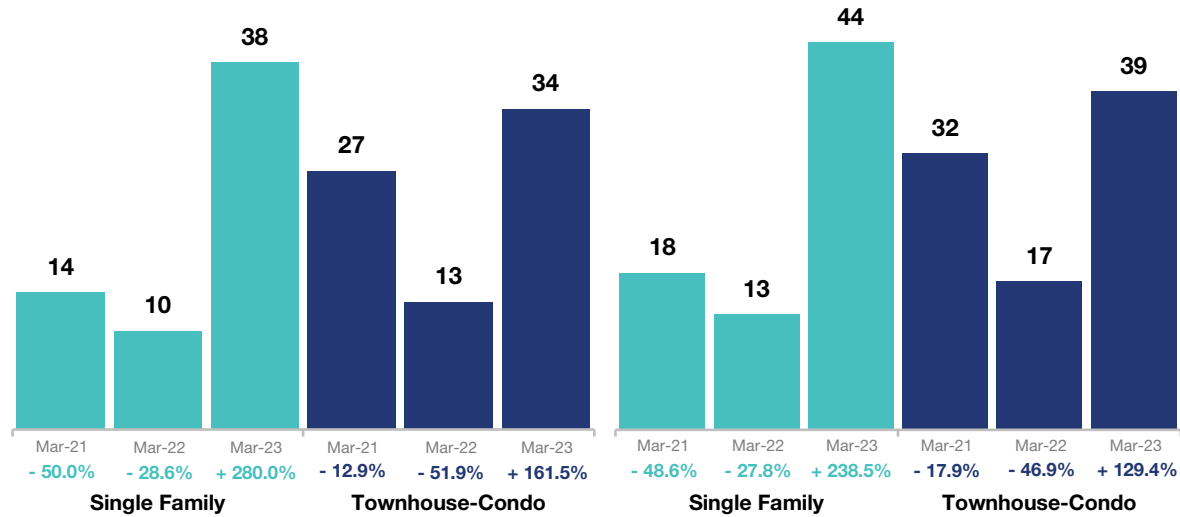
## Historical Sold Listings by Month



# Days on Market Until Sale

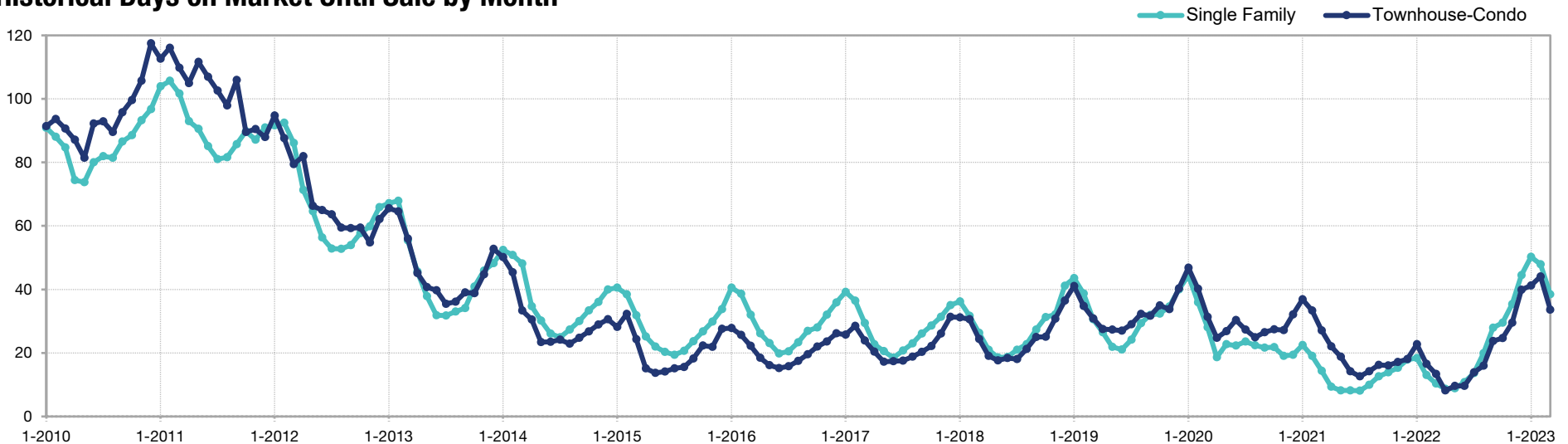


## March



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Feb-2023	48	+269.2%	44	+158.8%
<b>Mar-2023</b>	<b>38</b>	<b>+280.0%</b>	<b>34</b>	<b>+161.5%</b>

## Historical Days on Market Until Sale by Month

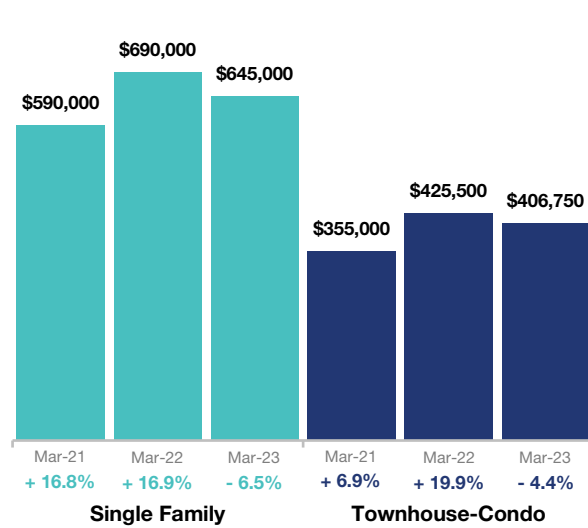




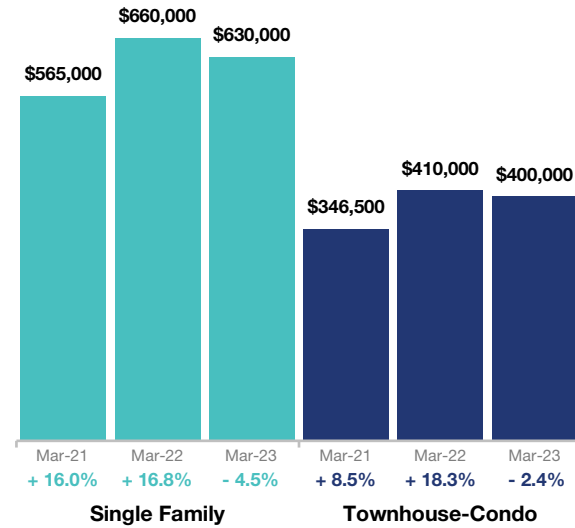
# Median Sales Price



## March

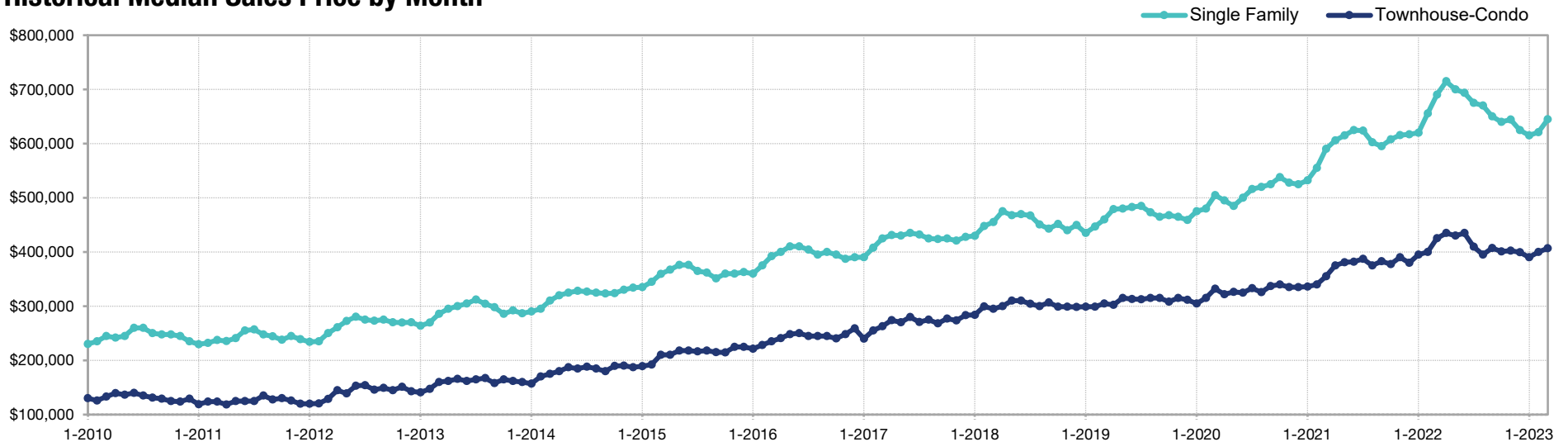


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2022	\$715,000	+18.0%	\$435,000	+16.0%
May-2022	\$700,000	+13.8%	\$430,000	+12.9%
Jun-2022	\$693,750	+11.0%	\$435,000	+13.9%
Jul-2022	\$675,000	+8.2%	\$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%	\$402,275	+3.1%
Dec-2022	\$625,000	+1.3%	\$399,500	+5.1%
Jan-2023	\$615,000	-0.8%	\$390,000	-1.3%
Feb-2023	\$621,000	-5.3%	\$400,000	0.0%
<b>Mar-2023</b>	<b>\$645,000</b>	<b>-6.5%</b>	<b>\$406,750</b>	<b>-4.4%</b>

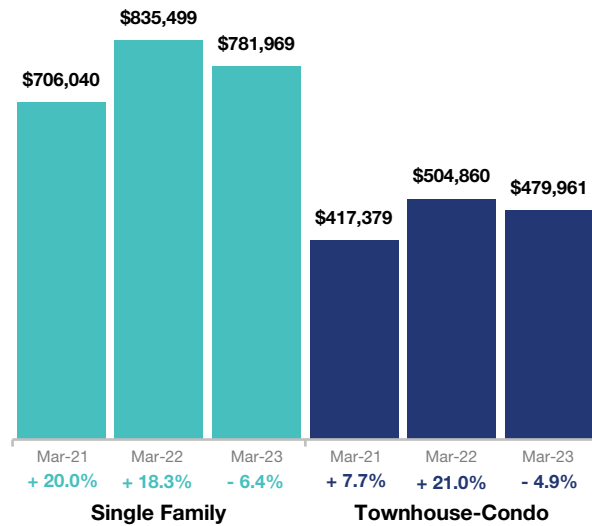
## Historical Median Sales Price by Month



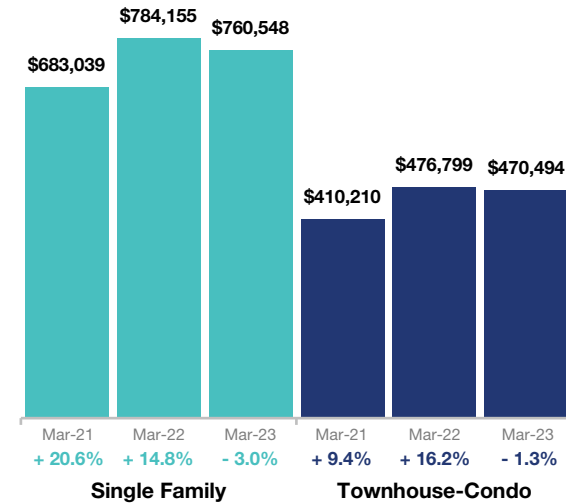
# Average Sales Price



## March

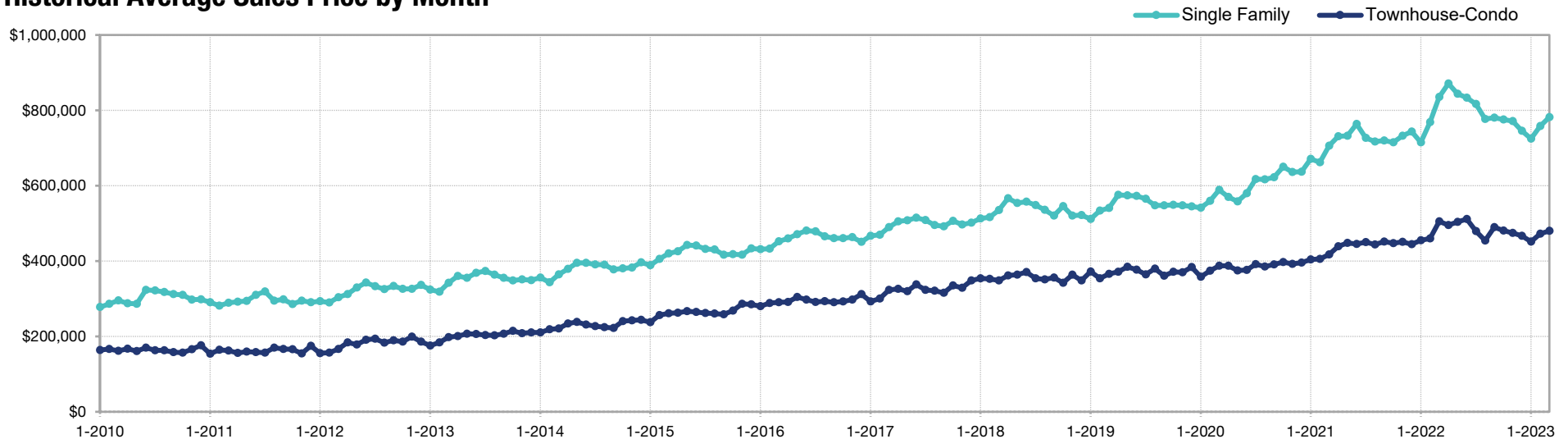


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2022	\$871,120	+19.2%	\$495,344	+12.9%
May-2022	\$843,961	+15.3%	\$503,431	+12.4%
Jun-2022	\$833,708	+9.2%	\$511,490	+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%	\$474,445	+5.2%
Dec-2022	\$745,847	+0.3%	\$466,743	+4.9%
Jan-2023	\$724,494	+1.3%	\$451,316	-0.8%
Feb-2023	\$757,977	-1.4%	\$472,252	+2.8%
<b>Mar-2023</b>	<b>\$781,969</b>	<b>-6.4%</b>	<b>\$479,961</b>	<b>-4.9%</b>

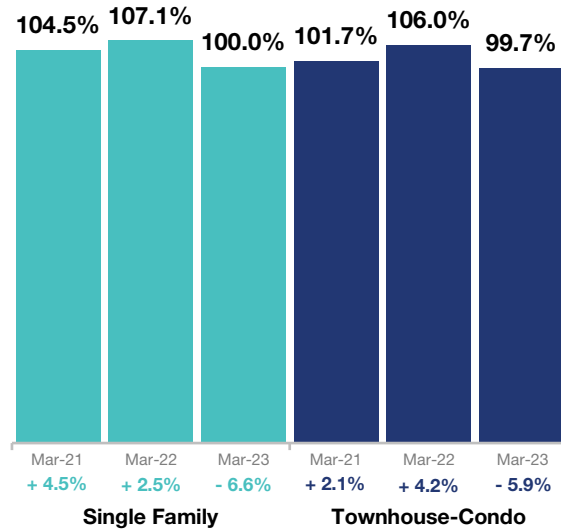
## Historical Average Sales Price by Month



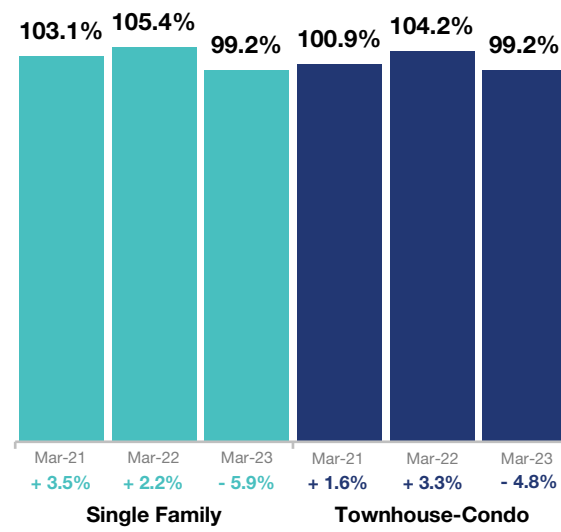
# Percent of List Price Received



## March

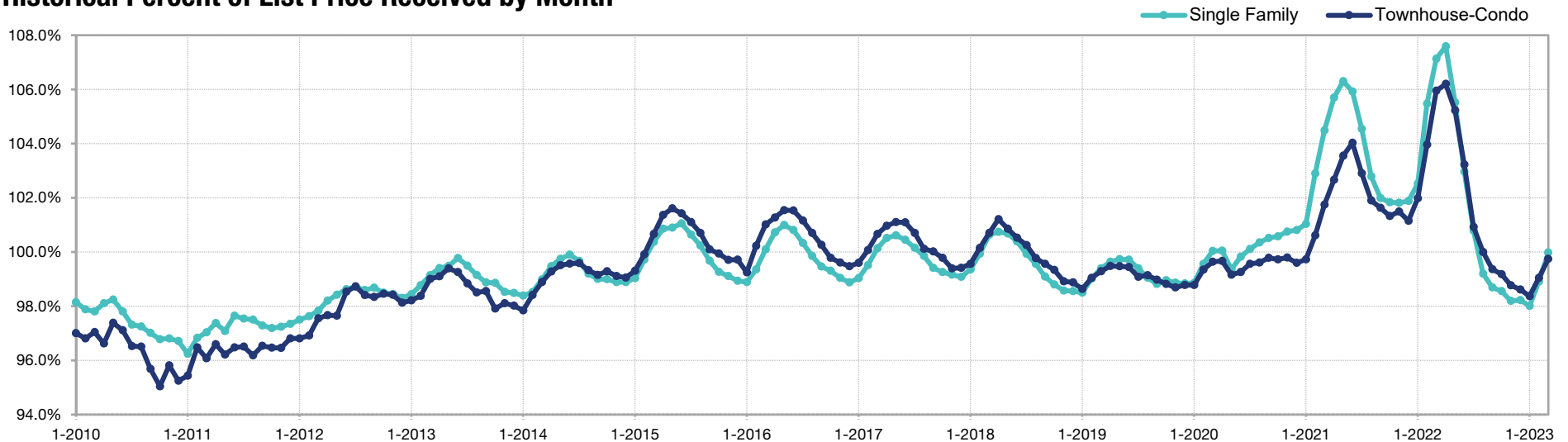


## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Feb-2023	98.9%	-6.3%	99.0%	-4.8%
<b>Mar-2023</b>	<b>100.0%</b>	<b>-6.6%</b>	<b>99.7%</b>	<b>-5.9%</b>

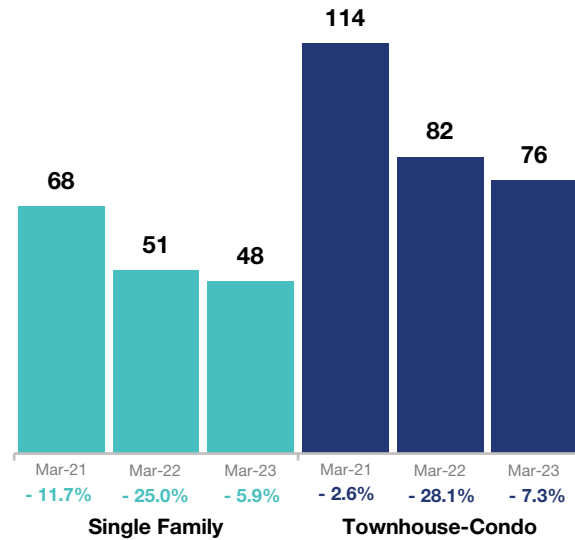
## Historical Percent of List Price Received by Month



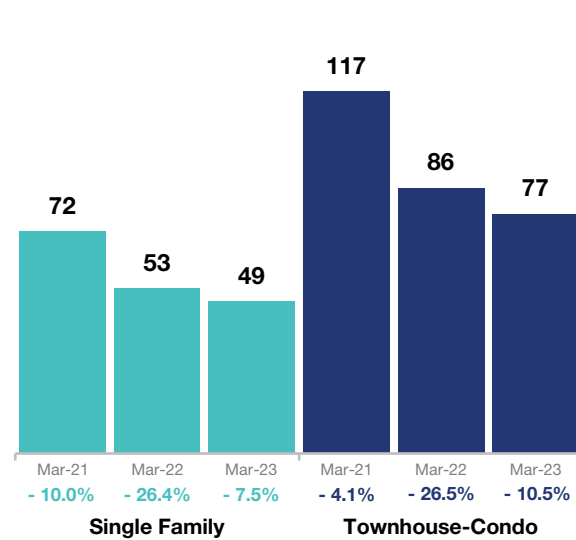
# Housing Affordability Index



## March

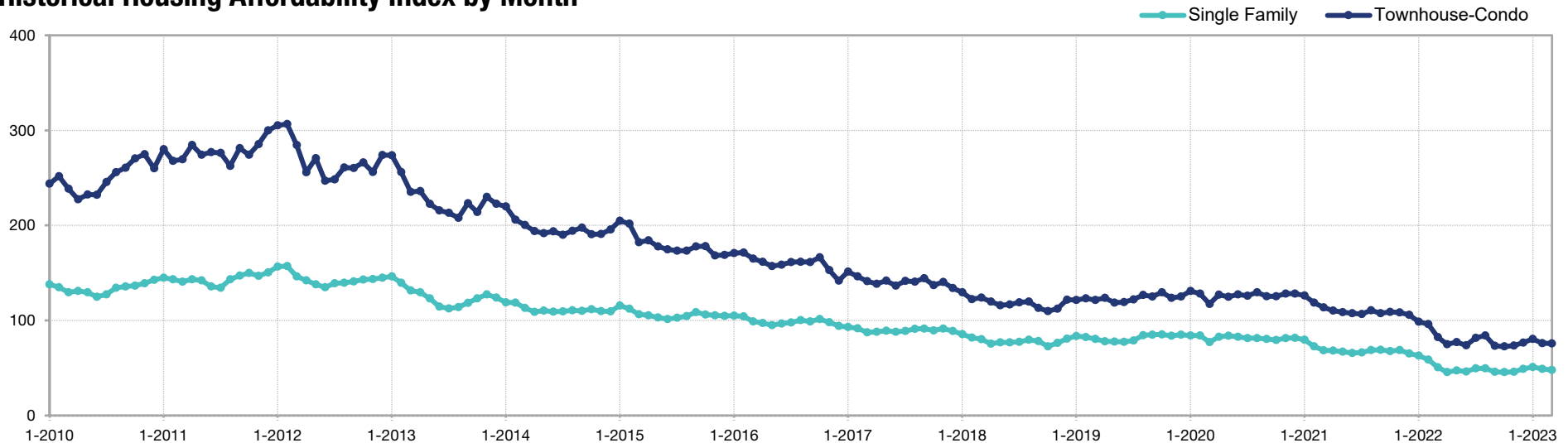


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Feb-2023	49	-16.9%	76	-20.8%
<b>Mar-2023</b>	<b>48</b>	<b>-5.9%</b>	<b>76</b>	<b>-7.3%</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.

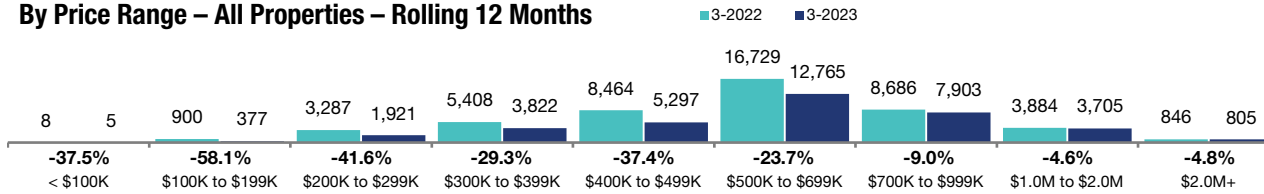
Key Metrics	Historical Sparkbars	3-2022	3-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
<b>Active Listings</b>		2,323	<b>3,352</b>	+ 44.3%	--	--	--
<b>Under Contract</b>		3,768	<b>3,251</b>	- 13.7%	9,787	<b>8,316</b>	- 15.0%
<b>New Listings</b>		4,606	<b>3,964</b>	- 13.9%	10,677	<b>8,712</b>	- 18.4%
<b>Sold Listings</b>		3,702	<b>2,992</b>	- 19.2%	8,666	<b>6,801</b>	- 21.5%
<b>Days on Market</b>		11	<b>37</b>	+ 236.4%	15	<b>43</b>	+ 186.7%
<b>Median Sales Price</b>		\$620,000	<b>\$585,000</b>	- 5.6%	\$589,950	<b>\$574,500</b>	- 2.6%
<b>Avg. Sales Price</b>		\$724,660	<b>\$685,370</b>	- 5.4%	\$676,254	<b>\$668,299</b>	- 1.2%
<b>Pct. of List Price Received</b>		106.7%	<b>99.9%</b>	- 6.4%	105.0%	<b>99.2%</b>	- 5.5%
<b>Affordability Index</b>		57	<b>53</b>	- 7.0%	59	<b>54</b>	- 8.5%

# Sold Listings

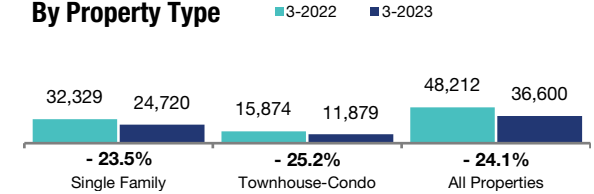
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	3-2022	3-2023	Change	3-2022	3-2023	Change
\$99,999 and Below	6	2	-66.7%	2	3	+50.0%
\$100,000 to \$199,999	9	11	+22.2%	890	366	-58.9%
\$200,000 to \$299,999	121	73	-39.7%	3,165	1,848	-41.6%
\$300,000 to \$399,999	1,135	615	-45.8%	4,272	3,207	-24.9%
\$400,000 to \$499,999	5,358	2,745	-48.8%	3,105	2,552	-17.8%
\$500,000 to \$699,999	13,982	10,331	-26.1%	2,746	2,433	-11.4%
\$700,000 to \$999,999	7,598	6,974	-8.2%	1,088	929	-14.6%
\$1,000,000 to \$1,999,999	3,355	3,228	-3.8%	526	477	-9.3%
\$2,000,000 and Above	765	741	-3.1%	80	64	-20.0%
<b>All Price Ranges</b>	<b>32,329</b>	<b>24,720</b>	<b>-23.5%</b>	<b>15,874</b>	<b>11,879</b>	<b>-25.2%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	2-2023	3-2023	Change	2-2023	3-2023	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	1	2	+100.0%	21	25	+19.0%
\$200,000 to \$299,999	8	9	+12.5%	127	158	+24.4%
\$300,000 to \$399,999	56	55	-1.8%	181	269	+48.6%
\$400,000 to \$499,999	223	281	+26.0%	140	201	+43.6%
\$500,000 to \$699,999	673	872	+29.6%	120	192	+60.0%
\$700,000 to \$999,999	358	518	+44.7%	53	71	+34.0%
\$1,000,000 to \$1,999,999	139	240	+72.7%	27	38	+40.7%
\$2,000,000 and Above	43	58	+34.9%	3	3	0.0%
<b>All Price Ranges</b>	<b>1,501</b>	<b>2,035</b>	<b>+35.6%</b>	<b>672</b>	<b>957</b>	<b>+42.4%</b>

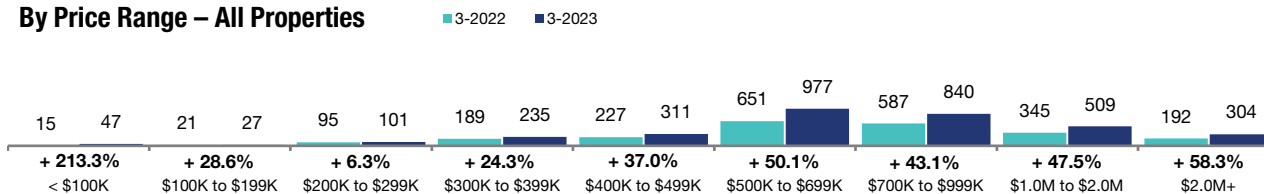
### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	3-2022	3-2023	Change	3-2022	3-2023	Change
\$99,999 and Below	0	0	--	2	0	-100.0%
\$100,000 to \$199,999	1	3	+200.0%	141	66	-53.2%
\$200,000 to \$299,999	15	23	+53.3%	516	391	-24.2%
\$300,000 to \$399,999	142	179	+26.1%	777	603	-22.4%
\$400,000 to \$499,999	627	696	+11.0%	614	437	-28.8%
\$500,000 to \$699,999	2,409	2,004	-16.8%	608	417	-31.4%
\$700,000 to \$999,999	1,583	1,110	-29.9%	269	161	-40.1%
\$1,000,000 to \$1,999,999	685	495	-27.7%	99	81	-18.2%
\$2,000,000 and Above	158	128	-19.0%	18	7	-61.1%
<b>All Price Ranges</b>	<b>5,620</b>	<b>4,638</b>	<b>-17.5%</b>	<b>3,044</b>	<b>2,163</b>	<b>-28.9%</b>

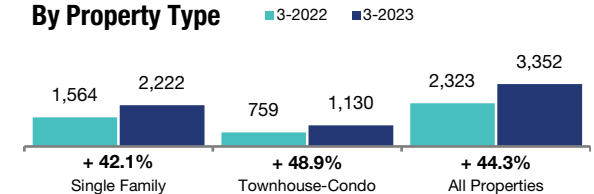
# Inventory of Active Listings

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		
	3-2022	3-2023	Change	3-2022	3-2023	Change
\$99,999 and Below	11	25	+127.3%	4	22	+450.0%
\$100,000 to \$199,999	0	1	--	21	26	+23.8%
\$200,000 to \$299,999	3	4	+33.3%	92	97	+5.4%
\$300,000 to \$399,999	28	28	0.0%	161	207	+28.6%
\$400,000 to \$499,999	109	129	+18.3%	118	182	+54.2%
\$500,000 to \$699,999	488	668	+36.9%	163	309	+89.6%
\$700,000 to \$999,999	485	672	+38.6%	102	168	+64.7%
\$1,000,000 to \$1,999,999	268	417	+55.6%	77	92	+19.5%
\$2,000,000 and Above	171	277	+62.0%	21	27	+28.6%
<b>All Price Ranges</b>	<b>1,564</b>	<b>2,222</b>	<b>+42.1%</b>	<b>759</b>	<b>1,130</b>	<b>+48.9%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	2-2023	3-2023	Change	2-2023	3-2023	Change
\$99,999 and Below	20	25	+25.0%	13	22	+69.2%
\$100,000 to \$199,999	2	1	-50.0%	24	26	+8.3%
\$200,000 to \$299,999	4	4	0.0%	123	97	-21.1%
\$300,000 to \$399,999	35	28	-20.0%	215	207	-3.7%
\$400,000 to \$499,999	178	129	-27.5%	179	182	+1.7%
\$500,000 to \$699,999	644	668	+3.7%	277	309	+11.6%
\$700,000 to \$999,999	576	672	+16.7%	149	168	+12.8%
\$1,000,000 to \$1,999,999	361	417	+15.5%	96	92	-4.2%
\$2,000,000 and Above	258	277	+7.4%	25	27	+8.0%
<b>All Price Ranges</b>	<b>2,079</b>	<b>2,222</b>	<b>+6.9%</b>	<b>1,101</b>	<b>1,130</b>	<b>+2.6%</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 March 2023

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## Arapahoe County

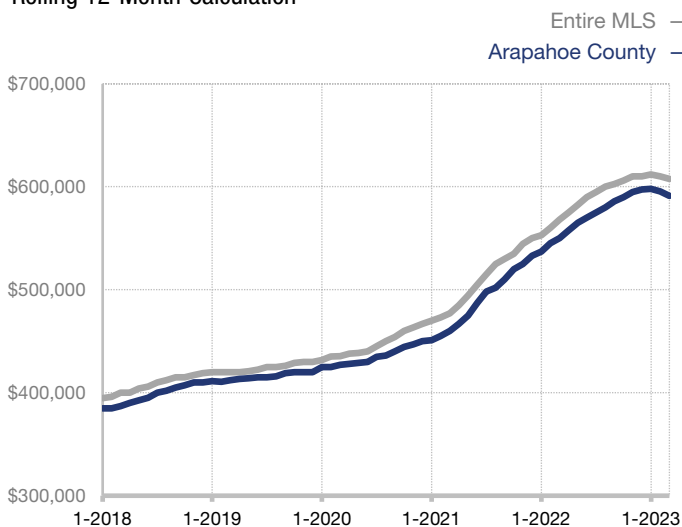
Single Family	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	379	534	+ 40.9%	--	--	--
Under Contract	649	577	- 11.1%	1,719	1,532	- 10.9%
New Listings	809	645	- 20.3%	1,901	1,452	- 23.6%
Sold Listings	651	576	- 11.5%	1,541	1,278	- 17.1%
Days on Market Until Sale	8	44	+ 450.0%	11	46	+ 318.2%
Median Sales Price*	\$607,000	\$571,000	- 5.9%	\$584,250	\$555,250	- 5.0%
Average Sales Price*	\$747,823	\$702,676	- 6.0%	\$692,505	\$686,208	- 0.9%
Percent of List Price Received*	106.7%	99.9%	- 6.4%	104.9%	99.2%	- 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.

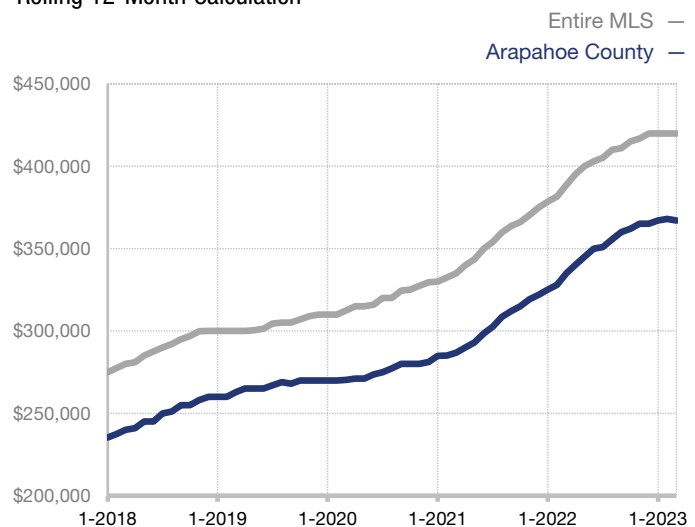
Townhouse/Condo	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	162	238	+ 46.9%	--	--	--
Under Contract	334	327	- 2.1%	915	803	- 12.2%
New Listings	395	381	- 3.5%	975	815	- 16.4%
Sold Listings	330	286	- 13.3%	856	623	- 27.2%
Days on Market Until Sale	7	29	+ 314.3%	10	34	+ 240.0%
Median Sales Price*	\$373,500	\$365,500	- 2.1%	\$355,000	\$359,000	+ 1.1%
Average Sales Price*	\$396,909	\$382,571	- 3.6%	\$377,592	\$382,098	+ 1.2%
Percent of List Price Received*	106.0%	99.9%	- 5.8%	104.3%	99.4%	- 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.

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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





# Local Market Update for March 2023

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## Arvada

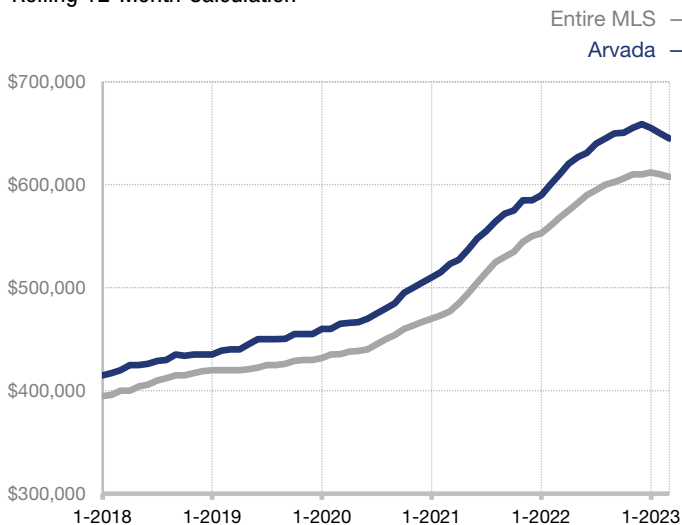
Single Family	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	102	128	+ 25.5%	--	--	--
Under Contract	173	142	- 17.9%	442	389	- 12.0%
New Listings	209	186	- 11.0%	483	408	- 15.5%
Sold Listings	178	138	- 22.5%	391	344	- 12.0%
Days on Market Until Sale	6	31	+ 416.7%	13	39	+ 200.0%
Median Sales Price*	\$700,000	\$613,125	- 12.4%	\$678,000	\$605,000	- 10.8%
Average Sales Price*	\$760,197	\$680,604	- 10.5%	\$733,311	\$655,844	- 10.6%
Percent of List Price Received*	108.6%	101.0%	- 7.0%	106.6%	99.5%	- 6.7%

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

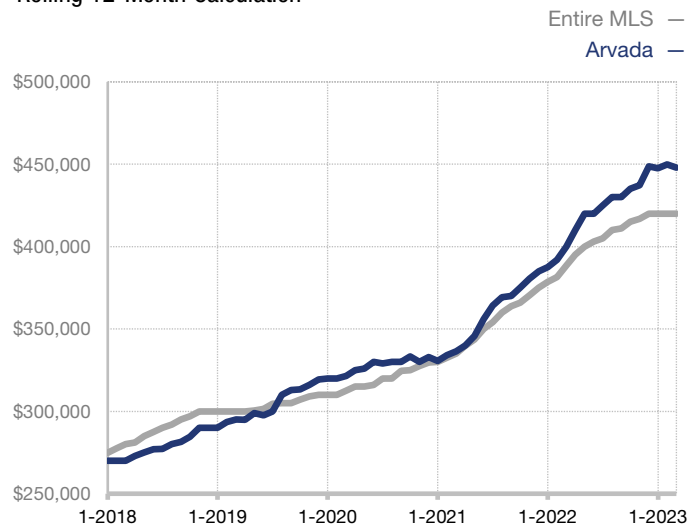
Townhouse/Condo	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	33	70	+ 112.1%	--	--	--
Under Contract	72	55	- 23.6%	170	145	- 14.7%
New Listings	81	65	- 19.8%	181	156	- 13.8%
Sold Listings	63	39	- 38.1%	153	98	- 35.9%
Days on Market Until Sale	32	42	+ 31.3%	28	37	+ 32.1%
Median Sales Price*	\$470,000	\$460,000	- 2.1%	\$450,000	\$446,000	- 0.9%
Average Sales Price*	\$487,903	\$479,807	- 1.7%	\$474,632	\$480,683	+ 1.3%
Percent of List Price Received*	106.3%	99.1%	- 6.8%	105.0%	99.3%	- 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 March 2023

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## Aurora

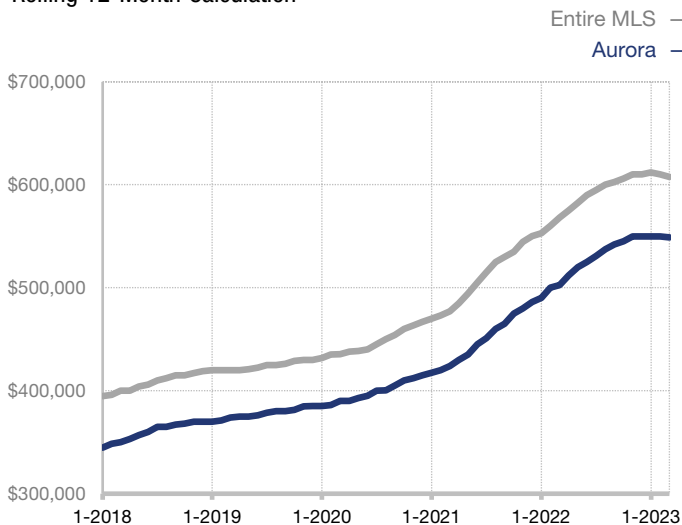
Single Family	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	269	418	+ 55.4%	--	--	--
Under Contract	458	416	- 9.2%	1,225	1,093	- 10.8%
New Listings	553	451	- 18.4%	1,316	1,039	- 21.0%
Sold Listings	467	416	- 10.9%	1,111	908	- 18.3%
Days on Market Until Sale	10	48	+ 380.0%	12	48	+ 300.0%
Median Sales Price*	\$560,000	\$525,000	- 6.3%	\$542,000	\$515,000	- 5.0%
Average Sales Price*	\$594,581	\$561,998	- 5.5%	\$571,948	\$549,035	- 4.0%
Percent of List Price Received*	106.1%	99.7%	- 6.0%	104.6%	99.2%	- 5.2%

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

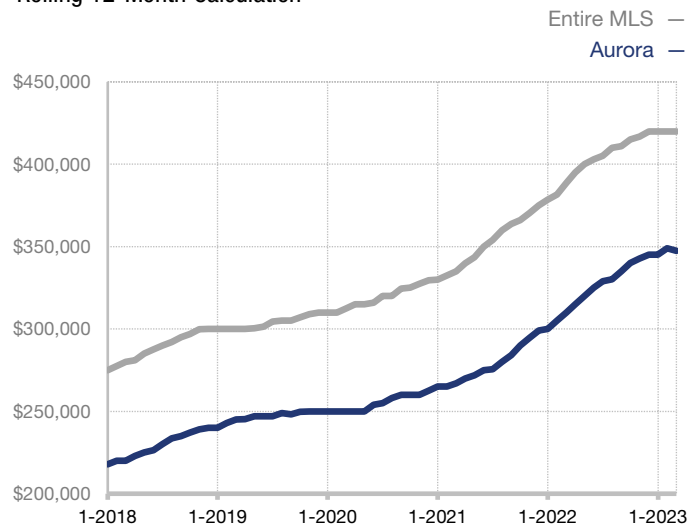
Townhouse/Condo	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	118	184	+ 55.9%	--	--	--
Under Contract	229	246	+ 7.4%	630	584	- 7.3%
New Listings	273	268	- 1.8%	674	580	- 13.9%
Sold Listings	231	207	- 10.4%	593	445	- 25.0%
Days on Market Until Sale	7	29	+ 314.3%	9	36	+ 300.0%
Median Sales Price*	\$342,500	\$335,000	- 2.2%	\$330,000	\$331,000	+ 0.3%
Average Sales Price*	\$341,961	\$344,687	+ 0.8%	\$334,347	\$338,591	+ 1.3%
Percent of List Price Received*	106.5%	100.1%	- 6.0%	104.7%	99.5%	- 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 March 2023

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## Castle Pines

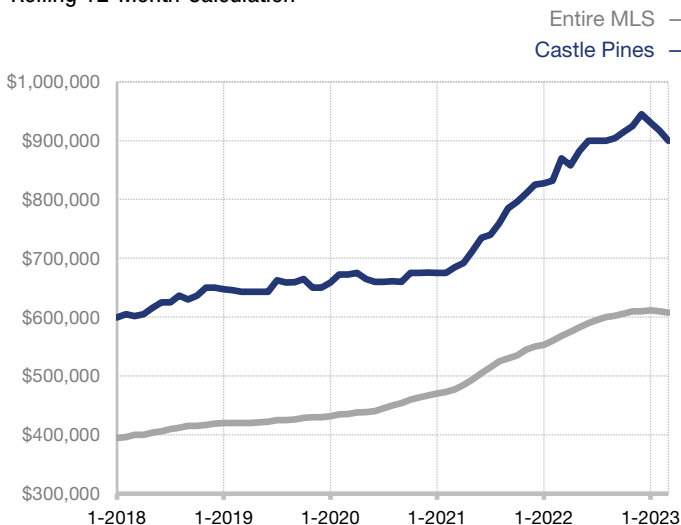
Single Family	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	18	32	+ 77.8%	--	--	--
Under Contract	14	32	+ 128.6%	61	71	+ 16.4%
New Listings	16	34	+ 112.5%	64	80	+ 25.0%
Sold Listings	24	19	- 20.8%	54	50	- 7.4%
Days on Market Until Sale	21	29	+ 38.1%	17	43	+ 152.9%
Median Sales Price*	\$977,438	\$875,000	- 10.5%	\$977,438	\$853,500	- 12.7%
Average Sales Price*	\$1,061,187	\$1,119,321	+ 5.5%	\$1,095,213	\$998,324	- 8.8%
Percent of List Price Received*	106.5%	100.0%	- 6.1%	104.7%	98.4%	- 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.

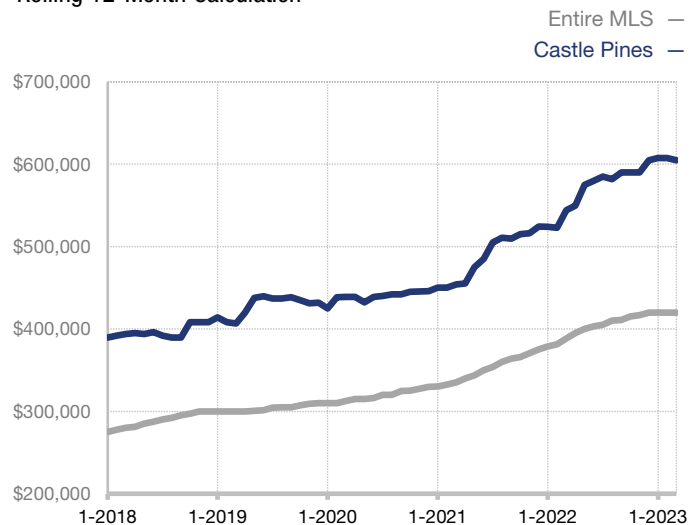
Townhouse/Condo	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	1	9	+ 800.0%	--	--	--
Under Contract	2	1	- 50.0%	6	7	+ 16.7%
New Listings	3	8	+ 166.7%	3	12	+ 300.0%
Sold Listings	1	3	+ 200.0%	1	7	+ 600.0%
Days on Market Until Sale	34	46	+ 35.3%	34	70	+ 105.9%
Median Sales Price*	\$727,280	\$590,000	- 18.9%	\$727,280	\$615,000	- 15.4%
Average Sales Price*	\$727,280	\$558,467	- 23.2%	\$727,280	\$608,614	- 16.3%
Percent of List Price Received*	100.0%	98.0%	- 2.0%	100.0%	98.5%	- 1.5%

\* 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 March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Castle Rock

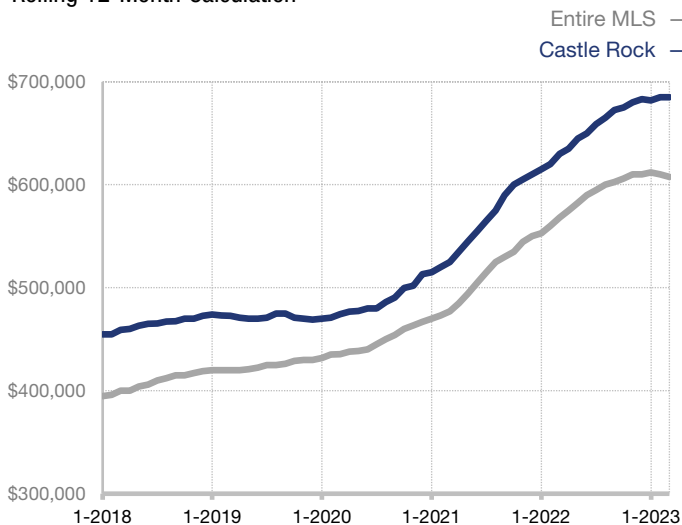
Single Family	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	122	<b>187</b>	+ 53.3%	--	--	--
Under Contract	164	<b>142</b>	- 13.4%	461	<b>371</b>	- 19.5%
New Listings	210	<b>167</b>	- 20.5%	498	<b>409</b>	- 17.9%
Sold Listings	204	<b>136</b>	- 33.3%	421	<b>307</b>	- 27.1%
Days on Market Until Sale	18	<b>40</b>	+ 122.2%	19	<b>50</b>	+ 163.2%
Median Sales Price*	\$674,937	<b>\$681,500</b>	+ 1.0%	\$663,500	<b>\$665,000</b>	+ 0.2%
Average Sales Price*	\$787,429	<b>\$838,489</b>	+ 6.5%	\$793,085	<b>\$835,598</b>	+ 5.4%
Percent of List Price Received*	104.9%	<b>99.3%</b>	- 5.3%	103.8%	<b>99.1%</b>	- 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.

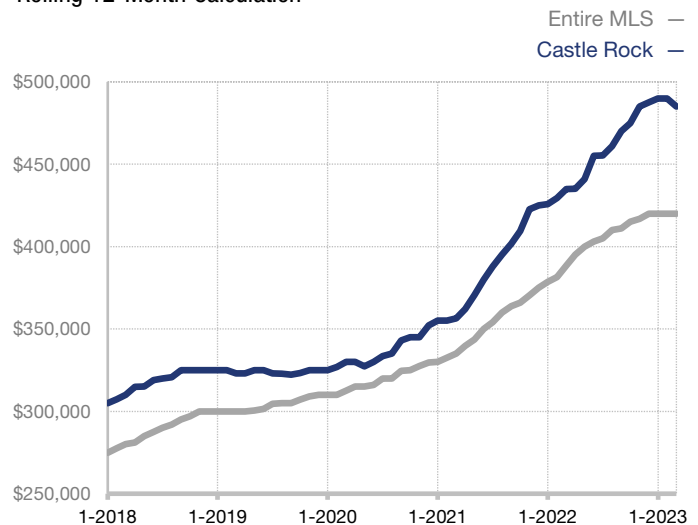
Townhouse/Condo	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	25	<b>27</b>	+ 8.0%	--	--	--
Under Contract	24	<b>38</b>	+ 58.3%	76	<b>80</b>	+ 5.3%
New Listings	29	<b>27</b>	- 6.9%	86	<b>73</b>	- 15.1%
Sold Listings	33	<b>22</b>	- 33.3%	69	<b>52</b>	- 24.6%
Days on Market Until Sale	14	<b>34</b>	+ 142.9%	15	<b>46</b>	+ 206.7%
Median Sales Price*	\$525,000	<b>\$452,450</b>	- 13.8%	\$495,000	<b>\$481,500</b>	- 2.7%
Average Sales Price*	\$541,351	<b>\$451,190</b>	- 16.7%	\$535,755	<b>\$477,021</b>	- 11.0%
Percent of List Price Received*	104.8%	<b>99.1%</b>	- 5.4%	103.9%	<b>99.1%</b>	- 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.

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



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



# Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Centennial

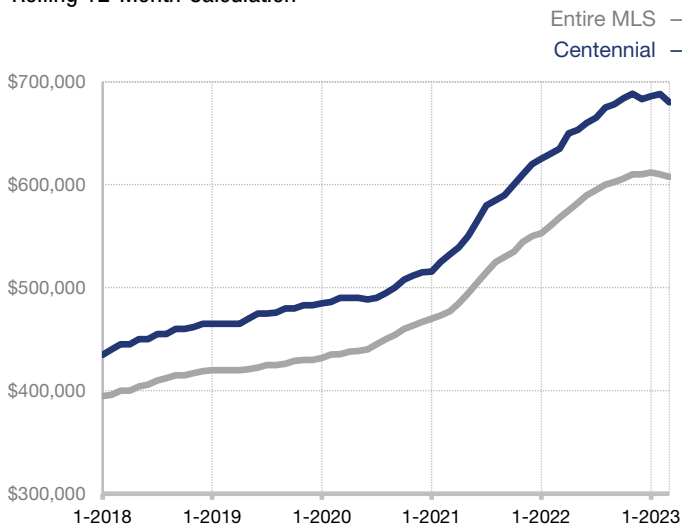
Single Family	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	67	<b>72</b>	+ 7.5%	--	--	--
Under Contract	104	<b>95</b>	- 8.7%	275	<b>272</b>	- 1.1%
New Listings	147	<b>97</b>	- 34.0%	322	<b>244</b>	- 24.2%
Sold Listings	104	<b>98</b>	- 5.8%	267	<b>231</b>	- 13.5%
Days on Market Until Sale	6	<b>39</b>	+ 550.0%	10	<b>44</b>	+ 340.0%
Median Sales Price*	\$713,250	<b>\$665,000</b>	- 6.8%	\$675,000	<b>\$650,000</b>	- 3.7%
Average Sales Price*	\$770,397	<b>\$763,313</b>	- 0.9%	\$739,682	<b>\$735,976</b>	- 0.5%
Percent of List Price Received*	108.3%	<b>100.2%</b>	- 7.5%	105.7%	<b>99.3%</b>	- 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.

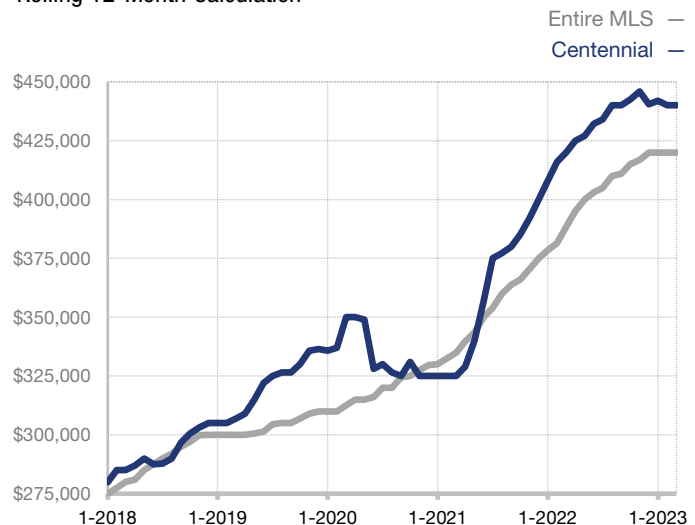
Townhouse/Condo	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	16	<b>20</b>	+ 25.0%	--	--	--
Under Contract	29	<b>22</b>	- 24.1%	82	<b>70</b>	- 14.6%
New Listings	36	<b>29</b>	- 19.4%	94	<b>72</b>	- 23.4%
Sold Listings	30	<b>31</b>	+ 3.3%	76	<b>56</b>	- 26.3%
Days on Market Until Sale	4	<b>33</b>	+ 725.0%	9	<b>33</b>	+ 266.7%
Median Sales Price*	\$517,500	<b>\$455,000</b>	- 12.1%	\$447,750	<b>\$452,500</b>	+ 1.1%
Average Sales Price*	\$483,012	<b>\$453,373</b>	- 6.1%	\$452,212	<b>\$445,279</b>	- 1.5%
Percent of List Price Received*	107.8%	<b>99.3%</b>	- 7.9%	105.1%	<b>99.5%</b>	- 5.3%

\* 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 March 2023

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## Denver

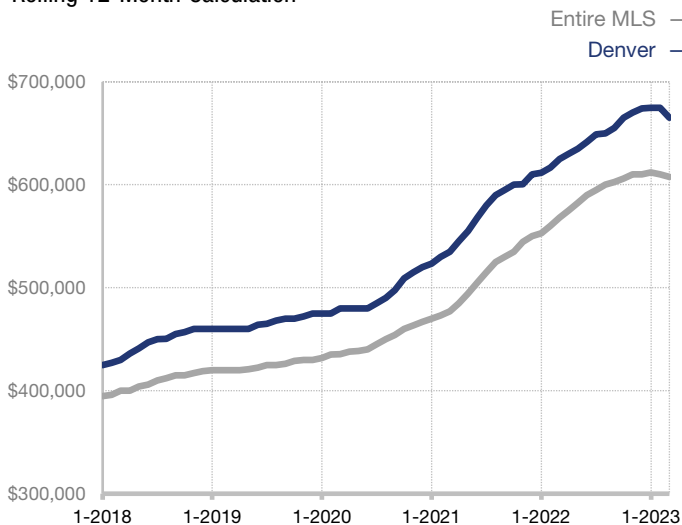
Single Family	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	433	604	+ 39.5%	--	--	--
Under Contract	763	561	- 26.5%	1,828	1,465	- 19.9%
New Listings	936	732	- 21.8%	2,058	1,604	- 22.1%
Sold Listings	683	528	- 22.7%	1,527	1,223	- 19.9%
Days on Market Until Sale	8	32	+ 300.0%	12	39	+ 225.0%
Median Sales Price*	\$720,000	\$628,000	- 12.8%	\$650,000	\$607,500	- 6.5%
Average Sales Price*	\$890,519	\$845,314	- 5.1%	\$813,086	\$802,854	- 1.3%
Percent of List Price Received*	107.5%	100.0%	- 7.0%	105.9%	99.0%	- 6.5%

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

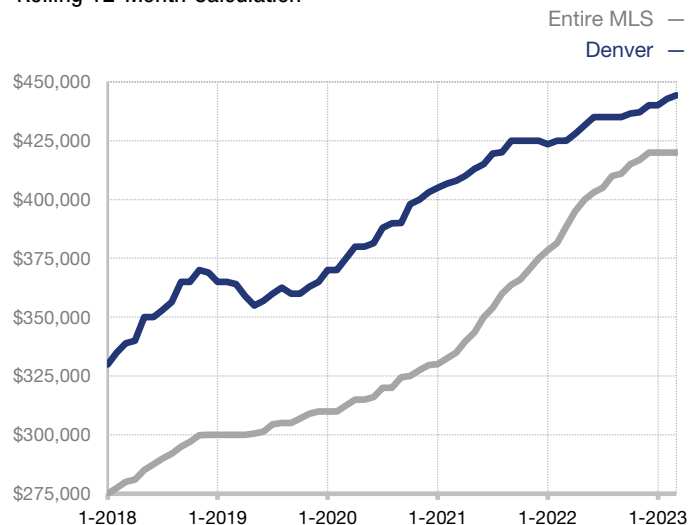
Townhouse/Condo	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	429	593	+ 38.2%	--	--	--
Under Contract	598	453	- 24.2%	1,627	1,102	- 32.3%
New Listings	693	591	- 14.7%	1,712	1,314	- 23.2%
Sold Listings	603	386	- 36.0%	1,476	893	- 39.5%
Days on Market Until Sale	16	32	+ 100.0%	21	39	+ 85.7%
Median Sales Price*	\$440,000	\$465,000	+ 5.7%	\$428,213	\$429,000	+ 0.2%
Average Sales Price*	\$569,798	\$566,597	- 0.6%	\$533,371	\$538,244	+ 0.9%
Percent of List Price Received*	105.2%	99.6%	- 5.3%	103.6%	99.0%	- 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.

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



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



# Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Denver County

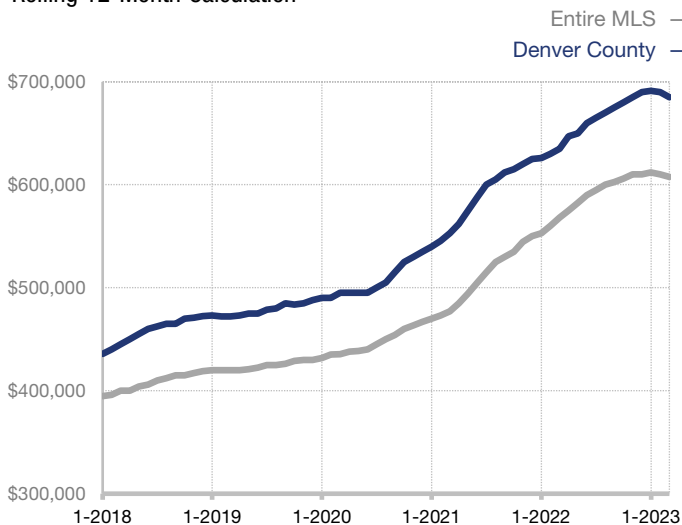
Single Family	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	387	559	+ 44.4%	--	--	--
Under Contract	697	520	- 25.4%	1,690	1,352	- 20.0%
New Listings	851	687	- 19.3%	1,886	1,489	- 21.0%
Sold Listings	619	480	- 22.5%	1,399	1,132	- 19.1%
Days on Market Until Sale	8	32	+ 300.0%	12	39	+ 225.0%
Median Sales Price*	\$744,000	\$650,000	- 12.6%	\$660,000	\$624,000	- 5.5%
Average Sales Price*	\$918,799	\$876,245	- 4.6%	\$833,595	\$825,147	- 1.0%
Percent of List Price Received*	107.7%	100.0%	- 7.1%	106.0%	99.0%	- 6.6%

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

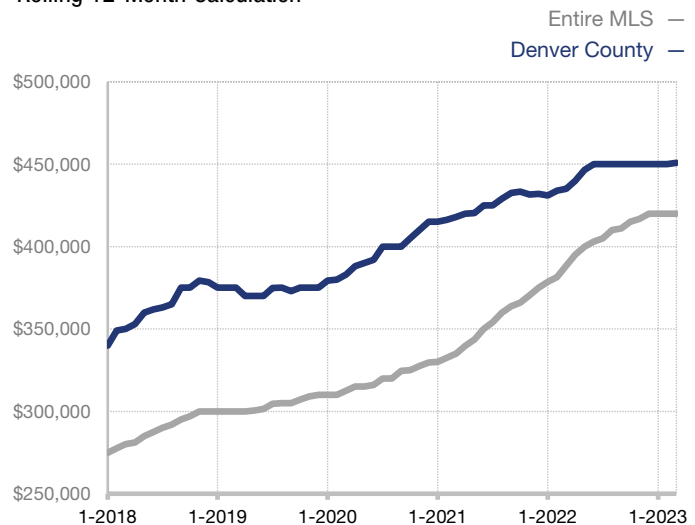
Townhouse/Condo	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	401	568	+ 41.6%	--	--	--
Under Contract	573	418	- 27.1%	1,540	1,039	- 32.5%
New Listings	654	550	- 15.9%	1,614	1,239	- 23.2%
Sold Listings	583	367	- 37.0%	1,388	851	- 38.7%
Days on Market Until Sale	16	32	+ 100.0%	22	40	+ 81.8%
Median Sales Price*	\$450,000	\$470,000	+ 4.4%	\$440,000	\$440,000	0.0%
Average Sales Price*	\$577,065	\$576,628	- 0.1%	\$545,649	\$546,149	+ 0.1%
Percent of List Price Received*	105.3%	99.6%	- 5.4%	103.7%	99.0%	- 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 March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Douglas County

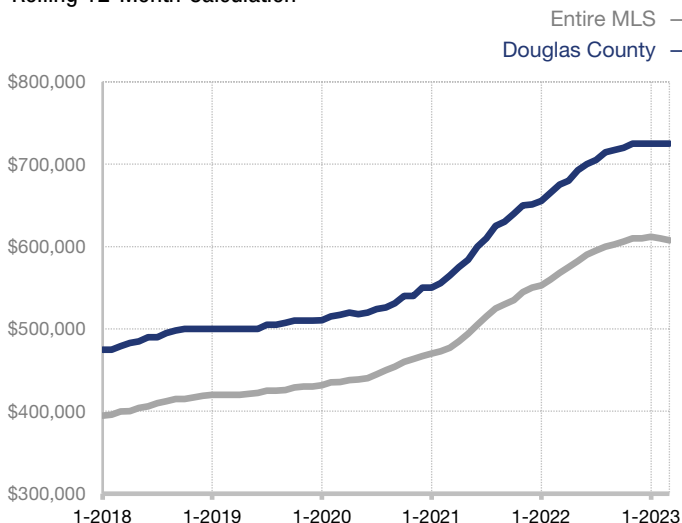
Single Family	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	423	635	+ 50.1%	--	--	--
Under Contract	571	547	- 4.2%	1,519	1,369	- 9.9%
New Listings	741	641	- 13.5%	1,663	1,419	- 14.7%
Sold Listings	591	499	- 15.6%	1,325	1,095	- 17.4%
Days on Market Until Sale	17	45	+ 164.7%	19	51	+ 168.4%
Median Sales Price*	\$730,000	\$702,500	- 3.8%	\$715,000	\$695,000	- 2.8%
Average Sales Price*	\$871,891	\$833,709	- 4.4%	\$845,514	\$817,396	- 3.3%
Percent of List Price Received*	105.4%	99.4%	- 5.7%	104.0%	98.8%	- 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.

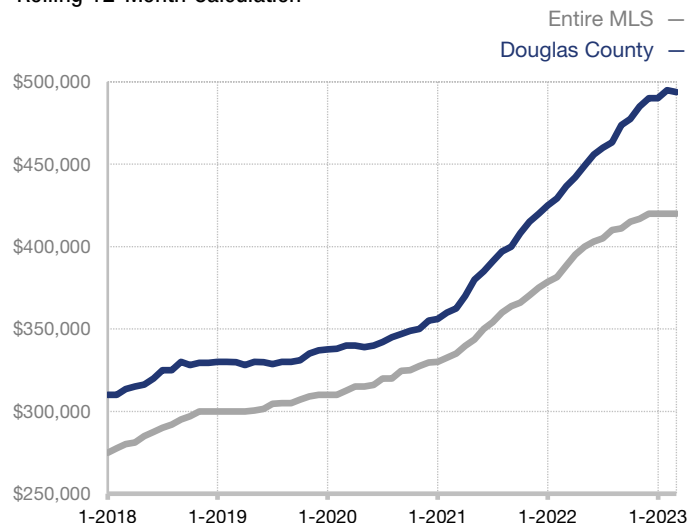
Townhouse/Condo	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	57	130	+ 128.1%	--	--	--
Under Contract	78	128	+ 64.1%	255	298	+ 16.9%
New Listings	101	126	+ 24.8%	274	304	+ 10.9%
Sold Listings	101	106	+ 5.0%	246	245	- 0.4%
Days on Market Until Sale	9	52	+ 477.8%	12	51	+ 325.0%
Median Sales Price*	\$508,000	\$492,495	- 3.1%	\$476,950	\$490,990	+ 2.9%
Average Sales Price*	\$516,296	\$506,255	- 1.9%	\$500,188	\$495,436	- 1.0%
Percent of List Price Received*	105.9%	99.2%	- 6.3%	104.2%	99.0%	- 5.0%

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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 March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Elbert County

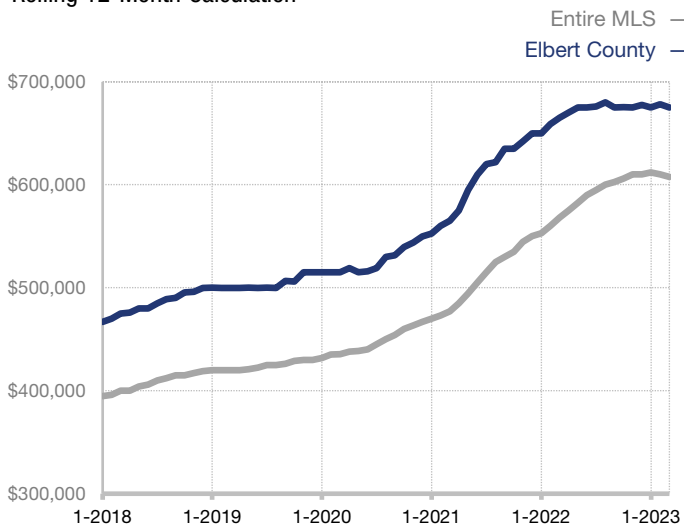
Single Family	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	66	115	+ 74.2%	--	--	--
Under Contract	60	55	- 8.3%	171	144	- 15.8%
New Listings	63	66	+ 4.8%	160	155	- 3.1%
Sold Listings	63	57	- 9.5%	134	109	- 18.7%
Days on Market Until Sale	47	84	+ 78.7%	40	75	+ 87.5%
Median Sales Price*	\$659,990	\$638,000	- 3.3%	\$659,995	\$639,950	- 3.0%
Average Sales Price*	\$748,685	\$690,856	- 7.7%	\$739,791	\$763,043	+ 3.1%
Percent of List Price Received*	100.6%	98.5%	- 2.1%	100.8%	98.4%	- 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.

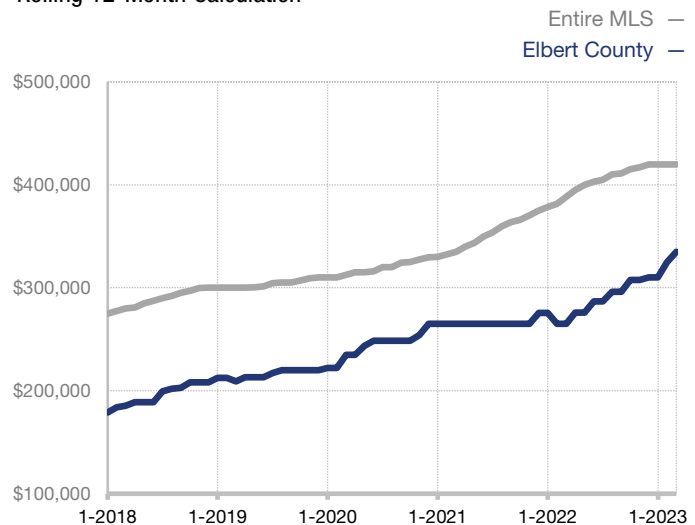
Townhouse/Condo	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	1	0	- 100.0%	--	--	--
Under Contract	1	0	- 100.0%	2	1	- 50.0%
New Listings	2	0	- 100.0%	3	1	- 66.7%
Sold Listings	0	1	--	1	1	0.0%
Days on Market Until Sale	0	6	--	4	6	+ 50.0%
Median Sales Price*	\$0	\$335,000	--	\$305,000	\$335,000	+ 9.8%
Average Sales Price*	\$0	\$335,000	--	\$305,000	\$335,000	+ 9.8%
Percent of List Price Received*	0.0%	98.6%	--	113.4%	98.6%	- 13.1%

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Median Sales Price – Single Family  
Rolling 12-Month Calculation



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



# Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Greenwood Village

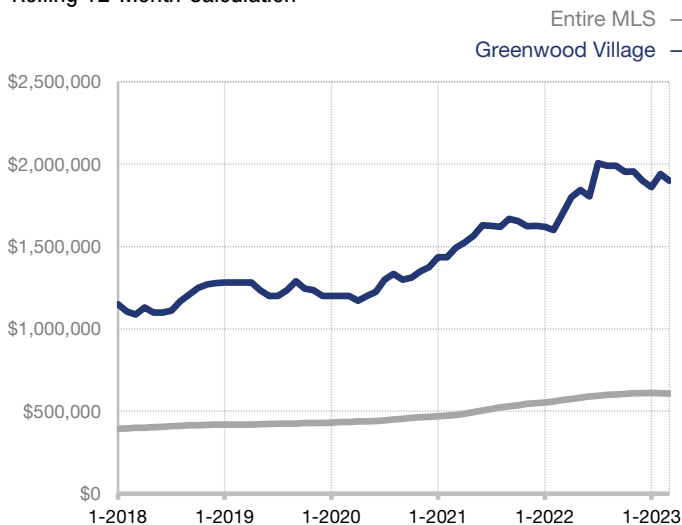
Single Family	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	11	18	+ 63.6%	--	--	--
Under Contract	21	7	- 66.7%	37	16	- 56.8%
New Listings	19	19	0.0%	38	30	- 21.1%
Sold Listings	15	8	- 46.7%	25	19	- 24.0%
Days on Market Until Sale	15	29	+ 93.3%	21	29	+ 38.1%
Median Sales Price*	\$2,365,000	\$2,150,000	- 9.1%	\$1,797,000	\$1,800,000	+ 0.2%
Average Sales Price*	\$2,476,067	\$1,973,125	- 20.3%	\$2,040,760	\$1,822,105	- 10.7%
Percent of List Price Received*	106.4%	102.0%	- 4.1%	104.4%	100.5%	- 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.

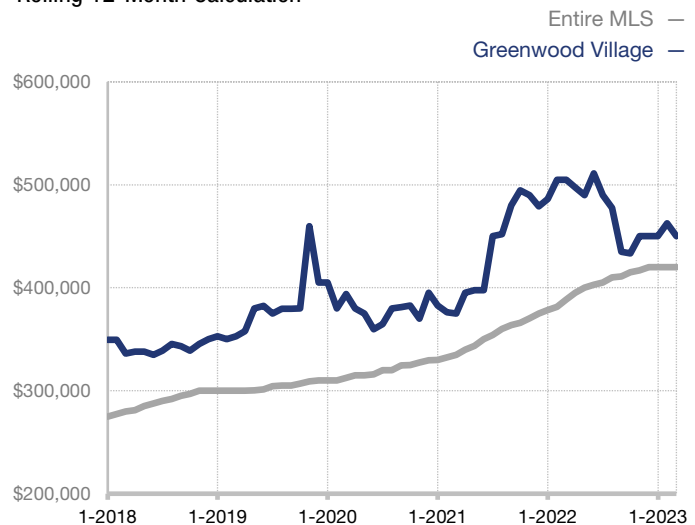
Townhouse/Condo	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	3	4	+ 33.3%	--	--	--
Under Contract	7	7	0.0%	21	15	- 28.6%
New Listings	8	9	+ 12.5%	20	16	- 20.0%
Sold Listings	8	5	- 37.5%	19	12	- 36.8%
Days on Market Until Sale	21	31	+ 47.6%	27	35	+ 29.6%
Median Sales Price*	\$715,500	\$390,000	- 45.5%	\$647,500	\$584,750	- 9.7%
Average Sales Price*	\$838,500	\$437,100	- 47.9%	\$828,553	\$766,958	- 7.4%
Percent of List Price Received*	99.0%	101.5%	+ 2.5%	100.1%	98.7%	- 1.4%

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

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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



# Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Highlands Ranch

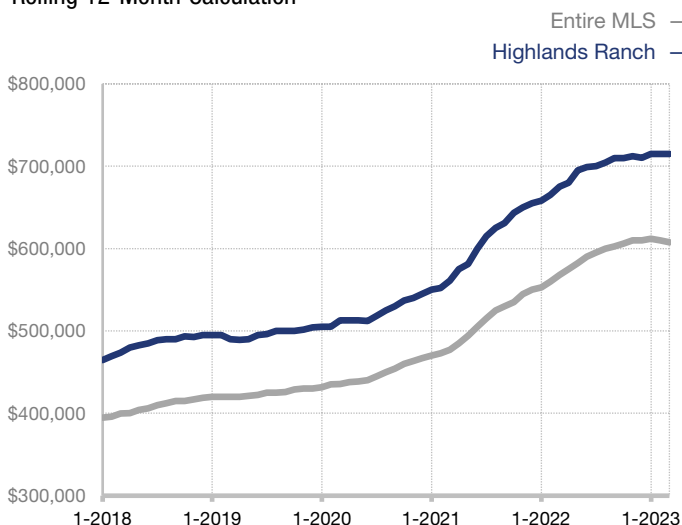
Single Family	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	42	47	+ 11.9%	--	--	--
Under Contract	136	92	- 32.4%	309	230	- 25.6%
New Listings	163	95	- 41.7%	337	216	- 35.9%
Sold Listings	101	90	- 10.9%	238	193	- 18.9%
Days on Market Until Sale	5	23	+ 360.0%	9	39	+ 333.3%
Median Sales Price*	\$752,000	\$774,500	+ 3.0%	\$700,000	\$710,000	+ 1.4%
Average Sales Price*	\$871,008	\$920,557	+ 5.7%	\$800,153	\$823,430	+ 2.9%
Percent of List Price Received*	108.4%	100.4%	- 7.4%	106.3%	99.5%	- 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.

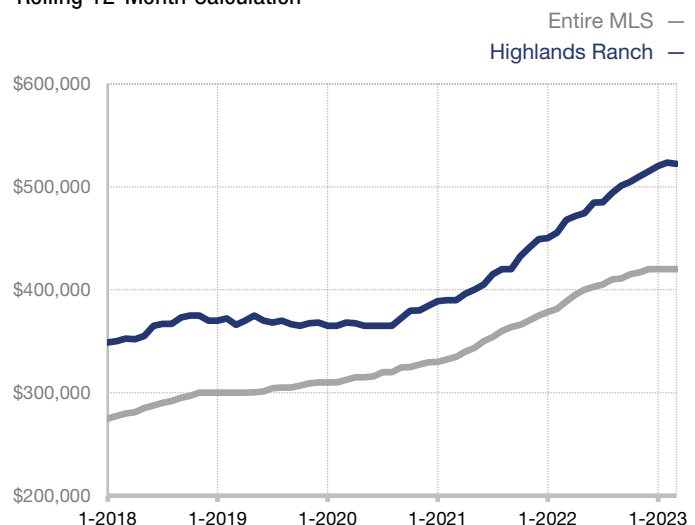
Townhouse/Condo	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	11	19	+ 72.7%	--	--	--
Under Contract	16	27	+ 68.8%	55	65	+ 18.2%
New Listings	26	24	- 7.7%	64	66	+ 3.1%
Sold Listings	26	33	+ 26.9%	64	55	- 14.1%
Days on Market Until Sale	5	36	+ 620.0%	11	34	+ 209.1%
Median Sales Price*	\$536,500	\$516,000	- 3.8%	\$500,000	\$510,000	+ 2.0%
Average Sales Price*	\$537,170	\$571,911	+ 6.5%	\$527,425	\$540,135	+ 2.4%
Percent of List Price Received*	106.8%	98.7%	- 7.6%	104.0%	99.0%	- 4.8%

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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 March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Jefferson County

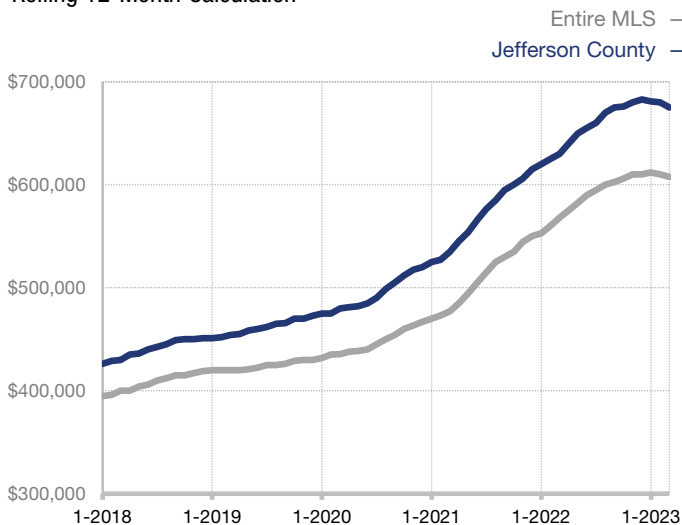
Single Family	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	375	494	+ 31.7%	--	--	--
Under Contract	605	521	- 13.9%	1,532	1,347	- 12.1%
New Listings	753	684	- 9.2%	1,701	1,409	- 17.2%
Sold Listings	600	480	- 20.0%	1,355	1,133	- 16.4%
Days on Market Until Sale	9	32	+ 255.6%	12	41	+ 241.7%
Median Sales Price*	\$700,000	\$650,000	- 7.1%	\$681,000	\$635,000	- 6.8%
Average Sales Price*	\$808,842	\$729,056	- 9.9%	\$777,342	\$724,919	- 6.7%
Percent of List Price Received*	108.7%	100.6%	- 7.5%	106.9%	99.5%	- 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.

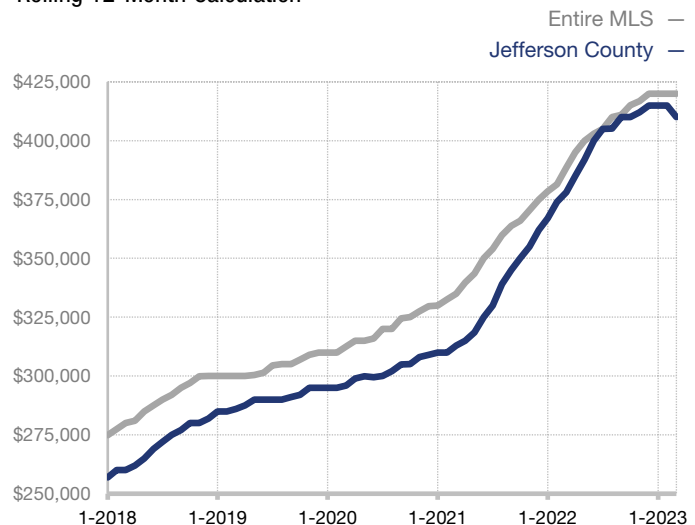
Townhouse/Condo	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	139	194	+ 39.6%	--	--	--
Under Contract	261	212	- 18.8%	616	575	- 6.7%
New Listings	302	250	- 17.2%	662	585	- 11.6%
Sold Listings	227	198	- 12.8%	554	444	- 19.9%
Days on Market Until Sale	16	33	+ 106.3%	17	36	+ 111.8%
Median Sales Price*	\$433,900	\$400,000	- 7.8%	\$414,850	\$400,000	- 3.6%
Average Sales Price*	\$471,260	\$427,380	- 9.3%	\$447,201	\$435,760	- 2.6%
Percent of List Price Received*	107.6%	100.0%	- 7.1%	105.5%	99.5%	- 5.7%

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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 March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Lakewood

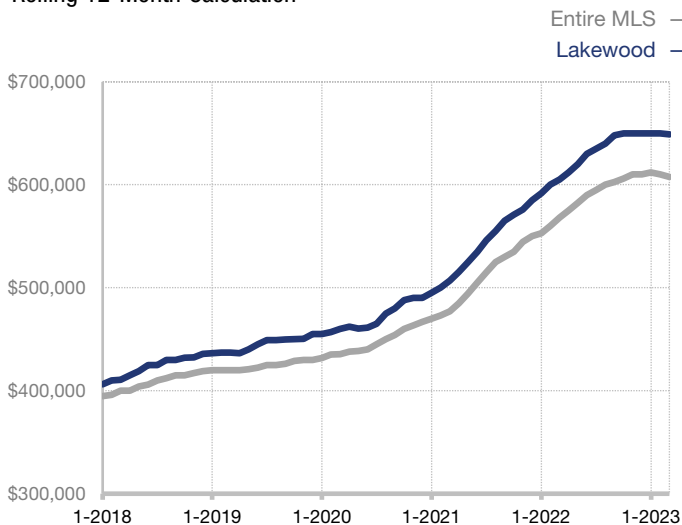
Single Family	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	58	79	+ 36.2%	--	--	--
Under Contract	119	115	- 3.4%	315	290	- 7.9%
New Listings	144	146	+ 1.4%	341	282	- 17.3%
Sold Listings	122	98	- 19.7%	294	256	- 12.9%
Days on Market Until Sale	7	25	+ 257.1%	10	41	+ 310.0%
Median Sales Price*	\$650,000	\$635,000	- 2.3%	\$638,100	\$620,000	- 2.8%
Average Sales Price*	\$715,199	\$704,573	- 1.5%	\$693,785	\$685,594	- 1.2%
Percent of List Price Received*	108.7%	100.9%	- 7.2%	107.1%	99.9%	- 6.7%

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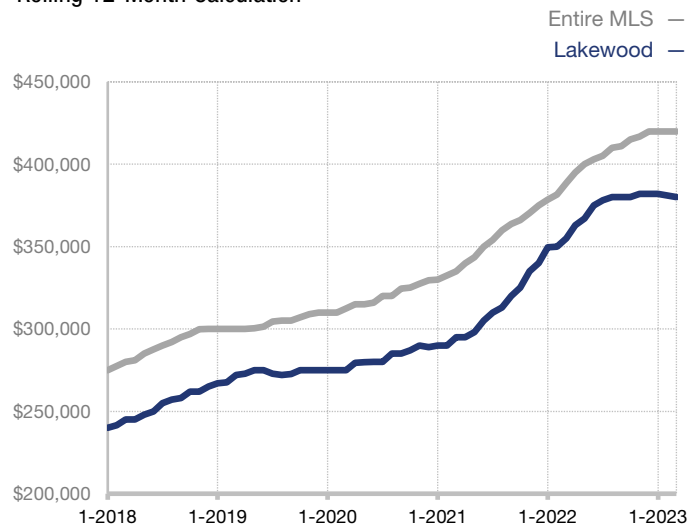
Townhouse/Condo	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	31	60	+ 93.5%	--	--	--
Under Contract	98	72	- 26.5%	228	214	- 6.1%
New Listings	112	94	- 16.1%	243	214	- 11.9%
Sold Listings	80	80	0.0%	214	182	- 15.0%
Days on Market Until Sale	10	28	+ 180.0%	14	32	+ 128.6%
Median Sales Price*	\$390,000	\$377,500	- 3.2%	\$380,000	\$368,450	- 3.0%
Average Sales Price*	\$429,669	\$366,572	- 14.7%	\$397,222	\$374,625	- 5.7%
Percent of List Price Received*	107.5%	100.4%	- 6.6%	105.0%	99.6%	- 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.

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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



# Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Littleton

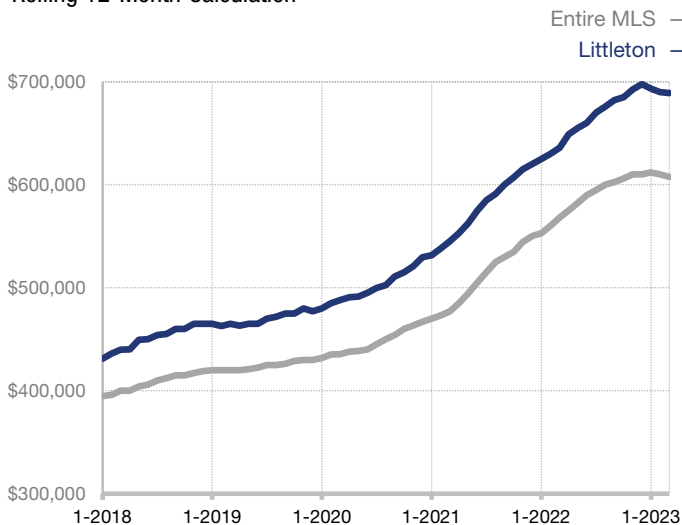
Single Family	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	133	179	+ 34.6%	--	--	--
Under Contract	180	214	+ 18.9%	473	497	+ 5.1%
New Listings	242	240	- 0.8%	532	499	- 6.2%
Sold Listings	179	178	- 0.6%	406	367	- 9.6%
Days on Market Until Sale	11	42	+ 281.8%	13	44	+ 238.5%
Median Sales Price*	\$707,000	\$678,500	- 4.0%	\$705,488	\$659,900	- 6.5%
Average Sales Price*	\$848,356	\$775,873	- 8.5%	\$819,793	\$763,732	- 6.8%
Percent of List Price Received*	107.5%	100.6%	- 6.4%	105.8%	99.5%	- 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.

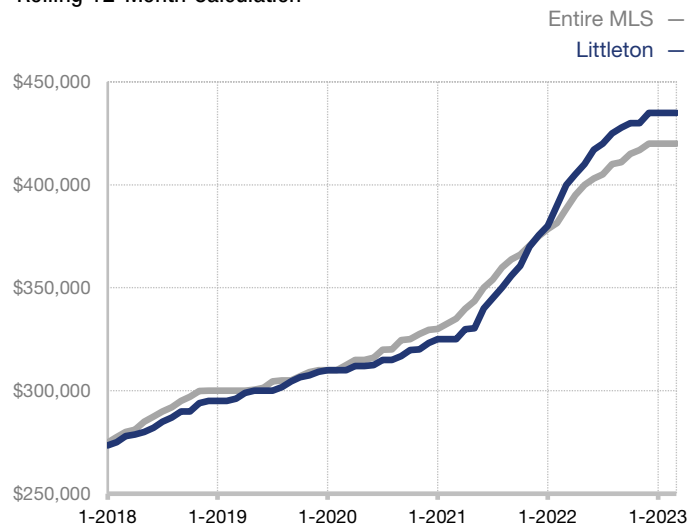
Townhouse/Condo	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	51	68	+ 33.3%	--	--	--
Under Contract	80	83	+ 3.8%	208	206	- 1.0%
New Listings	87	95	+ 9.2%	215	204	- 5.1%
Sold Listings	87	74	- 14.9%	187	162	- 13.4%
Days on Market Until Sale	5	43	+ 760.0%	10	47	+ 370.0%
Median Sales Price*	\$430,000	\$435,000	+ 1.2%	\$430,000	\$428,250	- 0.4%
Average Sales Price*	\$460,326	\$461,969	+ 0.4%	\$450,981	\$452,127	+ 0.3%
Percent of List Price Received*	107.2%	100.0%	- 6.7%	105.6%	99.2%	- 6.1%

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Median Sales Price – Single Family  
Rolling 12-Month Calculation



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



# Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Lone Tree

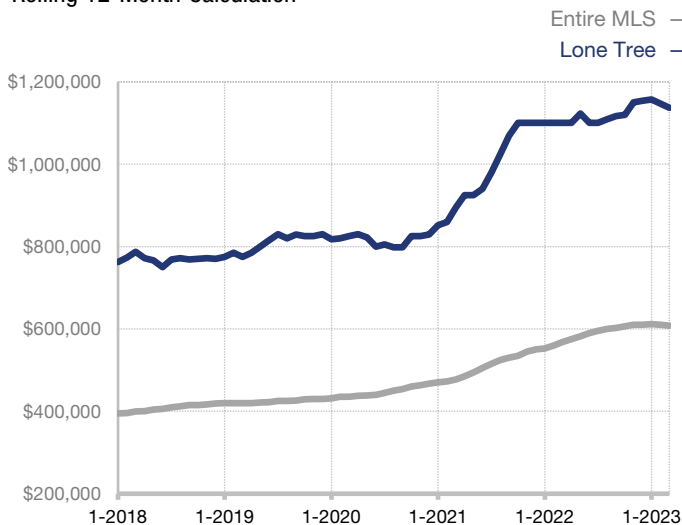
Single Family	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	17	7	- 58.8%	--	--	--
Under Contract	13	11	- 15.4%	30	22	- 26.7%
New Listings	22	13	- 40.9%	43	23	- 46.5%
Sold Listings	8	5	- 37.5%	27	20	- 25.9%
Days on Market Until Sale	3	67	+ 2133.3%	7	85	+ 1114.3%
Median Sales Price*	\$1,190,264	<b>\$1,117,500</b>	- 6.1%	\$1,196,300	<b>\$1,157,500</b>	- 3.2%
Average Sales Price*	\$1,258,191	<b>\$1,072,700</b>	- 14.7%	\$1,223,280	<b>\$1,169,527</b>	- 4.4%
Percent of List Price Received*	105.3%	<b>95.6%</b>	- 9.2%	103.7%	<b>96.8%</b>	- 6.7%

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

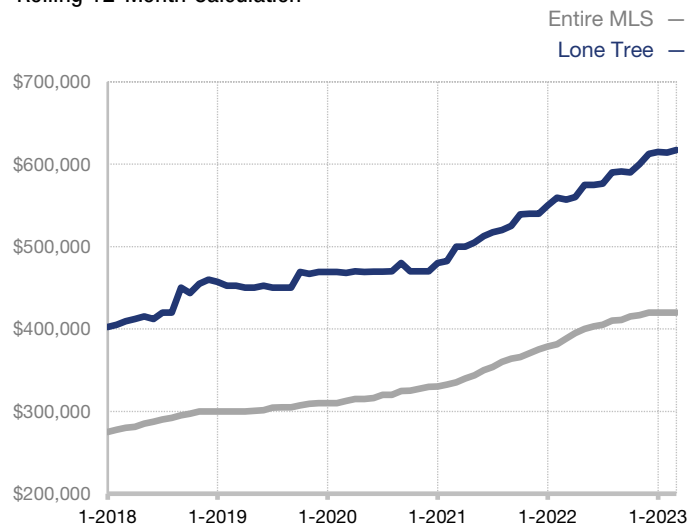
Townhouse/Condo	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	3	3	0.0%	--	--	--
Under Contract	3	3	0.0%	14	14	0.0%
New Listings	6	4	- 33.3%	15	12	- 20.0%
Sold Listings	6	4	- 33.3%	21	11	- 47.6%
Days on Market Until Sale	3	51	+ 1600.0%	18	49	+ 172.2%
Median Sales Price*	\$550,500	<b>\$622,000</b>	+ 13.0%	\$555,000	<b>\$593,000</b>	+ 6.8%
Average Sales Price*	\$555,833	<b>\$598,500</b>	+ 7.7%	\$569,690	<b>\$636,841</b>	+ 11.8%
Percent of List Price Received*	106.1%	<b>97.8%</b>	- 7.8%	102.8%	<b>99.0%</b>	- 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 March 2023

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## Morrison

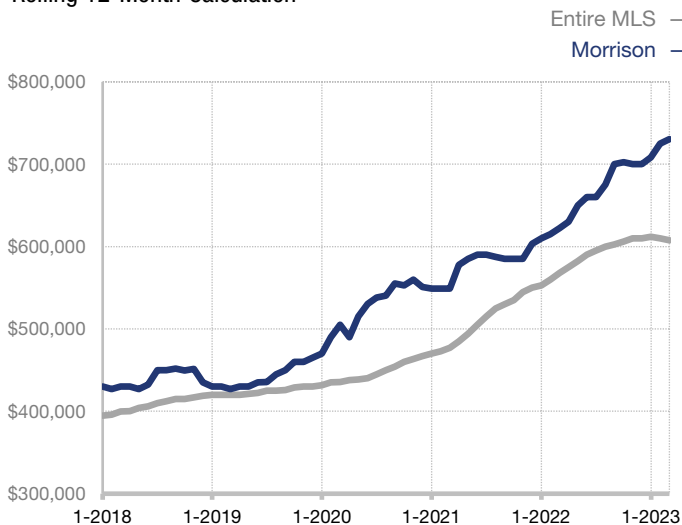
Single Family	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	19	30	+ 57.9%	--	--	--
Under Contract	24	23	- 4.2%	61	71	+ 16.4%
New Listings	33	25	- 24.2%	71	67	- 5.6%
Sold Listings	27	23	- 14.8%	50	50	0.0%
Days on Market Until Sale	20	40	+ 100.0%	16	43	+ 168.8%
Median Sales Price*	\$660,000	\$750,000	+ 13.6%	\$651,000	\$750,000	+ 15.2%
Average Sales Price*	\$1,055,185	\$770,879	- 26.9%	\$921,796	\$773,545	- 16.1%
Percent of List Price Received*	106.8%	100.1%	- 6.3%	106.1%	99.0%	- 6.7%

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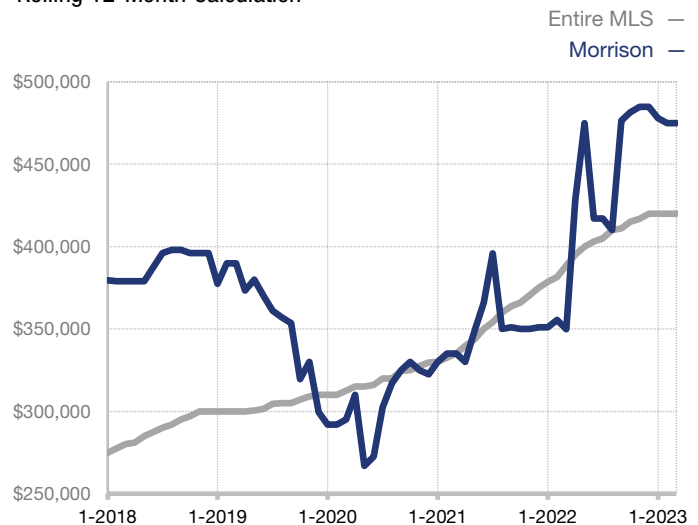
Townhouse/Condo	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	1	0	- 100.0%	--	--	--
Under Contract	2	2	0.0%	4	6	+ 50.0%
New Listings	3	2	- 33.3%	5	6	+ 20.0%
Sold Listings	1	2	+ 100.0%	2	6	+ 200.0%
Days on Market Until Sale	3	6	+ 100.0%	3	11	+ 266.7%
Median Sales Price*	\$288,000	\$397,000	+ 37.8%	\$410,000	\$375,750	- 8.4%
Average Sales Price*	\$288,000	\$397,000	+ 37.8%	\$410,000	\$383,417	- 6.5%
Percent of List Price Received*	115.2%	99.9%	- 13.3%	110.8%	100.3%	- 9.5%

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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 March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Parker

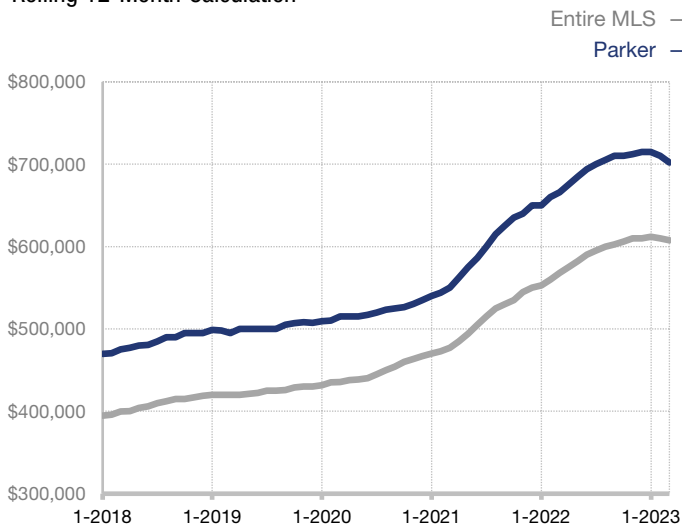
Single Family	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	131	216	+ 64.9%	--	--	--
Under Contract	169	163	- 3.6%	448	440	- 1.8%
New Listings	224	222	- 0.9%	491	453	- 7.7%
Sold Listings	179	163	- 8.9%	394	365	- 7.4%
Days on Market Until Sale	17	50	+ 194.1%	20	54	+ 170.0%
Median Sales Price*	\$727,000	\$675,000	- 7.2%	\$710,000	\$675,000	- 4.9%
Average Sales Price*	\$857,022	\$729,501	- 14.9%	\$817,576	\$729,296	- 10.8%
Percent of List Price Received*	104.8%	99.0%	- 5.5%	103.5%	98.6%	- 4.7%

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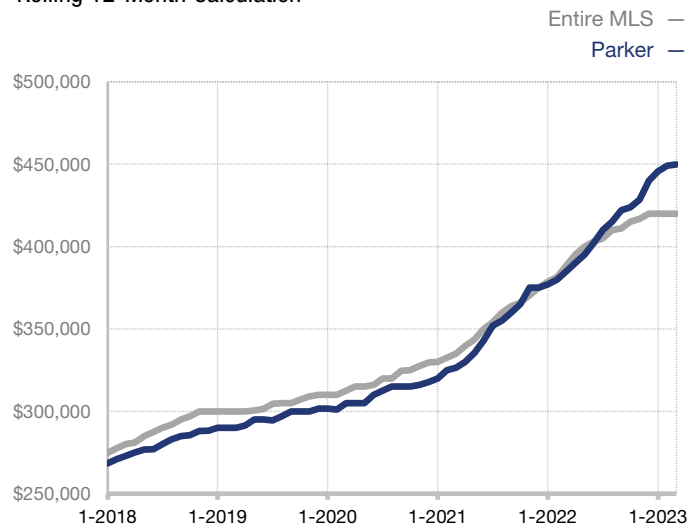
Townhouse/Condo	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	8	57	+ 612.5%	--	--	--
Under Contract	27	45	+ 66.7%	81	101	+ 24.7%
New Listings	31	50	+ 61.3%	83	115	+ 38.6%
Sold Listings	26	33	+ 26.9%	73	92	+ 26.0%
Days on Market Until Sale	5	46	+ 820.0%	7	48	+ 585.7%
Median Sales Price*	\$430,000	\$484,990	+ 12.8%	\$415,000	\$450,000	+ 8.4%
Average Sales Price*	\$444,155	\$469,353	+ 5.7%	\$420,230	\$460,511	+ 9.6%
Percent of List Price Received*	107.8%	99.7%	- 7.5%	105.7%	98.8%	- 6.5%

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Median Sales Price – Single Family  
Rolling 12-Month Calculation



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



# Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Sheridan

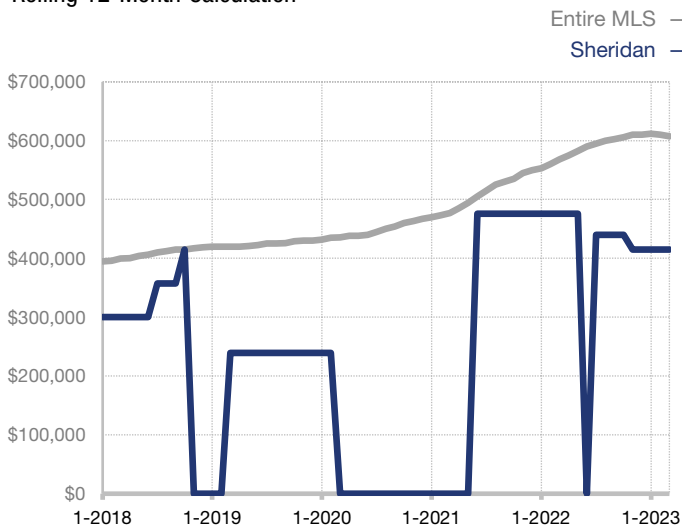
Single Family	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Days on Market Until Sale	0	0	--	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.

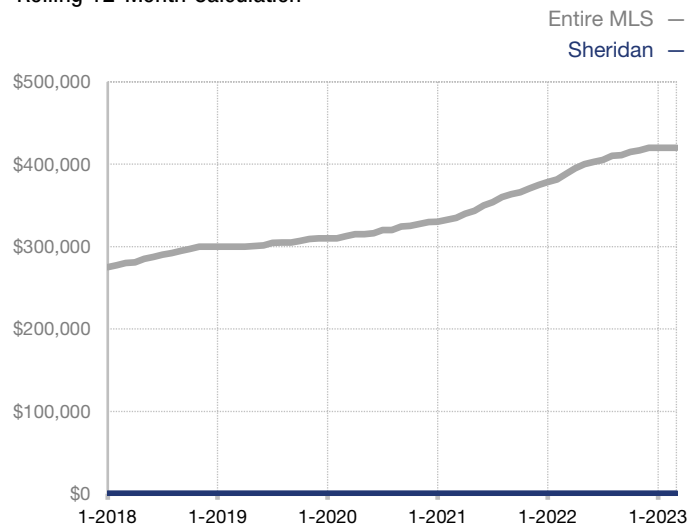
Townhouse/Condo	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Days on Market Until Sale	0	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%	--

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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 March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Wheat Ridge

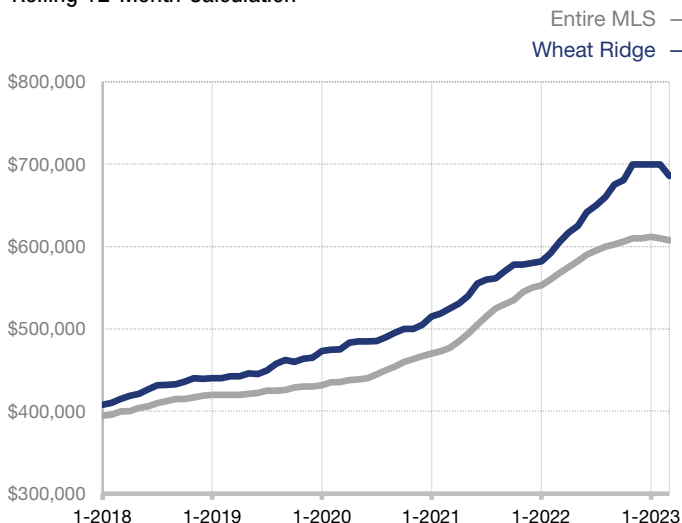
Single Family	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	19	32	+ 68.4%	--	--	--
Under Contract	29	31	+ 6.9%	84	69	- 17.9%
New Listings	40	40	0.0%	95	81	- 14.7%
Sold Listings	38	27	- 28.9%	73	60	- 17.8%
Days on Market Until Sale	8	18	+ 125.0%	10	45	+ 350.0%
Median Sales Price*	\$724,500	\$630,000	- 13.0%	\$700,000	\$623,750	- 10.9%
Average Sales Price*	\$736,895	\$600,814	- 18.5%	\$740,792	\$629,486	- 15.0%
Percent of List Price Received*	109.7%	99.8%	- 9.0%	109.2%	99.1%	- 9.2%

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Townhouse/Condo	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Inventory of Active Listings	9	9	0.0%	--	--	--
Under Contract	8	11	+ 37.5%	27	25	- 7.4%
New Listings	10	11	+ 10.0%	28	30	+ 7.1%
Sold Listings	9	6	- 33.3%	26	15	- 42.3%
Days on Market Until Sale	6	34	+ 466.7%	13	40	+ 207.7%
Median Sales Price*	\$551,769	\$293,000	- 46.9%	\$444,950	\$406,000	- 8.8%
Average Sales Price*	\$512,197	\$393,835	- 23.1%	\$455,849	\$429,627	- 5.8%
Percent of List Price Received*	108.8%	99.7%	- 8.4%	105.2%	99.7%	- 5.2%

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Median Sales Price – Single Family  
Rolling 12-Month Calculation



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

