

Monthly Indicators

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



July 2023

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

New Listings were down 26.3 percent for single family homes and 17.8 percent for townhouse-condo properties. Under Contracts decreased 7.2 percent for single family homes and 5.6 percent for townhouse-condo properties.

The Median Sales Price was up 2.2 percent to \$690,000 for single family homes and 2.9 percent to \$422,000 for townhouse-condo properties. Days on Market increased 57.1 percent for single family homes and 78.6 percent for townhouse-condo properties.

Despite a drop in existing-home sales, home prices have remained near record highs, with a national median sales price of \$410,200 as of last measure, 0.9% below the all-time high of \$413,800 recorded in June 2022, according to NAR. With only 3.1 months' supply heading into July, the lack of inventory has boosted competition among buyers and put upward pressure on sales prices, especially in more affordable markets, where competition for homes remains particularly strong.

Activity Snapshot

- 30.0% **- 16.7%** **+ 0.7%**

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

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



Key Metrics	Historical Sparkbars	7-2022	7-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
Active Listings		4,733	3,113	- 34.2%	--	--	--
Under Contract		2,224	2,064	- 7.2%	17,386	14,030	- 19.3%
New Listings		3,220	2,374	- 26.3%	21,842	16,189	- 25.9%
Sold Listings		2,364	1,942	- 17.9%	16,743	13,083	- 21.9%
Days on Market		14	22	+ 57.1%	11	30	+ 172.7%
Median Sales Price		\$675,000	\$690,000	+ 2.2%	\$685,000	\$660,000	- 3.6%
Avg. Sales Price		\$817,884	\$830,694	+ 1.6%	\$826,068	\$803,534	- 2.7%
Pct. of List Price Received		100.8%	100.0%	- 0.8%	104.7%	100.0%	- 4.5%
Affordability Index		50	43	- 14.0%	49	45	- 8.2%

Townhouse-Condo Market Overview



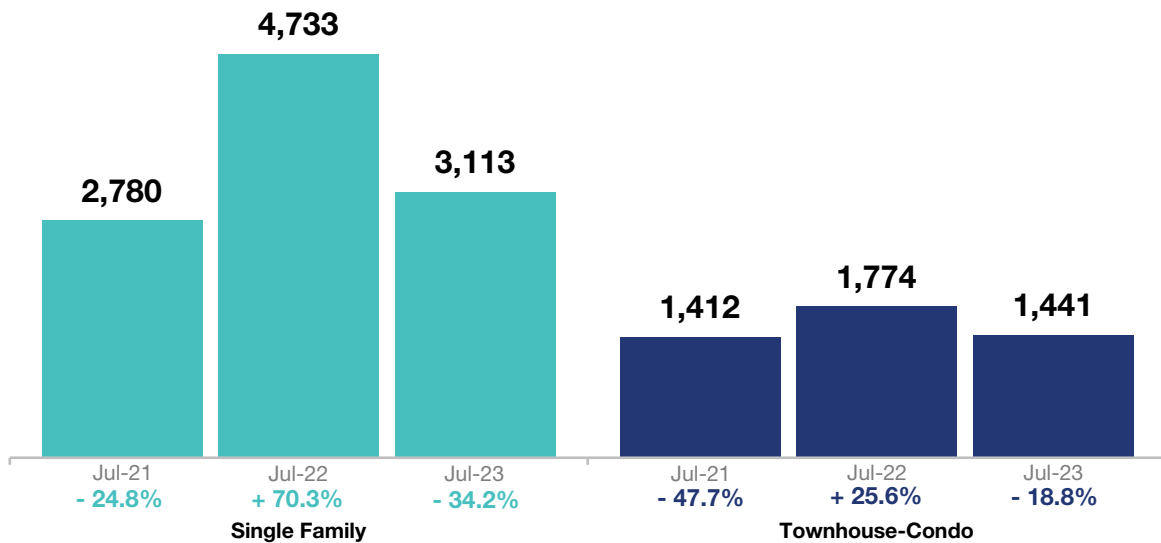
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	7-2022	7-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
Active Listings		1,774	1,441	- 18.8%	--	--	--
Under Contract		1,111	1,049	- 5.6%	8,478	6,855	- 19.1%
New Listings		1,460	1,200	- 17.8%	9,880	7,957	- 19.5%
Sold Listings		1,147	982	- 14.4%	8,407	6,283	- 25.3%
Days on Market		14	25	+ 78.6%	13	30	+ 130.8%
Median Sales Price		\$410,000	\$422,000	+ 2.9%	\$421,675	\$410,000	- 2.8%
Avg. Sales Price		\$484,460	\$489,983	+ 1.1%	\$490,919	\$478,677	- 2.5%
Pct. of List Price Received		100.9%	99.8%	- 1.1%	104.1%	99.7%	- 4.2%
Affordability Index		82	70	- 14.6%	79	72	- 8.9%

Inventory of Active Listings

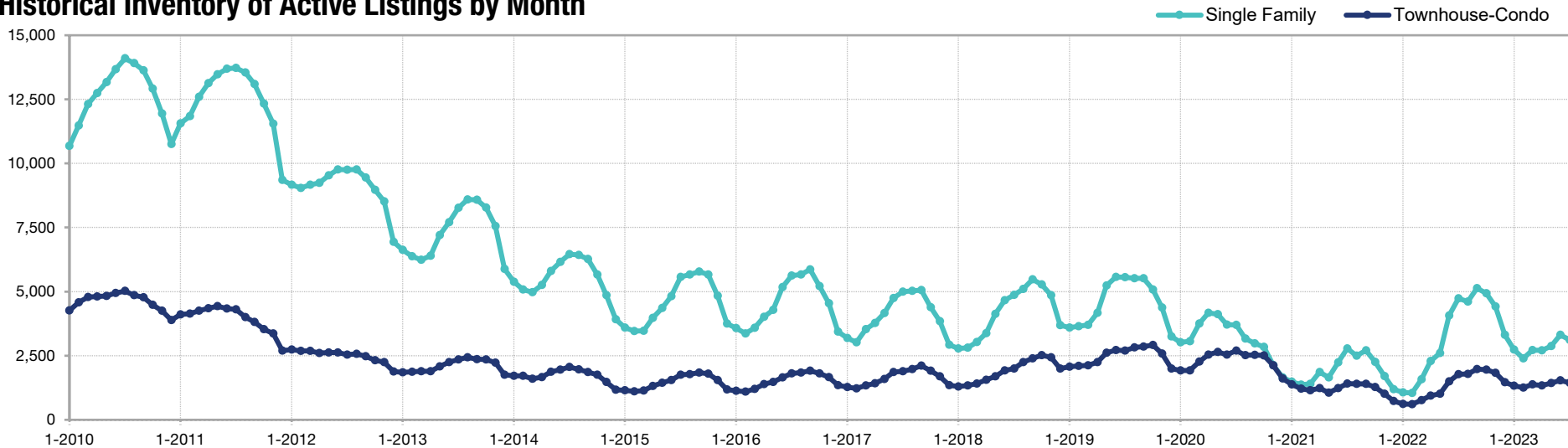


July



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2022	4,607	+84.2%	1,788	+27.5%
Sep-2022	5,135	+89.5%	1,975	+41.2%
Oct-2022	4,936	+119.1%	1,957	+54.1%
Nov-2022	4,418	+159.4%	1,831	+81.6%
Dec-2022	3,316	+178.2%	1,459	+99.3%
Jan-2023	2,737	+157.7%	1,330	+117.7%
Feb-2023	2,394	+128.9%	1,252	+106.9%
Mar-2023	2,717	+72.5%	1,383	+80.8%
Apr-2023	2,705	+18.2%	1,340	+43.5%
May-2023	2,875	+10.4%	1,431	+40.8%
Jun-2023	3,316	-18.4%	1,539	+2.8%
Jul-2023	3,113	-34.2%	1,441	-18.8%

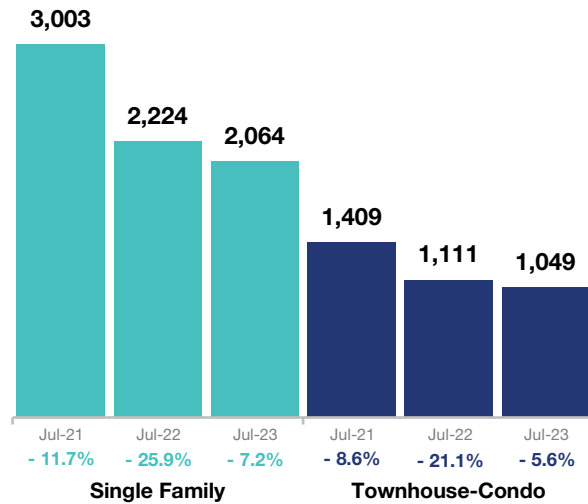
Historical Inventory of Active Listings by Month



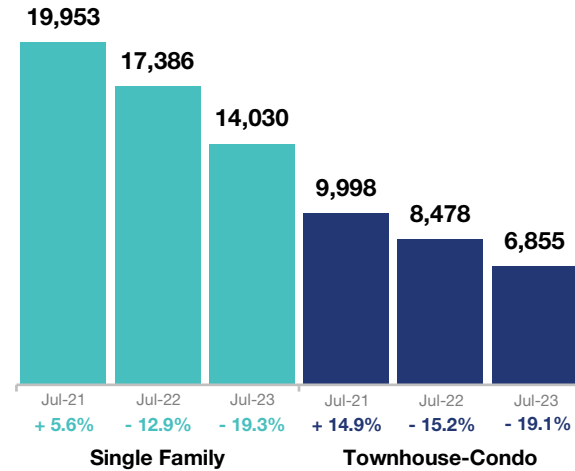
Under Contract



July

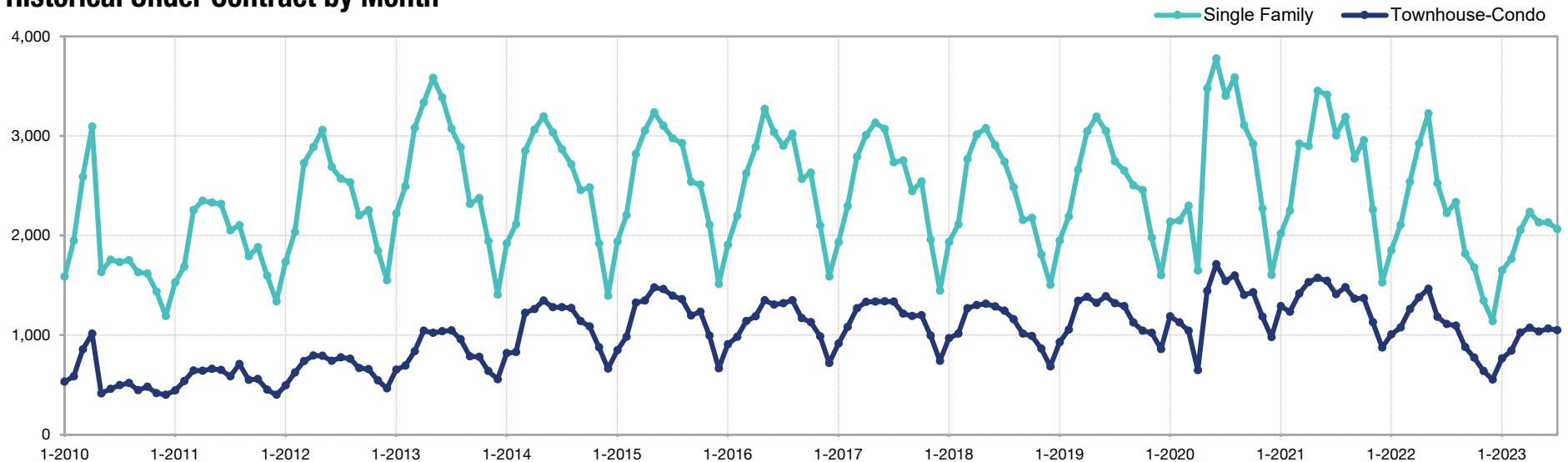


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2022	2,335	-26.8%	1,095	-26.0%
Sep-2022	1,818	-34.4%	881	-35.5%
Oct-2022	1,677	-43.2%	774	-43.5%
Nov-2022	1,346	-40.4%	640	-43.4%
Dec-2022	1,141	-25.3%	554	-36.6%
Jan-2023	1,648	-11.0%	765	-24.0%
Feb-2023	1,765	-16.2%	843	-21.7%
Mar-2023	2,054	-19.0%	1,025	-18.7%
Apr-2023	2,235	-23.5%	1,072	-22.1%
May-2023	2,132	-33.9%	1,036	-29.3%
Jun-2023	2,132	-15.5%	1,065	-9.9%
Jul-2023	2,064	-7.2%	1,049	-5.6%

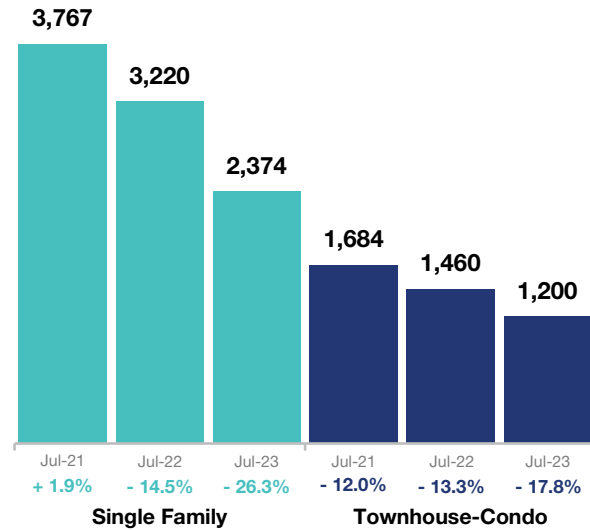
Historical Under Contract by Month



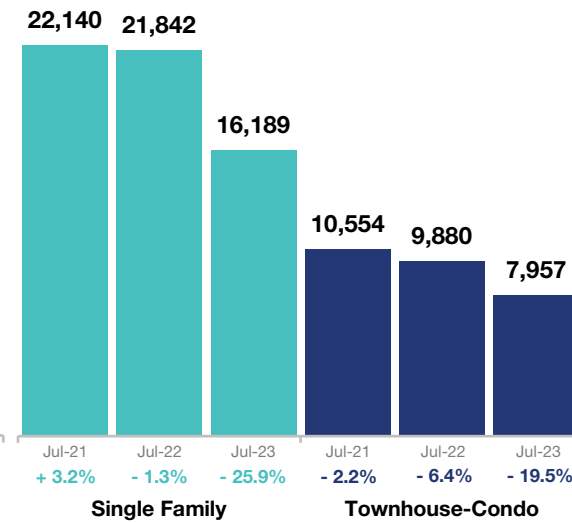
New Listings



July

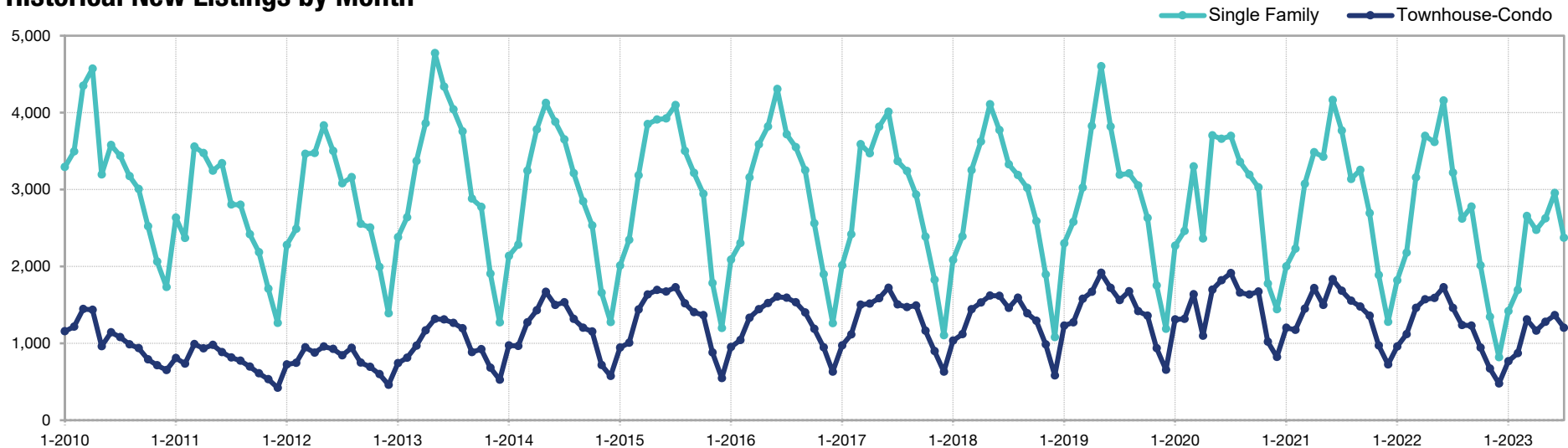


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2022	2,619	-16.4%	1,235	-20.5%
Sep-2022	2,776	-14.7%	1,229	-16.7%
Oct-2022	2,014	-25.2%	943	-30.6%
Nov-2022	1,344	-28.8%	671	-31.0%
Dec-2022	820	-35.8%	476	-34.2%
Jan-2023	1,417	-22.1%	767	-19.8%
Feb-2023	1,693	-22.2%	870	-22.1%
Mar-2023	2,654	-15.9%	1,310	-10.2%
Apr-2023	2,473	-33.1%	1,165	-25.8%
May-2023	2,622	-27.5%	1,278	-19.6%
Jun-2023	2,956	-28.9%	1,367	-20.9%
Jul-2023	2,374	-26.3%	1,200	-17.8%

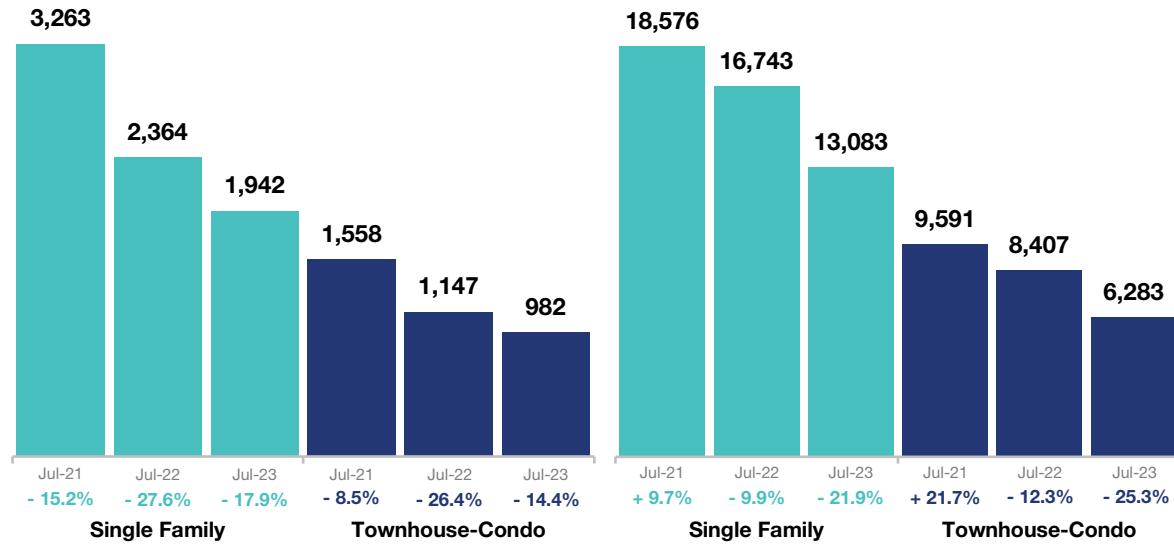
Historical New Listings by Month



Sold Listings

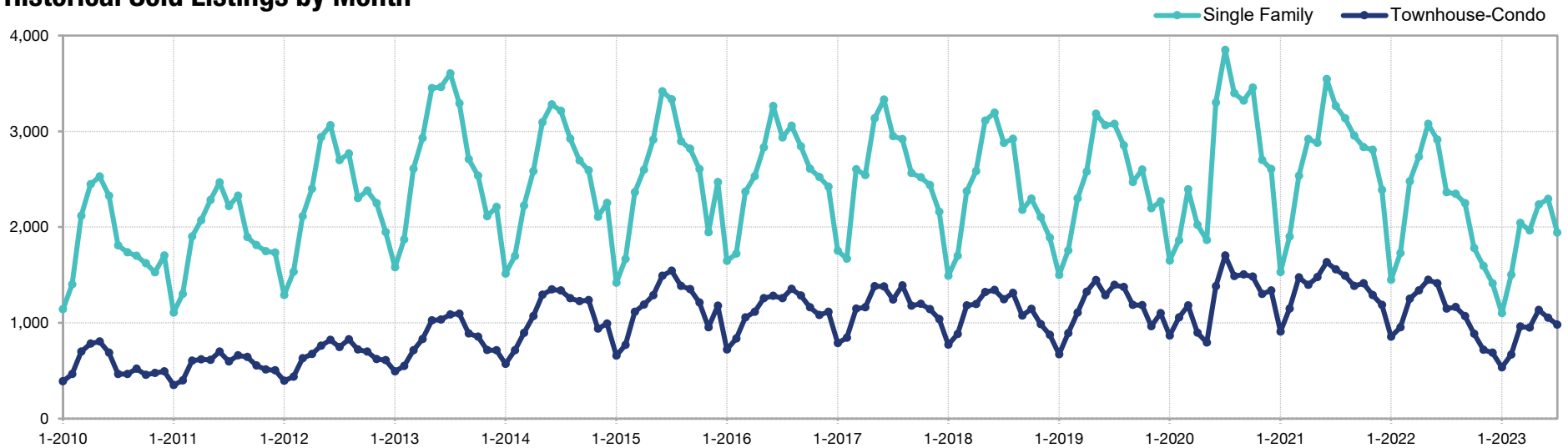


July



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2022	2,346	-25.2%	1,164	-21.9%
Sep-2022	2,248	-23.9%	1,069	-22.9%
Oct-2022	1,780	-37.2%	886	-37.3%
Nov-2022	1,593	-43.3%	719	-44.3%
Dec-2022	1,412	-40.9%	689	-41.9%
Jan-2023	1,102	-23.9%	534	-37.6%
Feb-2023	1,501	-13.2%	669	-29.7%
Mar-2023	2,044	-17.5%	960	-23.3%
Apr-2023	1,964	-28.2%	950	-28.9%
May-2023	2,235	-27.3%	1,135	-21.7%
Jun-2023	2,295	-21.2%	1,053	-25.5%
Jul-2023	1,942	-17.9%	982	-14.4%

Historical Sold Listings by Month

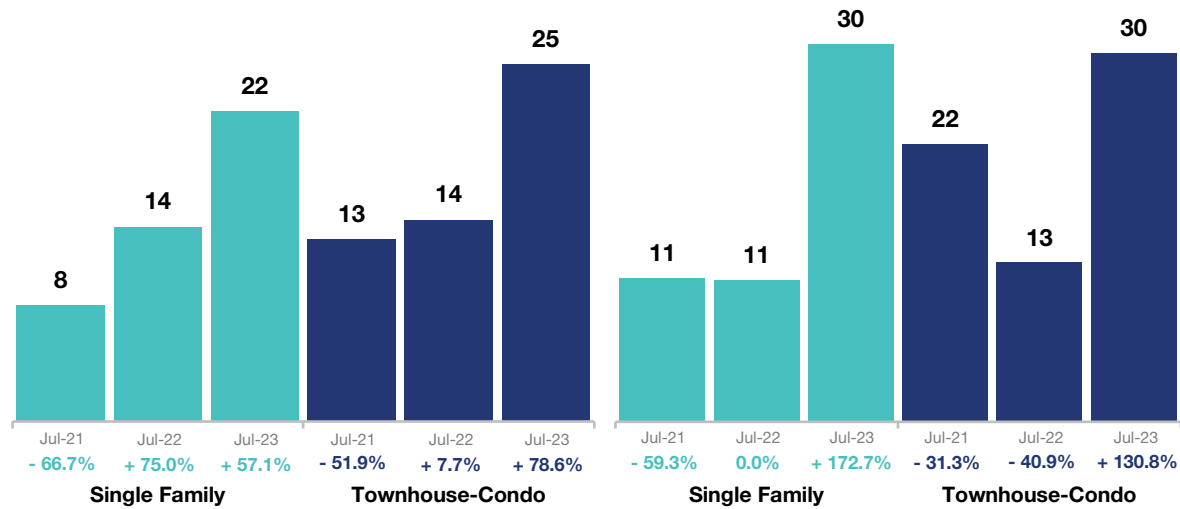


Days on Market Until Sale



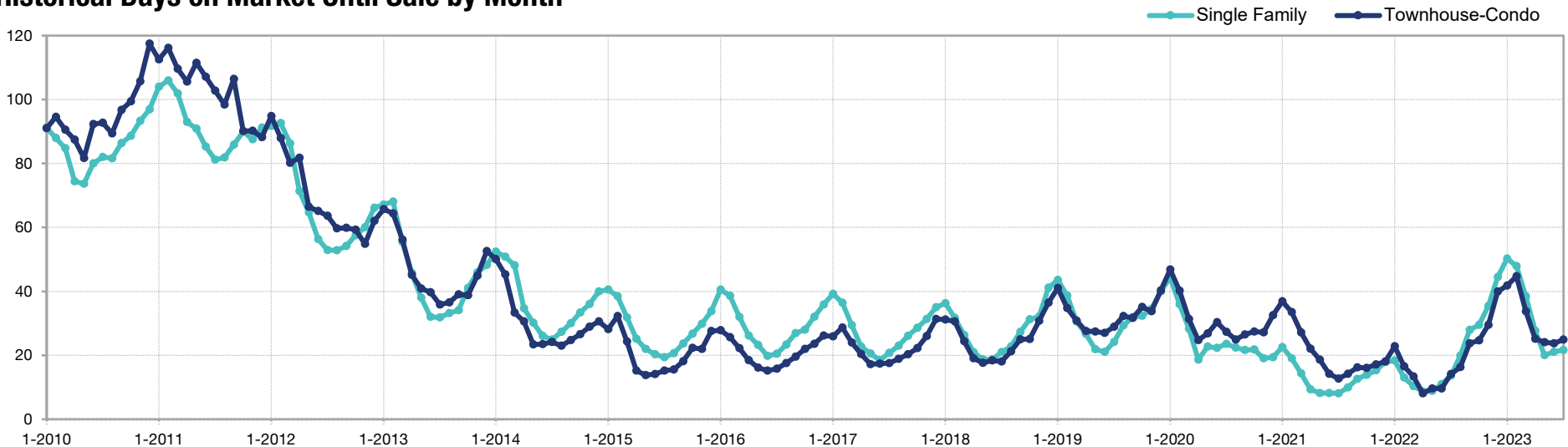
July

Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	42	+82.6%
Feb-2023	48	+269.2%	45	+164.7%
Mar-2023	38	+280.0%	34	+161.5%
Apr-2023	28	+211.1%	25	+212.5%
May-2023	20	+122.2%	24	+140.0%
Jun-2023	21	+90.9%	24	+140.0%
Jul-2023	22	+57.1%	25	+78.6%

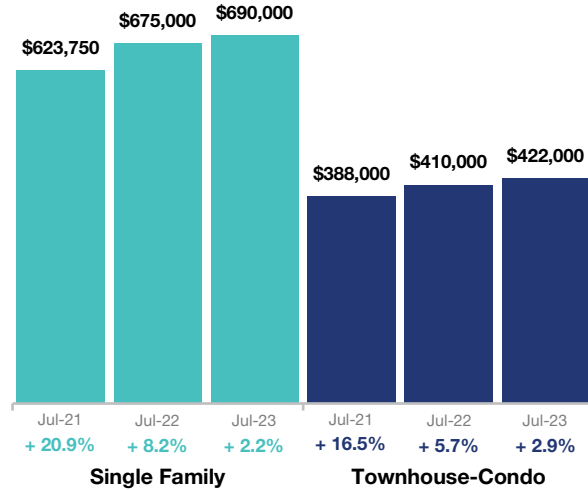
Historical Days on Market Until Sale by Month



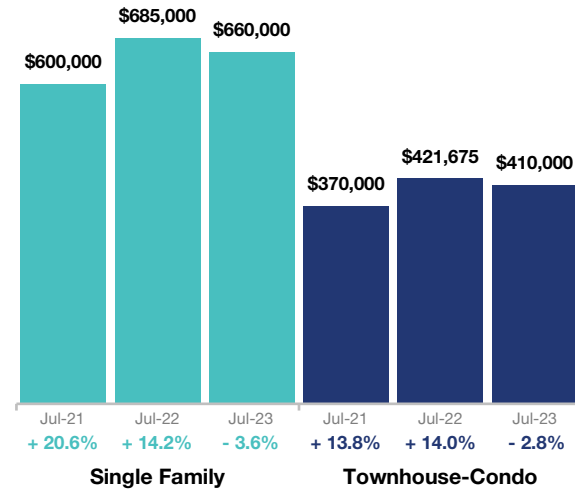
Median Sales Price



July

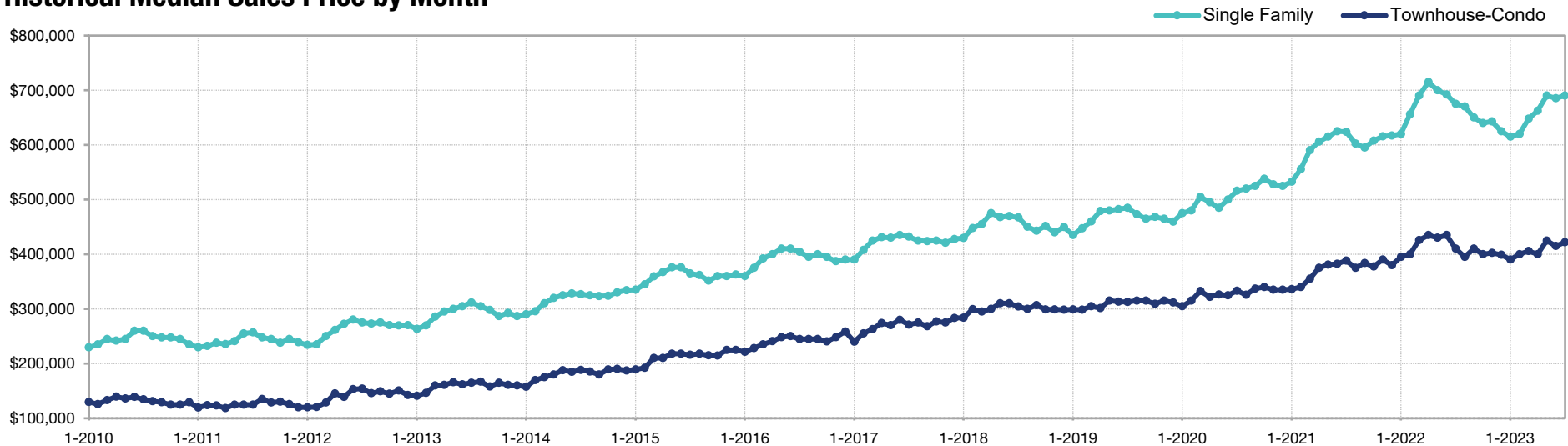


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2022	\$670,000	+11.2%	\$395,000	+5.3%
Sep-2022	\$650,000	+9.2%	\$410,000	+6.8%
Oct-2022	\$640,000	+5.3%	\$400,000	+6.0%
Nov-2022	\$642,925	+4.4%	\$402,275	+3.1%
Dec-2022	\$625,000	+1.3%	\$399,000	+5.0%
Jan-2023	\$615,000	-0.8%	\$390,000	-1.3%
Feb-2023	\$620,000	-5.5%	\$400,000	0.0%
Mar-2023	\$647,750	-6.1%	\$405,750	-4.8%
Apr-2023	\$662,250	-7.4%	\$400,000	-8.0%
May-2023	\$690,000	-1.4%	\$424,950	-1.2%
Jun-2023	\$685,555	-0.9%	\$415,000	-4.6%
Jul-2023	\$690,000	+2.2%	\$422,000	+2.9%

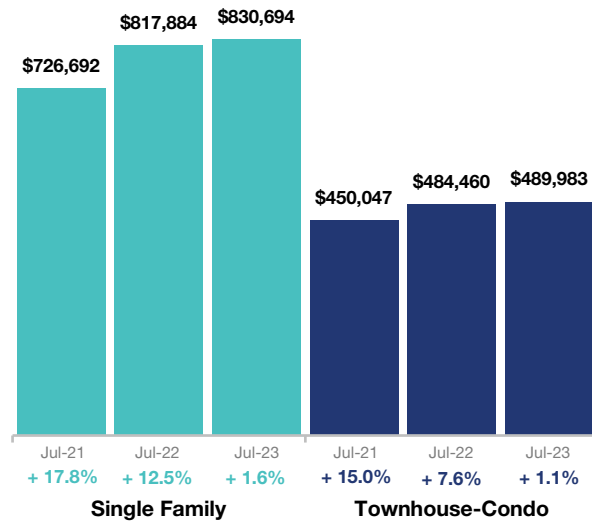
Historical Median Sales Price by Month



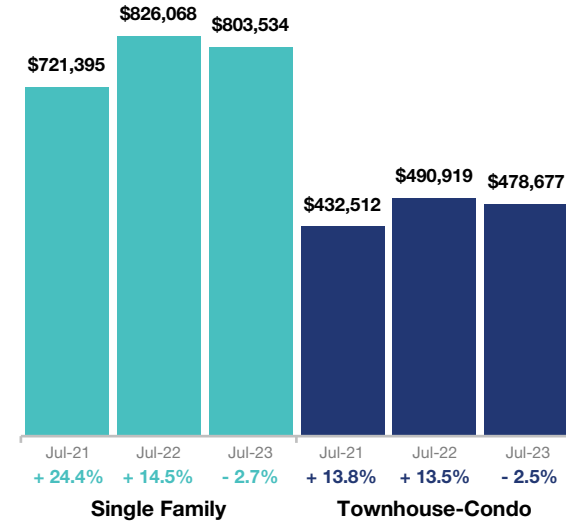
Average Sales Price



July

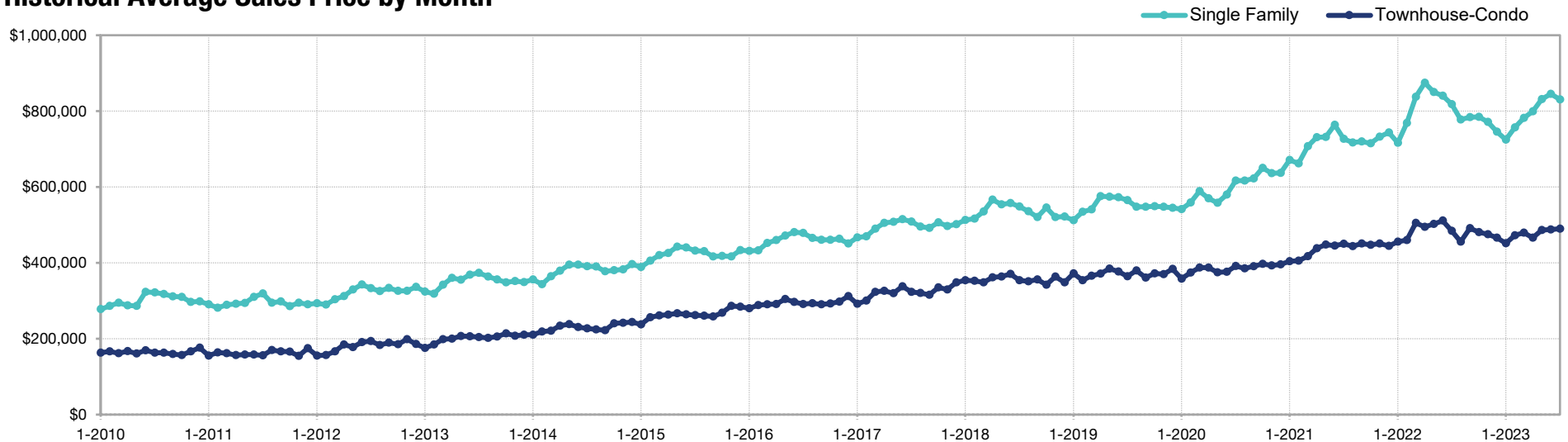


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2022	\$777,412	+8.5%	\$456,015	+2.7%
Sep-2022	\$784,099	+9.0%	\$491,383	+8.9%
Oct-2022	\$784,664	+9.7%	\$480,530	+7.4%
Nov-2022	\$771,632	+5.4%	\$475,527	+5.4%
Dec-2022	\$745,847	+0.3%	\$466,279	+4.9%
Jan-2023	\$724,421	+1.1%	\$451,521	-0.9%
Feb-2023	\$756,733	-1.6%	\$472,550	+2.8%
Mar-2023	\$781,879	-6.7%	\$479,435	-5.1%
Apr-2023	\$799,104	-8.6%	\$466,364	-5.7%
May-2023	\$831,145	-2.2%	\$486,331	-3.2%
Jun-2023	\$845,338	+0.6%	\$487,962	-4.6%
Jul-2023	\$830,694	+1.6%	\$489,983	+1.1%

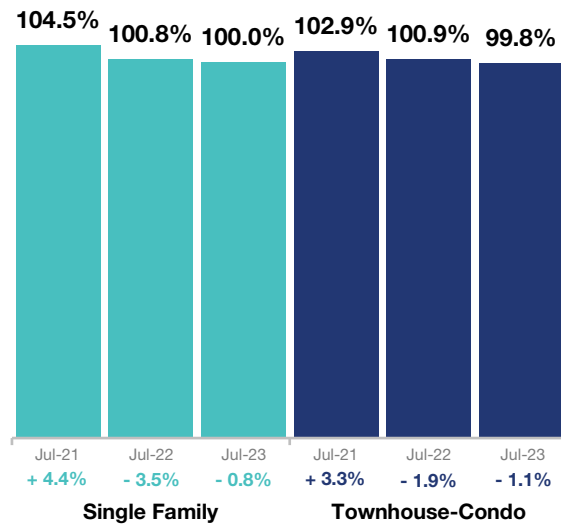
Historical Average Sales Price by Month



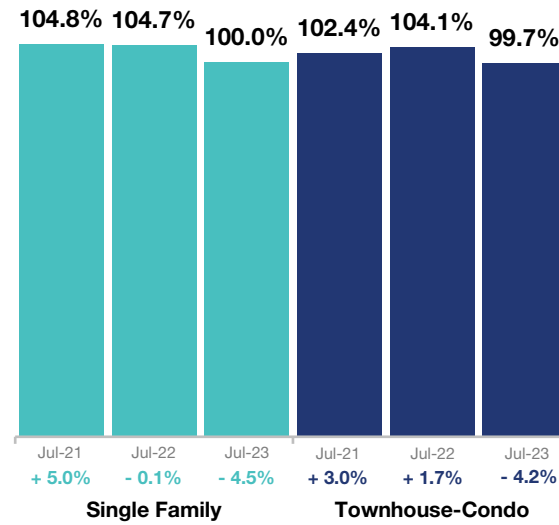
Percent of List Price Received



July

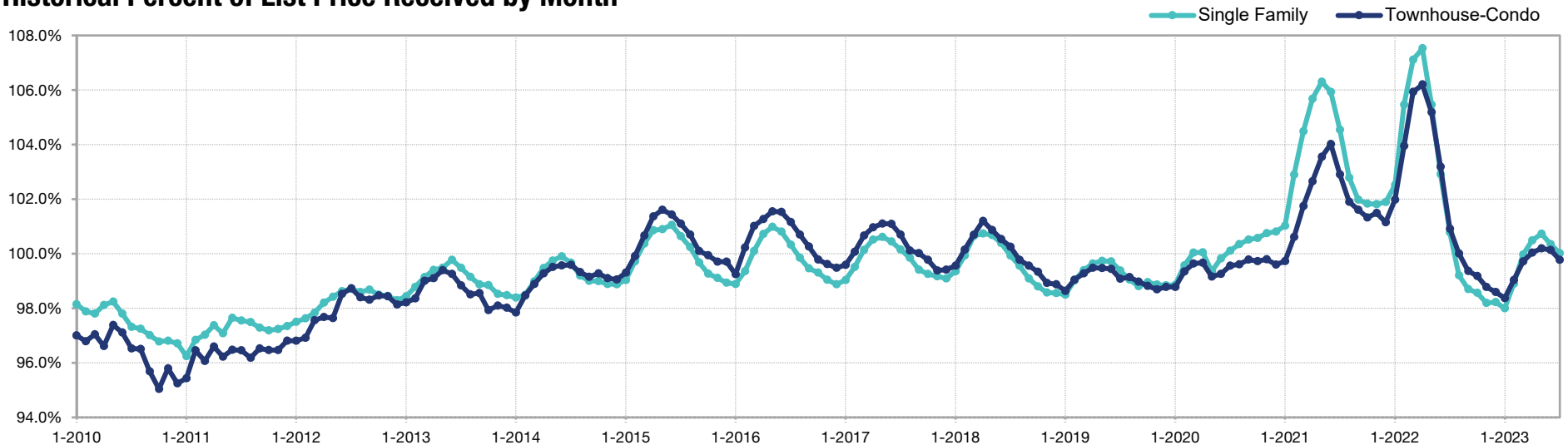


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	-4.7%
Mar-2023	100.0%	-6.6%	99.7%	-5.9%
Apr-2023	100.5%	-6.5%	100.0%	-5.8%
May-2023	100.7%	-4.5%	100.2%	-4.8%
Jun-2023	100.4%	-2.4%	100.1%	-3.0%
Jul-2023	100.0%	-0.8%	99.8%	-1.1%

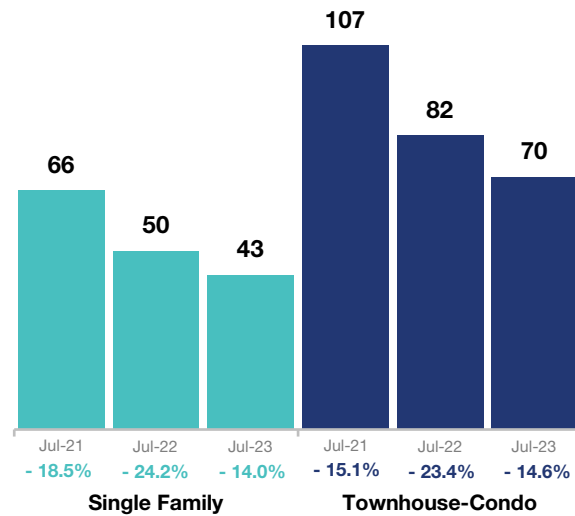
Historical Percent of List Price Received by Month



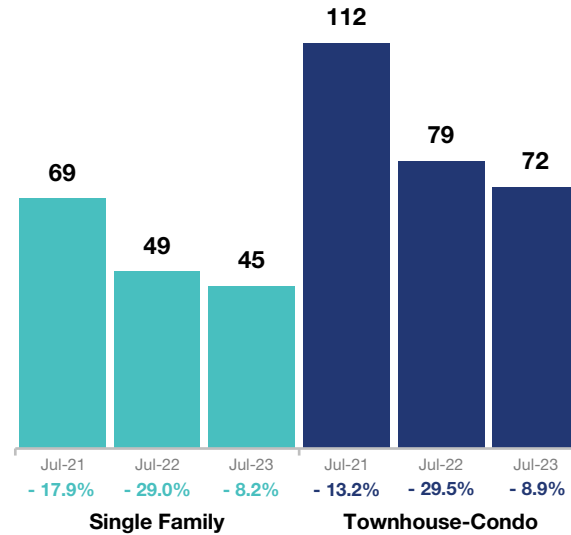
Housing Affordability Index



July

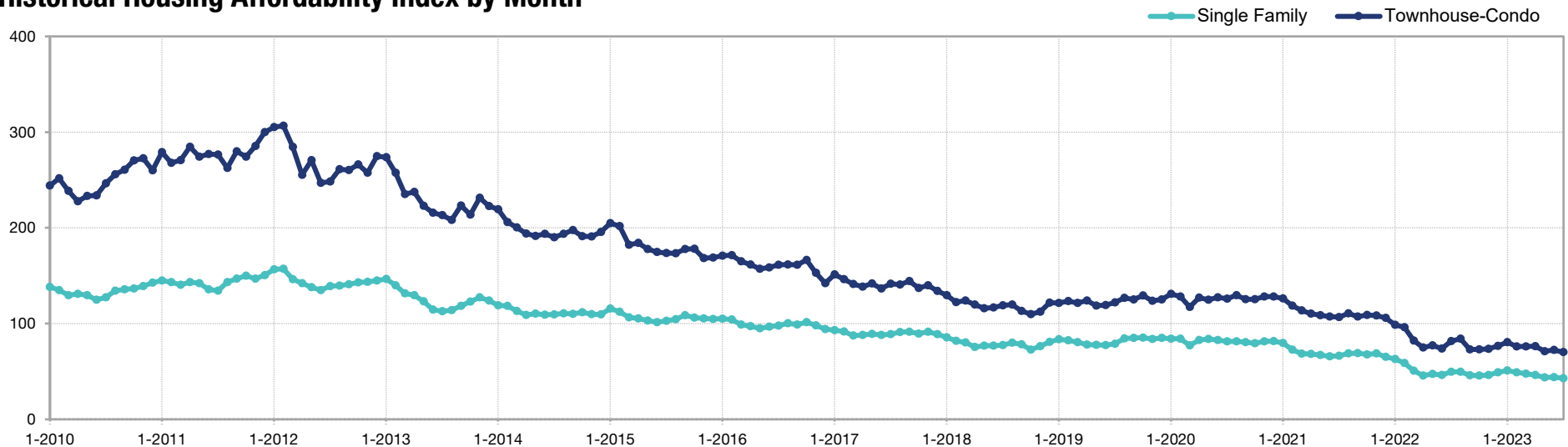


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2022	50	-27.5%	84	-24.3%
Sep-2022	46	-33.3%	73	-31.8%
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%
Apr-2023	46	0.0%	76	+1.3%
May-2023	44	-6.4%	71	-7.8%
Jun-2023	44	-4.3%	72	-2.7%
Jul-2023	43	-14.0%	70	-14.6%

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.

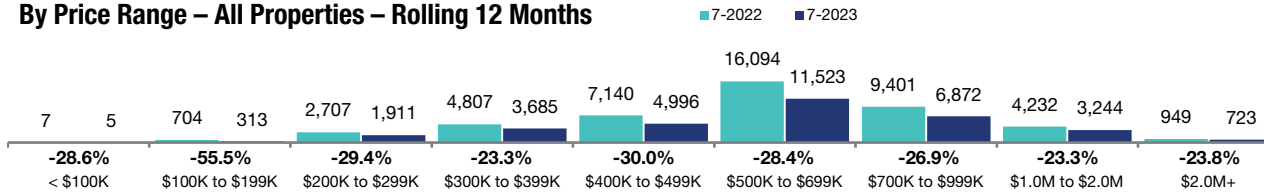
Key Metrics	Historical Sparkbars	7-2022	7-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
Active Listings		6,507	4,554	- 30.0%	--	--	--
Under Contract		3,335	3,113	- 6.7%	25,865	20,885	- 19.3%
New Listings		4,680	3,574	- 23.6%	31,723	24,146	- 23.9%
Sold Listings		3,511	2,924	- 16.7%	25,151	19,366	- 23.0%
Days on Market		14	23	+ 64.3%	12	30	+ 150.0%
Median Sales Price		\$606,000	\$609,975	+ 0.7%	\$615,000	\$595,000	- 3.3%
Avg. Sales Price		\$708,723	\$716,269	+ 1.1%	\$714,056	\$698,139	- 2.2%
Pct. of List Price Received		100.8%	99.9%	- 0.9%	104.5%	99.9%	- 4.4%
Affordability Index		55	49	- 10.9%	54	50	- 7.4%

Sold Listings

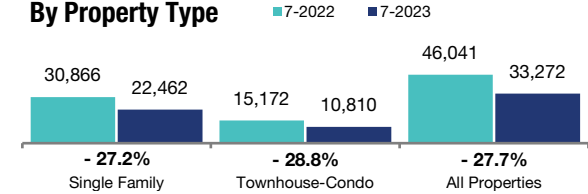
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	7-2022	7-2023	Change	7-2022	7-2023	Change
\$99,999 and Below	5	2	-60.0%	2	3	+50.0%
\$100,000 to \$199,999	8	11	+37.5%	695	302	-56.5%
\$200,000 to \$299,999	96	83	-13.5%	2,610	1,828	-30.0%
\$300,000 to \$399,999	815	654	-19.8%	3,991	3,031	-24.1%
\$400,000 to \$499,999	4,006	2,792	-30.3%	3,134	2,204	-29.7%
\$500,000 to \$699,999	13,160	9,343	-29.0%	2,934	2,180	-25.7%
\$700,000 to \$999,999	8,244	6,088	-26.2%	1,157	784	-32.2%
\$1,000,000 to \$1,999,999	3,666	2,818	-23.1%	566	426	-24.7%
\$2,000,000 and Above	866	671	-22.5%	83	52	-37.3%
All Price Ranges	30,866	22,462	-27.2%	15,172	10,810	-28.8%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	6-2023	7-2023	Change	6-2023	7-2023	Change
\$99,999 and Below	0	0	--	1	0	-100.0%
\$100,000 to \$199,999	1	1	0.0%	14	21	+50.0%
\$200,000 to \$299,999	3	6	+100.0%	165	160	-3.0%
\$300,000 to \$399,999	41	36	-12.2%	292	253	-13.4%
\$400,000 to \$499,999	216	191	-11.6%	220	213	-3.2%
\$500,000 to \$699,999	923	771	-16.5%	230	215	-6.5%
\$700,000 to \$999,999	690	596	-13.6%	82	73	-11.0%
\$1,000,000 to \$1,999,999	341	274	-19.6%	43	39	-9.3%
\$2,000,000 and Above	80	67	-16.3%	6	8	+33.3%
All Price Ranges	2,295	1,942	-15.4%	1,053	982	-6.7%

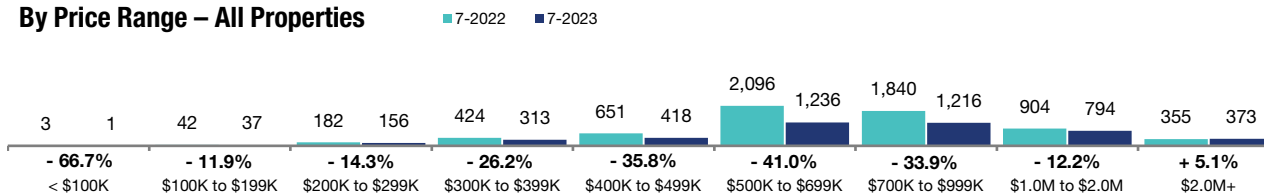
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	7-2022	7-2023	Change	7-2022	7-2023	Change
\$99,999 and Below	1	1	0.0%	2	3	+50.0%
\$100,000 to \$199,999	4	5	+25.0%	294	148	-49.7%
\$200,000 to \$299,999	32	42	+31.3%	1,229	1,054	-14.2%
\$300,000 to \$399,999	273	336	+23.1%	2,113	1,729	-18.2%
\$400,000 to \$499,999	1,503	1,554	+3.4%	1,857	1,313	-29.3%
\$500,000 to \$699,999	6,929	5,421	-21.8%	1,804	1,307	-27.5%
\$700,000 to \$999,999	5,074	3,618	-28.7%	732	456	-37.7%
\$1,000,000 to \$1,999,999	2,376	1,696	-28.6%	324	246	-24.1%
\$2,000,000 and Above	551	410	-25.6%	52	27	-48.1%
All Price Ranges	16,743	13,083	-21.9%	8,407	6,283	-25.3%

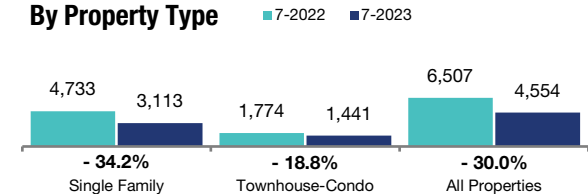
Inventory of Active Listings

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		
	7-2022	7-2023	Change	7-2022	7-2023	Change
\$99,999 and Below	0	1	--	3	0	-100.0%
\$100,000 to \$199,999	2	3	+50.0%	40	34	-15.0%
\$200,000 to \$299,999	9	7	-22.2%	173	149	-13.9%
\$300,000 to \$399,999	57	35	-38.6%	367	278	-24.3%
\$400,000 to \$499,999	293	167	-43.0%	358	251	-29.9%
\$500,000 to \$699,999	1,675	866	-48.3%	421	370	-12.1%
\$700,000 to \$999,999	1,614	1,010	-37.4%	226	206	-8.8%
\$1,000,000 to \$1,999,999	750	667	-11.1%	154	127	-17.5%
\$2,000,000 and Above	325	349	+7.4%	30	24	-20.0%
All Price Ranges	4,733	3,113	-34.2%	1,774	1,441	-18.8%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	6-2023	7-2023	Change	6-2023	7-2023	Change
\$99,999 and Below	2	1	-50.0%	0	0	--
\$100,000 to \$199,999	3	3	0.0%	36	34	-5.6%
\$200,000 to \$299,999	6	7	+16.7%	200	149	-25.5%
\$300,000 to \$399,999	32	35	+9.4%	257	278	+8.2%
\$400,000 to \$499,999	205	167	-18.5%	256	251	-2.0%
\$500,000 to \$699,999	952	866	-9.0%	424	370	-12.7%
\$700,000 to \$999,999	1,062	1,010	-4.9%	202	206	+2.0%
\$1,000,000 to \$1,999,999	689	667	-3.2%	138	127	-8.0%
\$2,000,000 and Above	357	349	-2.2%	24	24	0.0%
All Price Ranges	3,316	3,113	-6.1%	1,539	1,441	-6.4%

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®



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

Local Market Update for July 2023

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Arapahoe County

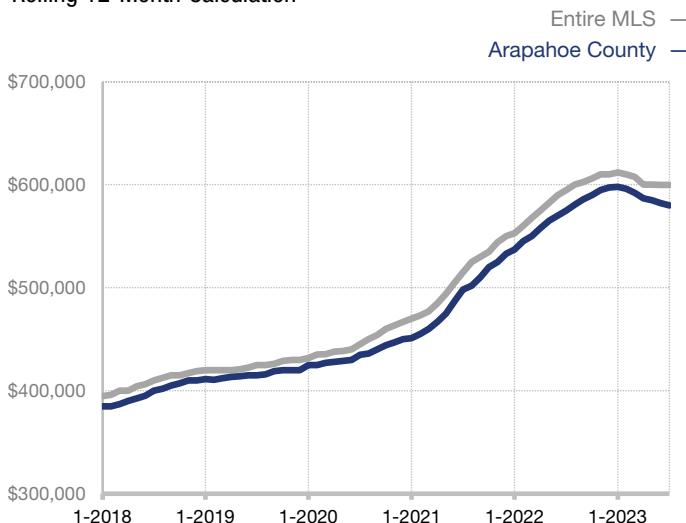
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	1,191	791	- 33.6%	--	--	--
Under Contract	566	563	- 0.5%	4,631	3,680	- 20.5%
New Listings	844	634	- 24.9%	5,777	4,075	- 29.5%
Sold Listings	639	471	- 26.3%	4,485	3,399	- 24.2%
Days on Market Until Sale	13	18	+ 38.5%	9	31	+ 244.4%
Median Sales Price*	\$605,000	\$600,000	- 0.8%	\$605,000	\$585,000	- 3.3%
Average Sales Price*	\$727,578	\$774,153	+ 6.4%	\$726,033	\$735,140	+ 1.3%
Percent of List Price Received*	100.9%	100.5%	- 0.4%	104.5%	100.0%	- 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.

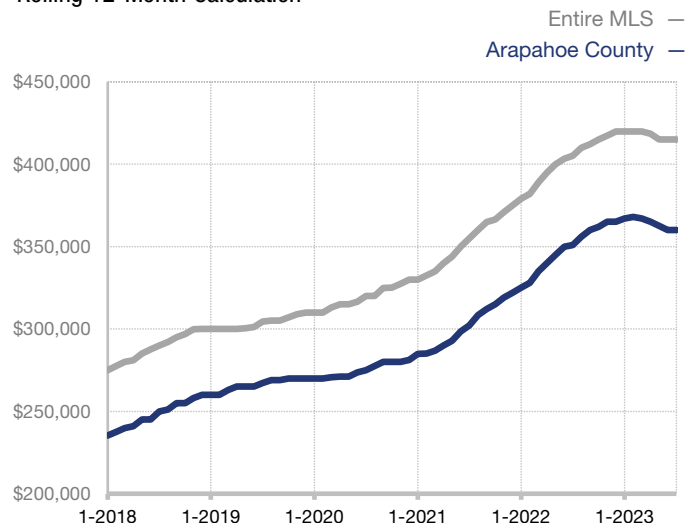
Townhouse/Condo	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	371	323	- 12.9%	--	--	--
Under Contract	330	309	- 6.4%	2,439	2,028	- 16.9%
New Listings	397	325	- 18.1%	2,720	2,253	- 17.2%
Sold Listings	320	285	- 10.9%	2,409	1,843	- 23.5%
Days on Market Until Sale	10	18	+ 80.0%	9	23	+ 155.6%
Median Sales Price*	\$370,000	\$379,900	+ 2.7%	\$370,000	\$365,000	- 1.4%
Average Sales Price*	\$387,024	\$386,541	- 0.1%	\$387,290	\$387,017	- 0.1%
Percent of List Price Received*	101.3%	99.9%	- 1.4%	104.3%	100.0%	- 4.1%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for July 2023

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Arvada

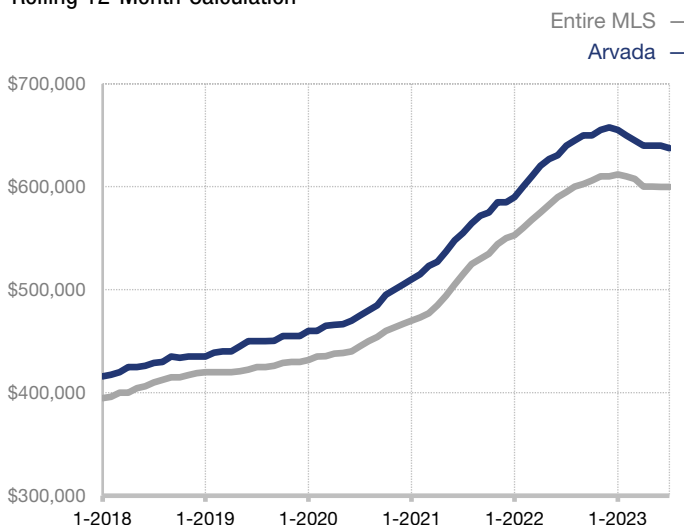
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	303	136	- 55.1%	--	--	--
Under Contract	159	149	- 6.3%	1,180	972	- 17.6%
New Listings	219	155	- 29.2%	1,453	1,046	- 28.0%
Sold Listings	147	129	- 12.2%	1,126	915	- 18.7%
Days on Market Until Sale	16	22	+ 37.5%	12	26	+ 116.7%
Median Sales Price*	\$670,000	\$644,000	- 3.9%	\$675,000	\$640,050	- 5.2%
Average Sales Price*	\$741,064	\$734,498	- 0.9%	\$741,829	\$705,665	- 4.9%
Percent of List Price Received*	100.2%	100.4%	+ 0.2%	105.2%	100.4%	- 4.6%

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

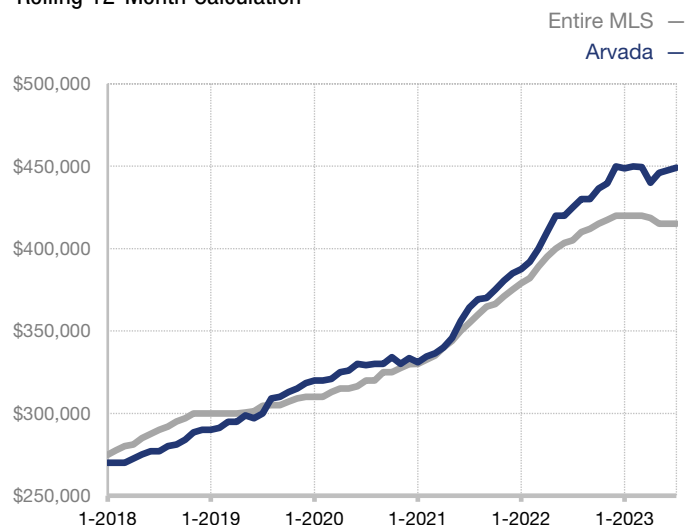
Townhouse/Condo	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	93	66	- 29.0%	--	--	--
Under Contract	56	49	- 12.5%	398	337	- 15.3%
New Listings	82	45	- 45.1%	479	360	- 24.8%
Sold Listings	62	48	- 22.6%	407	313	- 23.1%
Days on Market Until Sale	19	40	+ 110.5%	18	38	+ 111.1%
Median Sales Price*	\$478,500	\$485,000	+ 1.4%	\$463,750	\$465,000	+ 0.3%
Average Sales Price*	\$510,574	\$511,168	+ 0.1%	\$484,584	\$490,325	+ 1.2%
Percent of List Price Received*	100.9%	100.1%	- 0.8%	104.2%	99.6%	- 4.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for July 2023

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Aurora

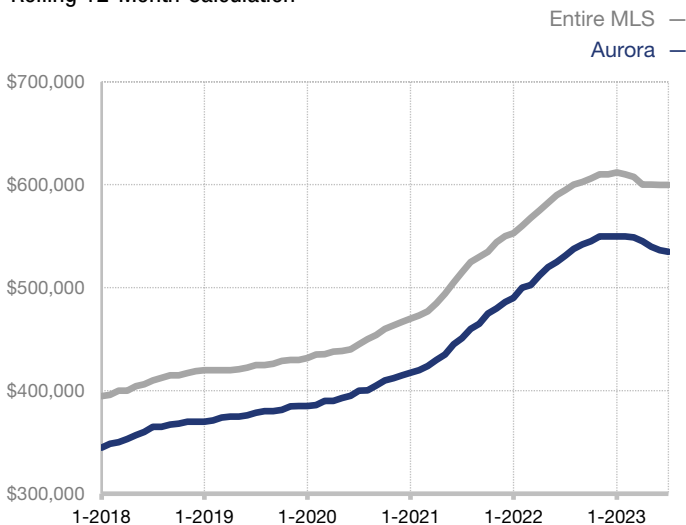
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	845	576	- 31.8%	--	--	--
Under Contract	370	379	+ 2.4%	3,155	2,495	- 20.9%
New Listings	592	421	- 28.9%	3,921	2,751	- 29.8%
Sold Listings	420	278	- 33.8%	3,104	2,319	- 25.3%
Days on Market Until Sale	14	24	+ 71.4%	11	35	+ 218.2%
Median Sales Price*	\$555,000	\$545,000	- 1.8%	\$555,490	\$534,950	- 3.7%
Average Sales Price*	\$590,116	\$588,457	- 0.3%	\$591,807	\$571,884	- 3.4%
Percent of List Price Received*	101.2%	100.6%	- 0.6%	104.3%	99.9%	- 4.2%

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

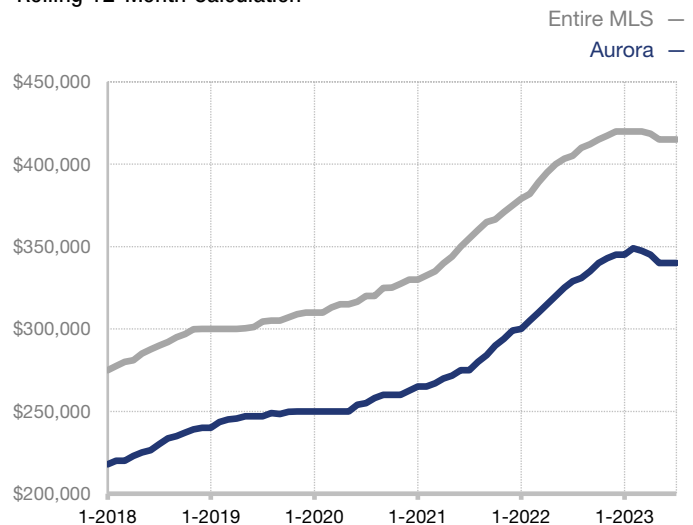
Townhouse/Condo	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	264	226	- 14.4%	--	--	--
Under Contract	241	213	- 11.6%	1,730	1,444	- 16.5%
New Listings	294	220	- 25.2%	1,918	1,568	- 18.2%
Sold Listings	237	198	- 16.5%	1,677	1,321	- 21.2%
Days on Market Until Sale	10	21	+ 110.0%	9	26	+ 188.9%
Median Sales Price*	\$349,000	\$360,500	+ 3.3%	\$350,000	\$340,000	- 2.9%
Average Sales Price*	\$347,963	\$363,627	+ 4.5%	\$352,945	\$351,236	- 0.5%
Percent of List Price Received*	101.3%	100.1%	- 1.2%	104.6%	100.1%	- 4.3%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for July 2023

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Castle Pines

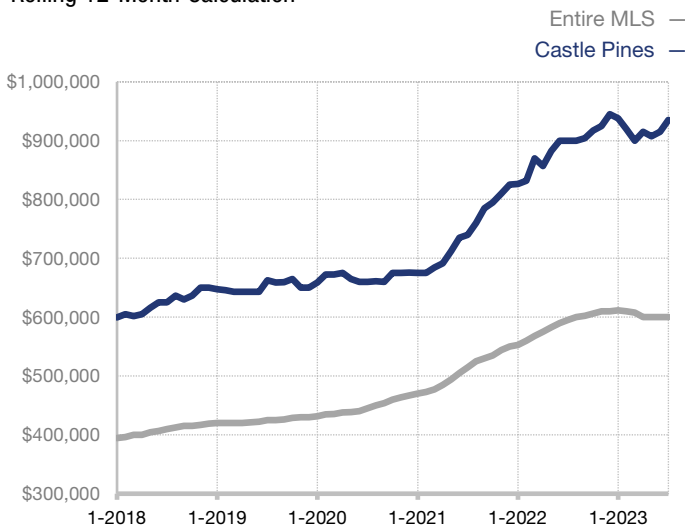
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	42	33	- 21.4%	--	--	--
Under Contract	31	13	- 58.1%	191	158	- 17.3%
New Listings	32	18	- 43.8%	220	183	- 16.8%
Sold Listings	30	19	- 36.7%	171	150	- 12.3%
Days on Market Until Sale	13	30	+ 130.8%	15	35	+ 133.3%
Median Sales Price*	\$895,000	\$950,000	+ 6.1%	\$952,500	\$942,446	- 1.1%
Average Sales Price*	\$1,067,069	\$1,125,437	+ 5.5%	\$1,075,441	\$1,088,170	+ 1.2%
Percent of List Price Received*	99.9%	99.3%	- 0.6%	103.5%	98.9%	- 4.4%

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

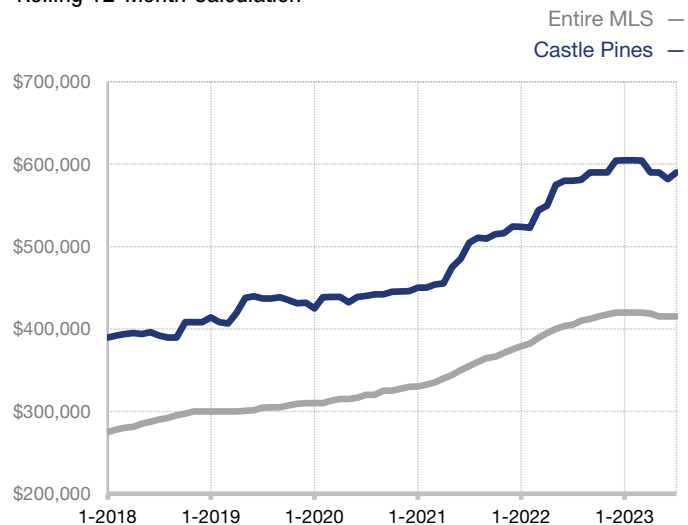
Townhouse/Condo	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	9	11	+ 22.2%	--	--	--
Under Contract	5	2	- 60.0%	18	28	+ 55.6%
New Listings	6	4	- 33.3%	22	37	+ 68.2%
Sold Listings	4	6	+ 50.0%	16	25	+ 56.3%
Days on Market Until Sale	3	57	+ 1800.0%	29	51	+ 75.9%
Median Sales Price*	\$565,000	\$574,000	+ 1.6%	\$604,500	\$578,510	- 4.3%
Average Sales Price*	\$513,000	\$600,738	+ 17.1%	\$609,646	\$600,667	- 1.5%
Percent of List Price Received*	102.7%	98.2%	- 4.4%	101.8%	99.0%	- 2.8%

* 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 July 2023

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Castle Rock

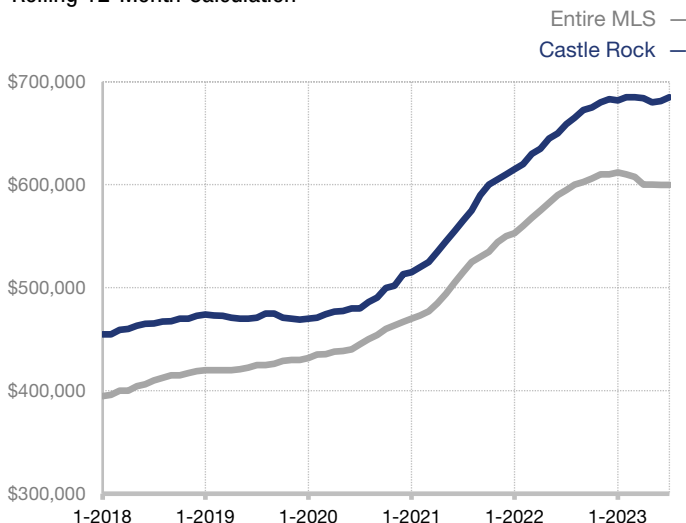
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	394	259	- 34.3%	--	--	--
Under Contract	139	124	- 10.8%	1,111	891	- 19.8%
New Listings	211	179	- 15.2%	1,475	1,096	- 25.7%
Sold Listings	130	122	- 6.2%	1,135	829	- 27.0%
Days on Market Until Sale	15	36	+ 140.0%	17	38	+ 123.5%
Median Sales Price*	\$690,000	\$726,998	+ 5.4%	\$685,000	\$695,000	+ 1.5%
Average Sales Price*	\$855,115	\$856,607	+ 0.2%	\$824,320	\$829,110	+ 0.6%
Percent of List Price Received*	99.8%	99.1%	- 0.7%	102.9%	99.4%	- 3.4%

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

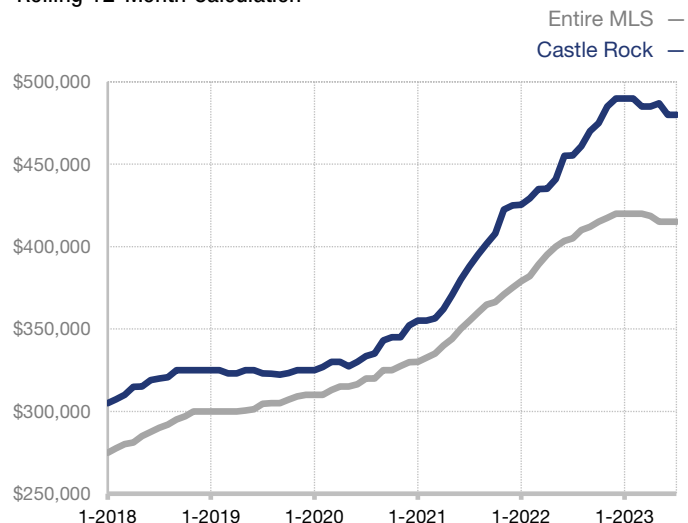
Townhouse/Condo	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	53	28	- 47.2%	--	--	--
Under Contract	29	24	- 17.2%	196	164	- 16.3%
New Listings	42	26	- 38.1%	236	167	- 29.2%
Sold Listings	22	19	- 13.6%	187	145	- 22.5%
Days on Market Until Sale	6	42	+ 600.0%	12	45	+ 275.0%
Median Sales Price*	\$500,000	\$495,000	- 1.0%	\$495,000	\$490,000	- 1.0%
Average Sales Price*	\$477,487	\$615,810	+ 29.0%	\$514,834	\$525,451	+ 2.1%
Percent of List Price Received*	100.4%	99.6%	- 0.8%	103.0%	99.3%	- 3.6%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Centennial

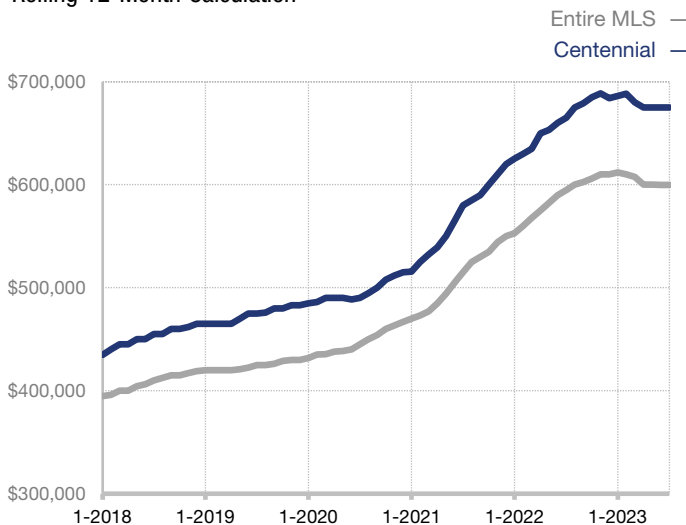
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	174	128	- 26.4%	--	--	--
Under Contract	136	105	- 22.8%	867	674	- 22.3%
New Listings	156	126	- 19.2%	1,050	735	- 30.0%
Sold Listings	127	101	- 20.5%	827	624	- 24.5%
Days on Market Until Sale	11	15	+ 36.4%	8	26	+ 225.0%
Median Sales Price*	\$680,000	\$728,000	+ 7.1%	\$700,000	\$695,250	- 0.7%
Average Sales Price*	\$762,966	\$760,973	- 0.3%	\$773,440	\$768,175	- 0.7%
Percent of List Price Received*	100.7%	100.1%	- 0.6%	104.9%	99.9%	- 4.8%

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

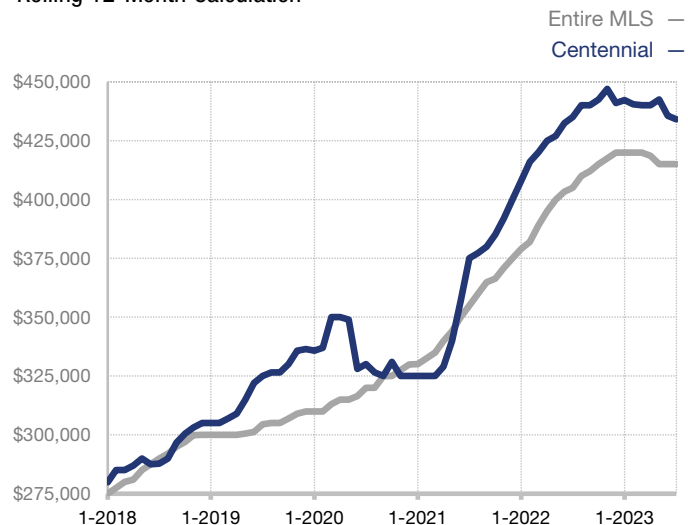
Townhouse/Condo	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	30	30	0.0%	--	--	--
Under Contract	27	37	+ 37.0%	226	216	- 4.4%
New Listings	39	41	+ 5.1%	254	240	- 5.5%
Sold Listings	26	27	+ 3.8%	221	186	- 15.8%
Days on Market Until Sale	8	14	+ 75.0%	7	19	+ 171.4%
Median Sales Price*	\$485,000	\$444,900	- 8.3%	\$450,000	\$440,000	- 2.2%
Average Sales Price*	\$480,596	\$426,185	- 11.3%	\$457,448	\$441,650	- 3.5%
Percent of List Price Received*	101.8%	100.4%	- 1.4%	104.7%	100.4%	- 4.1%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for July 2023

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Denver

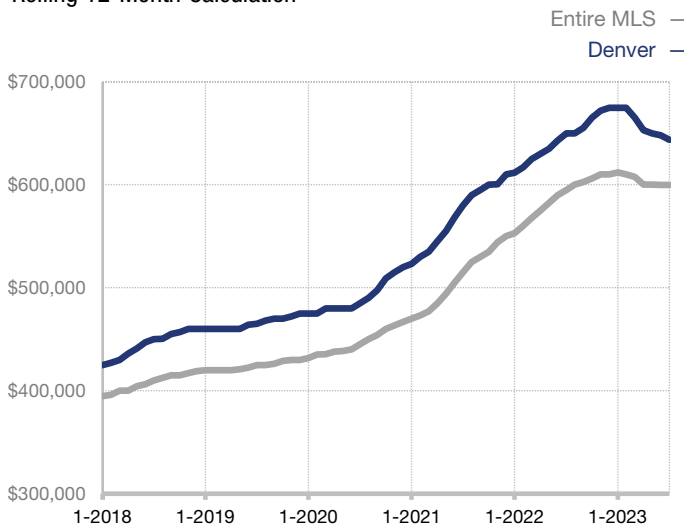
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	1,142	861	- 24.6%	--	--	--
Under Contract	560	517	- 7.7%	4,770	3,658	- 23.3%
New Listings	823	615	- 25.3%	5,842	4,436	- 24.1%
Sold Listings	598	484	- 19.1%	4,609	3,427	- 25.6%
Days on Market Until Sale	13	21	+ 61.5%	10	27	+ 170.0%
Median Sales Price*	\$700,000	\$666,500	- 4.8%	\$695,000	\$649,000	- 6.6%
Average Sales Price*	\$873,488	\$855,030	- 2.1%	\$877,324	\$839,505	- 4.3%
Percent of List Price Received*	101.0%	99.9%	- 1.1%	105.3%	99.9%	- 5.1%

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

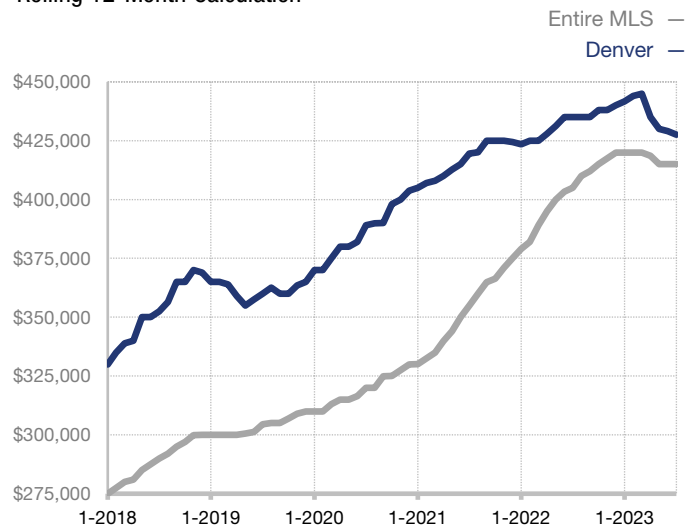
Townhouse/Condo	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	929	813	- 12.5%	--	--	--
Under Contract	478	458	- 4.2%	3,930	2,849	- 27.5%
New Listings	665	569	- 14.4%	4,652	3,621	- 22.2%
Sold Listings	527	423	- 19.7%	3,949	2,616	- 33.8%
Days on Market Until Sale	18	27	+ 50.0%	16	31	+ 93.8%
Median Sales Price*	\$425,000	\$425,000	0.0%	\$449,463	\$430,000	- 4.3%
Average Sales Price*	\$554,521	\$545,150	- 1.7%	\$558,630	\$543,136	- 2.8%
Percent of List Price Received*	100.5%	99.5%	- 1.0%	103.6%	99.5%	- 4.0%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Denver County

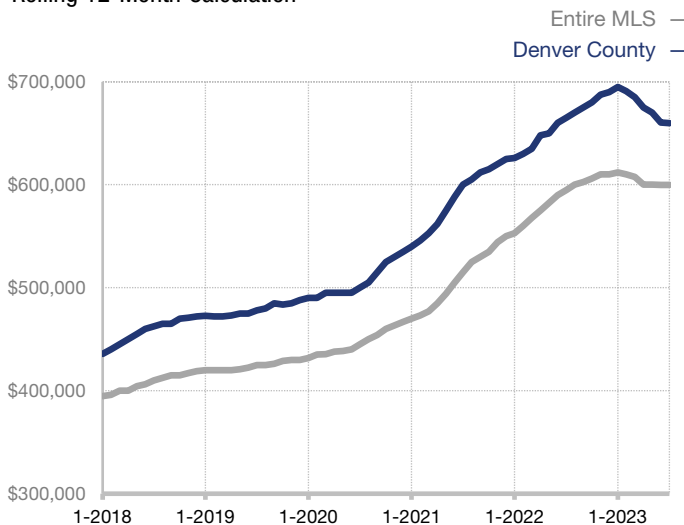
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	1,050	799	- 23.9%	--	--	--
Under Contract	518	475	- 8.3%	4,402	3,379	- 23.2%
New Listings	757	563	- 25.6%	5,382	4,105	- 23.7%
Sold Listings	546	448	- 17.9%	4,243	3,174	- 25.2%
Days on Market Until Sale	13	20	+ 53.8%	10	27	+ 170.0%
Median Sales Price*	\$724,500	\$696,500	- 3.9%	\$710,000	\$663,000	- 6.6%
Average Sales Price*	\$891,817	\$877,553	- 1.6%	\$900,843	\$862,358	- 4.3%
Percent of List Price Received*	100.9%	99.8%	- 1.1%	105.4%	99.9%	- 5.2%

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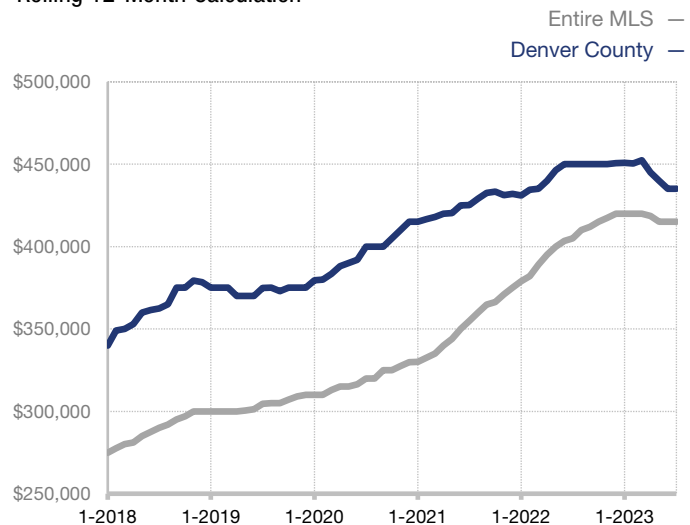
Townhouse/Condo	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	898	774	- 13.8%	--	--	--
Under Contract	438	438	0.0%	3,694	2,704	- 26.8%
New Listings	623	547	- 12.2%	4,393	3,435	- 21.8%
Sold Listings	490	394	- 19.6%	3,702	2,486	- 32.8%
Days on Market Until Sale	18	28	+ 55.6%	16	32	+ 100.0%
Median Sales Price*	\$435,000	\$435,140	+ 0.0%	\$460,750	\$435,000	- 5.6%
Average Sales Price*	\$565,976	\$558,492	- 1.3%	\$570,976	\$550,442	- 3.6%
Percent of List Price Received*	100.5%	99.5%	- 1.0%	103.5%	99.6%	- 3.8%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for July 2023

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Douglas County

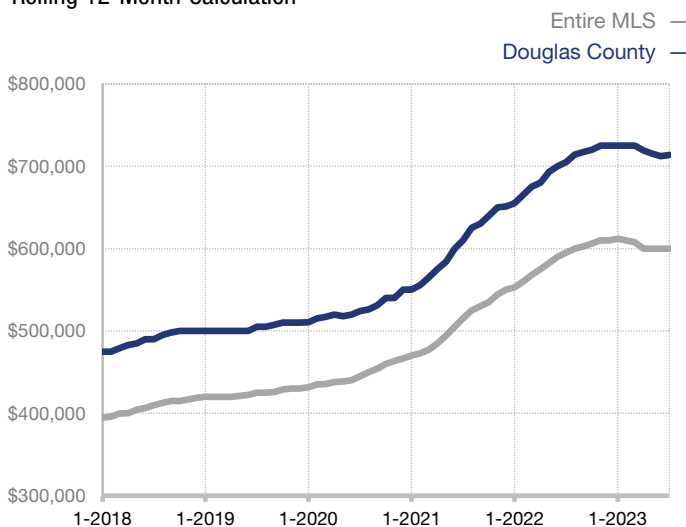
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	1,281	857	- 33.1%	--	--	--
Under Contract	532	469	- 11.8%	3,987	3,342	- 16.2%
New Listings	757	557	- 26.4%	5,170	3,912	- 24.3%
Sold Listings	561	493	- 12.1%	3,878	3,124	- 19.4%
Days on Market Until Sale	16	28	+ 75.0%	16	37	+ 131.3%
Median Sales Price*	\$730,000	\$740,000	+ 1.4%	\$735,000	\$714,995	- 2.7%
Average Sales Price*	\$870,951	\$871,031	+ 0.0%	\$870,320	\$842,635	- 3.2%
Percent of List Price Received*	100.1%	99.4%	- 0.7%	103.2%	99.4%	- 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.

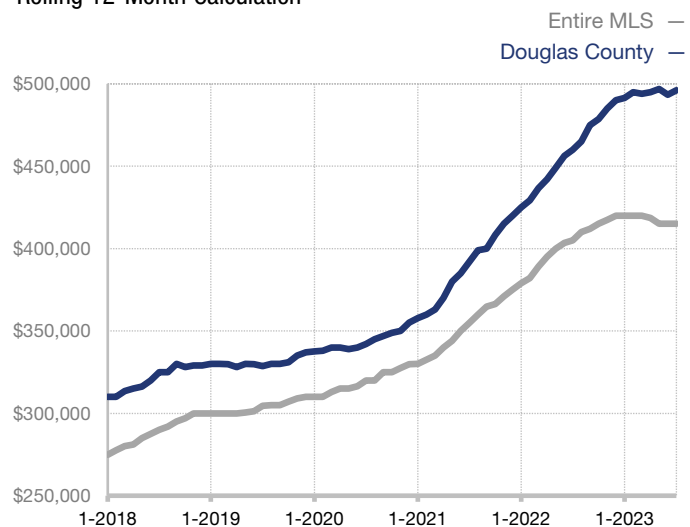
Townhouse/Condo	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	183	138	- 24.6%	--	--	--
Under Contract	89	115	+ 29.2%	660	702	+ 6.4%
New Listings	119	119	0.0%	806	749	- 7.1%
Sold Listings	84	81	- 3.6%	651	627	- 3.7%
Days on Market Until Sale	10	36	+ 260.0%	10	42	+ 320.0%
Median Sales Price*	\$445,000	\$513,478	+ 15.4%	\$490,000	\$499,990	+ 2.0%
Average Sales Price*	\$473,900	\$542,480	+ 14.5%	\$505,231	\$511,709	+ 1.3%
Percent of List Price Received*	100.4%	99.5%	- 0.9%	103.5%	99.2%	- 4.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for July 2023

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Elbert County

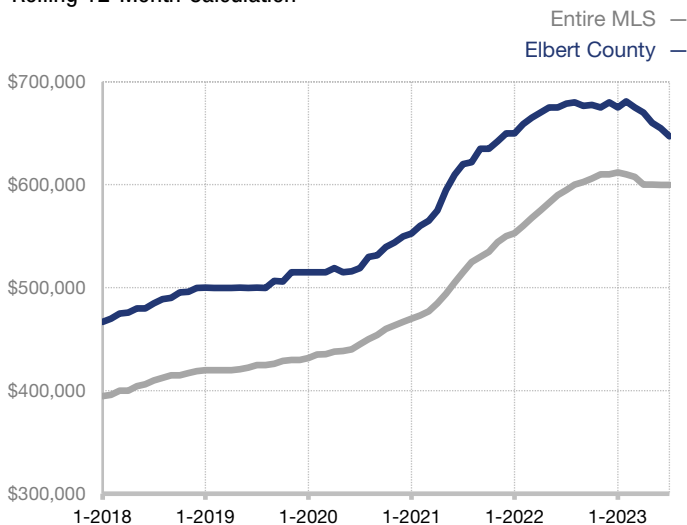
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	193	121	- 37.3%	--	--	--
Under Contract	37	66	+ 78.4%	370	370	0.0%
New Listings	90	59	- 34.4%	504	433	- 14.1%
Sold Listings	45	59	+ 31.1%	380	319	- 16.1%
Days on Market Until Sale	22	37	+ 68.2%	28	62	+ 121.4%
Median Sales Price*	\$745,000	\$635,000	- 14.8%	\$692,300	\$645,000	- 6.8%
Average Sales Price*	\$843,986	\$724,643	- 14.1%	\$786,395	\$736,438	- 6.4%
Percent of List Price Received*	99.9%	99.8%	- 0.1%	100.8%	98.8%	- 2.0%

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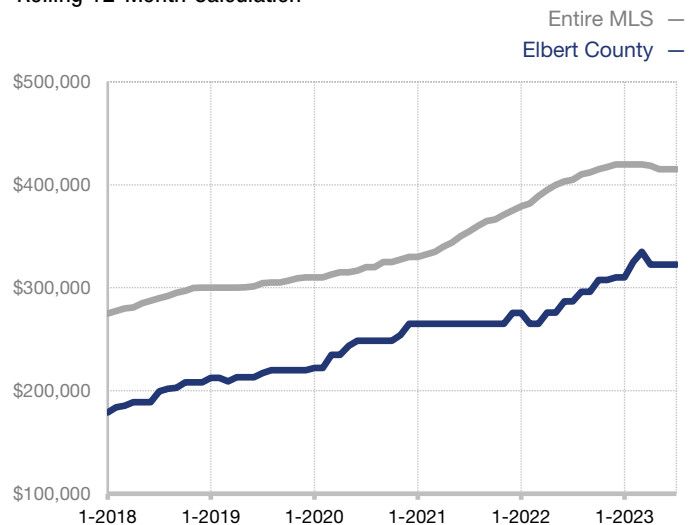
Townhouse/Condo	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	1	1	0.0%	--	--	--
Under Contract	1	0	- 100.0%	3	2	- 33.3%
New Listings	1	0	- 100.0%	4	3	- 25.0%
Sold Listings	0	0	--	2	1	- 50.0%
Days on Market Until Sale	0	0	--	4	6	+ 50.0%
Median Sales Price*	\$0	\$0	--	\$322,500	\$335,000	+ 3.9%
Average Sales Price*	\$0	\$0	--	\$322,500	\$335,000	+ 3.9%
Percent of List Price Received*	0.0%	0.0%	--	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 July 2023

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Greenwood Village

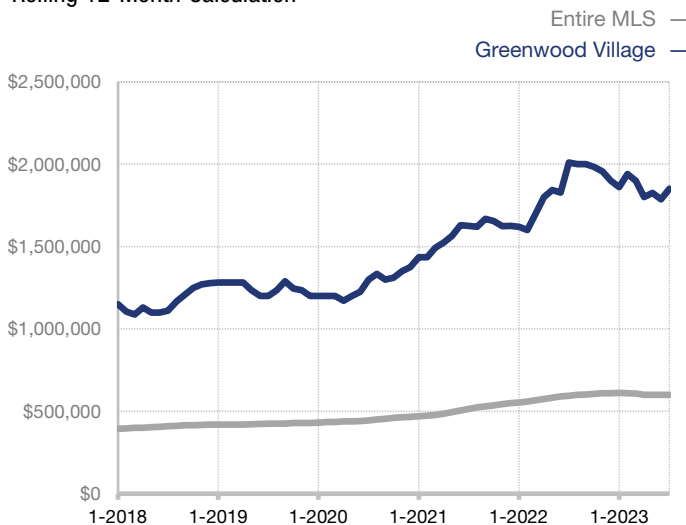
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	26	13	- 50.0%	--	--	--
Under Contract	12	15	+ 25.0%	92	80	- 13.0%
New Listings	13	13	0.0%	111	92	- 17.1%
Sold Listings	15	13	- 13.3%	84	72	- 14.3%
Days on Market Until Sale	19	22	+ 15.8%	17	31	+ 82.4%
Median Sales Price*	\$2,180,000	\$2,555,000	+ 17.2%	\$2,115,000	\$1,957,500	- 7.4%
Average Sales Price*	\$2,722,179	\$2,884,962	+ 6.0%	\$2,257,771	\$2,249,639	- 0.4%
Percent of List Price Received*	99.2%	98.5%	- 0.7%	104.6%	101.2%	- 3.3%

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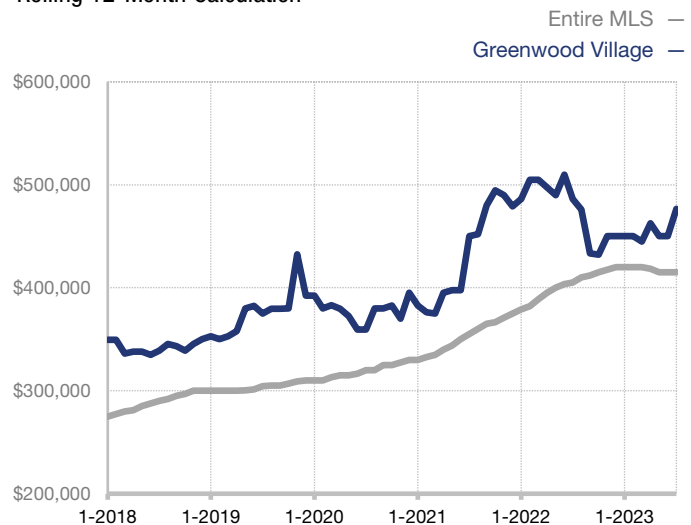
Townhouse/Condo	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	17	8	- 52.9%	--	--	--
Under Contract	6	5	- 16.7%	49	31	- 36.7%
New Listings	6	4	- 33.3%	61	39	- 36.1%
Sold Listings	6	2	- 66.7%	46	28	- 39.1%
Days on Market Until Sale	14	4	- 71.4%	16	20	+ 25.0%
Median Sales Price*	\$424,950	\$466,750	+ 9.8%	\$457,500	\$530,750	+ 16.0%
Average Sales Price*	\$699,067	\$466,750	- 33.2%	\$689,039	\$713,151	+ 3.5%
Percent of List Price Received*	99.2%	99.6%	+ 0.4%	102.1%	98.9%	- 3.1%

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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 July 2023

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Highlands Ranch

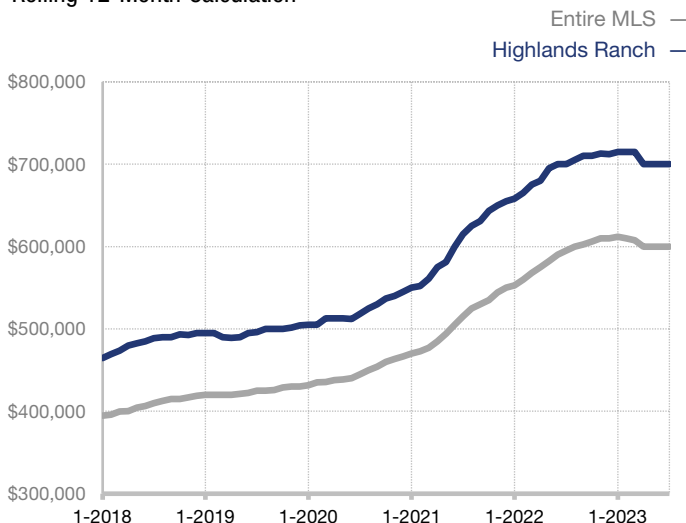
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	206	107	- 48.1%	--	--	--
Under Contract	127	93	- 26.8%	851	621	- 27.0%
New Listings	163	99	- 39.3%	1,067	705	- 33.9%
Sold Listings	127	95	- 25.2%	783	585	- 25.3%
Days on Market Until Sale	13	15	+ 15.4%	8	23	+ 187.5%
Median Sales Price*	\$690,000	\$705,000	+ 2.2%	\$729,500	\$720,000	- 1.3%
Average Sales Price*	\$789,360	\$789,348	- 0.0%	\$845,629	\$835,977	- 1.1%
Percent of List Price Received*	100.3%	100.0%	- 0.3%	104.8%	100.1%	- 4.5%

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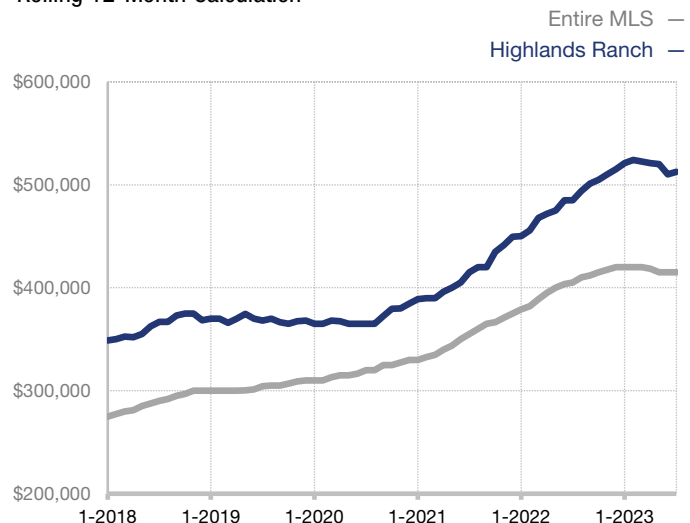
Townhouse/Condo	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	45	29	- 35.6%	--	--	--
Under Contract	19	29	+ 52.6%	155	170	+ 9.7%
New Listings	31	33	+ 6.5%	199	186	- 6.5%
Sold Listings	24	24	0.0%	162	151	- 6.8%
Days on Market Until Sale	10	17	+ 70.0%	8	26	+ 225.0%
Median Sales Price*	\$472,500	\$505,000	+ 6.9%	\$515,100	\$510,000	- 1.0%
Average Sales Price*	\$486,510	\$521,683	+ 7.2%	\$542,346	\$542,434	+ 0.0%
Percent of List Price Received*	99.9%	99.5%	- 0.4%	103.7%	99.4%	- 4.1%

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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 July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Jefferson County

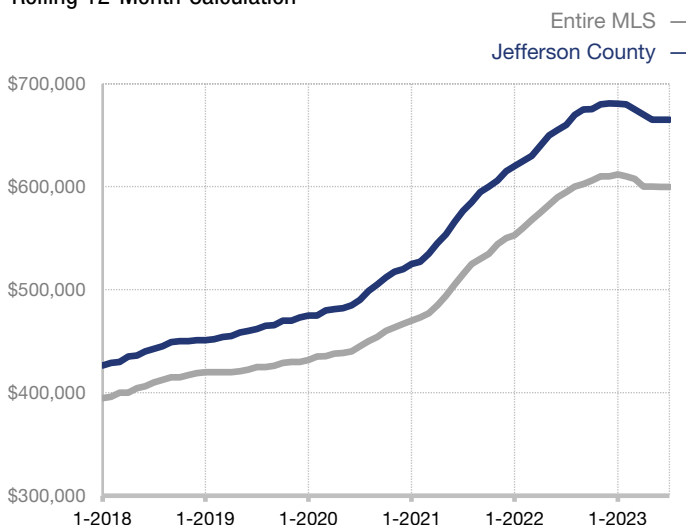
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	1,208	666	- 44.9%	--	--	--
Under Contract	608	557	- 8.4%	4,364	3,628	- 16.9%
New Listings	861	620	- 28.0%	5,507	4,096	- 25.6%
Sold Listings	618	530	- 14.2%	4,135	3,385	- 18.1%
Days on Market Until Sale	12	19	+ 58.3%	11	26	+ 136.4%
Median Sales Price*	\$697,500	\$700,000	+ 0.4%	\$700,000	\$675,000	- 3.6%
Average Sales Price*	\$799,036	\$803,811	+ 0.6%	\$817,050	\$780,952	- 4.4%
Percent of List Price Received*	101.0%	100.3%	- 0.7%	105.5%	100.5%	- 4.7%

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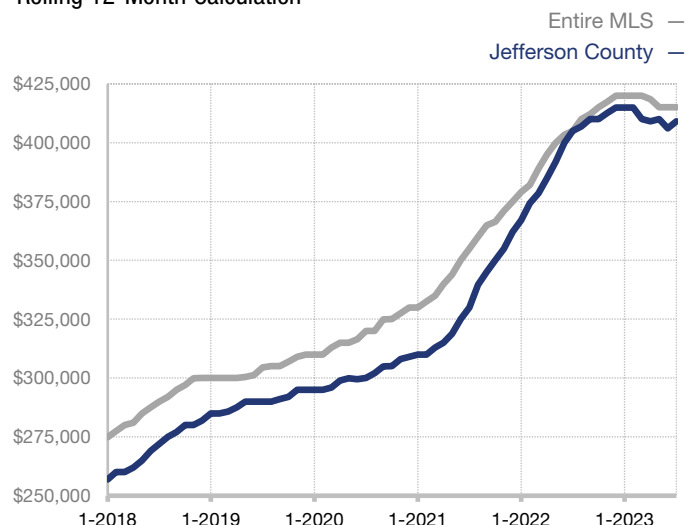
Townhouse/Condo	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	322	206	- 36.0%	--	--	--
Under Contract	254	187	- 26.4%	1,685	1,421	- 15.7%
New Listings	321	209	- 34.9%	1,959	1,520	- 22.4%
Sold Listings	253	222	- 12.3%	1,645	1,327	- 19.3%
Days on Market Until Sale	14	24	+ 71.4%	11	28	+ 154.5%
Median Sales Price*	\$425,000	\$449,205	+ 5.7%	\$426,750	\$415,000	- 2.8%
Average Sales Price*	\$452,785	\$482,038	+ 6.5%	\$456,504	\$455,926	- 0.1%
Percent of List Price Received*	101.5%	100.1%	- 1.4%	105.1%	100.0%	- 4.9%

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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 July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Lakewood

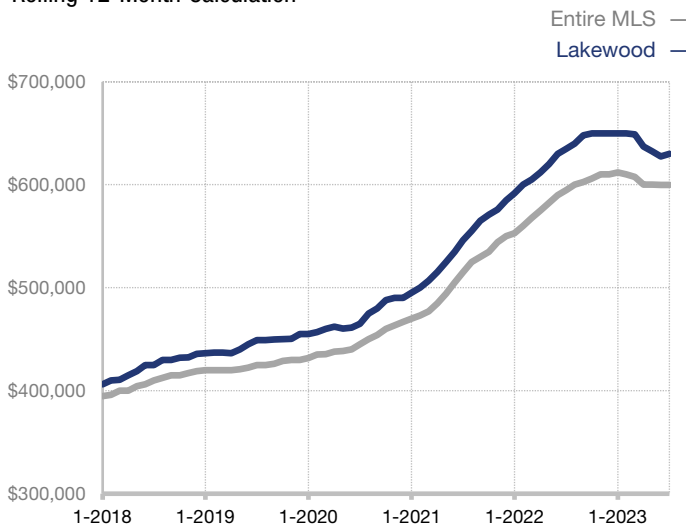
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	257	95	- 63.0%	--	--	--
Under Contract	113	120	+ 6.2%	836	773	- 7.5%
New Listings	180	119	- 33.9%	1,095	819	- 25.2%
Sold Listings	126	111	- 11.9%	815	728	- 10.7%
Days on Market Until Sale	11	16	+ 45.5%	9	25	+ 177.8%
Median Sales Price*	\$655,000	\$665,000	+ 1.5%	\$670,000	\$642,000	- 4.2%
Average Sales Price*	\$736,206	\$715,140	- 2.9%	\$742,451	\$710,030	- 4.4%
Percent of List Price Received*	100.5%	100.4%	- 0.1%	105.6%	100.9%	- 4.5%

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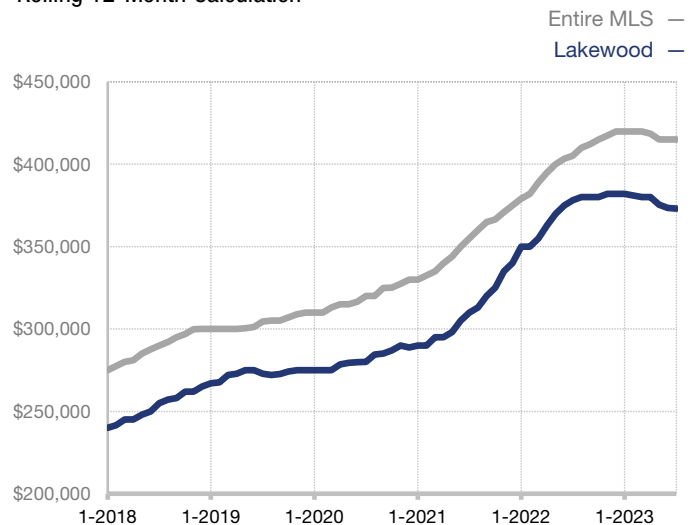
Townhouse/Condo	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	105	76	- 27.6%	--	--	--
Under Contract	93	78	- 16.1%	622	553	- 11.1%
New Listings	114	90	- 21.1%	716	593	- 17.2%
Sold Listings	97	80	- 17.5%	630	509	- 19.2%
Days on Market Until Sale	11	18	+ 63.6%	9	22	+ 144.4%
Median Sales Price*	\$383,453	\$388,500	+ 1.3%	\$390,000	\$375,000	- 3.8%
Average Sales Price*	\$410,891	\$415,335	+ 1.1%	\$411,829	\$396,569	- 3.7%
Percent of List Price Received*	102.3%	99.5%	- 2.7%	105.2%	99.9%	- 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 July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Littleton

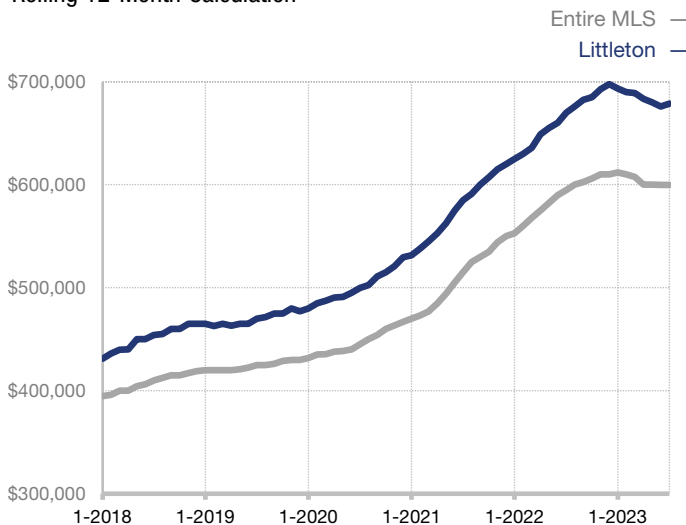
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	414	296	- 28.5%	--	--	--
Under Contract	179	178	- 0.6%	1,359	1,253	- 7.8%
New Listings	275	203	- 26.2%	1,745	1,456	- 16.6%
Sold Listings	216	189	- 12.5%	1,286	1,180	- 8.2%
Days on Market Until Sale	13	20	+ 53.8%	12	32	+ 166.7%
Median Sales Price*	\$688,254	\$699,500	+ 1.6%	\$711,750	\$685,000	- 3.8%
Average Sales Price*	\$812,955	\$832,433	+ 2.4%	\$832,052	\$808,522	- 2.8%
Percent of List Price Received*	101.5%	100.7%	- 0.8%	104.7%	100.2%	- 4.3%

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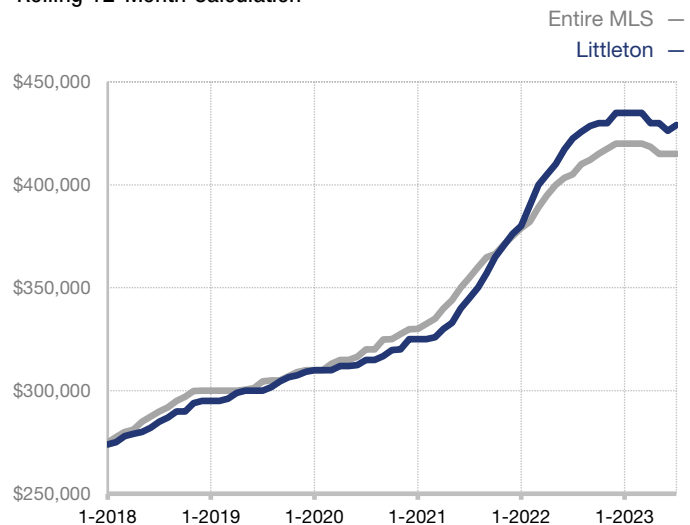
Townhouse/Condo	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	113	55	- 51.3%	--	--	--
Under Contract	78	69	- 11.5%	575	497	- 13.6%
New Listings	108	68	- 37.0%	665	508	- 23.6%
Sold Listings	84	63	- 25.0%	548	458	- 16.4%
Days on Market Until Sale	12	29	+ 141.7%	9	32	+ 255.6%
Median Sales Price*	\$440,000	\$460,000	+ 4.5%	\$444,000	\$435,000	- 2.0%
Average Sales Price*	\$466,674	\$469,554	+ 0.6%	\$462,406	\$453,879	- 1.8%
Percent of List Price Received*	101.3%	100.6%	- 0.7%	105.2%	100.0%	- 4.9%

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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 July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Lone Tree

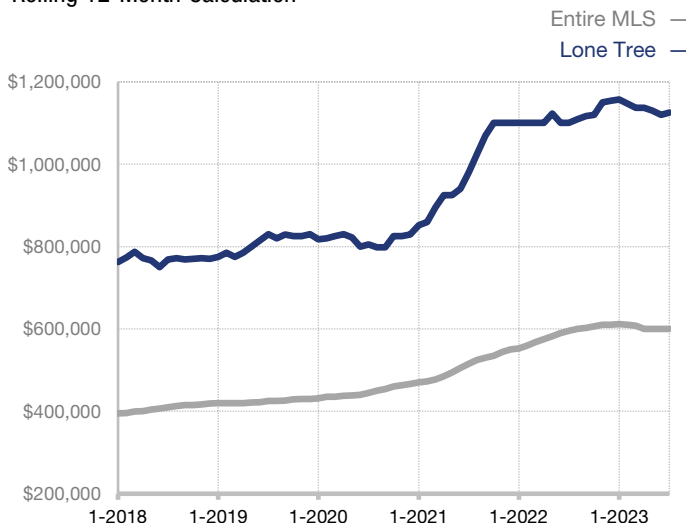
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	29	24	- 17.2%	--	--	--
Under Contract	13	6	- 53.8%	107	68	- 36.4%
New Listings	21	13	- 38.1%	140	93	- 33.6%
Sold Listings	17	12	- 29.4%	105	67	- 36.2%
Days on Market Until Sale	34	17	- 50.0%	13	36	+ 176.9%
Median Sales Price*	\$1,583,450	\$1,277,500	- 19.3%	\$1,198,150	\$1,150,000	- 4.0%
Average Sales Price*	\$1,521,488	\$1,312,167	- 13.8%	\$1,278,351	\$1,194,514	- 6.6%
Percent of List Price Received*	97.6%	99.5%	+ 1.9%	102.4%	98.5%	- 3.8%

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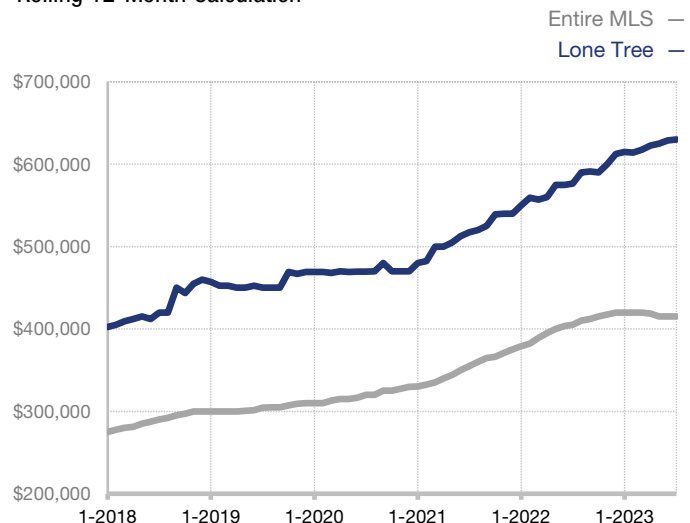
Townhouse/Condo	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	7	4	- 42.9%	--	--	--
Under Contract	4	6	+ 50.0%	40	31	- 22.5%
New Listings	5	6	+ 20.0%	45	31	- 31.1%
Sold Listings	3	2	- 33.3%	45	25	- 44.4%
Days on Market Until Sale	29	9	- 69.0%	14	34	+ 142.9%
Median Sales Price*	\$690,000	\$728,000	+ 5.5%	\$583,250	\$646,000	+ 10.8%
Average Sales Price*	\$601,667	\$728,000	+ 21.0%	\$573,475	\$650,702	+ 13.5%
Percent of List Price Received*	98.8%	101.6%	+ 2.8%	103.1%	99.0%	- 4.0%

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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 July 2023

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Morrison

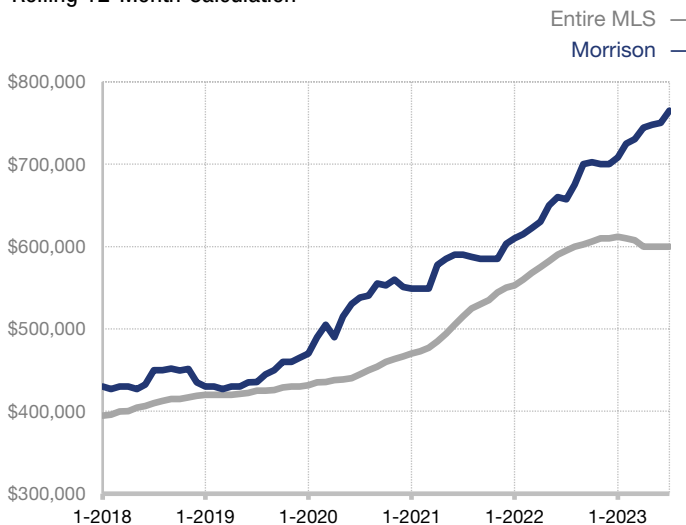
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	54	34	- 37.0%	--	--	--
Under Contract	26	23	- 11.5%	195	171	- 12.3%
New Listings	36	18	- 50.0%	246	189	- 23.2%
Sold Listings	25	35	+ 40.0%	171	169	- 1.2%
Days on Market Until Sale	11	21	+ 90.9%	11	31	+ 181.8%
Median Sales Price*	\$610,000	\$850,000	+ 39.3%	\$700,000	\$785,000	+ 12.1%
Average Sales Price*	\$968,140	\$960,620	- 0.8%	\$969,633	\$929,118	- 4.2%
Percent of List Price Received*	100.6%	99.3%	- 1.3%	104.8%	99.7%	- 4.9%

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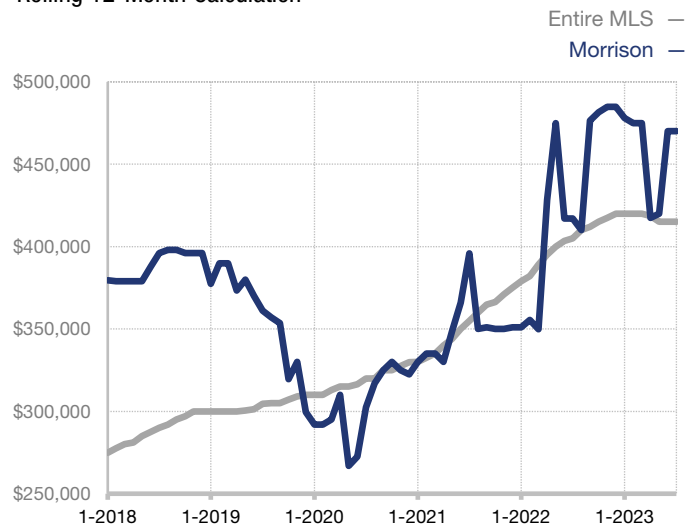
Townhouse/Condo	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	0	2	--	--	--	--
Under Contract	3	2	- 33.3%	12	12	0.0%
New Listings	1	2	+ 100.0%	13	16	+ 23.1%
Sold Listings	2	2	0.0%	9	13	+ 44.4%
Days on Market Until Sale	30	38	+ 26.7%	9	13	+ 44.4%
Median Sales Price*	\$657,500	\$754,500	+ 14.8%	\$485,000	\$420,000	- 13.4%
Average Sales Price*	\$657,500	\$754,500	+ 14.8%	\$545,556	\$519,962	- 4.7%
Percent of List Price Received*	99.1%	98.2%	- 0.9%	106.9%	99.0%	- 7.4%

* 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 July 2023

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Parker

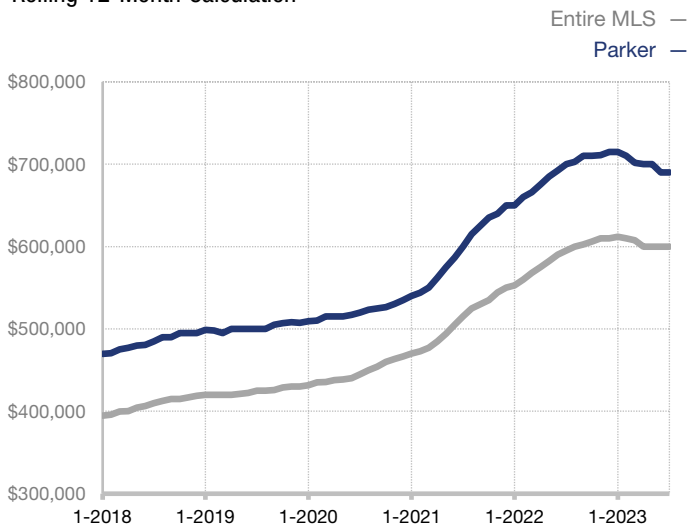
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	389	235	- 39.6%	--	--	--
Under Contract	143	160	+ 11.9%	1,196	1,081	- 9.6%
New Listings	221	175	- 20.8%	1,567	1,200	- 23.4%
Sold Listings	182	162	- 11.0%	1,174	1,005	- 14.4%
Days on Market Until Sale	14	25	+ 78.6%	14	36	+ 157.1%
Median Sales Price*	\$709,900	\$702,495	- 1.0%	\$725,000	\$689,990	- 4.8%
Average Sales Price*	\$773,454	\$794,397	+ 2.7%	\$818,236	\$761,401	- 6.9%
Percent of List Price Received*	100.8%	99.4%	- 1.4%	103.2%	99.2%	- 3.9%

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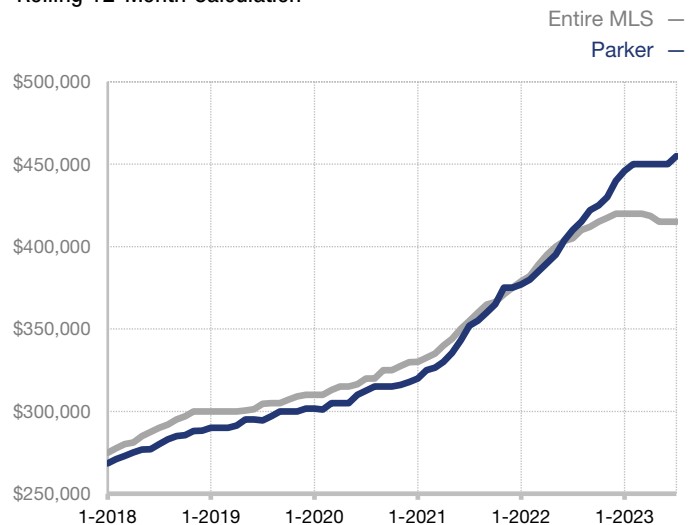
Townhouse/Condo	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	47	58	+ 23.4%	--	--	--
Under Contract	22	44	+ 100.0%	193	247	+ 28.0%
New Listings	26	44	+ 69.2%	234	270	+ 15.4%
Sold Listings	24	28	+ 16.7%	188	224	+ 19.1%
Days on Market Until Sale	12	36	+ 200.0%	7	43	+ 514.3%
Median Sales Price*	\$415,000	\$512,495	+ 23.5%	\$430,000	\$450,000	+ 4.7%
Average Sales Price*	\$422,883	\$488,214	+ 15.4%	\$437,628	\$462,056	+ 5.6%
Percent of List Price Received*	100.7%	99.5%	- 1.2%	104.8%	99.1%	- 5.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for July 2023

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Sheridan

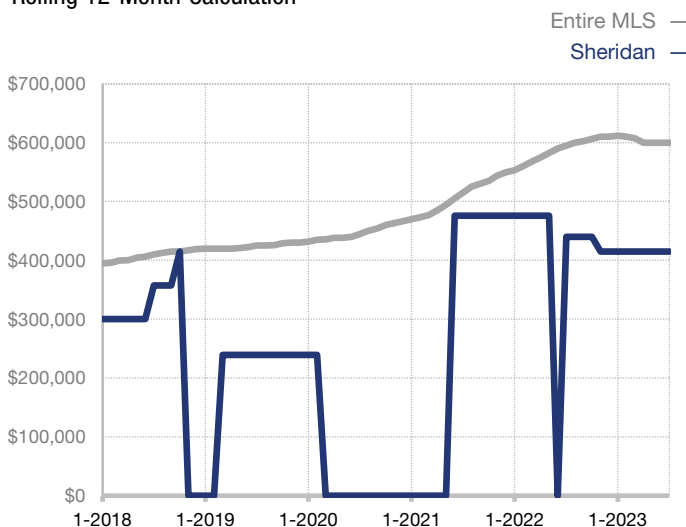
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	0	--	2	0	- 100.0%
New Listings	0	0	--	2	0	- 100.0%
Sold Listings	2	0	- 100.0%	2	0	- 100.0%
Days on Market Until Sale	5	0	- 100.0%	5	0	- 100.0%
Median Sales Price*	\$440,000	\$0	- 100.0%	\$440,000	\$0	- 100.0%
Average Sales Price*	\$440,000	\$0	- 100.0%	\$440,000	\$0	- 100.0%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	100.0%	0.0%	- 100.0%

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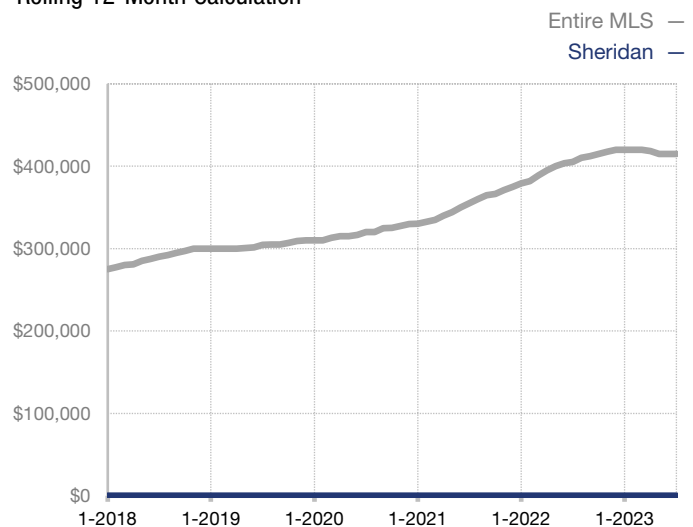
Townhouse/Condo	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Days on Market Until Sale	0	0	--	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 July 2023

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Wheat Ridge

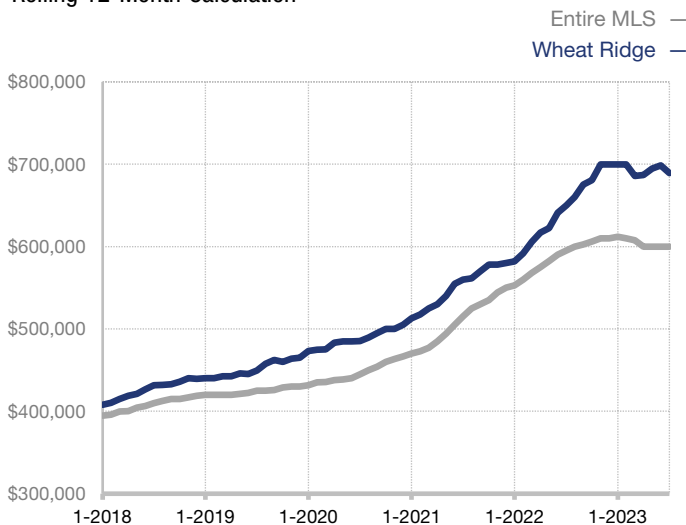
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	54	38	- 29.6%	--	--	--
Under Contract	42	27	- 35.7%	239	188	- 21.3%
New Listings	46	31	- 32.6%	295	223	- 24.4%
Sold Listings	35	22	- 37.1%	213	176	- 17.4%
Days on Market Until Sale	11	23	+ 109.1%	8	29	+ 262.5%
Median Sales Price*	\$705,000	\$673,000	- 4.5%	\$705,000	\$688,000	- 2.4%
Average Sales Price*	\$751,721	\$820,896	+ 9.2%	\$769,848	\$745,946	- 3.1%
Percent of List Price Received*	101.8%	99.8%	- 2.0%	107.1%	100.2%	- 6.4%

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Townhouse/Condo	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	12	6	- 50.0%	--	--	--
Under Contract	13	6	- 53.8%	89	73	- 18.0%
New Listings	12	8	- 33.3%	94	80	- 14.9%
Sold Listings	14	17	+ 21.4%	86	71	- 17.4%
Days on Market Until Sale	15	10	- 33.3%	13	26	+ 100.0%
Median Sales Price*	\$520,000	\$425,000	- 18.3%	\$449,950	\$425,000	- 5.5%
Average Sales Price*	\$468,119	\$472,336	+ 0.9%	\$470,455	\$465,936	- 1.0%
Percent of List Price Received*	102.2%	101.3%	- 0.9%	105.1%	100.2%	- 4.7%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

