

# Monthly Indicators

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



## April 2023

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

New Listings were down 32.9 percent for single family homes and 25.8 percent for townhouse-condo properties. Under Contracts decreased 16.6 percent for single family homes and 16.4 percent for townhouse-condo properties.

The Median Sales Price was down 7.4 percent to \$662,250 for single family homes and 7.9 percent to \$400,500 for townhouse-condo properties. Days on Market increased 211.1 percent for single family homes and 212.5 percent for townhouse-condo properties.

Housing inventory remains tight nationwide, with only 980,000 units available for sale heading into April, a 5.4% increase from one year earlier, although the number of homes for sale is down compared to the same period in 2019, prior to the pandemic. The lack of existing inventory continues to impact home sales, and with only 2.6 months' supply of homes at last measure, competition for available properties remains strong, especially in certain price categories, with multiple offers occurring on about a third of properties, according to NAR.

## Activity Snapshot

**+ 3.5%**      **- 28.4%**      **- 7.1%**

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	4-2022	4-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
Active Listings		2,280	<b>2,214</b>	- 2.9%	--	--	--
Under Contract		2,887	<b>2,407</b>	- 16.6%	9,346	<b>7,905</b>	- 15.4%
New Listings		3,696	<b>2,480</b>	- 32.9%	10,847	<b>8,243</b>	- 24.0%
Sold Listings		2,698	<b>1,942</b>	- 28.0%	8,318	<b>6,582</b>	- 20.9%
Days on Market		9	<b>28</b>	+ 211.1%	12	<b>39</b>	+ 225.0%
Median Sales Price		\$715,000	<b>\$662,250</b>	- 7.4%	\$675,639	<b>\$640,000</b>	- 5.3%
Avg. Sales Price		\$871,120	<b>\$799,793</b>	- 8.2%	\$812,363	<b>\$771,794</b>	- 5.0%
Pct. of List Price Received		107.6%	<b>100.5%</b>	- 6.6%	106.1%	<b>99.6%</b>	- 6.1%
Affordability Index		46	<b>46</b>	0.0%	48	<b>48</b>	0.0%

# Townhouse-Condo Market Overview



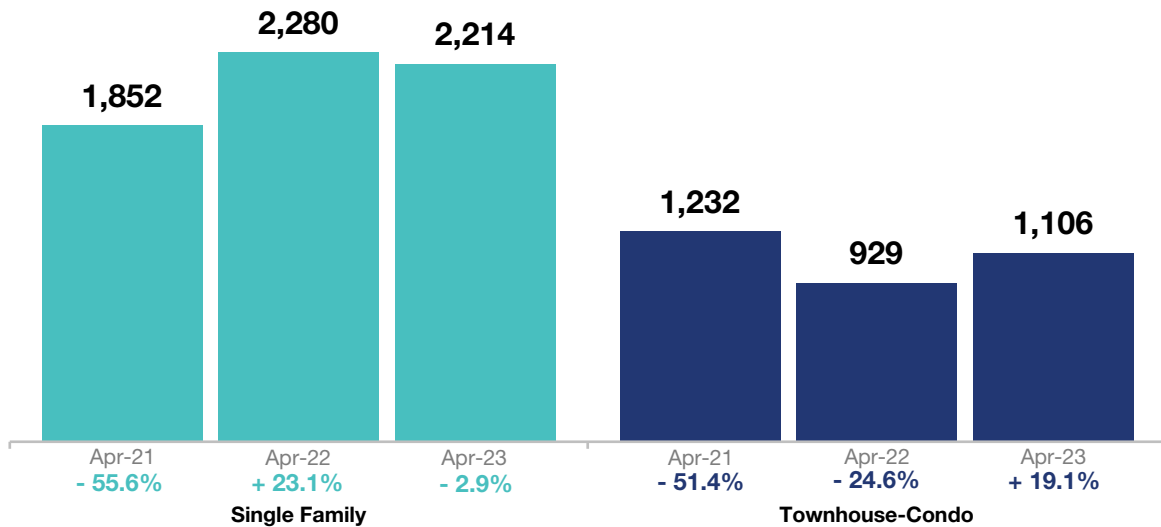
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	4-2022	4-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
<b>Active Listings</b>		929	<b>1,106</b>	+ 19.1%	--	--	--
<b>Under Contract</b>		1,362	<b>1,139</b>	- 16.4%	4,688	<b>3,791</b>	- 19.1%
<b>New Listings</b>		1,572	<b>1,166</b>	- 25.8%	5,097	<b>4,111</b>	- 19.3%
<b>Sold Listings</b>		1,324	<b>938</b>	- 29.2%	4,368	<b>3,099</b>	- 29.1%
<b>Days on Market</b>		8	<b>25</b>	+ 212.5%	14	<b>35</b>	+ 150.0%
<b>Median Sales Price</b>		\$435,000	<b>\$400,500</b>	- 7.9%	\$415,400	<b>\$400,000</b>	- 3.7%
<b>Avg. Sales Price</b>		\$495,344	<b>\$467,705</b>	- 5.6%	\$482,420	<b>\$469,610</b>	- 2.7%
<b>Pct. of List Price Received</b>		106.2%	<b>100.0%</b>	- 5.8%	104.8%	<b>99.4%</b>	- 5.2%
<b>Affordability Index</b>		75	<b>76</b>	+ 1.3%	78	<b>76</b>	- 2.6%

# Inventory of Active Listings

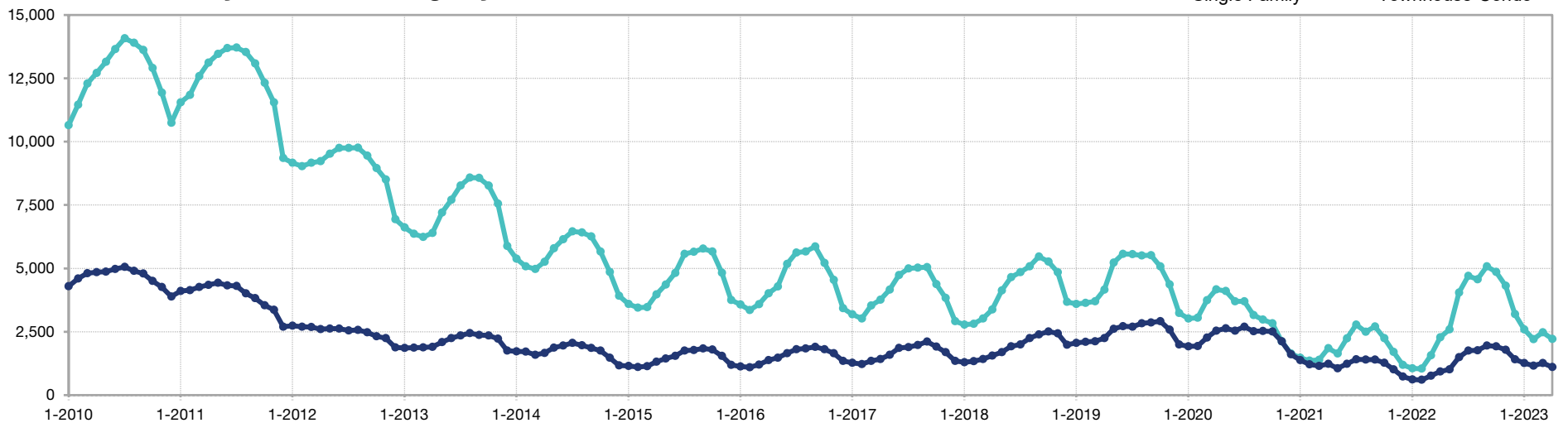


## April



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2022	2,591	+57.7%	1,010	-3.8%
Jun-2022	4,047	+81.2%	1,490	+20.9%
Jul-2022	4,707	+69.5%	1,759	+24.8%
Aug-2022	4,564	+82.9%	1,768	+26.4%
Sep-2022	5,078	+87.8%	1,950	+39.8%
Oct-2022	4,864	+116.4%	1,926	+51.8%
Nov-2022	4,317	+154.2%	1,791	+77.5%
Dec-2022	3,201	+169.7%	1,407	+92.5%
Jan-2023	2,590	+145.3%	1,263	+107.0%
Feb-2023	2,208	+112.5%	1,163	+92.5%
Mar-2023	2,473	+57.9%	1,258	+65.5%
<b>Apr-2023</b>	<b>2,214</b>	<b>-2.9%</b>	<b>1,106</b>	<b>+19.1%</b>

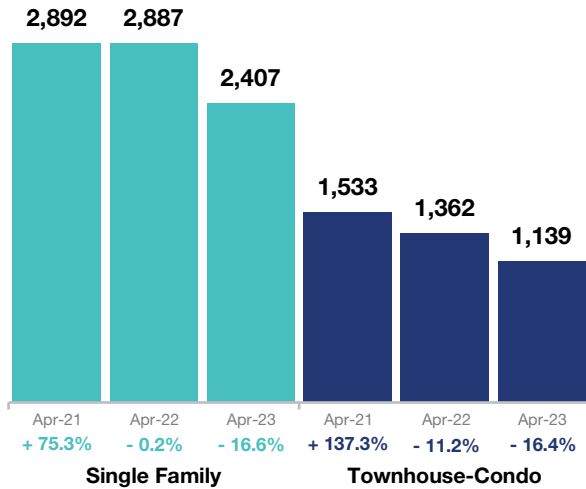
## Historical Inventory of Active Listings by Month



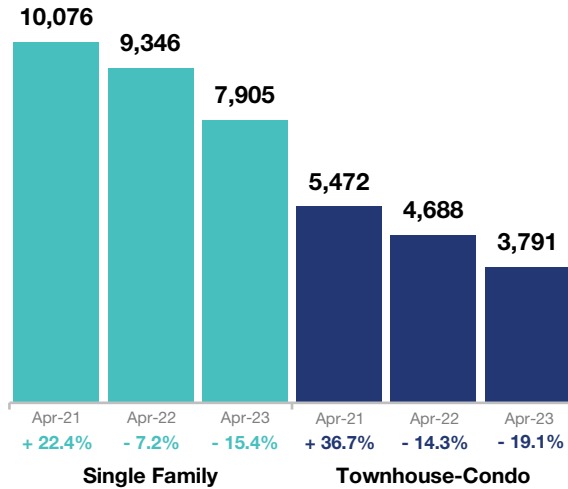
# Under Contract



## April

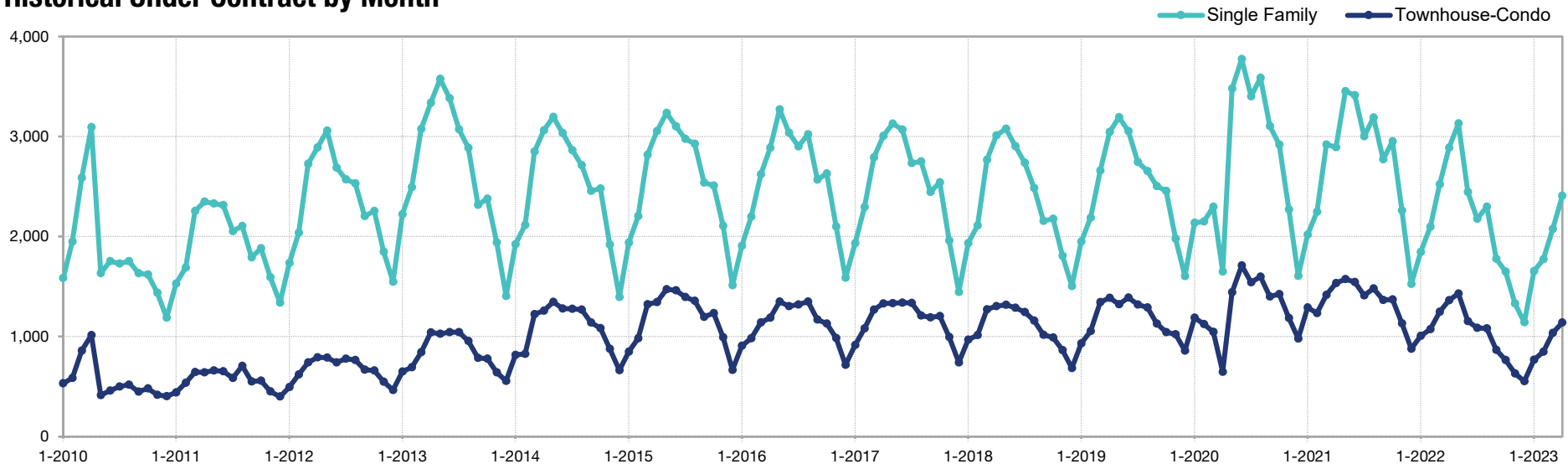


## Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2022	3,131	-9.3%	1,428	-9.3%
Jun-2022	2,444	-28.4%	1,152	-25.3%
Jul-2022	2,176	-27.5%	1,086	-22.9%
Aug-2022	2,297	-28.0%	1,081	-27.0%
Sep-2022	1,778	-35.8%	866	-36.5%
Oct-2022	1,650	-44.1%	764	-44.3%
Nov-2022	1,330	-41.1%	632	-44.2%
Dec-2022	1,142	-25.1%	554	-36.8%
Jan-2023	1,653	-10.3%	768	-23.7%
Feb-2023	1,771	-15.5%	848	-21.0%
Mar-2023	2,074	-17.7%	1,036	-16.9%
<b>Apr-2023</b>	<b>2,407</b>	<b>-16.6%</b>	<b>1,139</b>	<b>-16.4%</b>

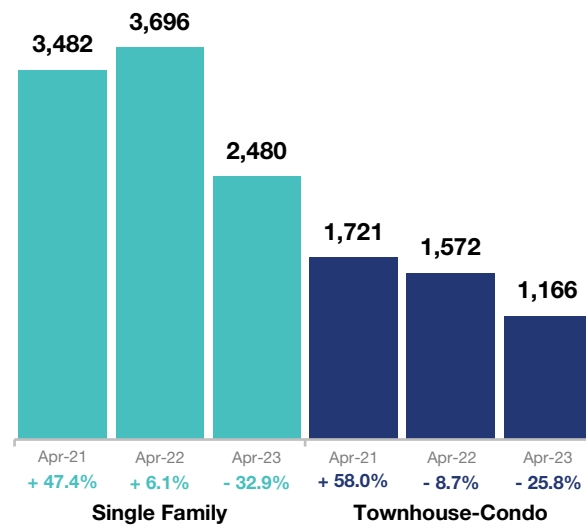
## Historical Under Contract by Month



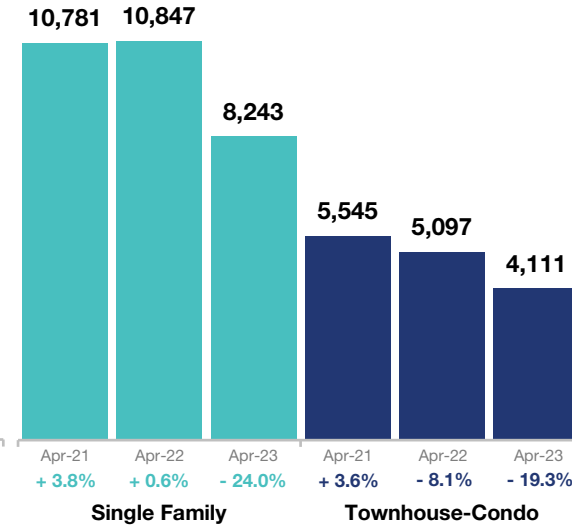
# New Listings



## April

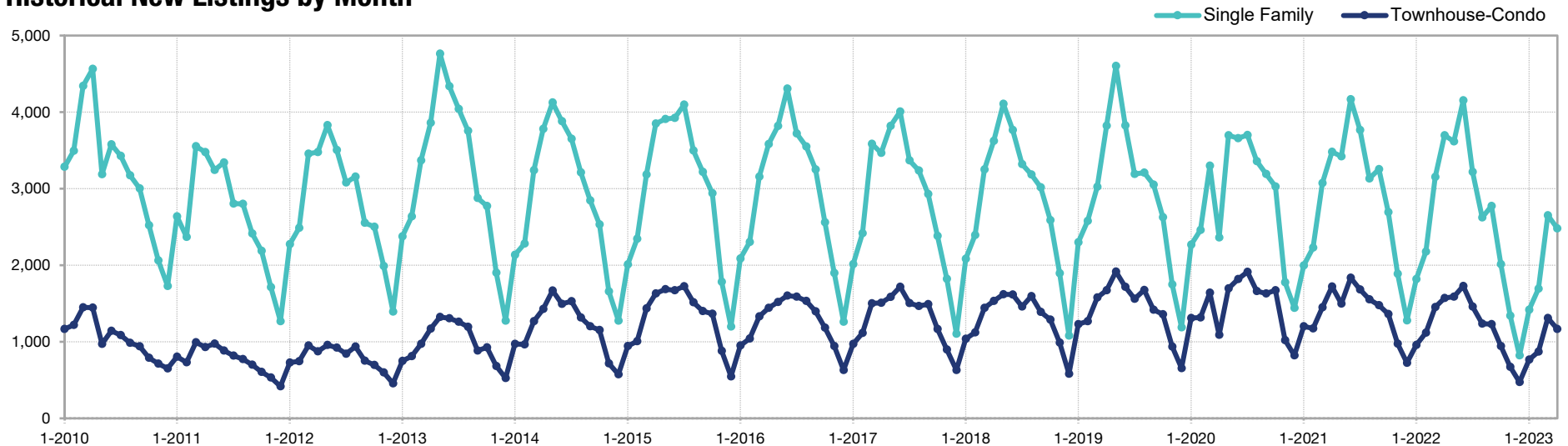


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2022	3,617	+5.7%	1,590	+6.1%
Jun-2022	4,154	-0.3%	1,727	-5.9%
Jul-2022	3,220	-14.5%	1,460	-13.3%
Aug-2022	2,623	-16.2%	1,235	-20.6%
Sep-2022	2,774	-14.8%	1,229	-16.7%
Oct-2022	2,013	-25.2%	943	-30.7%
Nov-2022	1,342	-28.9%	671	-31.3%
Dec-2022	821	-35.8%	475	-34.4%
Jan-2023	1,417	-22.1%	767	-19.8%
Feb-2023	1,693	-22.2%	870	-22.1%
Mar-2023	2,653	-15.9%	1,308	-9.9%
<b>Apr-2023</b>	<b>2,480</b>	<b>-32.9%</b>	<b>1,166</b>	<b>-25.8%</b>

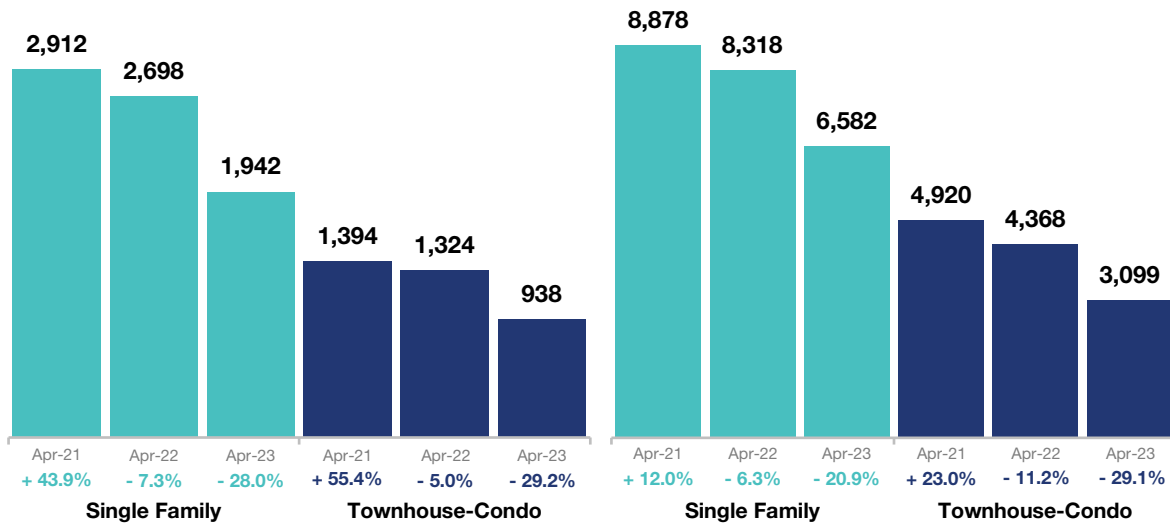
## Historical New Listings by Month



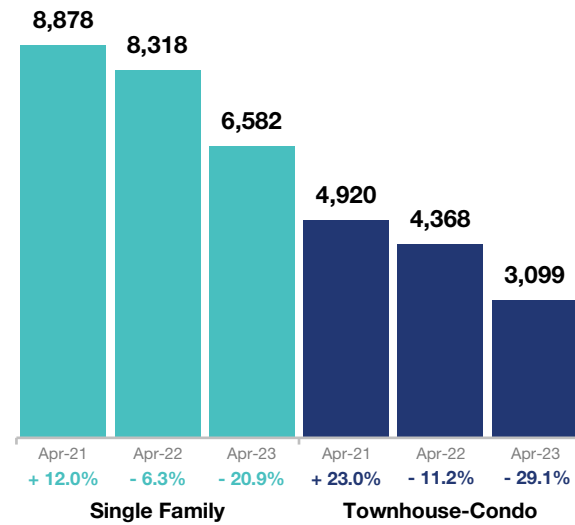
# Sold Listings



## April

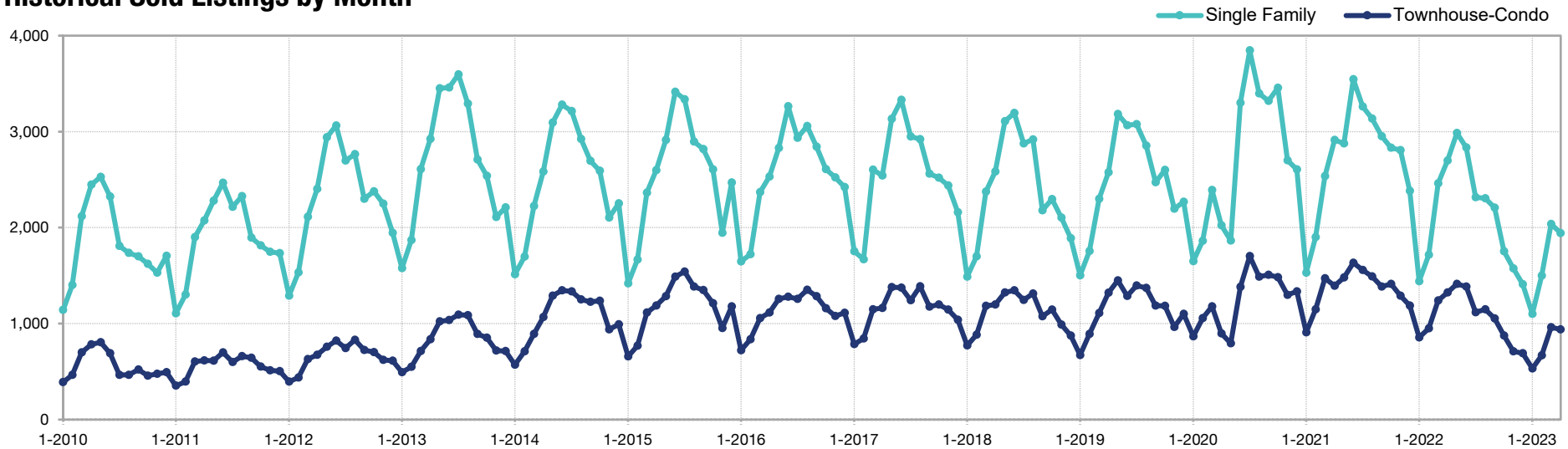


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	533	-37.6%
Feb-2023	1,500	-12.7%	668	-29.6%
Mar-2023	2,038	-17.2%	960	-22.6%
<b>Apr-2023</b>	<b>1,942</b>	<b>-28.0%</b>	<b>938</b>	<b>-29.2%</b>

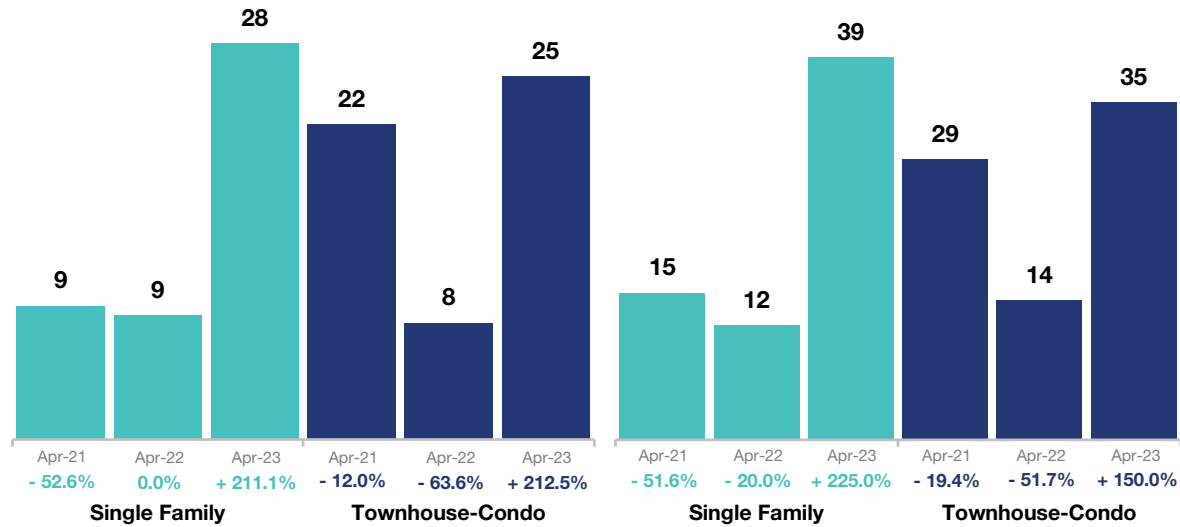
## Historical Sold Listings by Month



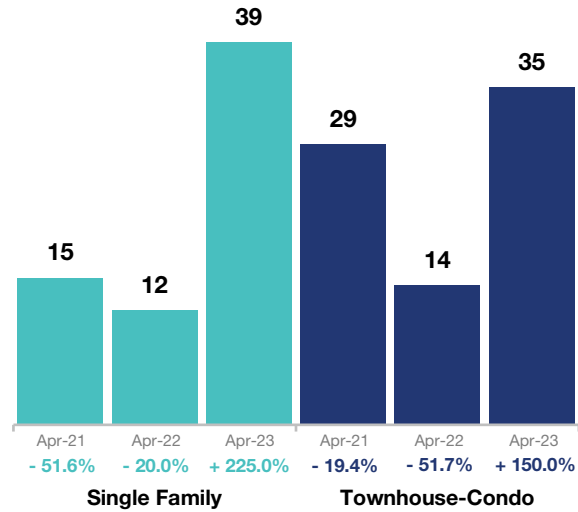
# Days on Market Until Sale



## April

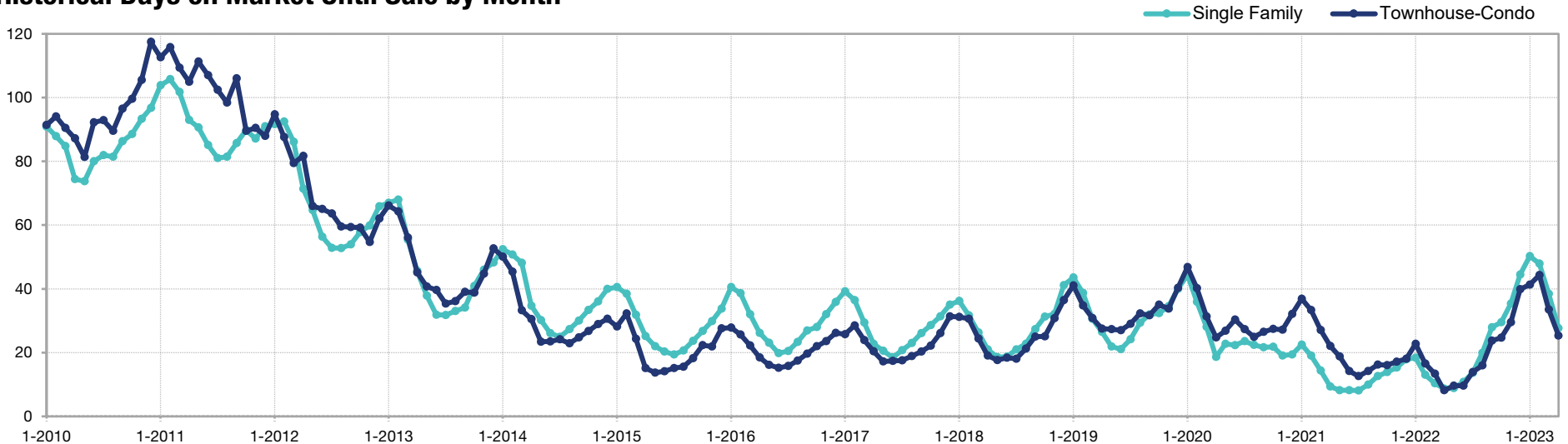


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Mar-2023	38	+280.0%	34	+161.5%
<b>Apr-2023</b>	<b>28</b>	<b>+211.1%</b>	<b>25</b>	<b>+212.5%</b>

## Historical Days on Market Until Sale by Month

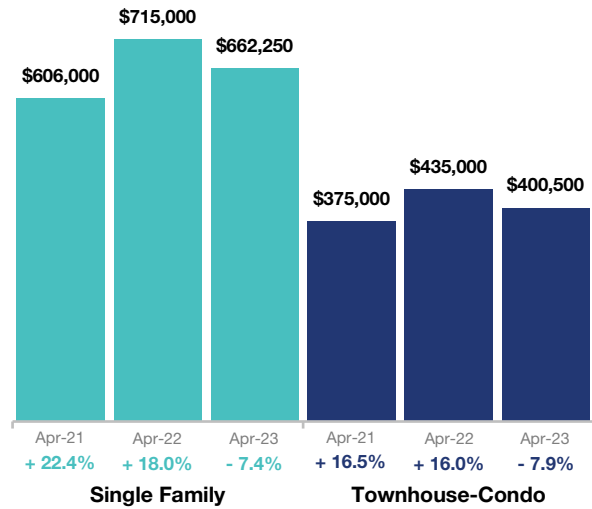




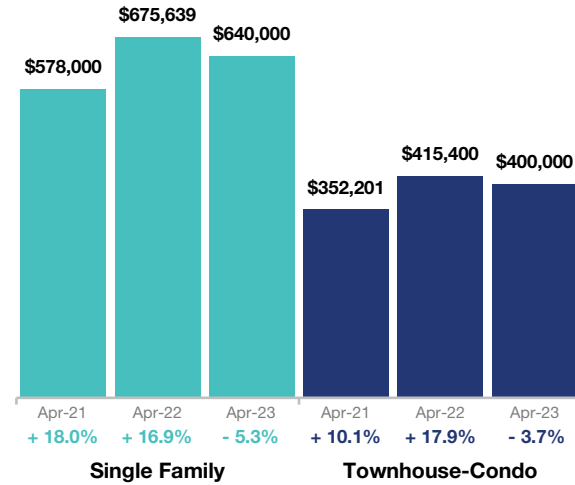
# Median Sales Price



## April

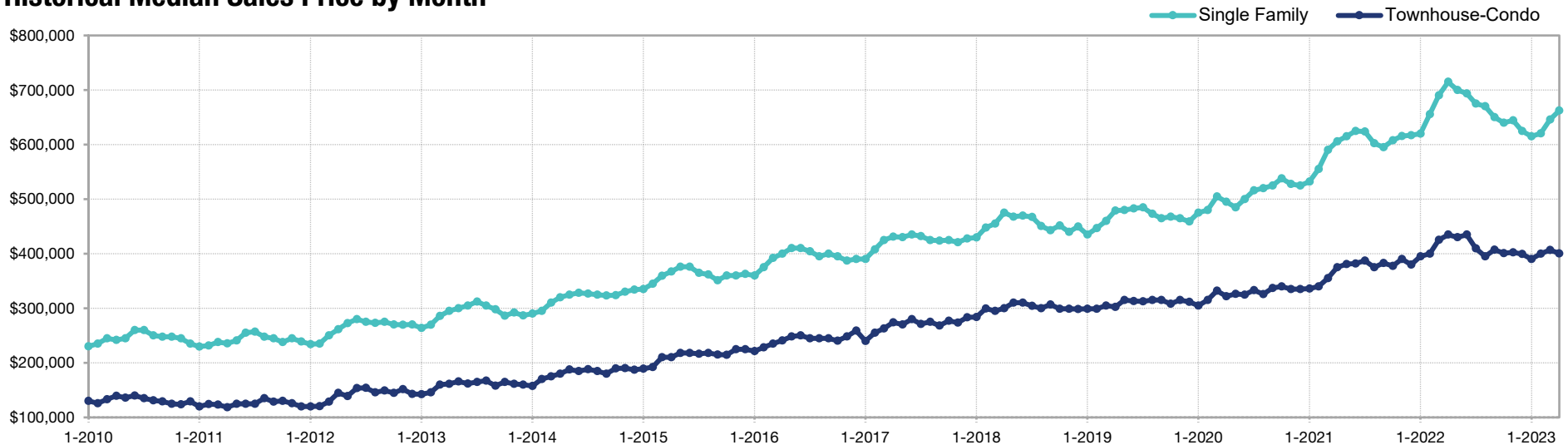


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$620,500	-5.3%	\$400,000	0.0%
Mar-2023	\$646,000	-6.4%	\$406,625	-4.4%
<b>Apr-2023</b>	<b>\$662,250</b>	<b>-7.4%</b>	<b>\$400,500</b>	<b>-7.9%</b>

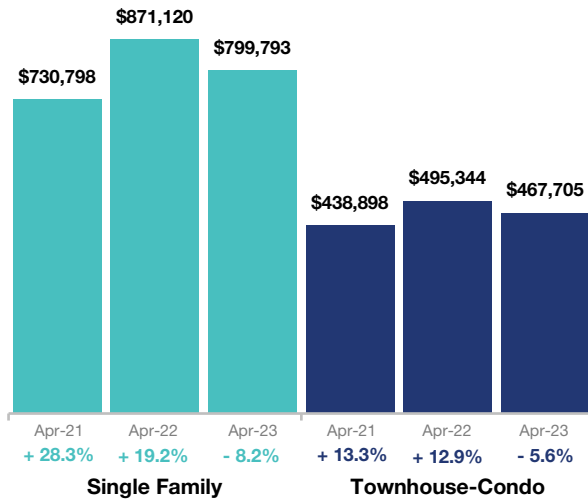
## Historical Median Sales Price by Month



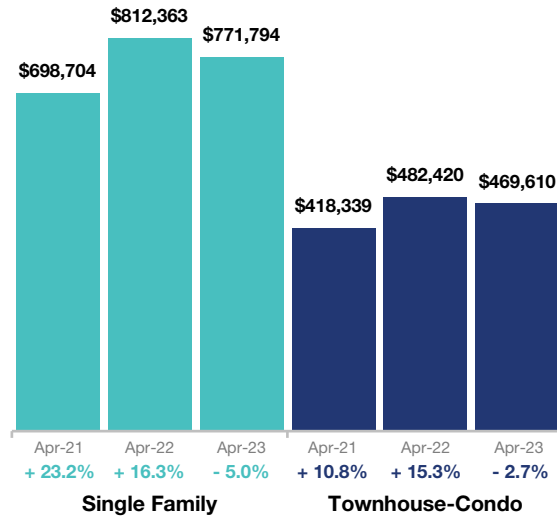
# Average Sales Price



## April

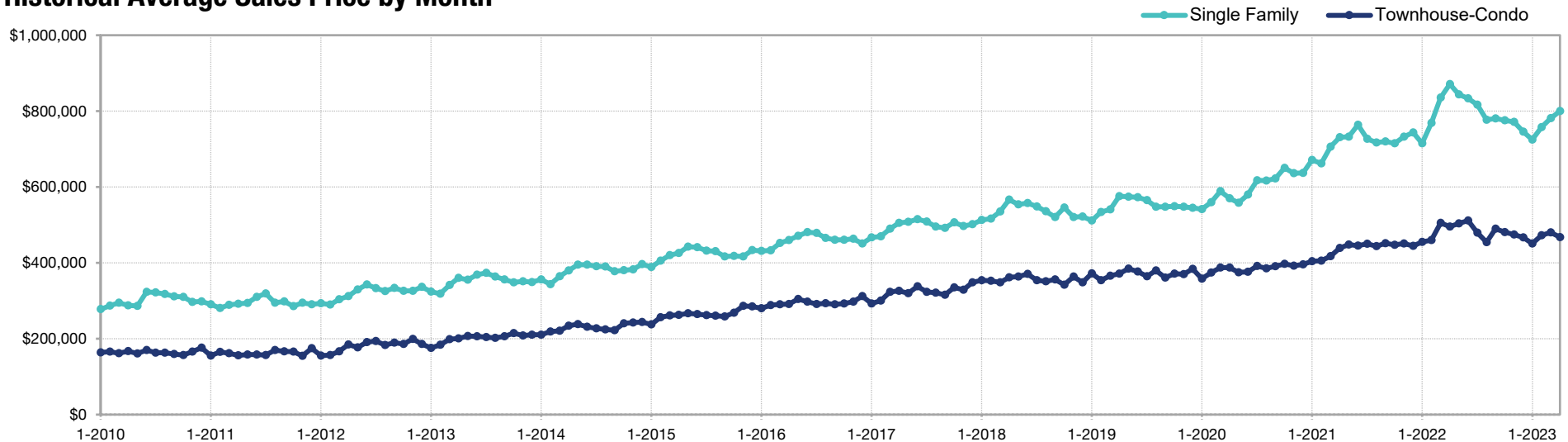


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	\$490,183	+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%	\$451,152	-0.9%
Feb-2023	\$757,179	-1.5%	\$472,308	+2.8%
Mar-2023	\$781,447	-6.5%	\$479,841	-5.0%
<b>Apr-2023</b>	<b>\$799,793</b>	<b>-8.2%</b>	<b>\$467,705</b>	<b>-5.6%</b>

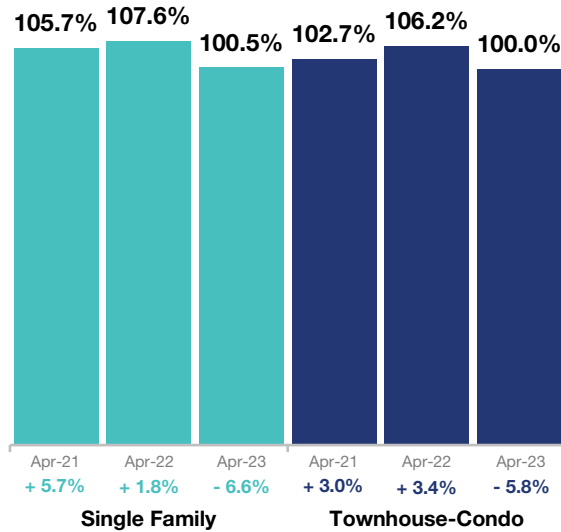
## Historical Average Sales Price by Month



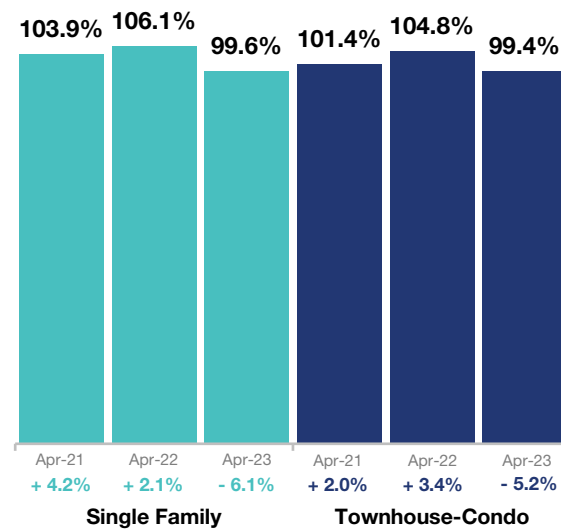
# Percent of List Price Received



## April

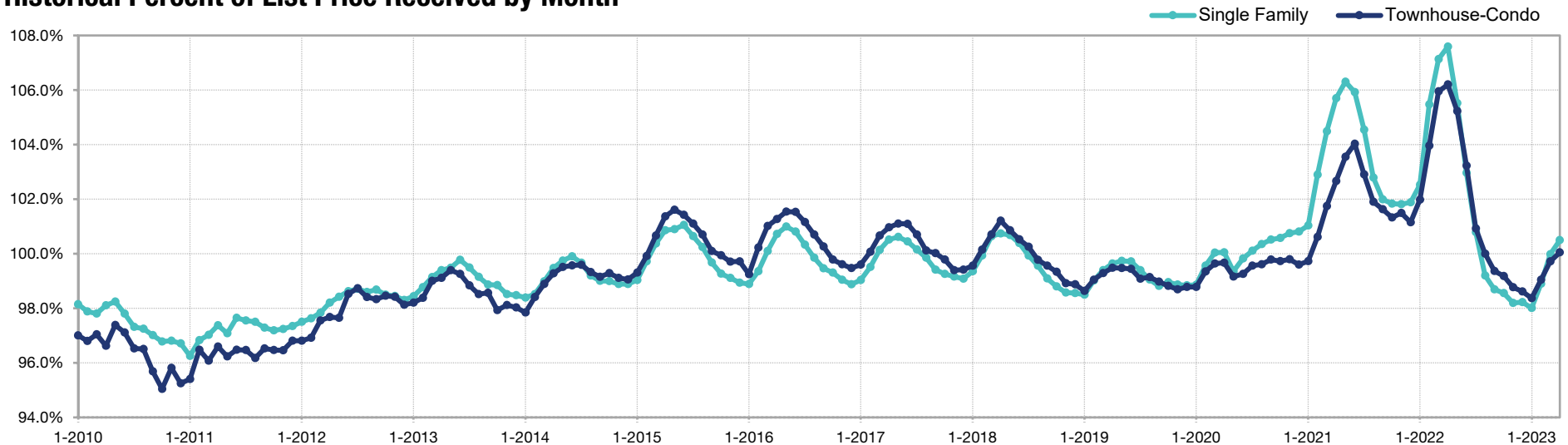


## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Mar-2023	100.0%	-6.6%	99.7%	-5.9%
<b>Apr-2023</b>	<b>100.5%</b>	<b>-6.6%</b>	<b>100.0%</b>	<b>-5.8%</b>

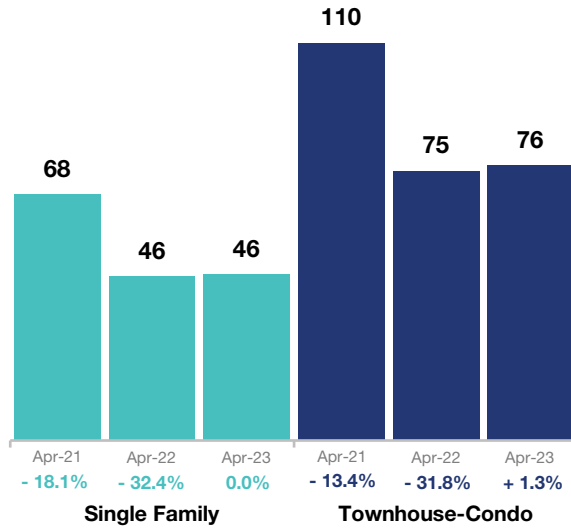
## Historical Percent of List Price Received by Month



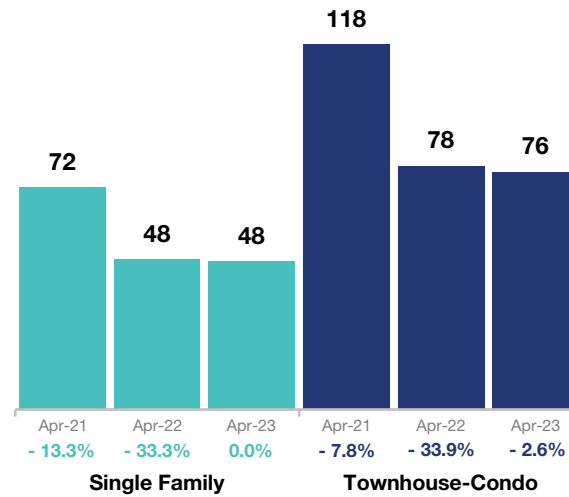
# Housing Affordability Index



## April

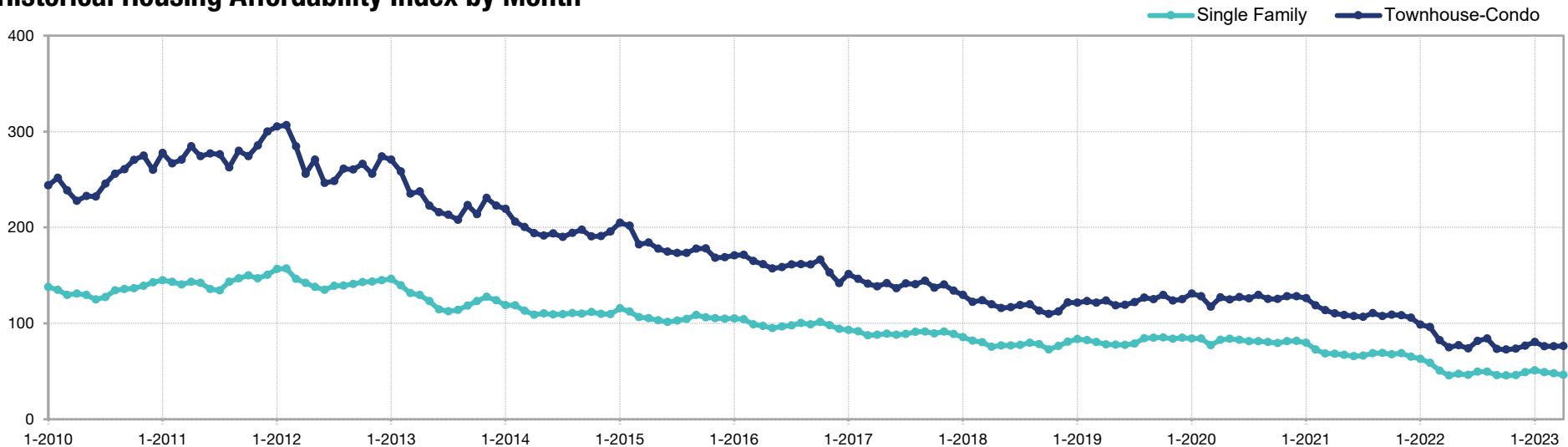


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Mar-2023	48	-5.9%	76	-7.3%
<b>Apr-2023</b>	<b>46</b>	<b>0.0%</b>	<b>76</b>	<b>+1.3%</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.

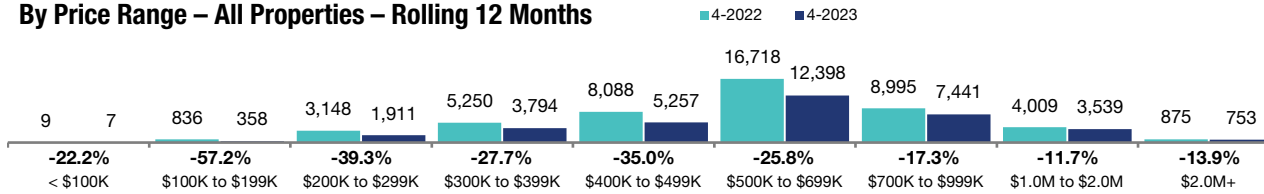
Key Metrics	Historical Sparkbars	4-2022	4-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
<b>Active Listings</b>		3,209	<b>3,320</b>	+ 3.5%	--	--	--
<b>Under Contract</b>		4,249	<b>3,546</b>	- 16.5%	14,035	<b>11,697</b>	- 16.7%
<b>New Listings</b>		5,268	<b>3,646</b>	- 30.8%	15,945	<b>12,354</b>	- 22.5%
<b>Sold Listings</b>		4,022	<b>2,880</b>	- 28.4%	12,688	<b>9,681</b>	- 23.7%
<b>Days on Market</b>		8	<b>27</b>	+ 237.5%	13	<b>38</b>	+ 192.3%
<b>Median Sales Price</b>		\$635,750	<b>\$590,500</b>	- 7.1%	\$604,350	<b>\$580,000</b>	- 4.0%
<b>Avg. Sales Price</b>		\$747,418	<b>\$691,634</b>	- 7.5%	\$698,813	<b>\$675,061</b>	- 3.4%
<b>Pct. of List Price Received</b>		107.1%	<b>100.3%</b>	- 6.3%	105.7%	<b>99.5%</b>	- 5.9%
<b>Affordability Index</b>		51	<b>52</b>	+ 2.0%	54	<b>53</b>	- 1.9%

# Sold Listings

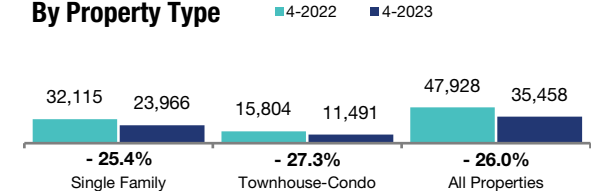
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	4-2022	4-2023	Change	4-2022	4-2023	Change
\$99,999 and Below	7	2	-71.4%	2	5	+150.0%
\$100,000 to \$199,999	10	10	0.0%	825	348	-57.8%
\$200,000 to \$299,999	110	75	-31.8%	3,037	1,836	-39.5%
\$300,000 to \$399,999	1,031	617	-40.2%	4,218	3,177	-24.7%
\$400,000 to \$499,999	4,927	2,803	-43.1%	3,160	2,454	-22.3%
\$500,000 to \$699,999	13,899	10,109	-27.3%	2,818	2,288	-18.8%
\$700,000 to \$999,999	7,865	6,583	-16.3%	1,130	858	-24.1%
\$1,000,000 to \$1,999,999	3,470	3,076	-11.4%	536	463	-13.6%
\$2,000,000 and Above	796	691	-13.2%	78	62	-20.5%
<b>All Price Ranges</b>	<b>32,115</b>	<b>23,966</b>	<b>-25.4%</b>	<b>15,804</b>	<b>11,491</b>	<b>-27.3%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	3-2023	4-2023	Change	3-2023	4-2023	Change
\$99,999 and Below	0	1	--	0	2	--
\$100,000 to \$199,999	2	0	-100.0%	25	24	-4.0%
\$200,000 to \$299,999	9	3	-66.7%	159	155	-2.5%
\$300,000 to \$399,999	55	37	-32.7%	270	277	+2.6%
\$400,000 to \$499,999	280	242	-13.6%	200	213	+6.5%
\$500,000 to \$699,999	874	814	-6.9%	194	168	-13.4%
\$700,000 to \$999,999	519	518	-0.2%	71	59	-16.9%
\$1,000,000 to \$1,999,999	242	271	+12.0%	38	38	0.0%
\$2,000,000 and Above	57	56	-1.8%	3	2	-33.3%
<b>All Price Ranges</b>	<b>2,038</b>	<b>1,942</b>	<b>-4.7%</b>	<b>960</b>	<b>938</b>	<b>-2.3%</b>

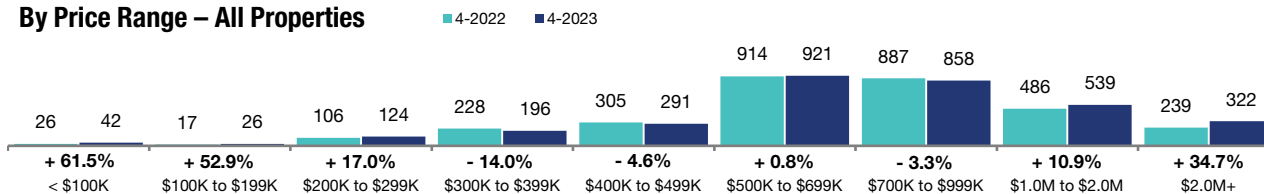
### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	4-2022	4-2023	Change	4-2022	4-2023	Change
\$99,999 and Below	1	1	0.0%	2	2	0.0%
\$100,000 to \$199,999	2	3	+50.0%	183	90	-50.8%
\$200,000 to \$299,999	16	26	+62.5%	684	547	-20.0%
\$300,000 to \$399,999	177	216	+22.0%	1,085	881	-18.8%
\$400,000 to \$499,999	810	937	+15.7%	921	646	-29.9%
\$500,000 to \$699,999	3,447	2,820	-18.2%	921	585	-36.5%
\$700,000 to \$999,999	2,493	1,629	-34.7%	399	220	-44.9%
\$1,000,000 to \$1,999,999	1,109	767	-30.8%	151	119	-21.2%
\$2,000,000 and Above	263	183	-30.4%	22	9	-59.1%
<b>All Price Ranges</b>	<b>8,318</b>	<b>6,582</b>	<b>-20.9%</b>	<b>4,368</b>	<b>3,099</b>	<b>-29.1%</b>

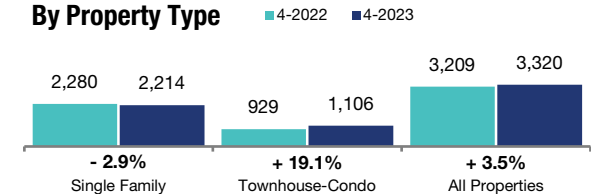
# Inventory of Active Listings

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		
	4-2022	4-2023	Change	4-2022	4-2023	Change
\$99,999 and Below	15	28	+86.7%	11	14	+27.3%
\$100,000 to \$199,999	1	1	0.0%	16	25	+56.3%
\$200,000 to \$299,999	4	6	+50.0%	102	118	+15.7%
\$300,000 to \$399,999	35	26	-25.7%	193	170	-11.9%
\$400,000 to \$499,999	145	122	-15.9%	160	169	+5.6%
\$500,000 to \$699,999	709	611	-13.8%	205	310	+51.2%
\$700,000 to \$999,999	760	691	-9.1%	127	167	+31.5%
\$1,000,000 to \$1,999,999	397	434	+9.3%	89	105	+18.0%
\$2,000,000 and Above	213	294	+38.0%	26	28	+7.7%
<b>All Price Ranges</b>	<b>2,280</b>	<b>2,214</b>	<b>-2.9%</b>	<b>929</b>	<b>1,106</b>	<b>+19.1%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	3-2023	4-2023	Change	3-2023	4-2023	Change
\$99,999 and Below	28	28	0.0%	24	14	-41.7%
\$100,000 to \$199,999	1	1	0.0%	31	25	-19.4%
\$200,000 to \$299,999	5	6	+20.0%	126	118	-6.3%
\$300,000 to \$399,999	33	26	-21.2%	233	170	-27.0%
\$400,000 to \$499,999	155	122	-21.3%	204	169	-17.2%
\$500,000 to \$699,999	770	611	-20.6%	335	310	-7.5%
\$700,000 to \$999,999	731	691	-5.5%	178	167	-6.2%
\$1,000,000 to \$1,999,999	450	434	-3.6%	97	105	+8.2%
\$2,000,000 and Above	299	294	-1.7%	30	28	-6.7%
<b>All Price Ranges</b>	<b>2,473</b>	<b>2,214</b>	<b>-10.5%</b>	<b>1,258</b>	<b>1,106</b>	<b>-12.1%</b>

### Year to Date

Property Type	4-2022	4-2023	Change
Single Family	2,280	2,214	-2.9%
Townhouse-Condo	929	1,106	+19.1%
All Properties	3,209	3,320	+3.5%

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 April 2023

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## Arapahoe County

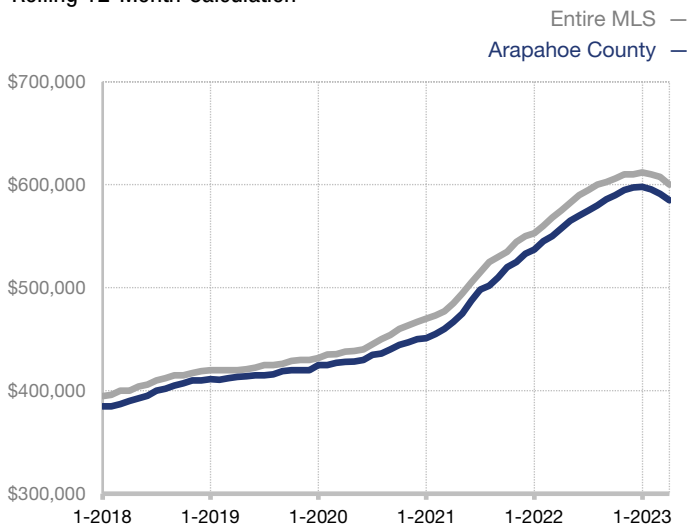
Single Family	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	572	511	- 10.7%	--	--	--
Under Contract	769	630	- 18.1%	2,488	2,131	- 14.3%
New Listings	984	619	- 37.1%	2,885	2,069	- 28.3%
Sold Listings	688	490	- 28.8%	2,229	1,768	- 20.7%
Days on Market Until Sale	6	29	+ 383.3%	9	41	+ 355.6%
Median Sales Price*	\$625,000	\$572,500	- 8.4%	\$600,000	\$560,000	- 6.7%
Average Sales Price*	\$760,318	\$669,627	- 11.9%	\$713,436	\$681,916	- 4.4%
Percent of List Price Received*	107.0%	100.1%	- 6.4%	105.6%	99.5%	- 5.8%

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

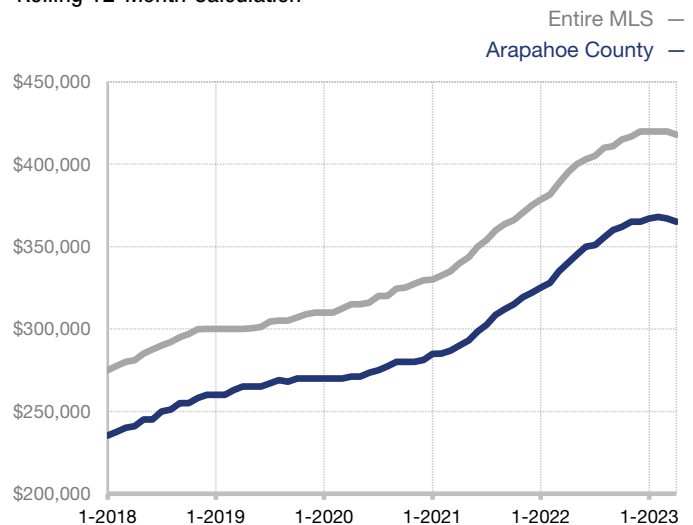
Townhouse/Condo	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	193	211	+ 9.3%	--	--	--
Under Contract	422	344	- 18.5%	1,337	1,131	- 15.4%
New Listings	460	324	- 29.6%	1,435	1,139	- 20.6%
Sold Listings	403	273	- 32.3%	1,259	898	- 28.7%
Days on Market Until Sale	8	22	+ 175.0%	9	30	+ 233.3%
Median Sales Price*	\$385,000	\$363,000	- 5.7%	\$365,000	\$360,000	- 1.4%
Average Sales Price*	\$395,307	\$394,281	- 0.3%	\$383,262	\$385,725	+ 0.6%
Percent of List Price Received*	106.3%	100.3%	- 5.6%	104.9%	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 April 2023

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## Arvada

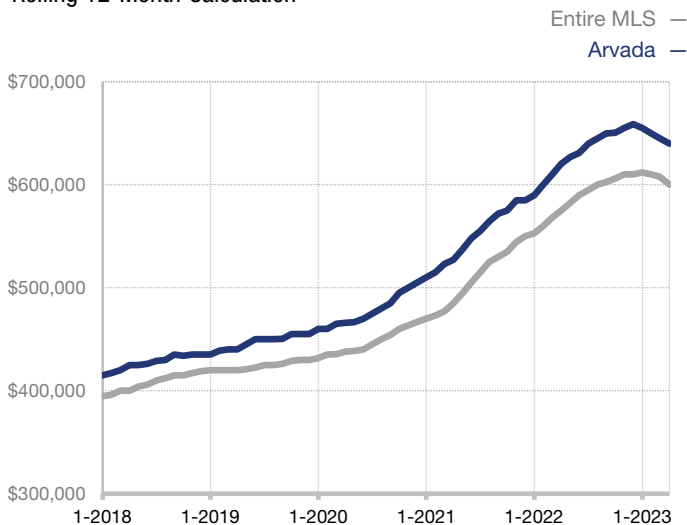
Single Family	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	127	138	+ 8.7%	--	--	--
Under Contract	195	158	- 19.0%	637	541	- 15.1%
New Listings	229	168	- 26.6%	712	575	- 19.2%
Sold Listings	184	131	- 28.8%	575	475	- 17.4%
Days on Market Until Sale	9	21	+ 133.3%	11	34	+ 209.1%
Median Sales Price*	\$700,000	\$695,000	- 0.7%	\$685,000	\$620,000	- 9.5%
Average Sales Price*	\$756,872	\$771,609	+ 1.9%	\$740,850	\$687,771	- 7.2%
Percent of List Price Received*	108.3%	101.1%	- 6.6%	107.1%	99.9%	- 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.

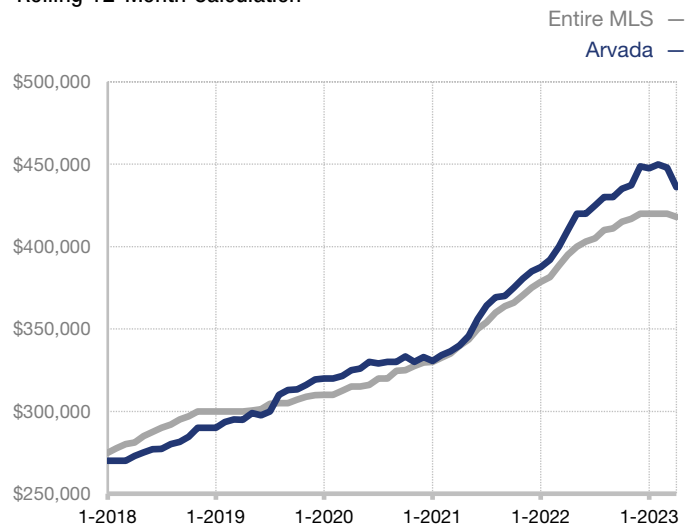
Townhouse/Condo	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	37	75	+ 102.7%	--	--	--
Under Contract	65	56	- 13.8%	235	200	- 14.9%
New Listings	70	60	- 14.3%	251	217	- 13.5%
Sold Listings	74	46	- 37.8%	227	144	- 36.6%
Days on Market Until Sale	8	28	+ 250.0%	22	34	+ 54.5%
Median Sales Price*	\$479,869	\$410,000	- 14.6%	\$450,000	\$425,000	- 5.6%
Average Sales Price*	\$487,251	\$450,317	- 7.6%	\$478,746	\$470,983	- 1.6%
Percent of List Price Received*	105.3%	100.5%	- 4.6%	105.1%	99.7%	- 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 April 2023

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## Aurora

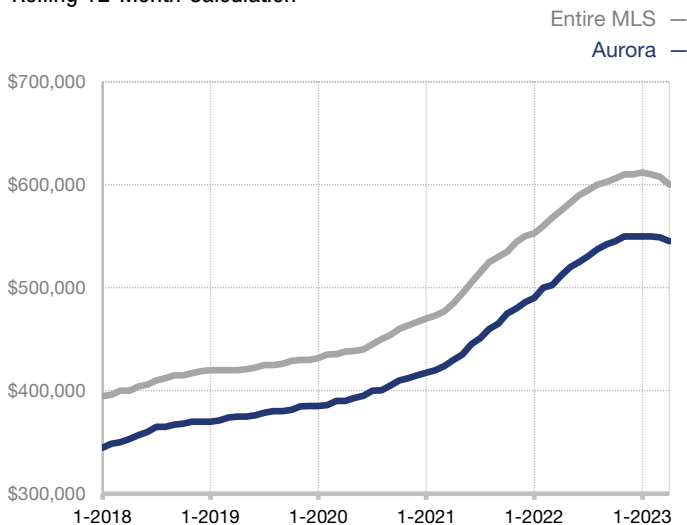
Single Family	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	411	412	+ 0.2%	--	--	--
Under Contract	514	432	- 16.0%	1,739	1,500	- 13.7%
New Listings	674	435	- 35.5%	1,990	1,474	- 25.9%
Sold Listings	465	362	- 22.2%	1,576	1,270	- 19.4%
Days on Market Until Sale	7	34	+ 385.7%	10	44	+ 340.0%
Median Sales Price*	\$575,000	\$535,000	- 7.0%	\$550,000	\$520,000	- 5.5%
Average Sales Price*	\$616,967	\$575,231	- 6.8%	\$585,231	\$556,502	- 4.9%
Percent of List Price Received*	106.8%	100.1%	- 6.3%	105.2%	99.5%	- 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.

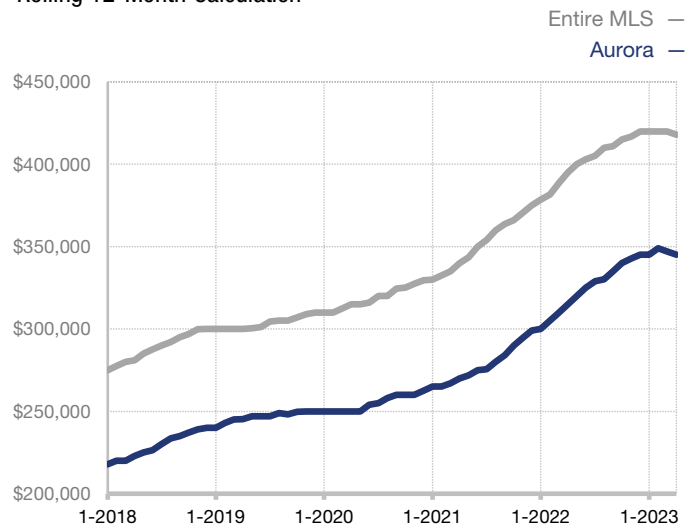
Townhouse/Condo	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	126	184	+ 46.0%	--	--	--
Under Contract	309	250	- 19.1%	939	819	- 12.8%
New Listings	323	244	- 24.5%	997	823	- 17.5%
Sold Listings	245	207	- 15.5%	838	654	- 22.0%
Days on Market Until Sale	7	23	+ 228.6%	9	32	+ 255.6%
Median Sales Price*	\$360,000	\$340,000	- 5.6%	\$339,265	\$334,950	- 1.3%
Average Sales Price*	\$361,197	\$353,174	- 2.2%	\$342,197	\$342,906	+ 0.2%
Percent of List Price Received*	107.0%	100.4%	- 6.2%	105.3%	99.8%	- 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.

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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



# Local Market Update for April 2023

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## Castle Pines

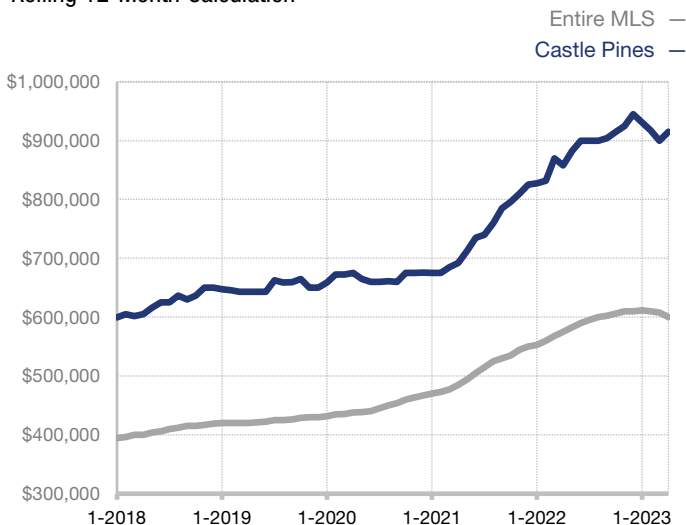
Single Family	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	24	38	+ 58.3%	--	--	--
Under Contract	30	28	- 6.7%	91	97	+ 6.6%
New Listings	39	34	- 12.8%	103	114	+ 10.7%
Sold Listings	10	28	+ 180.0%	64	78	+ 21.9%
Days on Market Until Sale	14	36	+ 157.1%	17	41	+ 141.2%
Median Sales Price*	\$837,500	\$1,020,000	+ 21.8%	\$967,500	\$907,500	- 6.2%
Average Sales Price*	\$1,051,805	\$1,126,117	+ 7.1%	\$1,088,430	\$1,044,198	- 4.1%
Percent of List Price Received*	107.3%	98.5%	- 8.2%	105.1%	98.5%	- 6.3%

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

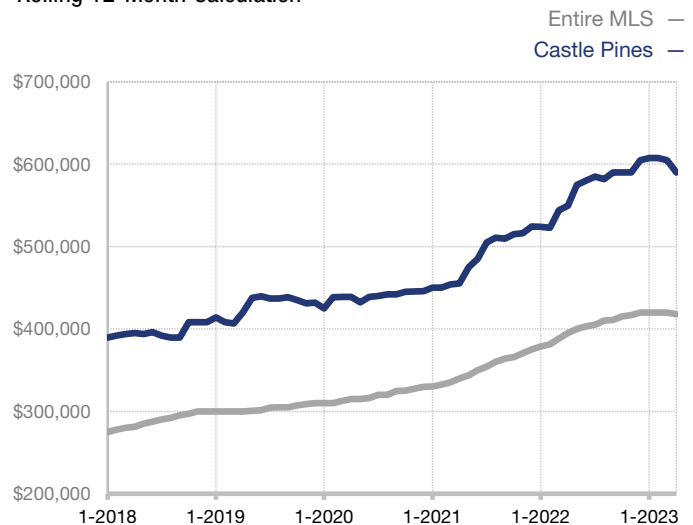
Townhouse/Condo	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	2	10	+ 400.0%	--	--	--
Under Contract	1	7	+ 600.0%	7	14	+ 100.0%
New Listings	2	8	+ 300.0%	5	20	+ 300.0%
Sold Listings	2	1	- 50.0%	3	8	+ 166.7%
Days on Market Until Sale	54	3	- 94.4%	47	62	+ 31.9%
Median Sales Price*	\$673,473	\$559,000	- 17.0%	\$727,280	\$602,500	- 17.2%
Average Sales Price*	\$673,473	\$559,000	- 17.0%	\$691,408	\$602,413	- 12.9%
Percent of List Price Received*	101.6%	99.0%	- 2.6%	101.1%	98.6%	- 2.5%

\* 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 April 2023

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## Castle Rock

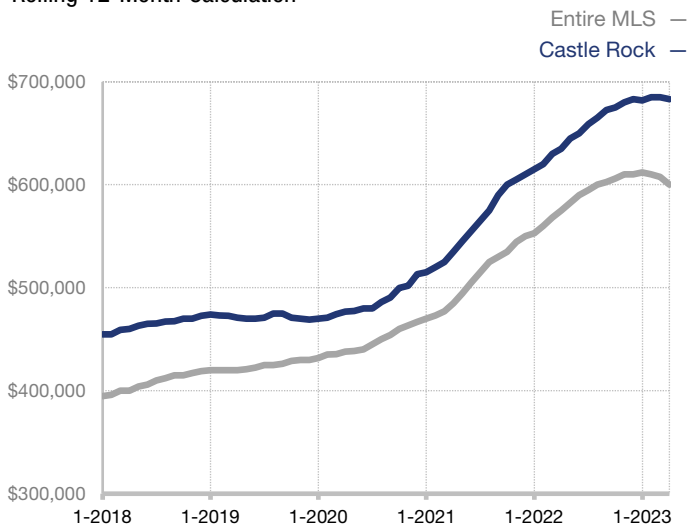
Single Family	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	202	190	- 5.9%	--	--	--
Under Contract	172	147	- 14.5%	633	512	- 19.1%
New Listings	257	160	- 37.7%	755	569	- 24.6%
Sold Listings	168	111	- 33.9%	589	418	- 29.0%
Days on Market Until Sale	14	31	+ 121.4%	18	45	+ 150.0%
Median Sales Price*	\$702,800	\$679,990	- 3.2%	\$674,874	\$672,495	- 0.4%
Average Sales Price*	\$872,664	\$832,345	- 4.6%	\$815,783	\$834,734	+ 2.3%
Percent of List Price Received*	105.0%	99.5%	- 5.2%	104.1%	99.2%	- 4.7%

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

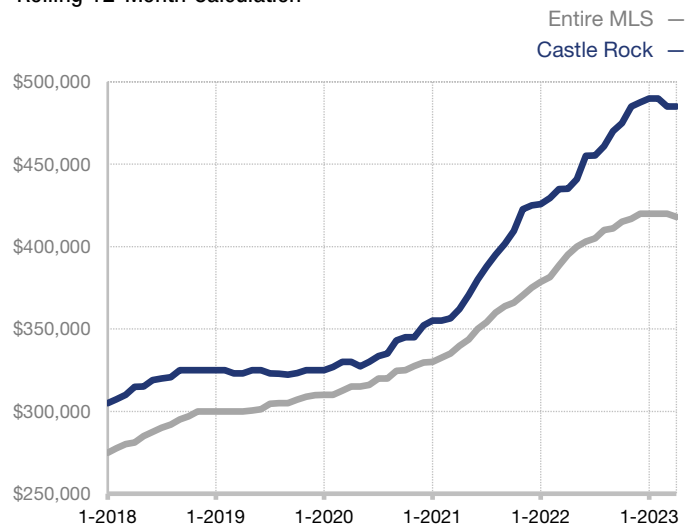
Townhouse/Condo	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	24	24	0.0%	--	--	--
Under Contract	29	25	- 13.8%	105	103	- 1.9%
New Listings	28	22	- 21.4%	114	95	- 16.7%
Sold Listings	28	36	+ 28.6%	97	88	- 9.3%
Days on Market Until Sale	5	35	+ 600.0%	12	41	+ 241.7%
Median Sales Price*	\$472,500	\$483,500	+ 2.3%	\$490,000	\$483,500	- 1.3%
Average Sales Price*	\$470,283	\$528,608	+ 12.4%	\$516,856	\$498,125	- 3.6%
Percent of List Price Received*	104.0%	99.3%	- 4.5%	103.9%	99.2%	- 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 April 2023

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## Centennial

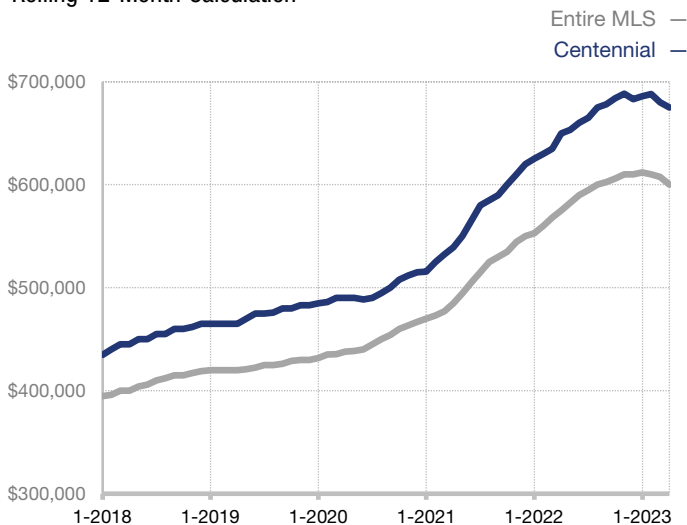
Single Family	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	97	71	- 26.8%	--	--	--
Under Contract	147	119	- 19.0%	422	388	- 8.1%
New Listings	180	116	- 35.6%	502	360	- 28.3%
Sold Listings	123	77	- 37.4%	390	308	- 21.0%
Days on Market Until Sale	5	16	+ 220.0%	9	37	+ 311.1%
Median Sales Price*	\$765,000	\$675,000	- 11.8%	\$702,000	\$665,000	- 5.3%
Average Sales Price*	\$815,120	\$762,962	- 6.4%	\$763,474	\$744,460	- 2.5%
Percent of List Price Received*	108.1%	100.3%	- 7.2%	106.4%	99.5%	- 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.

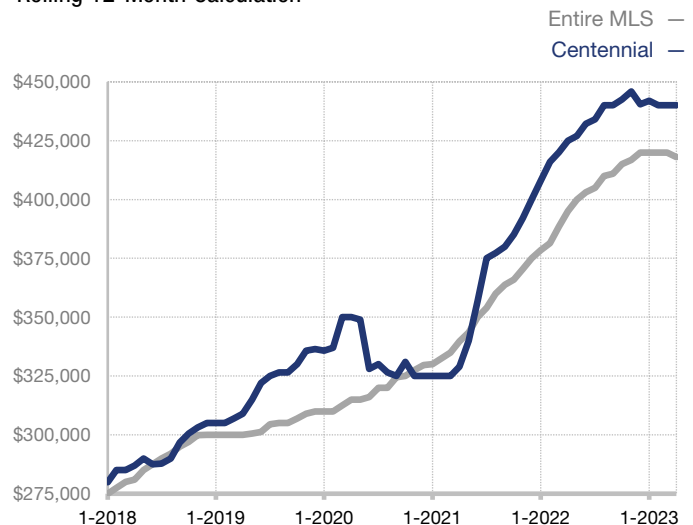
Townhouse/Condo	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	22	14	- 36.4%	--	--	--
Under Contract	39	40	+ 2.6%	121	110	- 9.1%
New Listings	45	36	- 20.0%	139	108	- 22.3%
Sold Listings	47	25	- 46.8%	123	81	- 34.1%
Days on Market Until Sale	6	20	+ 233.3%	7	29	+ 314.3%
Median Sales Price*	\$441,000	\$440,000	- 0.2%	\$445,000	\$450,000	+ 1.1%
Average Sales Price*	\$438,439	\$468,676	+ 6.9%	\$446,949	\$452,500	+ 1.2%
Percent of List Price Received*	108.0%	100.3%	- 7.1%	106.2%	99.7%	- 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.

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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



# Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Denver

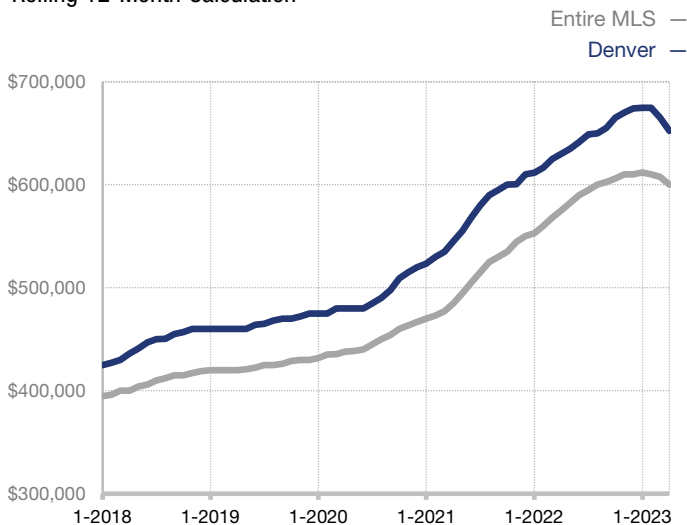
Single Family	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	566	630	+ 11.3%	--	--	--
Under Contract	828	625	- 24.5%	2,656	2,056	- 22.6%
New Listings	987	685	- 30.6%	3,045	2,287	- 24.9%
Sold Listings	820	504	- 38.5%	2,347	1,726	- 26.5%
Days on Market Until Sale	8	22	+ 175.0%	10	34	+ 240.0%
Median Sales Price*	\$715,000	\$650,000	- 9.1%	\$675,000	\$619,500	- 8.2%
Average Sales Price*	\$920,083	\$838,014	- 8.9%	\$850,468	\$811,683	- 4.6%
Percent of List Price Received*	108.3%	100.8%	- 6.9%	106.7%	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.

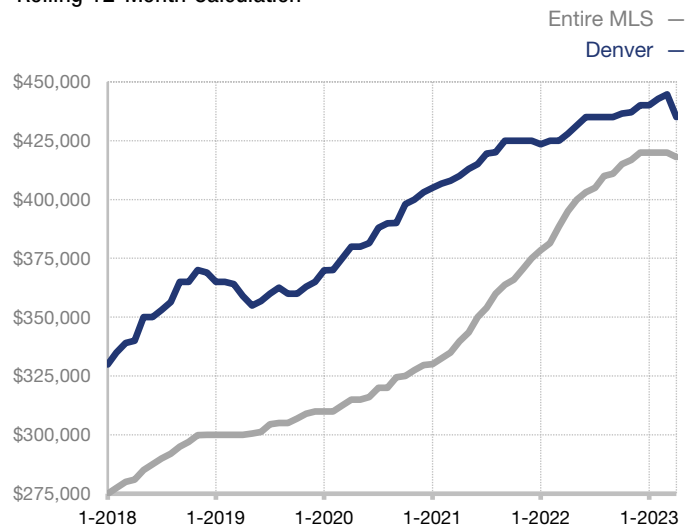
Townhouse/Condo	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	513	612	+ 19.3%	--	--	--
Under Contract	610	478	- 21.6%	2,237	1,552	- 30.6%
New Listings	722	541	- 25.1%	2,434	1,856	- 23.7%
Sold Listings	600	387	- 35.5%	2,076	1,280	- 38.3%
Days on Market Until Sale	10	28	+ 180.0%	18	36	+ 100.0%
Median Sales Price*	\$489,500	\$407,500	- 16.8%	\$440,000	\$416,250	- 5.4%
Average Sales Price*	\$562,970	\$514,593	- 8.6%	\$541,926	\$531,351	- 2.0%
Percent of List Price Received*	105.6%	99.8%	- 5.5%	104.2%	99.2%	- 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.

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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



# Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Denver County

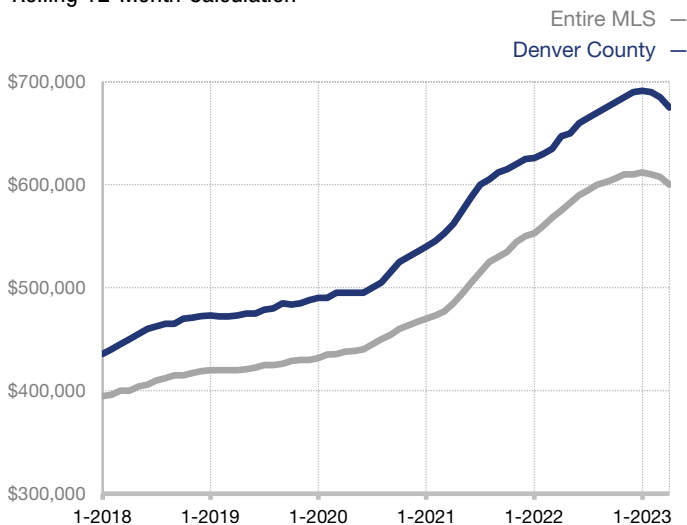
Single Family	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	520	580	+ 11.5%	--	--	--
Under Contract	754	578	- 23.3%	2,444	1,904	- 22.1%
New Listings	911	636	- 30.2%	2,797	2,123	- 24.1%
Sold Listings	755	472	- 37.5%	2,154	1,603	- 25.6%
Days on Market Until Sale	8	22	+ 175.0%	10	34	+ 240.0%
Median Sales Price*	\$750,000	\$668,750	- 10.8%	\$691,350	\$635,000	- 8.2%
Average Sales Price*	\$946,049	\$860,232	- 9.1%	\$873,011	\$833,943	- 4.5%
Percent of List Price Received*	108.5%	100.8%	- 7.1%	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.

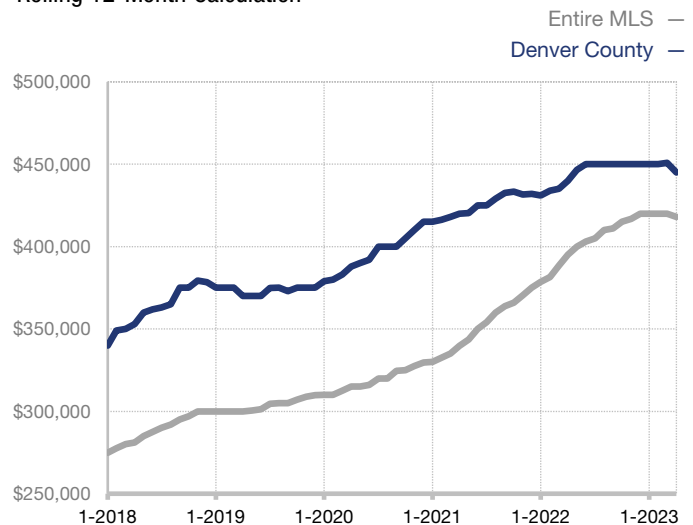
Townhouse/Condo	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	488	581	+ 19.1%	--	--	--
Under Contract	568	458	- 19.4%	2,108	1,472	- 30.2%
New Listings	681	515	- 24.4%	2,295	1,755	- 23.5%
Sold Listings	557	371	- 33.4%	1,945	1,223	- 37.1%
Days on Market Until Sale	10	28	+ 180.0%	19	36	+ 89.5%
Median Sales Price*	\$510,000	\$410,000	- 19.6%	\$458,000	\$420,000	- 8.3%
Average Sales Price*	\$577,551	\$519,386	- 10.1%	\$554,785	\$538,099	- 3.0%
Percent of List Price Received*	105.5%	99.8%	- 5.4%	104.2%	99.2%	- 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.

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



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



# Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Douglas County

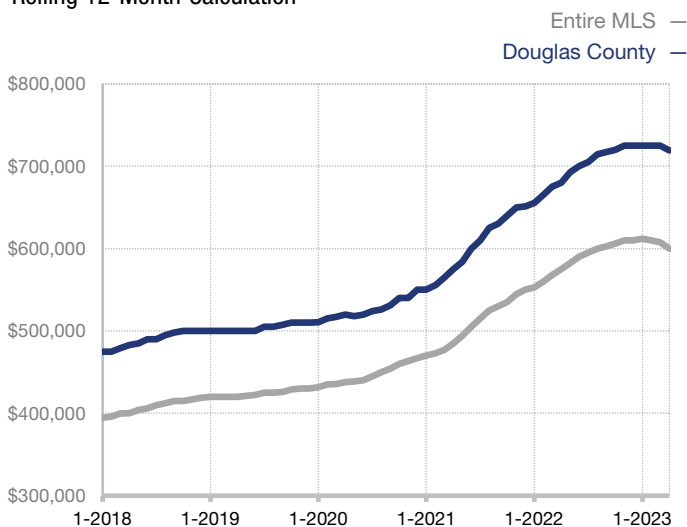
Single Family	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	649	633	- 2.5%	--	--	--
Under Contract	652	579	- 11.2%	2,171	1,920	- 11.6%
New Listings	904	592	- 34.5%	2,567	2,010	- 21.7%
Sold Listings	590	467	- 20.8%	1,915	1,563	- 18.4%
Days on Market Until Sale	12	37	+ 208.3%	17	47	+ 176.5%
Median Sales Price*	\$772,250	\$712,500	- 7.7%	\$730,000	\$700,000	- 4.1%
Average Sales Price*	\$923,890	\$848,129	- 8.2%	\$869,661	\$826,347	- 5.0%
Percent of List Price Received*	106.0%	99.7%	- 5.9%	104.6%	99.1%	- 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.

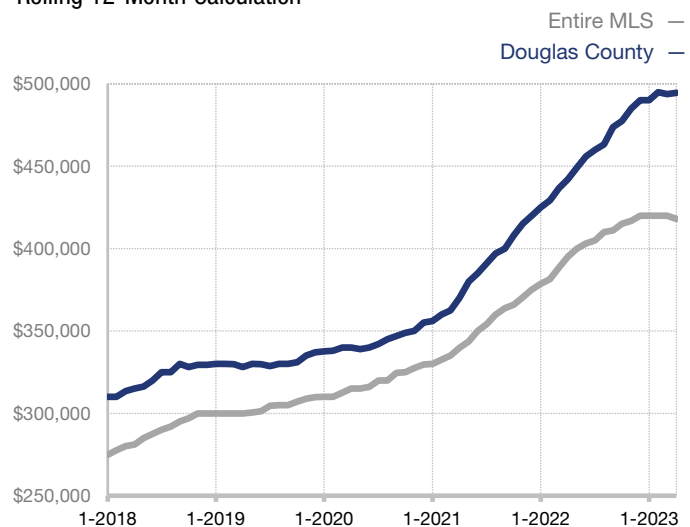
Townhouse/Condo	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	77	113	+ 46.8%	--	--	--
Under Contract	101	111	+ 9.9%	356	401	+ 12.6%
New Listings	122	94	- 23.0%	396	398	+ 0.5%
Sold Listings	92	105	+ 14.1%	338	350	+ 3.6%
Days on Market Until Sale	7	36	+ 414.3%	11	46	+ 318.2%
Median Sales Price*	\$488,500	\$506,720	+ 3.7%	\$480,745	\$494,700	+ 2.9%
Average Sales Price*	\$496,941	\$516,245	+ 3.9%	\$499,305	\$501,678	+ 0.5%
Percent of List Price Received*	105.1%	99.5%	- 5.3%	104.4%	99.1%	- 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 April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Elbert County

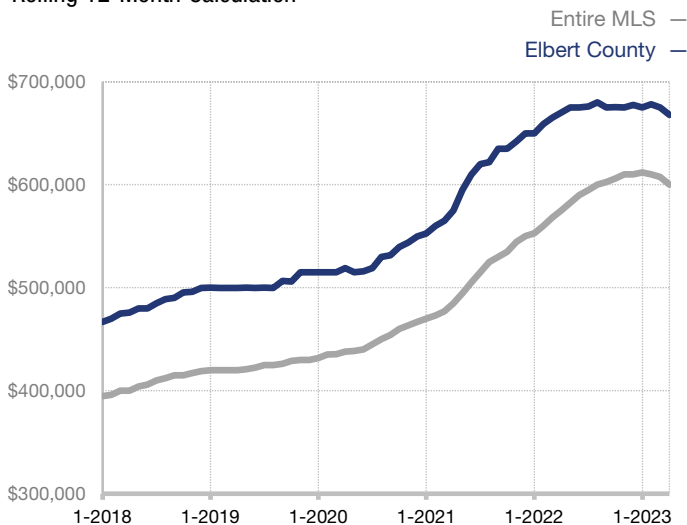
Single Family	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	94	125	+ 33.0%	--	--	--
Under Contract	55	49	- 10.9%	226	192	- 15.0%
New Listings	89	67	- 24.7%	249	222	- 10.8%
Sold Listings	57	46	- 19.3%	191	155	- 18.8%
Days on Market Until Sale	25	78	+ 212.0%	36	76	+ 111.1%
Median Sales Price*	\$692,300	\$665,500	- 3.9%	\$675,000	\$649,564	- 3.8%
Average Sales Price*	\$741,448	\$733,929	- 1.0%	\$740,286	\$754,403	+ 1.9%
Percent of List Price Received*	101.3%	98.9%	- 2.4%	100.9%	98.6%	- 2.3%

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

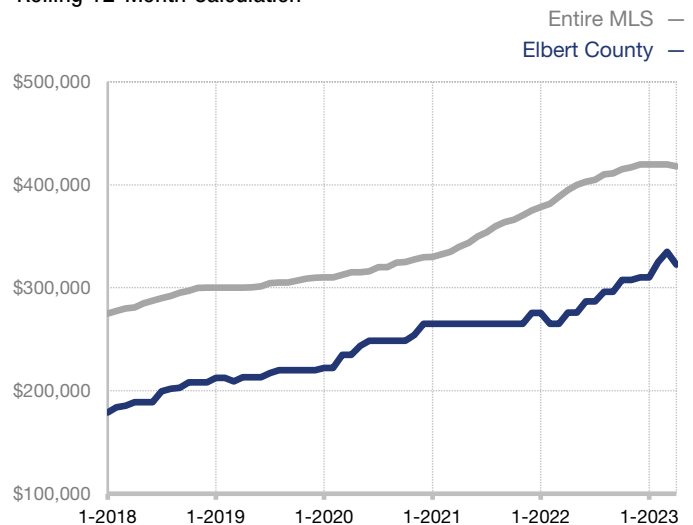
Townhouse/Condo	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	1	0	- 100.0%	--	--	--
Under Contract	0	0	--	2	1	- 50.0%
New Listings	0	0	--	3	1	- 66.7%
Sold Listings	1	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	3	0	- 100.0%	4	6	+ 50.0%
Median Sales Price*	\$340,000	\$0	- 100.0%	\$322,500	\$335,000	+ 3.9%
Average Sales Price*	\$340,000	\$0	- 100.0%	\$322,500	\$335,000	+ 3.9%
Percent of List Price Received*	106.3%	0.0%	- 100.0%	109.9%	98.6%	- 10.3%

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Median Sales Price – Single Family  
Rolling 12-Month Calculation



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



# Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Greenwood Village

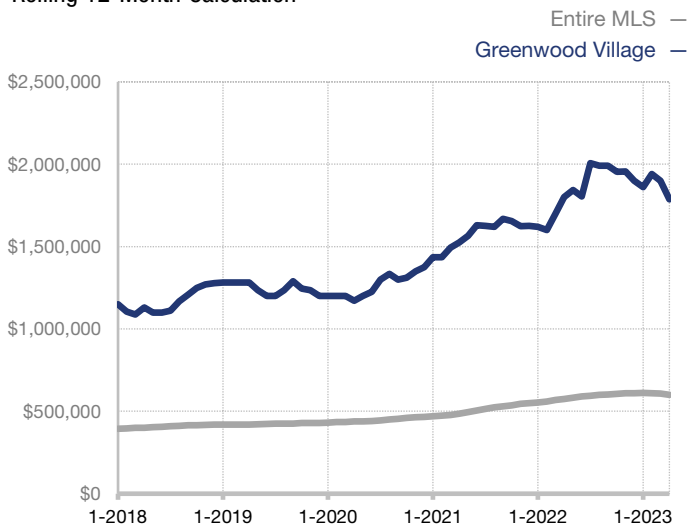
Single Family	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	19	15	- 21.1%	--	--	--
Under Contract	11	16	+ 45.5%	48	32	- 33.3%
New Listings	19	12	- 36.8%	57	42	- 26.3%
Sold Listings	19	5	- 73.7%	44	24	- 45.5%
Days on Market Until Sale	8	75	+ 837.5%	15	39	+ 160.0%
Median Sales Price*	\$2,349,988	<b>\$1,610,000</b>	- 31.5%	\$2,132,500	<b>\$1,705,000</b>	- 20.0%
Average Sales Price*	\$2,376,254	<b>\$1,934,600</b>	- 18.6%	\$2,185,632	<b>\$1,845,542</b>	- 15.6%
Percent of List Price Received*	105.2%	<b>102.9%</b>	- 2.2%	104.7%	<b>101.0%</b>	- 3.5%

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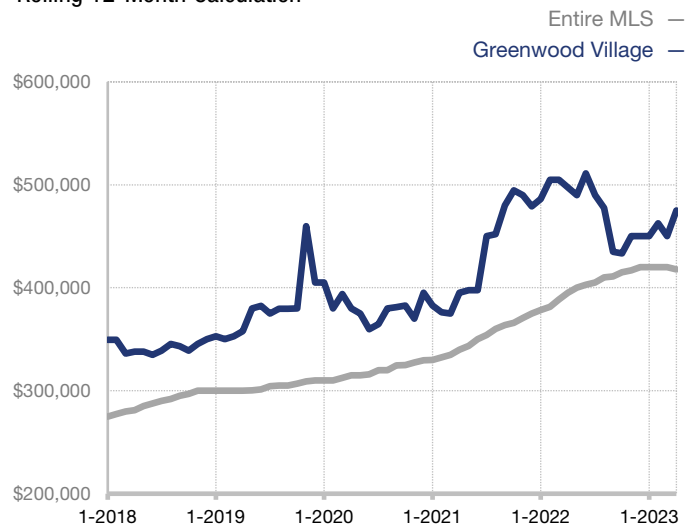
Townhouse/Condo	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	7	1	- 85.7%	--	--	--
Under Contract	5	5	0.0%	26	20	- 23.1%
New Listings	9	2	- 77.8%	29	18	- 37.9%
Sold Listings	3	5	+ 66.7%	22	17	- 22.7%
Days on Market Until Sale	10	5	- 50.0%	25	26	+ 4.0%
Median Sales Price*	\$375,000	<b>\$730,000</b>	+ 94.7%	\$616,250	<b>\$633,000</b>	+ 2.7%
Average Sales Price*	\$596,667	<b>\$915,050</b>	+ 53.4%	\$796,932	<b>\$810,514</b>	+ 1.7%
Percent of List Price Received*	102.1%	<b>98.8%</b>	- 3.2%	100.4%	<b>98.7%</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 April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Highlands Ranch

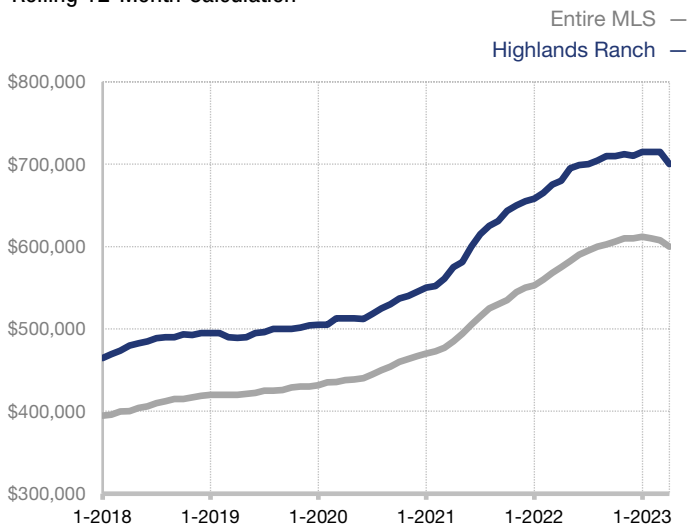
Single Family	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	81	60	- 25.9%	--	--	--
Under Contract	145	119	- 17.9%	454	345	- 24.0%
New Listings	188	131	- 30.3%	525	347	- 33.9%
Sold Listings	140	87	- 37.9%	378	280	- 25.9%
Days on Market Until Sale	5	24	+ 380.0%	7	34	+ 385.7%
Median Sales Price*	\$797,800	\$699,000	- 12.4%	\$737,000	\$700,000	- 5.0%
Average Sales Price*	\$959,151	\$847,860	- 11.6%	\$859,041	\$831,021	- 3.3%
Percent of List Price Received*	107.9%	100.7%	- 6.7%	106.9%	99.9%	- 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.

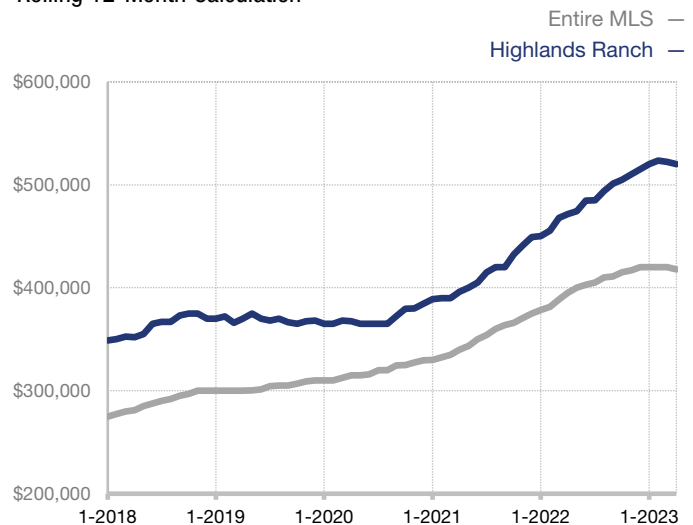
Townhouse/Condo	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	15	10	- 33.3%	--	--	--
Under Contract	21	28	+ 33.3%	76	92	+ 21.1%
New Listings	25	22	- 12.0%	89	88	- 1.1%
Sold Listings	24	21	- 12.5%	88	76	- 13.6%
Days on Market Until Sale	5	31	+ 520.0%	10	33	+ 230.0%
Median Sales Price*	\$559,450	\$525,000	- 6.2%	\$510,050	\$515,500	+ 1.1%
Average Sales Price*	\$566,208	\$555,185	- 1.9%	\$538,002	\$544,294	+ 1.2%
Percent of List Price Received*	106.1%	100.0%	- 5.7%	104.6%	99.2%	- 5.2%

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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 April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Jefferson County

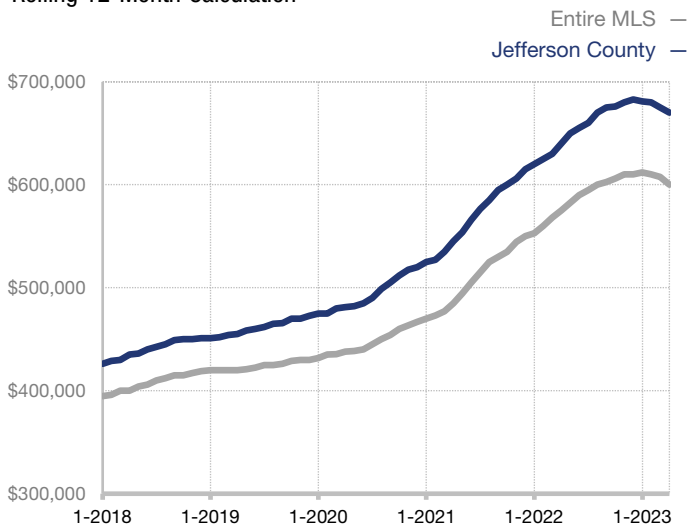
Single Family	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	539	490	- 9.1%	--	--	--
Under Contract	712	620	- 12.9%	2,243	1,950	- 13.1%
New Listings	897	633	- 29.4%	2,598	2,041	- 21.4%
Sold Listings	665	513	- 22.9%	2,020	1,648	- 18.4%
Days on Market Until Sale	9	22	+ 144.4%	11	35	+ 218.2%
Median Sales Price*	\$725,000	\$685,000	- 5.5%	\$700,000	\$650,000	- 7.1%
Average Sales Price*	\$853,865	\$824,511	- 3.4%	\$802,534	\$756,026	- 5.8%
Percent of List Price Received*	108.6%	101.3%	- 6.7%	107.5%	100.1%	- 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.

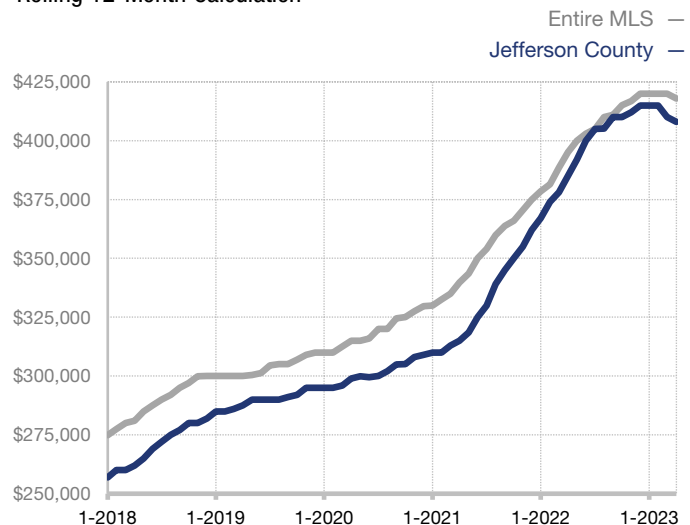
Townhouse/Condo	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	171	201	+ 17.5%	--	--	--
Under Contract	271	226	- 16.6%	887	787	- 11.3%
New Listings	309	233	- 24.6%	971	819	- 15.7%
Sold Listings	272	189	- 30.5%	826	628	- 24.0%
Days on Market Until Sale	6	20	+ 233.3%	13	32	+ 146.2%
Median Sales Price*	\$438,250	\$405,000	- 7.6%	\$422,750	\$400,000	- 5.4%
Average Sales Price*	\$474,678	\$445,347	- 6.2%	\$456,249	\$438,308	- 3.9%
Percent of List Price Received*	107.8%	100.5%	- 6.8%	106.2%	99.8%	- 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 April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Lakewood

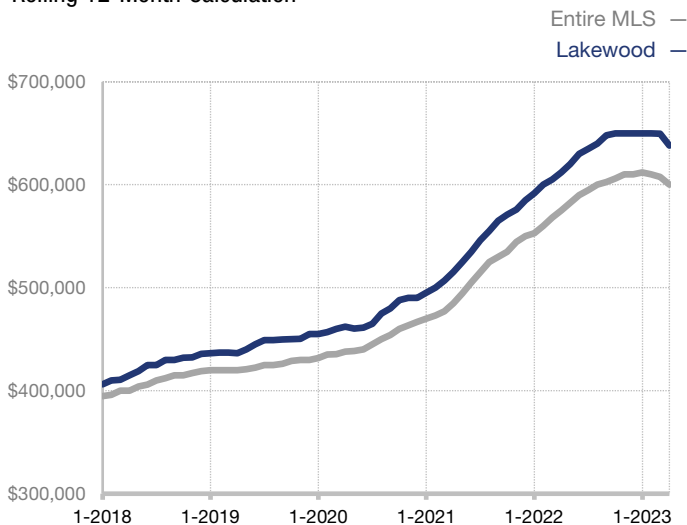
Single Family	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	97	69	- 28.9%	--	--	--
Under Contract	132	139	+ 5.3%	447	424	- 5.1%
New Listings	172	131	- 23.8%	513	413	- 19.5%
Sold Listings	132	115	- 12.9%	426	372	- 12.7%
Days on Market Until Sale	6	18	+ 200.0%	9	34	+ 277.8%
Median Sales Price*	\$677,500	\$622,800	- 8.1%	\$651,750	\$621,500	- 4.6%
Average Sales Price*	\$762,794	\$687,151	- 9.9%	\$715,168	\$686,063	- 4.1%
Percent of List Price Received*	109.2%	102.5%	- 6.1%	107.7%	100.7%	- 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.

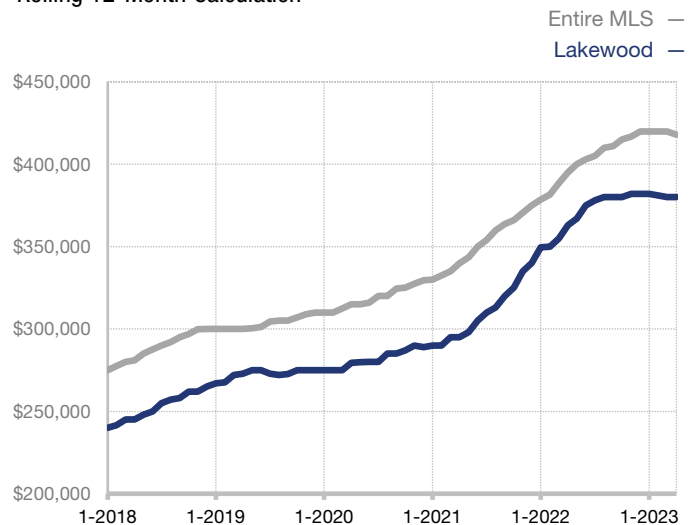
Townhouse/Condo	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	46	60	+ 30.4%	--	--	--
Under Contract	97	91	- 6.2%	325	299	- 8.0%
New Listings	113	87	- 23.0%	356	301	- 15.4%
Sold Listings	104	63	- 39.4%	318	245	- 23.0%
Days on Market Until Sale	4	14	+ 250.0%	11	27	+ 145.5%
Median Sales Price*	\$407,500	\$380,000	- 6.7%	\$385,000	\$373,500	- 3.0%
Average Sales Price*	\$430,258	\$396,570	- 7.8%	\$408,026	\$380,268	- 6.8%
Percent of List Price Received*	108.7%	100.6%	- 7.5%	106.2%	99.9%	- 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.

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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



# Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Littleton

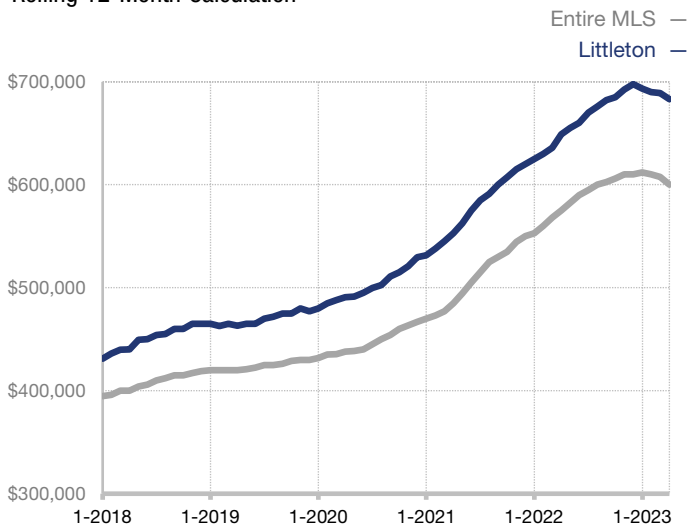
Single Family	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	170	177	+ 4.1%	--	--	--
Under Contract	228	227	- 0.4%	700	720	+ 2.9%
New Listings	274	236	- 13.9%	806	735	- 8.8%
Sold Listings	196	212	+ 8.2%	602	579	- 3.8%
Days on Market Until Sale	9	37	+ 311.1%	12	42	+ 250.0%
Median Sales Price*	\$747,450	\$680,000	- 9.0%	\$715,000	\$672,300	- 6.0%
Average Sales Price*	\$858,387	\$818,646	- 4.6%	\$832,359	\$783,839	- 5.8%
Percent of List Price Received*	107.4%	100.1%	- 6.8%	106.3%	99.8%	- 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.

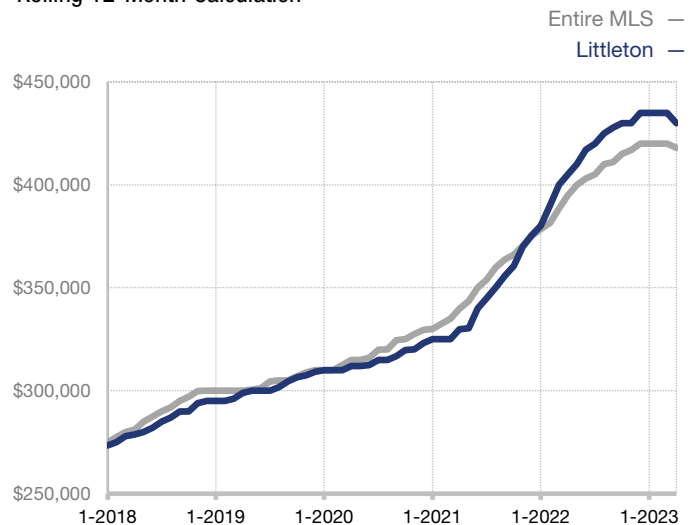
Townhouse/Condo	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	65	56	- 13.8%	--	--	--
Under Contract	101	80	- 20.8%	309	283	- 8.4%
New Listings	116	74	- 36.2%	331	278	- 16.0%
Sold Listings	77	70	- 9.1%	264	232	- 12.1%
Days on Market Until Sale	8	24	+ 200.0%	10	40	+ 300.0%
Median Sales Price*	\$465,000	\$409,020	- 12.0%	\$437,500	\$425,000	- 2.9%
Average Sales Price*	\$488,604	\$455,955	- 6.7%	\$461,954	\$453,282	- 1.9%
Percent of List Price Received*	107.8%	100.1%	- 7.1%	106.2%	99.4%	- 6.4%

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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 April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Lone Tree

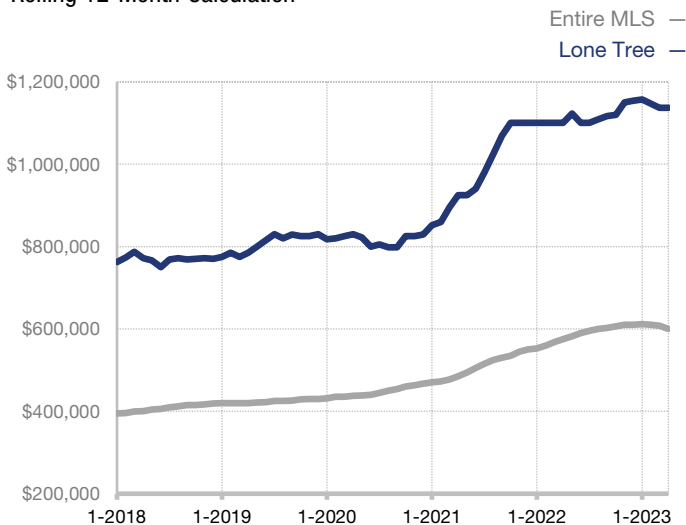
Single Family	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	24	11	- 54.2%	--	--	--
Under Contract	21	12	- 42.9%	51	33	- 35.3%
New Listings	30	15	- 50.0%	73	38	- 47.9%
Sold Listings	19	9	- 52.6%	46	29	- 37.0%
Days on Market Until Sale	8	9	+ 12.5%	7	61	+ 771.4%
Median Sales Price*	\$1,215,222	<b>\$1,200,000</b>	- 1.3%	\$1,207,611	<b>\$1,185,000</b>	- 1.9%
Average Sales Price*	\$1,262,533	<b>\$1,264,889</b>	+ 0.2%	\$1,239,493	<b>\$1,199,122</b>	- 3.3%
Percent of List Price Received*	105.2%	<b>98.8%</b>	- 6.1%	104.3%	<b>97.4%</b>	- 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.

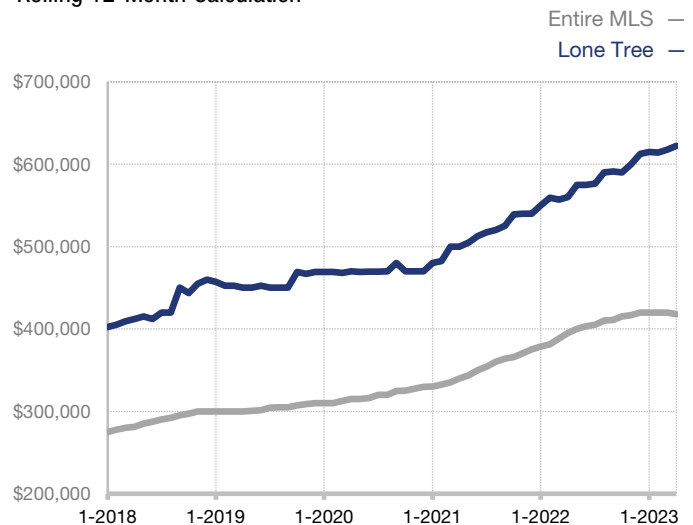
Townhouse/Condo	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	5	2	- 60.0%	--	--	--
Under Contract	7	5	- 28.6%	21	19	- 9.5%
New Listings	9	4	- 55.6%	24	16	- 33.3%
Sold Listings	4	4	0.0%	25	15	- 40.0%
Days on Market Until Sale	3	22	+ 633.3%	15	42	+ 180.0%
Median Sales Price*	\$620,000	<b>\$676,000</b>	+ 9.0%	\$576,500	<b>\$640,000</b>	+ 11.0%
Average Sales Price*	\$596,750	<b>\$624,250</b>	+ 4.6%	\$574,020	<b>\$633,483</b>	+ 10.4%
Percent of List Price Received*	107.7%	<b>99.3%</b>	- 7.8%	103.6%	<b>99.1%</b>	- 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 April 2023

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## Morrison

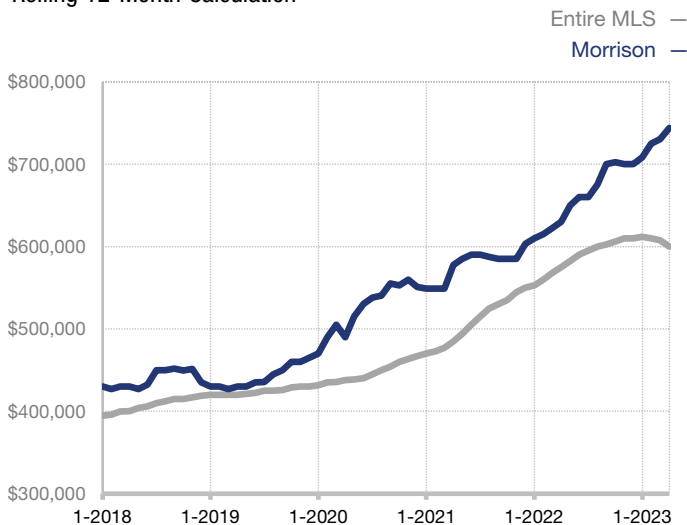
Single Family	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	31	25	- 19.4%	--	--	--
Under Contract	31	24	- 22.6%	92	95	+ 3.3%
New Listings	44	20	- 54.5%	115	87	- 24.3%
Sold Listings	21	24	+ 14.3%	71	74	+ 4.2%
Days on Market Until Sale	8	38	+ 375.0%	14	41	+ 192.9%
Median Sales Price*	\$715,000	\$760,000	+ 6.3%	\$662,500	\$750,000	+ 13.2%
Average Sales Price*	\$959,330	\$1,159,963	+ 20.9%	\$932,898	\$898,869	- 3.6%
Percent of List Price Received*	108.9%	99.7%	- 8.4%	106.9%	99.3%	- 7.1%

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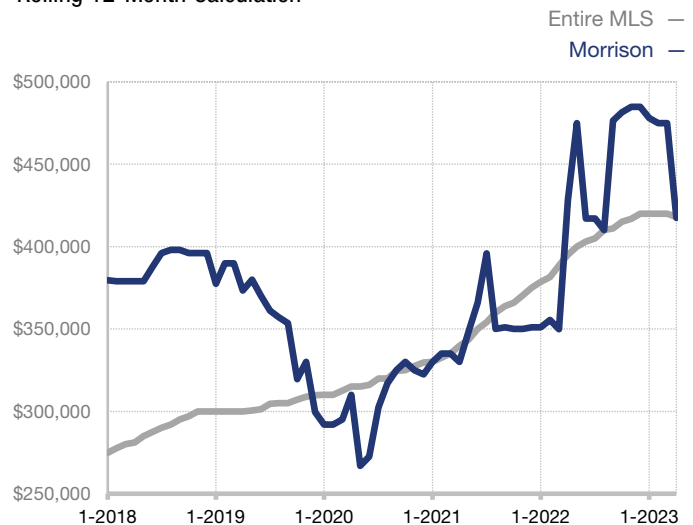
Townhouse/Condo	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	2	1	- 50.0%	--	--	--
Under Contract	1	0	- 100.0%	5	6	+ 20.0%
New Listings	2	1	- 50.0%	7	7	0.0%
Sold Listings	3	2	- 33.3%	5	8	+ 60.0%
Days on Market Until Sale	4	6	+ 50.0%	3	10	+ 233.3%
Median Sales Price*	\$478,000	\$377,500	- 21.0%	\$478,000	\$375,750	- 21.4%
Average Sales Price*	\$571,000	\$377,500	- 33.9%	\$506,600	\$381,938	- 24.6%
Percent of List Price Received*	113.9%	100.0%	- 12.2%	112.6%	100.2%	- 11.0%

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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 April 2023

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## Parker

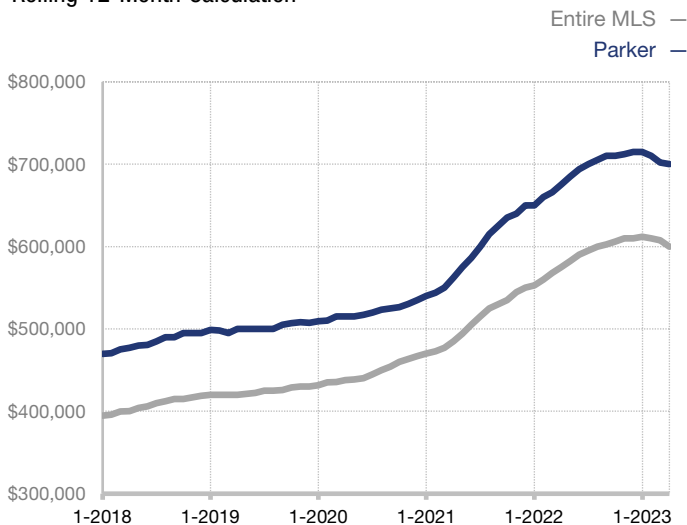
Single Family	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	184	184	0.0%	--	--	--
Under Contract	196	181	- 7.7%	644	612	- 5.0%
New Listings	256	156	- 39.1%	747	608	- 18.6%
Sold Listings	180	141	- 21.7%	574	507	- 11.7%
Days on Market Until Sale	9	31	+ 244.4%	16	47	+ 193.8%
Median Sales Price*	\$756,006	\$710,000	- 6.1%	\$720,000	\$685,000	- 4.9%
Average Sales Price*	\$870,986	\$755,568	- 13.3%	\$834,325	\$736,061	- 11.8%
Percent of List Price Received*	106.2%	99.7%	- 6.1%	104.4%	98.9%	- 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.

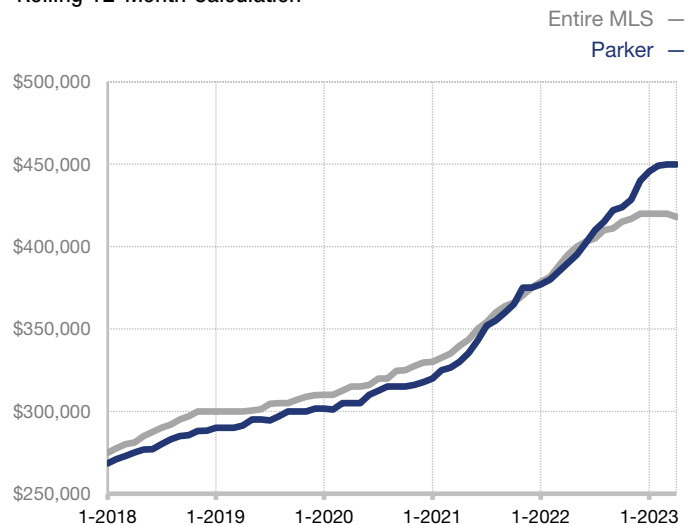
Townhouse/Condo	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	16	54	+ 237.5%	--	--	--
Under Contract	33	35	+ 6.1%	114	133	+ 16.7%
New Listings	42	31	- 26.2%	125	146	+ 16.8%
Sold Listings	26	35	+ 34.6%	99	127	+ 28.3%
Days on Market Until Sale	6	41	+ 583.3%	6	46	+ 666.7%
Median Sales Price*	\$451,050	\$459,990	+ 2.0%	\$422,000	\$450,000	+ 6.6%
Average Sales Price*	\$441,163	\$457,320	+ 3.7%	\$425,727	\$459,632	+ 8.0%
Percent of List Price Received*	106.3%	99.5%	- 6.4%	105.9%	99.0%	- 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 April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Sheridan

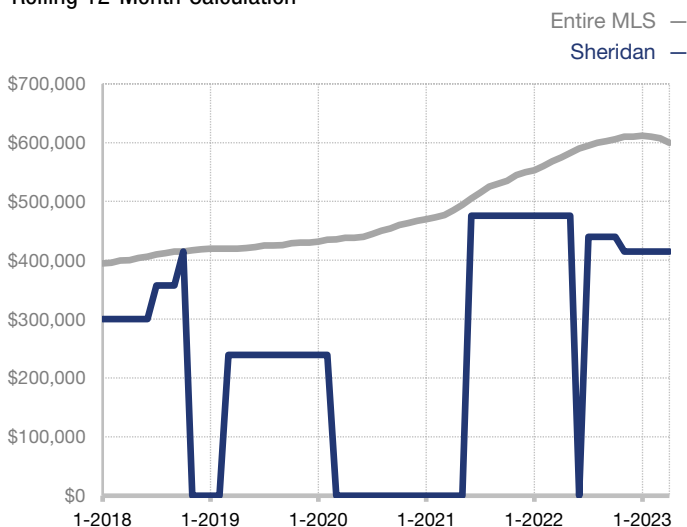
Single Family	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Days on Market Until Sale	0	0	--	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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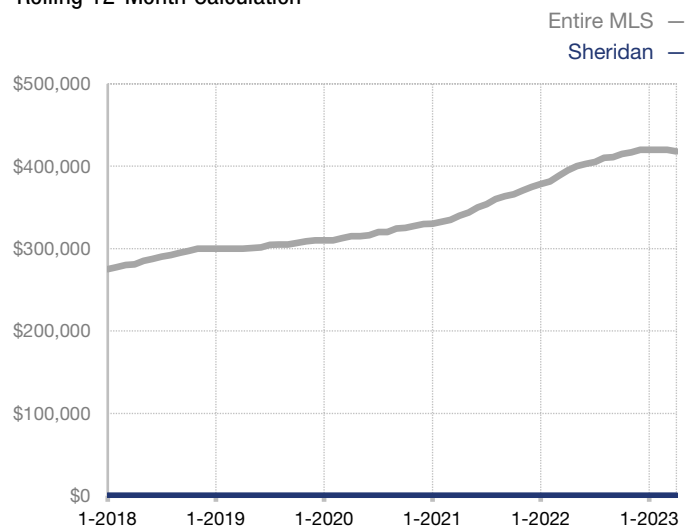
Townhouse/Condo	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Days on Market Until Sale	0	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 April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Wheat Ridge

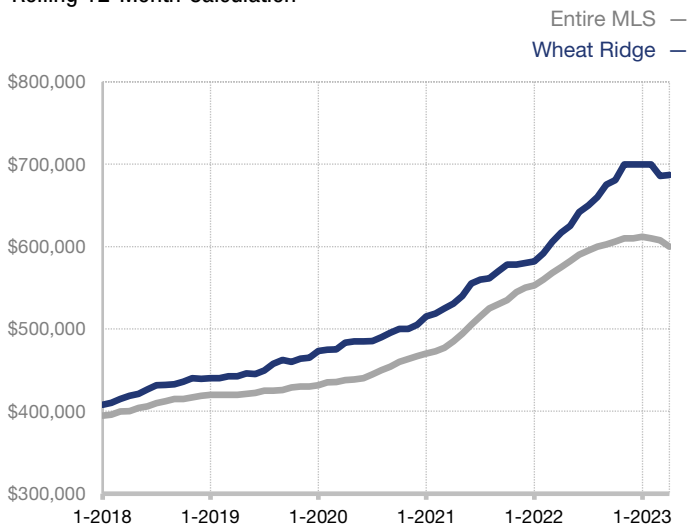
Single Family	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	22	31	+ 40.9%	--	--	--
Under Contract	43	39	- 9.3%	127	108	- 15.0%
New Listings	47	36	- 23.4%	142	117	- 17.6%
Sold Listings	36	30	- 16.7%	109	90	- 17.4%
Days on Market Until Sale	7	34	+ 385.7%	9	41	+ 355.6%
Median Sales Price*	\$692,500	<b>\$694,000</b>	+ 0.2%	\$700,000	<b>\$636,000</b>	- 9.1%
Average Sales Price*	\$728,388	<b>\$764,446</b>	+ 5.0%	\$736,695	<b>\$674,473</b>	- 8.4%
Percent of List Price Received*	110.0%	<b>101.5%</b>	- 7.7%	109.5%	<b>99.9%</b>	- 8.8%

\* 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	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	15	12	- 20.0%	--	--	--
Under Contract	14	11	- 21.4%	41	36	- 12.2%
New Listings	20	15	- 25.0%	48	45	- 6.3%
Sold Listings	10	15	+ 50.0%	36	30	- 16.7%
Days on Market Until Sale	21	18	- 14.3%	15	29	+ 93.3%
Median Sales Price*	\$474,500	<b>\$420,000</b>	- 11.5%	\$453,750	<b>\$413,000</b>	- 9.0%
Average Sales Price*	\$530,250	<b>\$495,751</b>	- 6.5%	\$476,516	<b>\$462,689</b>	- 2.9%
Percent of List Price Received*	111.1%	<b>99.6%</b>	- 10.4%	106.9%	<b>99.6%</b>	- 6.8%

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Median Sales Price – Single Family  
Rolling 12-Month Calculation



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

