

Monthly Indicators

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



August 2023

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

New Listings were down 5.3 percent for single family homes and 2.3 percent for townhouse-condo properties. Under Contracts decreased 16.5 percent for single family homes and 12.9 percent for townhouse-condo properties.

The Median Sales Price was up 0.7 percent to \$675,000 for single family homes and 5.1 percent to \$415,000 for townhouse-condo properties. Days on Market increased 20.0 percent for single family homes and 56.3 percent for townhouse-condo properties.

Falling home sales have done little to cool home prices, however, which have continued to sit at record high levels nationally thanks to a limited supply of homes for sale. According to NAR, there were 1.11 million homes for sale heading into August, 14.6% fewer homes than the same period last year, for a 3.3 months' supply at the current sales pace. The shortage of homes for sale has boosted competition for available properties and is driving sales prices higher, with NAR reporting a national median existing-home price of \$406,700, a 1.9% increase from a year earlier.

Activity Snapshot

- 22.0% **- 14.6%** **+ 0.9%**

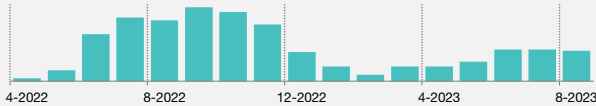
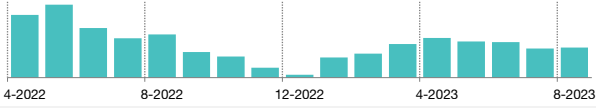
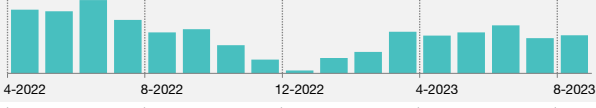

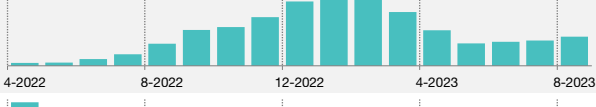
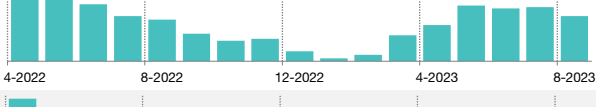
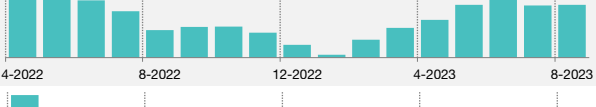
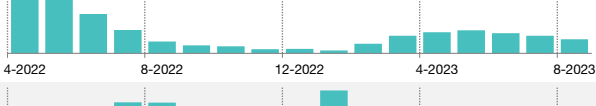

One-Year Change in Active Listings All Properties	One-Year Change in Sold Listings All Properties	One-Year Change in Median Sales Price All Properties
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Single Family Market Overview

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

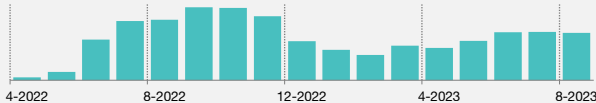
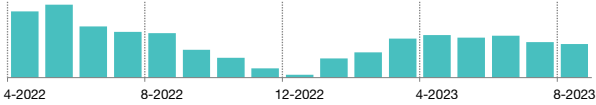
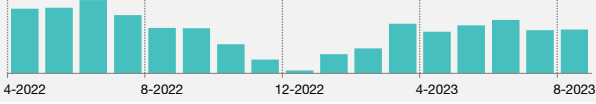
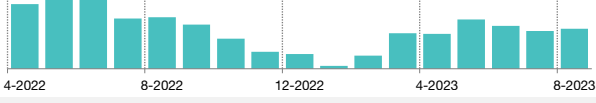
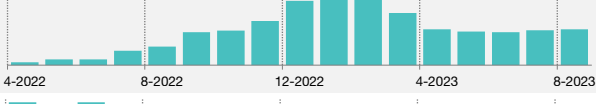
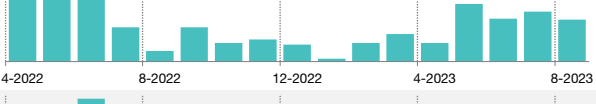
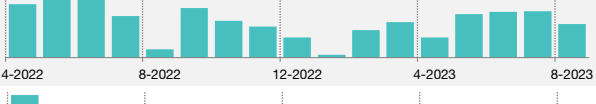
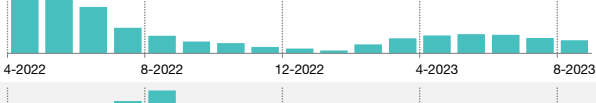
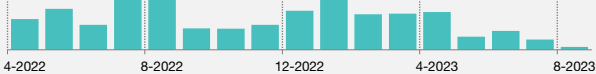


Key Metrics	Historical Sparkbars	8-2022	8-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
Active Listings		4,612	3,393	- 26.4%	--	--	--
Under Contract		2,335	1,950	- 16.5%	19,721	15,804	- 19.9%
New Listings		2,619	2,480	- 5.3%	24,461	18,637	- 23.8%
Sold Listings		2,346	1,982	- 15.5%	19,089	15,075	- 21.0%
Days on Market		20	24	+ 20.0%	12	29	+ 141.7%
Median Sales Price		\$670,000	\$675,000	+ 0.7%	\$680,000	\$662,500	- 2.6%
Avg. Sales Price		\$777,412	\$831,593	+ 7.0%	\$820,100	\$807,117	- 1.6%
Pct. of List Price Received		99.2%	99.5%	+ 0.3%	104.0%	99.9%	- 3.9%
Affordability Index		50	42	- 16.0%	49	43	- 12.2%

Townhouse-Condo Market Overview

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

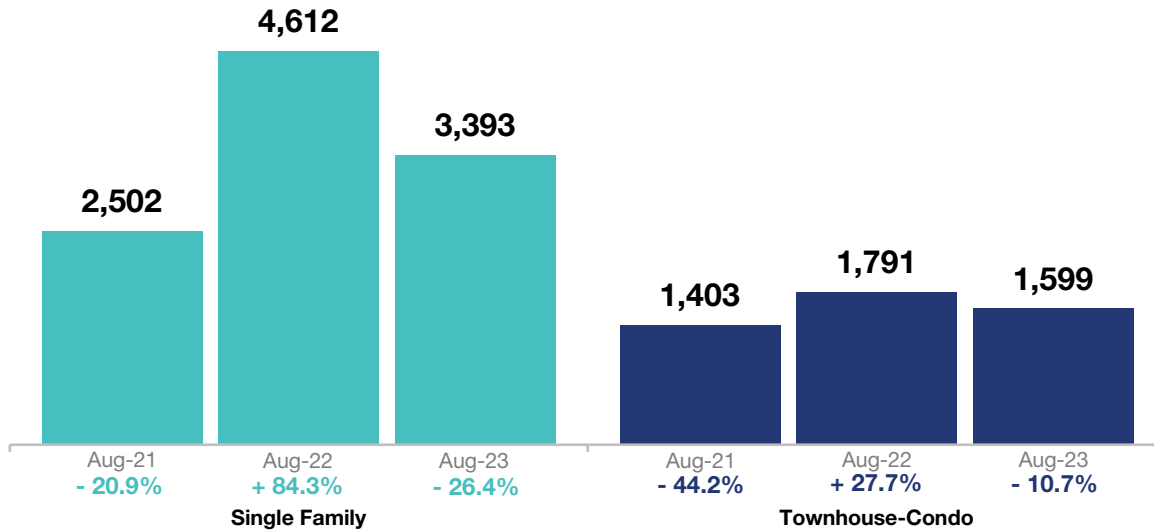


Key Metrics	Historical Sparkbars	8-2022	8-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
Active Listings		1,791	1,599	- 10.7%	--	--	--
Under Contract		1,094	953	- 12.9%	9,572	7,726	- 19.3%
New Listings		1,235	1,206	- 2.3%	11,115	9,165	- 17.5%
Sold Listings		1,164	1,016	- 12.7%	9,571	7,307	- 23.7%
Days on Market		16	25	+ 56.3%	13	29	+ 123.1%
Median Sales Price		\$395,000	\$415,000	+ 5.1%	\$420,000	\$410,000	- 2.4%
Avg. Sales Price		\$456,015	\$477,620	+ 4.7%	\$486,660	\$478,312	- 1.7%
Pct. of List Price Received		100.0%	99.5%	- 0.5%	103.6%	99.7%	- 3.8%
Affordability Index		84	69	- 17.9%	79	70	- 11.4%

Inventory of Active Listings

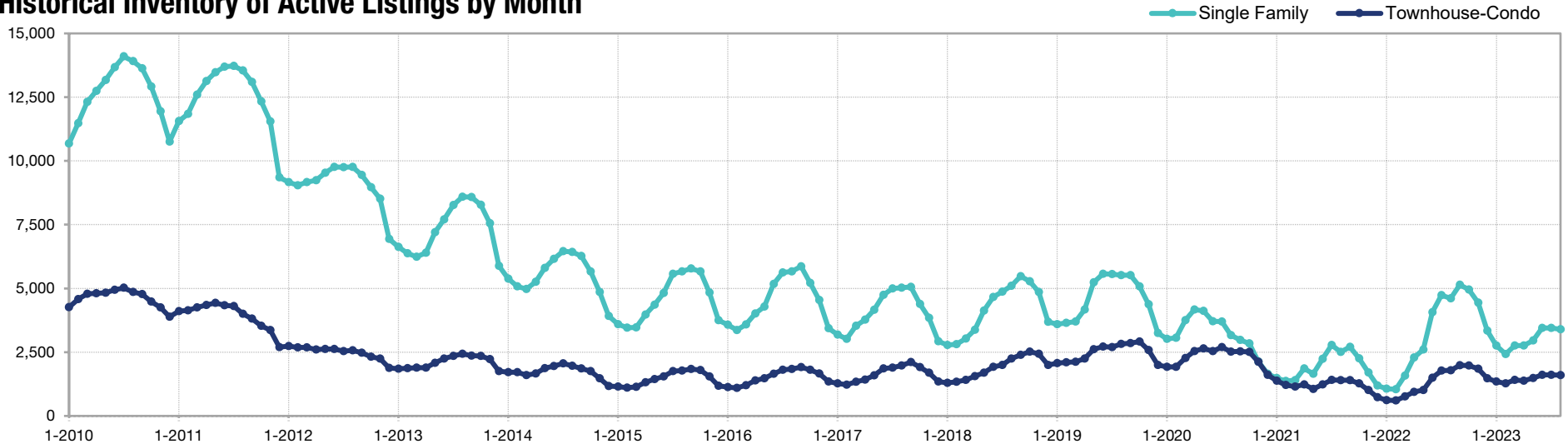


August



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2022	5,143	+89.7%	1,980	+41.4%
Oct-2022	4,949	+119.6%	1,969	+54.9%
Nov-2022	4,440	+160.6%	1,847	+83.1%
Dec-2022	3,339	+179.9%	1,474	+101.1%
Jan-2023	2,763	+159.9%	1,346	+119.9%
Feb-2023	2,426	+131.7%	1,270	+109.6%
Mar-2023	2,759	+75.1%	1,405	+83.4%
Apr-2023	2,762	+20.6%	1,373	+46.8%
May-2023	2,961	+13.7%	1,479	+45.4%
Jun-2023	3,445	-15.2%	1,608	+7.3%
Jul-2023	3,448	-27.2%	1,611	-9.2%
Aug-2023	3,393	-26.4%	1,599	-10.7%

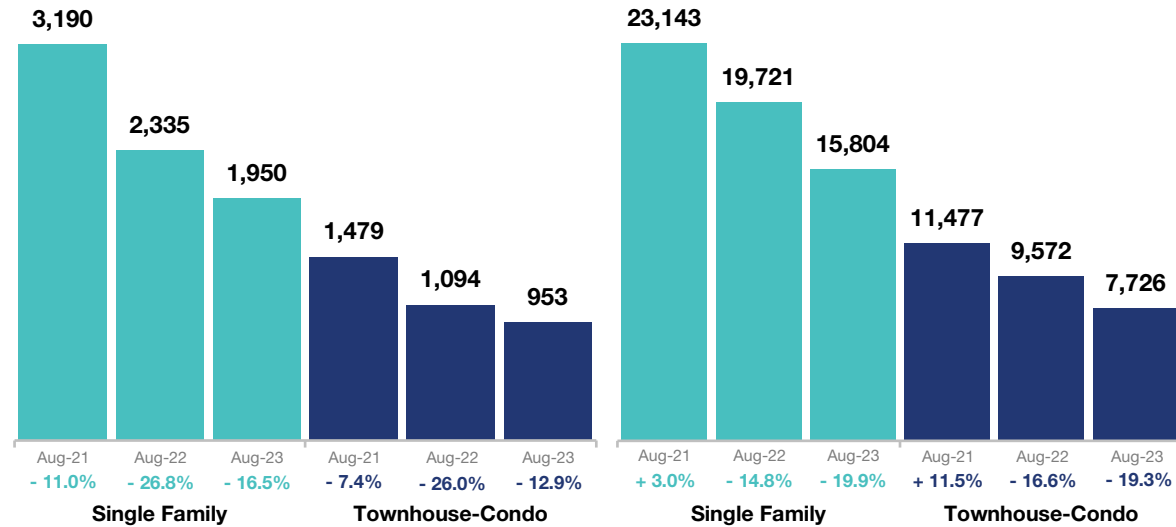
Historical Inventory of Active Listings by Month



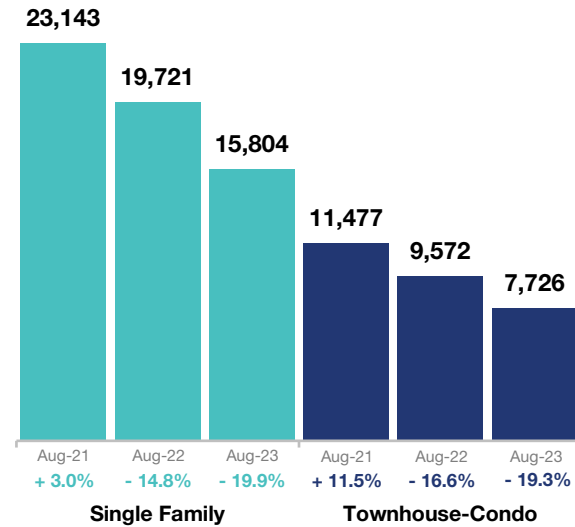
Under Contract



August

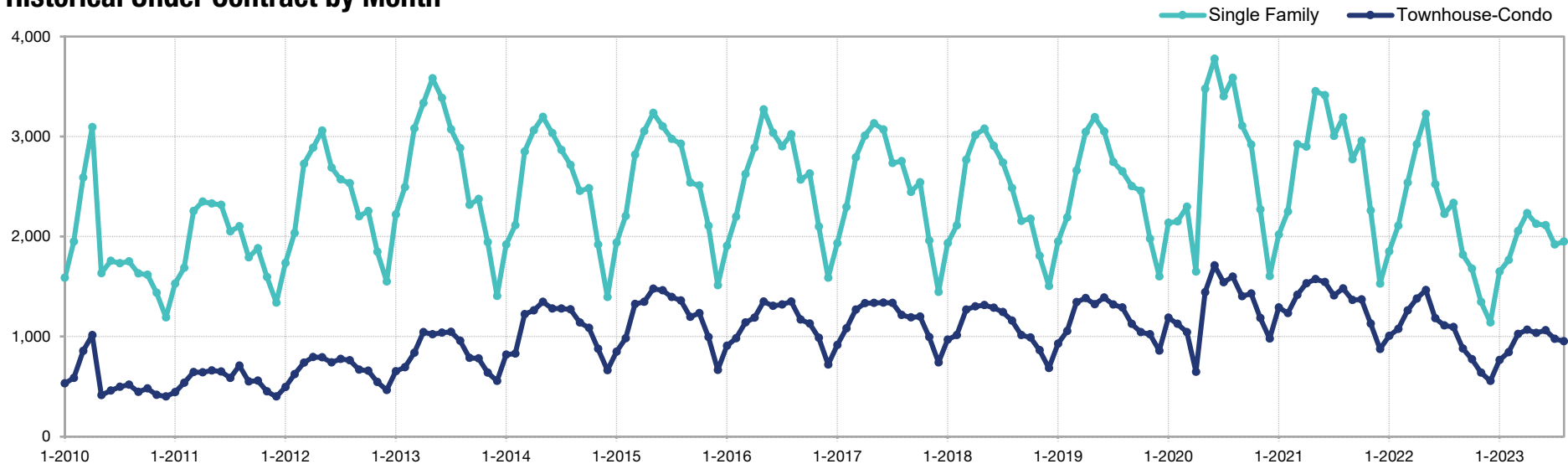


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2022	1,818	-34.4%	880	-35.5%
Oct-2022	1,677	-43.2%	773	-43.6%
Nov-2022	1,346	-40.4%	639	-43.5%
Dec-2022	1,141	-25.3%	555	-36.5%
Jan-2023	1,648	-11.0%	764	-24.1%
Feb-2023	1,764	-16.2%	843	-21.7%
Mar-2023	2,052	-19.1%	1,024	-18.7%
Apr-2023	2,234	-23.5%	1,068	-22.4%
May-2023	2,125	-34.1%	1,035	-29.4%
Jun-2023	2,111	-16.3%	1,062	-10.2%
Jul-2023	1,920	-13.7%	977	-12.1%
Aug-2023	1,950	-16.5%	953	-12.9%

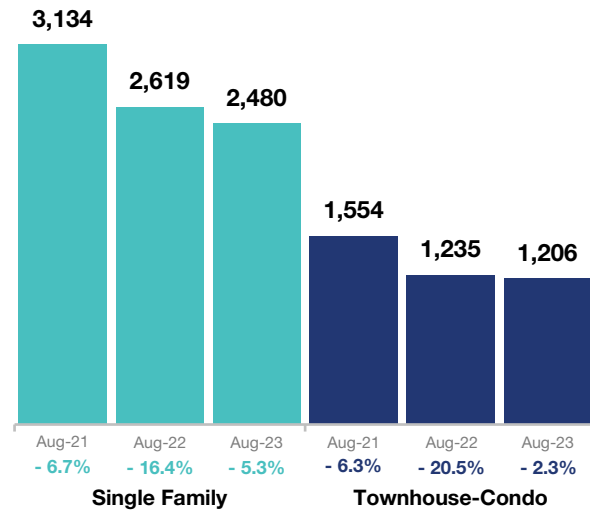
Historical Under Contract by Month



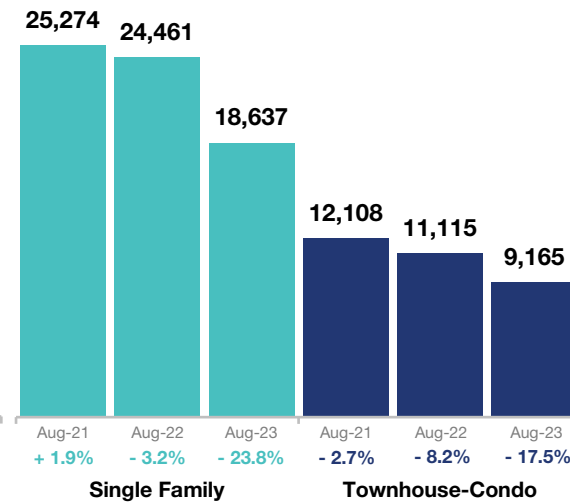
New Listings



August

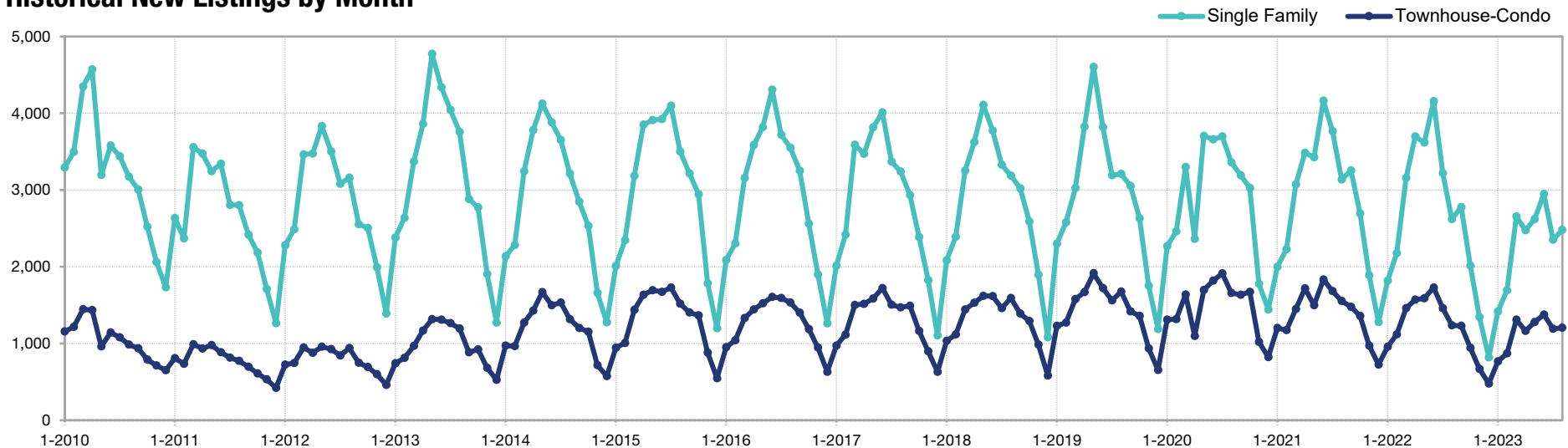


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2022	2,776	-14.7%	1,229	-16.7%
Oct-2022	2,014	-25.2%	944	-30.5%
Nov-2022	1,344	-28.8%	670	-31.1%
Dec-2022	820	-35.8%	476	-34.2%
Jan-2023	1,417	-22.1%	767	-19.8%
Feb-2023	1,693	-22.2%	871	-22.0%
Mar-2023	2,654	-15.9%	1,309	-10.3%
Apr-2023	2,473	-33.1%	1,165	-25.8%
May-2023	2,620	-27.6%	1,280	-19.4%
Jun-2023	2,949	-29.0%	1,375	-20.4%
Jul-2023	2,351	-27.0%	1,192	-18.4%
Aug-2023	2,480	-5.3%	1,206	-2.3%

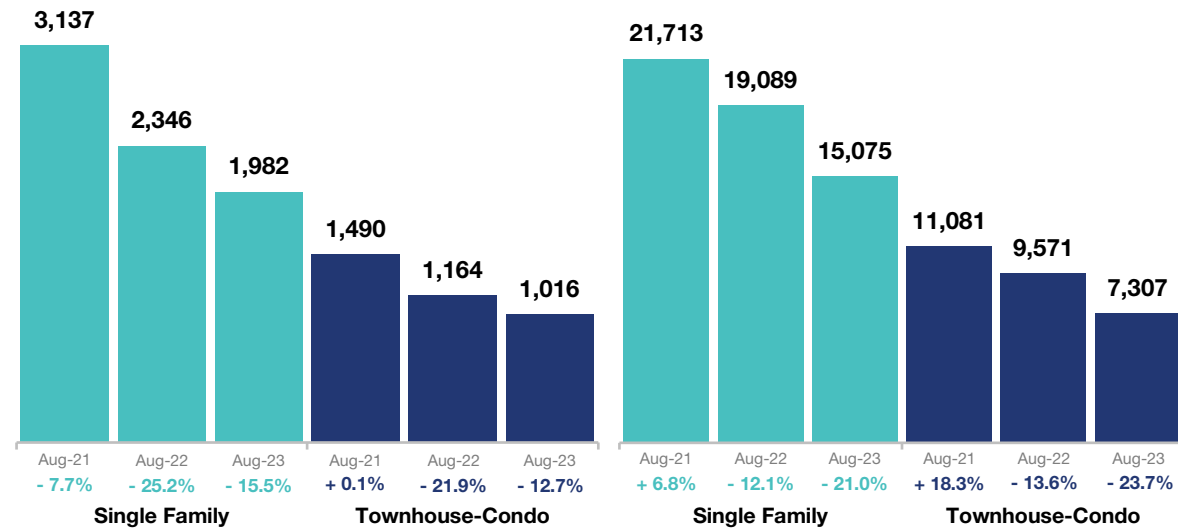
Historical New Listings by Month



Sold Listings

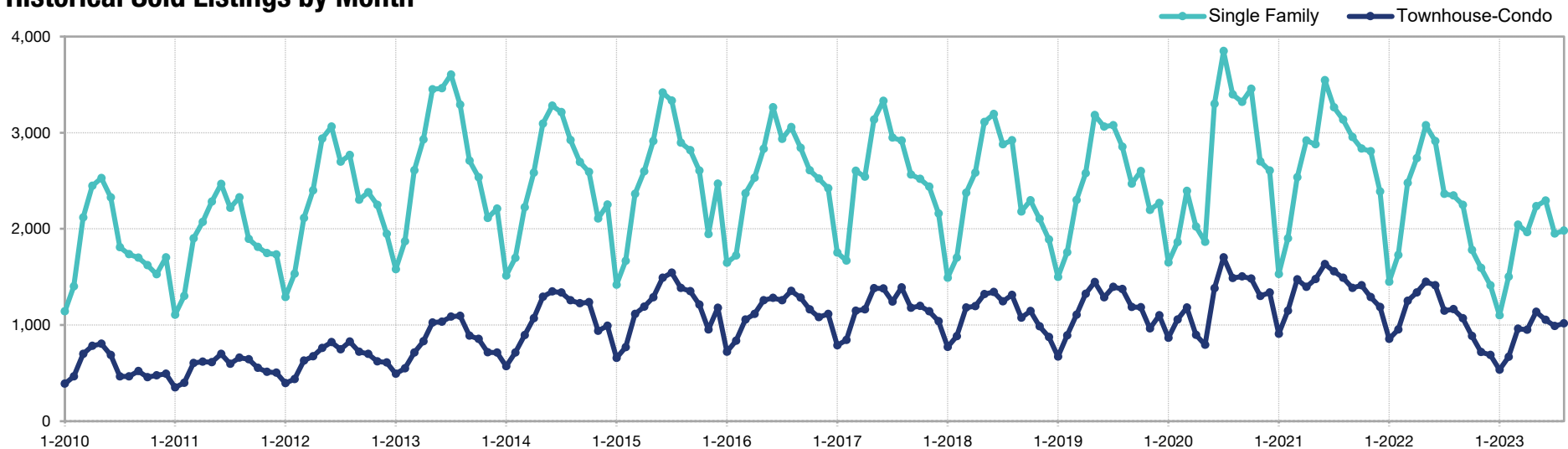


August



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	951	-28.9%
May-2023	2,235	-27.3%	1,136	-21.6%
Jun-2023	2,295	-21.2%	1,052	-25.6%
Jul-2023	1,952	-17.4%	989	-13.8%
Aug-2023	1,982	-15.5%	1,016	-12.7%

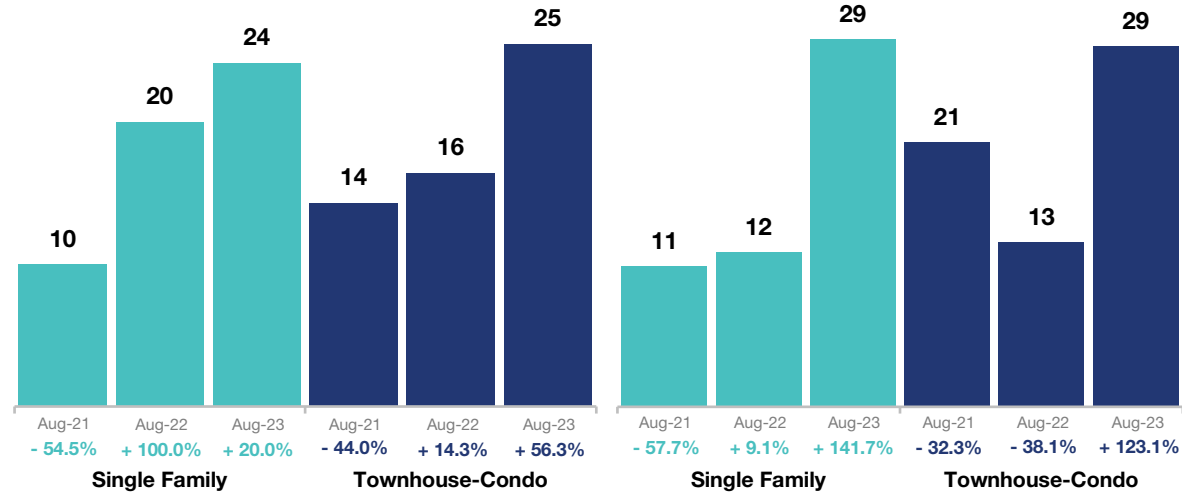
Historical Sold Listings by Month



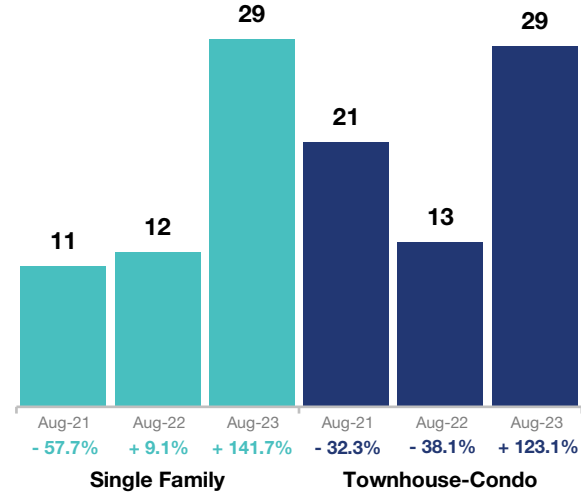
Days on Market Until Sale



August

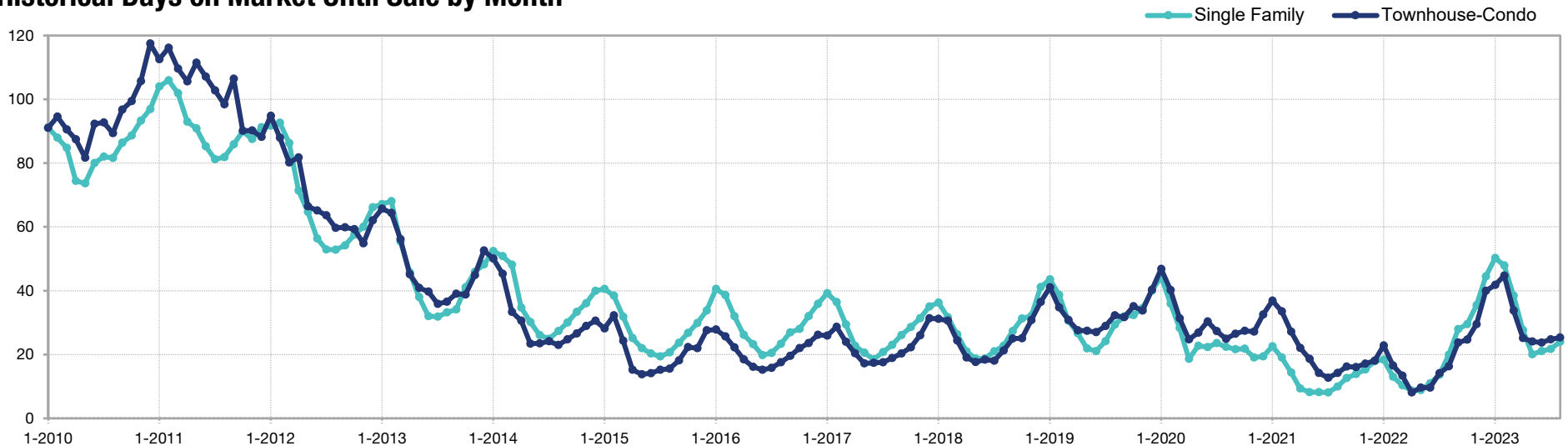


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Aug-2023	24	+20.0%	25	+56.3%

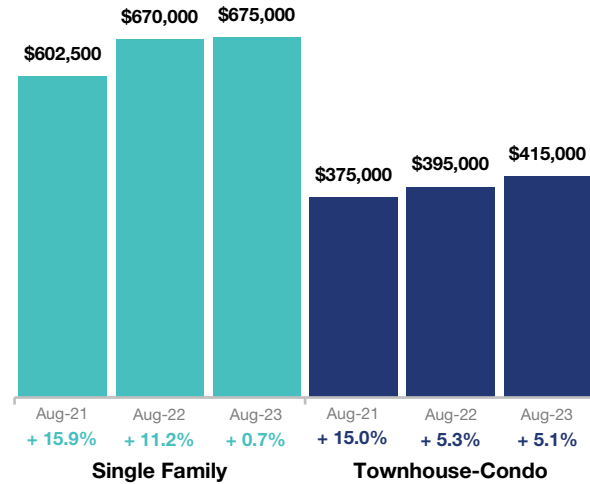
Historical Days on Market Until Sale by Month



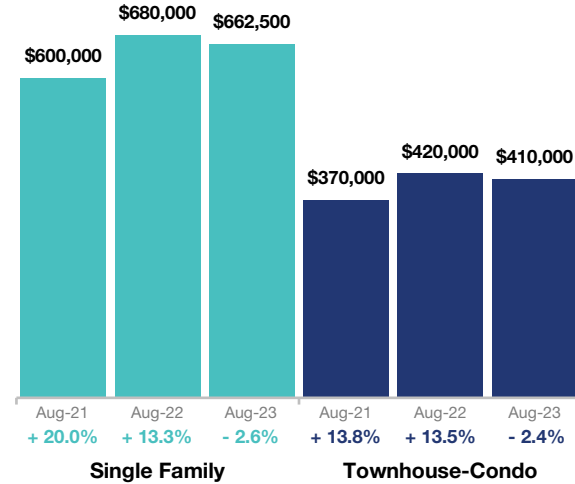
Median Sales Price



August

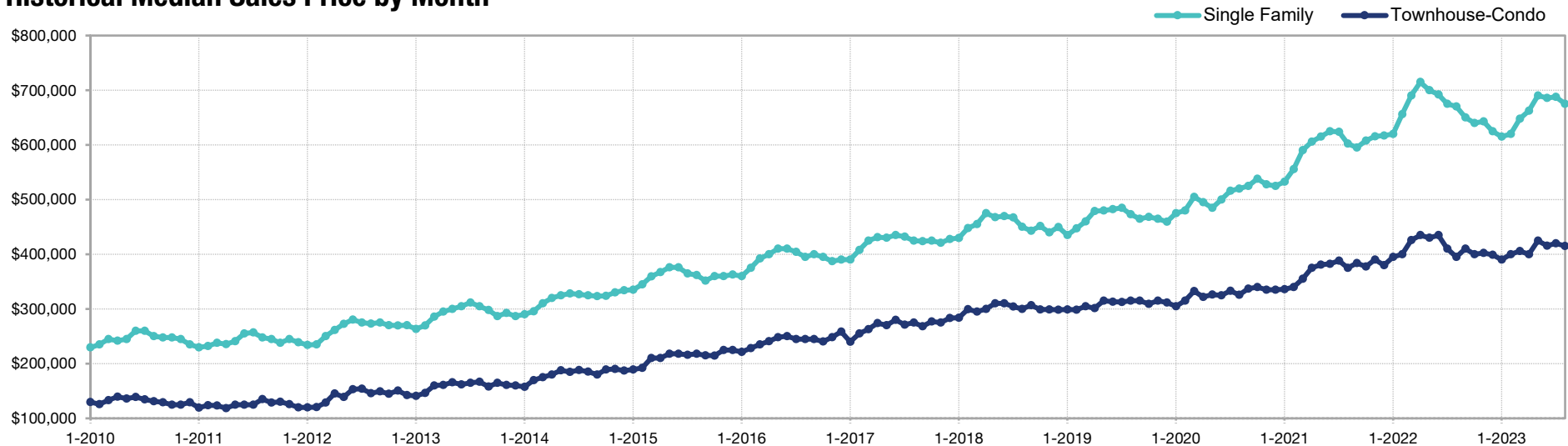


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	\$424,875	-1.2%
Jun-2023	\$686,000	-0.9%	\$415,500	-4.5%
Jul-2023	\$687,975	+1.9%	\$420,000	+2.4%
Aug-2023	\$675,000	+0.7%	\$415,000	+5.1%

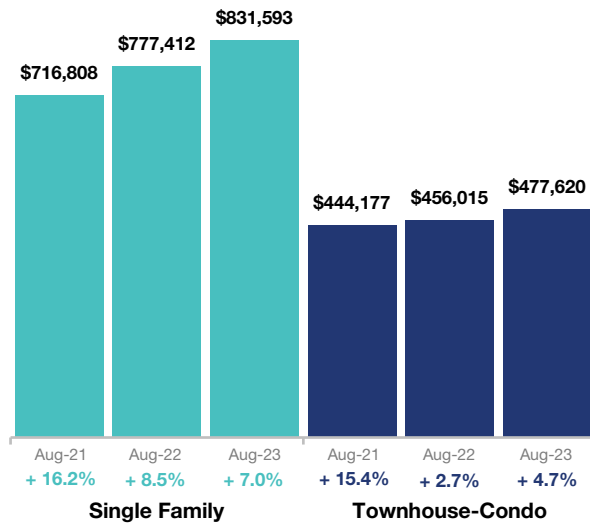
Historical Median Sales Price by Month



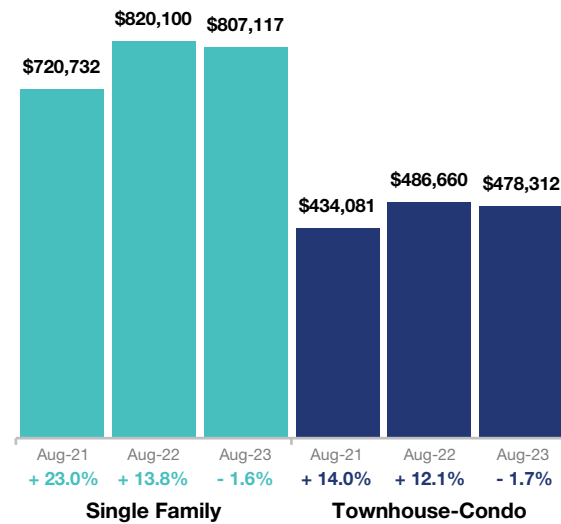
Average Sales Price



August

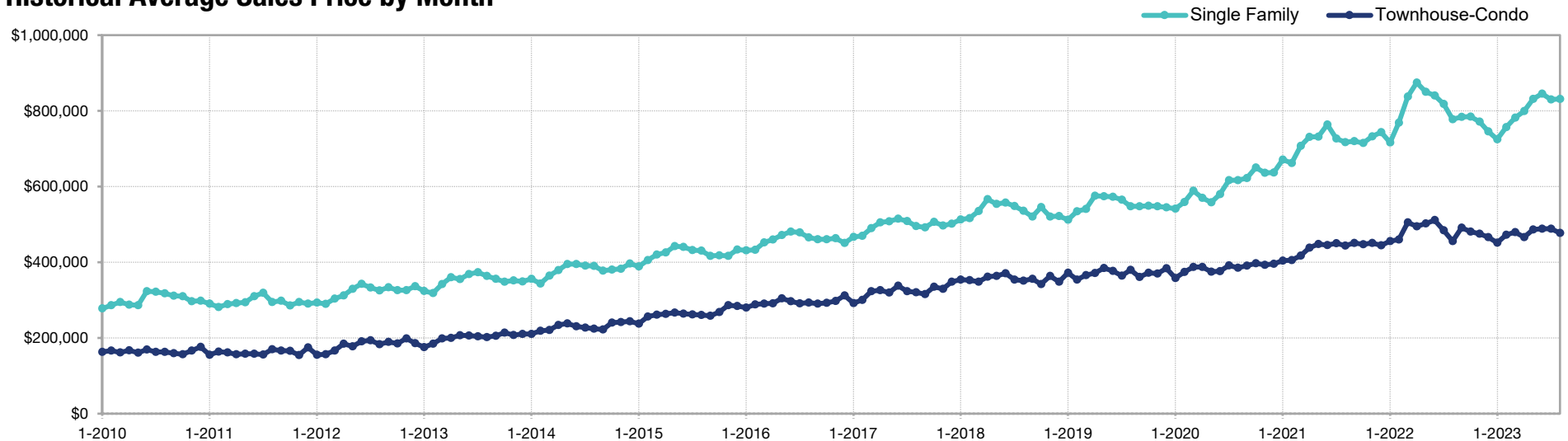


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	\$466,236	+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	\$799,130	-8.6%	\$466,115	-5.8%
May-2023	\$831,145	-2.2%	\$486,145	-3.2%
Jun-2023	\$845,404	+0.6%	\$488,140	-4.6%
Jul-2023	\$829,646	+1.4%	\$488,572	+0.8%
Aug-2023	\$831,593	+7.0%	\$477,620	+4.7%

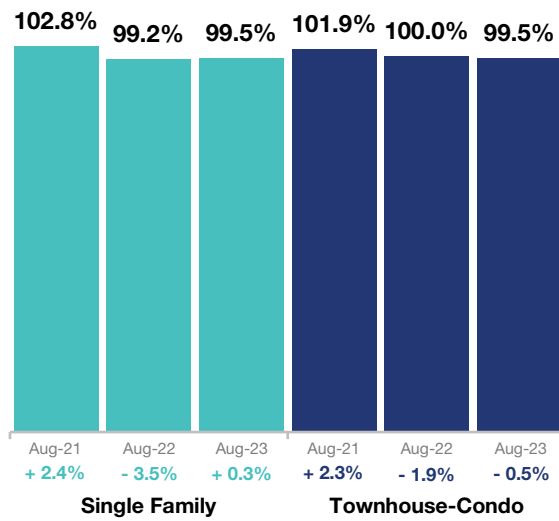
Historical Average Sales Price by Month



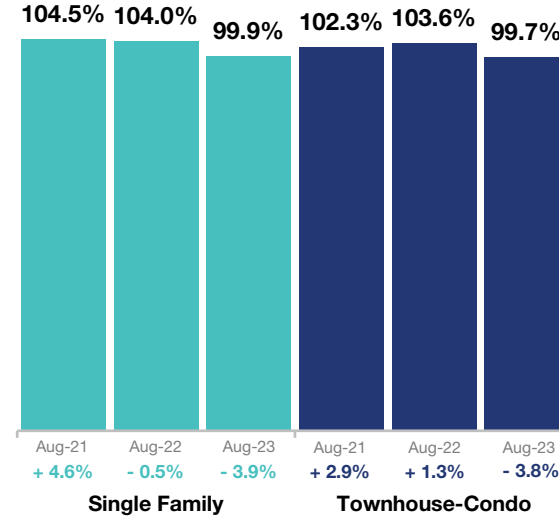
Percent of List Price Received



August

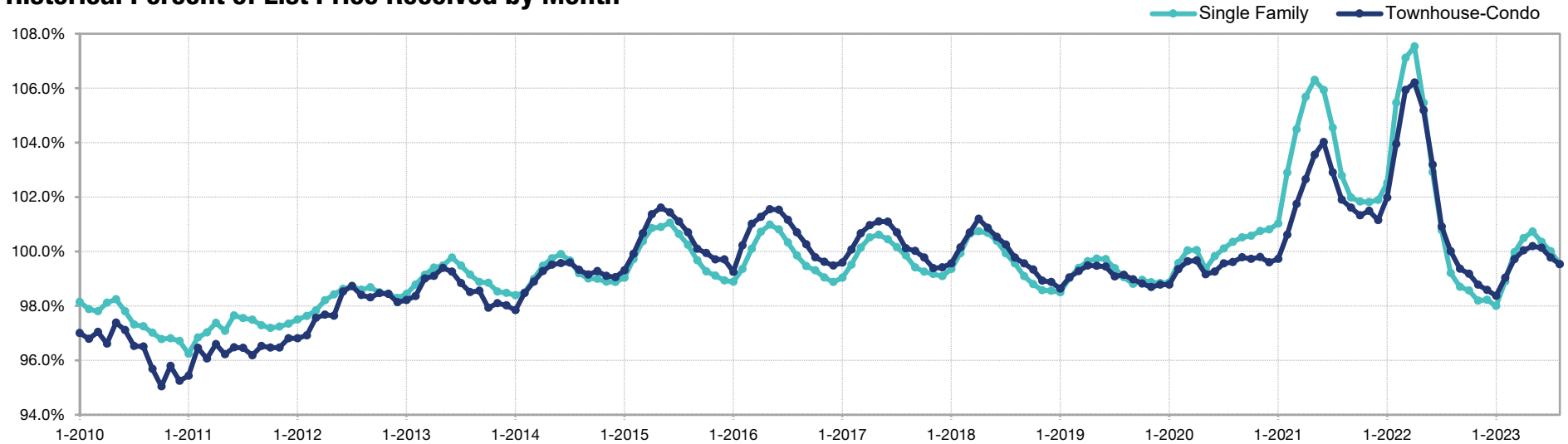


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Aug-2023	99.5%	+0.3%	99.5%	-0.5%

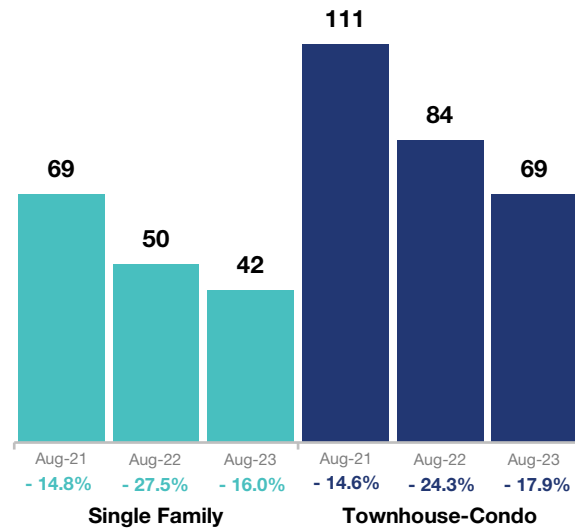
Historical Percent of List Price Received by Month



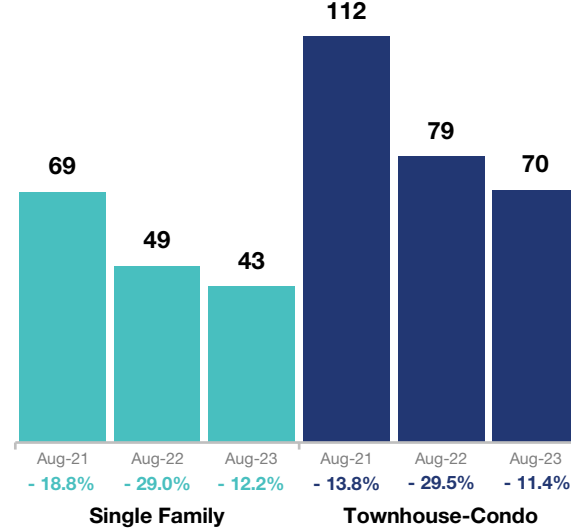
Housing Affordability Index



August

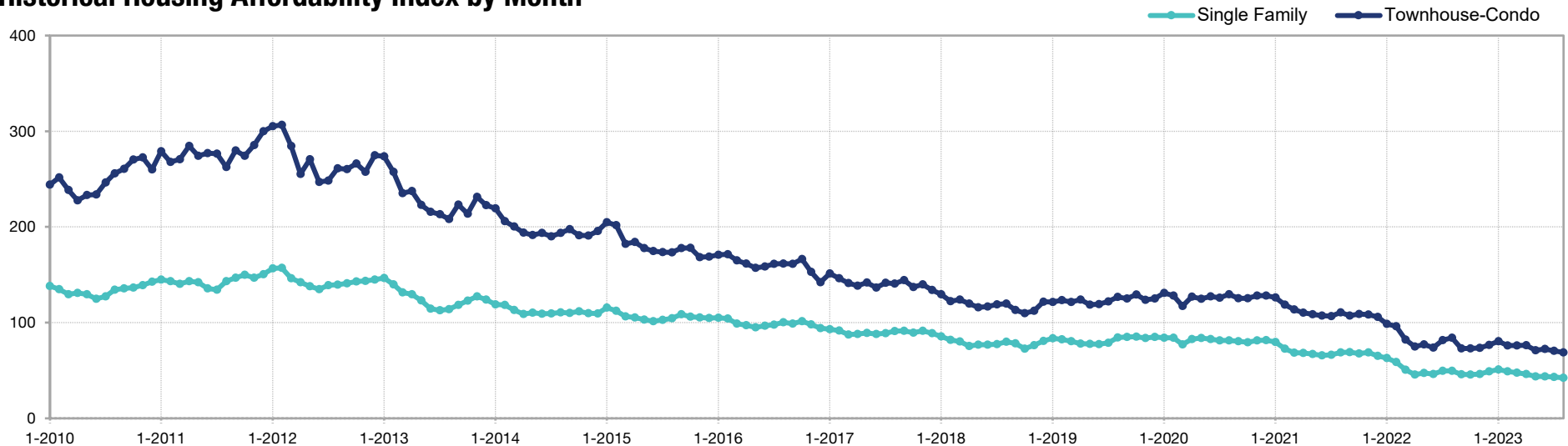


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	71	-13.4%
Aug-2023	42	-16.0%	69	-17.9%

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.



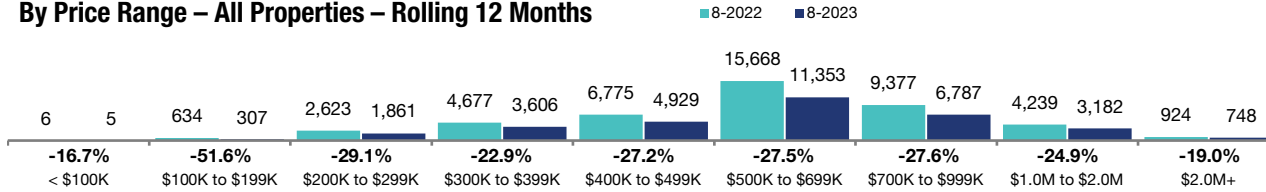
Key Metrics	Historical Sparkbars	8-2022	8-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
Active Listings		6,403	4,992	- 22.0%	--	--	--
Under Contract		3,429	2,903	- 15.3%	29,294	23,530	- 19.7%
New Listings		3,854	3,686	- 4.4%	35,577	27,802	- 21.9%
Sold Listings		3,510	2,998	- 14.6%	28,661	22,382	- 21.9%
Days on Market		19	24	+ 26.3%	13	29	+ 123.1%
Median Sales Price		\$594,000	\$599,459	+ 0.9%	\$610,000	\$595,000	- 2.5%
Avg. Sales Price		\$670,434	\$711,595	+ 6.1%	\$708,715	\$699,768	- 1.3%
Pct. of List Price Received		99.5%	99.5%	0.0%	103.9%	99.8%	- 3.9%
Affordability Index		56	48	- 14.3%	54	48	- 11.1%

Sold Listings

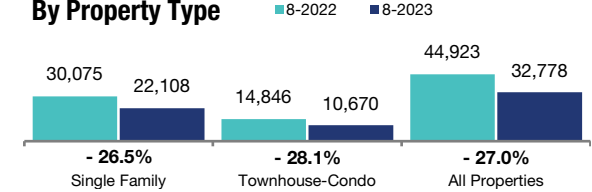
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	8-2022	8-2023	Change	8-2022	8-2023	Change
\$99,999 and Below	4	1	-75.0%	2	4	+100.0%
\$100,000 to \$199,999	7	11	+57.1%	626	296	-52.7%
\$200,000 to \$299,999	100	73	-27.0%	2,523	1,788	-29.1%
\$300,000 to \$399,999	757	650	-14.1%	3,919	2,956	-24.6%
\$400,000 to \$499,999	3,687	2,750	-25.4%	3,088	2,179	-29.4%
\$500,000 to \$699,999	12,755	9,166	-28.1%	2,913	2,187	-24.9%
\$700,000 to \$999,999	8,236	6,006	-27.1%	1,141	781	-31.6%
\$1,000,000 to \$1,999,999	3,683	2,754	-25.2%	556	428	-23.0%
\$2,000,000 and Above	846	697	-17.6%	78	51	-34.6%
All Price Ranges	30,075	22,108	-26.5%	14,846	10,670	-28.1%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	7-2023	8-2023	Change	7-2023	8-2023	Change
	0	0	--	0	1	--
	1	0	-100.0%	21	29	+38.1%
	5	6	+20.0%	162	165	+1.9%
	37	51	+37.8%	257	278	+8.2%
	191	210	+9.9%	215	193	-10.2%
	778	802	+3.1%	215	233	+8.4%
	599	588	-1.8%	72	77	+6.9%
	274	254	-7.3%	39	37	-5.1%
	67	71	+6.0%	8	3	-62.5%
	1,952	1,982	+1.5%	989	1,016	+2.7%

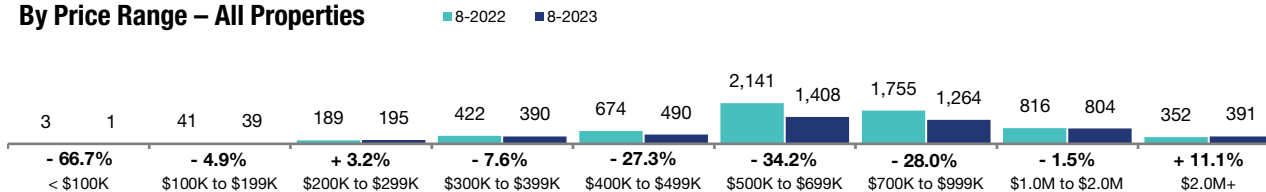
Year to Date

	Single Family			Townhouse-Condo		
	8-2022	8-2023	Change	8-2022	8-2023	Change
	2	1	-50.0%	2	4	+100.0%
	4	5	+25.0%	329	177	-46.2%
	47	47	0.0%	1,438	1,223	-15.0%
	329	388	+17.9%	2,469	2,010	-18.6%
	1,755	1,764	+0.5%	2,077	1,508	-27.4%
	7,915	6,230	-21.3%	2,030	1,540	-24.1%
	5,747	4,209	-26.8%	811	532	-34.4%
	2,694	1,950	-27.6%	359	283	-21.2%
	596	481	-19.3%	56	30	-46.4%
	19,089	15,075	-21.0%	9,571	7,307	-23.7%

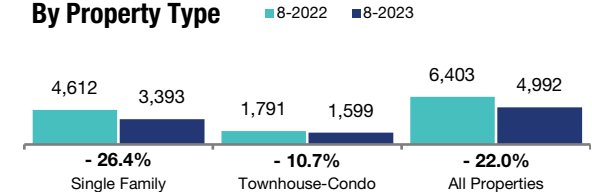
Inventory of Active Listings

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		
	8-2022	8-2023	Change	8-2022	8-2023	Change
\$99,999 and Below	0	1	--	3	0	-100.0%
\$100,000 to \$199,999	3	3	0.0%	38	36	-5.3%
\$200,000 to \$299,999	6	9	+50.0%	183	186	+1.6%
\$300,000 to \$399,999	48	52	+8.3%	374	338	-9.6%
\$400,000 to \$499,999	314	221	-29.6%	360	269	-25.3%
\$500,000 to \$699,999	1,692	1,000	-40.9%	449	408	-9.1%
\$700,000 to \$999,999	1,539	1,071	-30.4%	216	193	-10.6%
\$1,000,000 to \$1,999,999	674	665	-1.3%	142	139	-2.1%
\$2,000,000 and Above	328	363	+10.7%	24	28	+16.7%
All Price Ranges	4,612	3,393	-26.4%	1,791	1,599	-10.7%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	7-2023	8-2023	Change	7-2023	8-2023	Change
	1	1	0.0%	0	0	--
	3	3	0.0%	38	36	-5.3%
	12	9	-25.0%	176	186	+5.7%
	49	52	+6.1%	305	338	+10.8%
	196	221	+12.8%	298	269	-9.7%
	977	1,000	+2.4%	407	408	+0.2%
	1,113	1,071	-3.8%	220	193	-12.3%
	717	665	-7.3%	141	139	-1.4%
	372	363	-2.4%	24	28	+16.7%
	3,448	3,393	-1.6%	1,611	1,599	-0.7%

Year to Date

Single Family	Townhouse-Condo
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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 August 2023

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Arapahoe County

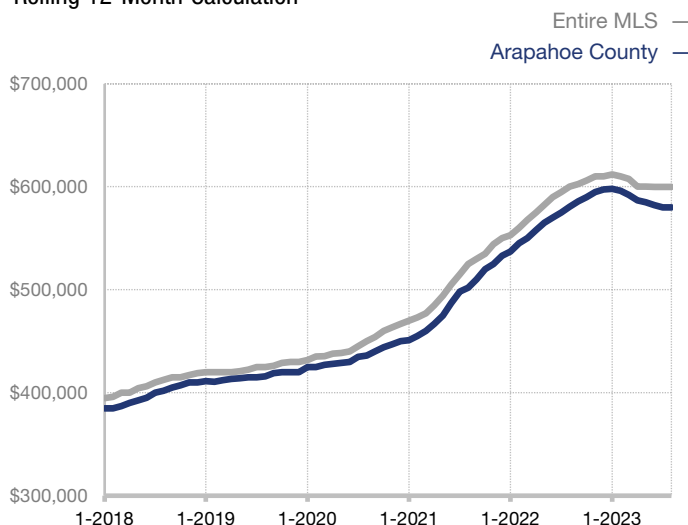
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	1,234	882	- 28.5%	--	--	--
Under Contract	598	516	- 13.7%	5,229	4,145	- 20.7%
New Listings	733	654	- 10.8%	6,510	4,723	- 27.5%
Sold Listings	600	549	- 8.5%	5,085	3,952	- 22.3%
Days on Market Until Sale	20	21	+ 5.0%	11	30	+ 172.7%
Median Sales Price*	\$605,500	\$585,000	- 3.4%	\$605,000	\$585,000	- 3.3%
Average Sales Price*	\$695,593	\$766,317	+ 10.2%	\$722,460	\$739,319	+ 2.3%
Percent of List Price Received*	99.3%	99.8%	+ 0.5%	103.9%	100.0%	- 3.8%

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

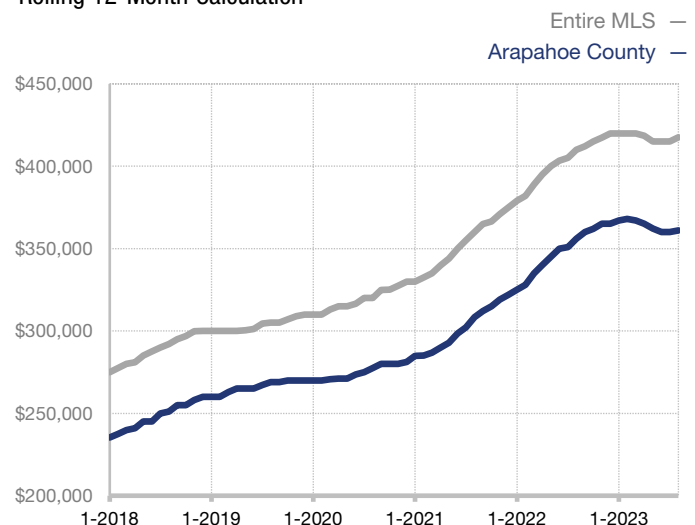
Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	417	375	- 10.1%	--	--	--
Under Contract	300	276	- 8.0%	2,739	2,279	- 16.8%
New Listings	371	342	- 7.8%	3,091	2,594	- 16.1%
Sold Listings	334	289	- 13.5%	2,743	2,133	- 22.2%
Days on Market Until Sale	15	23	+ 53.3%	10	23	+ 130.0%
Median Sales Price*	\$367,000	\$377,000	+ 2.7%	\$370,000	\$368,000	- 0.5%
Average Sales Price*	\$381,687	\$390,578	+ 2.3%	\$386,605	\$387,233	+ 0.2%
Percent of List Price Received*	100.3%	99.4%	- 0.9%	103.8%	99.9%	- 3.8%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for August 2023

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Arvada

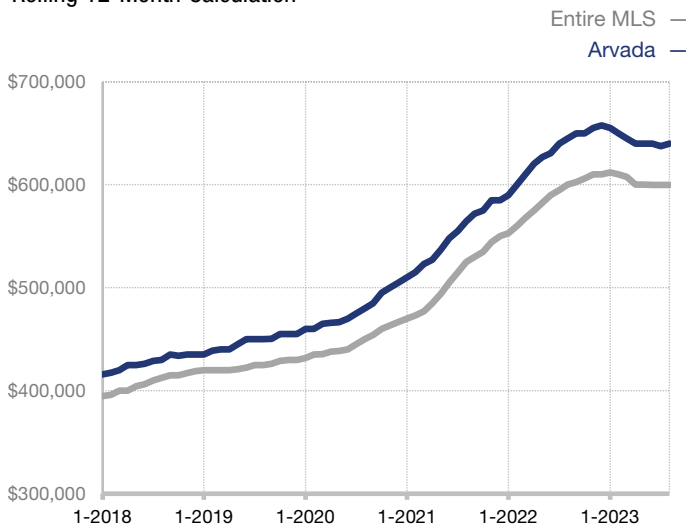
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	289	184	- 36.3%	--	--	--
Under Contract	143	97	- 32.2%	1,323	1,053	- 20.4%
New Listings	170	152	- 10.6%	1,623	1,193	- 26.5%
Sold Listings	161	127	- 21.1%	1,287	1,042	- 19.0%
Days on Market Until Sale	17	21	+ 23.5%	13	26	+ 100.0%
Median Sales Price*	\$642,500	\$657,000	+ 2.3%	\$671,000	\$645,500	- 3.8%
Average Sales Price*	\$696,868	\$720,396	+ 3.4%	\$736,152	\$707,460	- 3.9%
Percent of List Price Received*	99.7%	99.5%	- 0.2%	104.5%	100.3%	- 4.0%

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

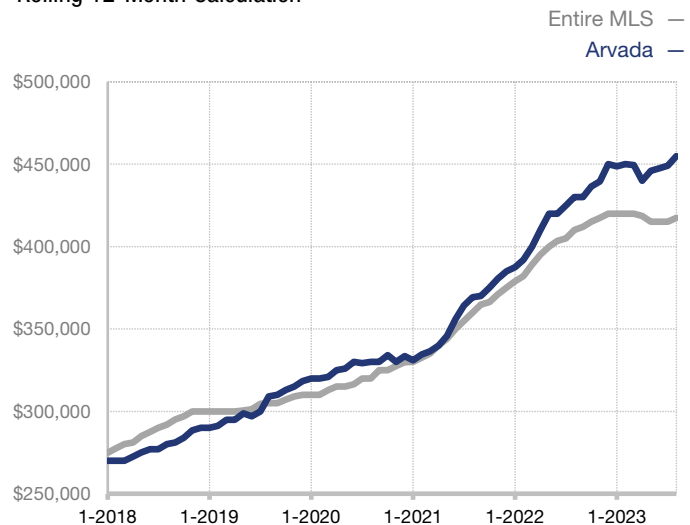
Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	91	64	- 29.7%	--	--	--
Under Contract	55	59	+ 7.3%	453	394	- 13.0%
New Listings	56	58	+ 3.6%	535	420	- 21.5%
Sold Listings	59	42	- 28.8%	466	355	- 23.8%
Days on Market Until Sale	23	26	+ 13.0%	18	37	+ 105.6%
Median Sales Price*	\$400,000	\$438,500	+ 9.6%	\$450,000	\$460,000	+ 2.2%
Average Sales Price*	\$440,730	\$498,440	+ 13.1%	\$478,996	\$491,285	+ 2.6%
Percent of List Price Received*	100.5%	100.0%	- 0.5%	103.7%	99.7%	- 3.9%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for August 2023

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Aurora

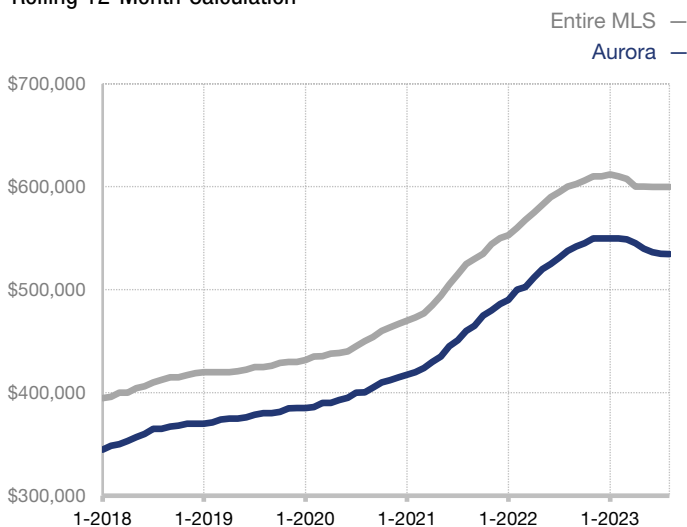
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	900	630	- 30.0%	--	--	--
Under Contract	404	366	- 9.4%	3,559	2,817	- 20.8%
New Listings	531	433	- 18.5%	4,452	3,179	- 28.6%
Sold Listings	391	354	- 9.5%	3,495	2,675	- 23.5%
Days on Market Until Sale	20	24	+ 20.0%	12	33	+ 175.0%
Median Sales Price*	\$552,750	\$539,000	- 2.5%	\$555,240	\$535,000	- 3.6%
Average Sales Price*	\$600,030	\$576,261	- 4.0%	\$592,729	\$572,481	- 3.4%
Percent of List Price Received*	99.4%	99.9%	+ 0.5%	103.7%	99.9%	- 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.

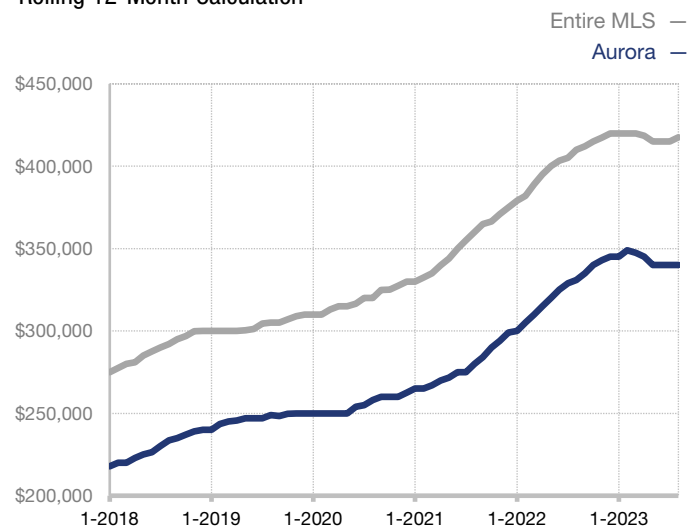
Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	287	279	- 2.8%	--	--	--
Under Contract	209	203	- 2.9%	1,939	1,632	- 15.8%
New Listings	245	261	+ 6.5%	2,163	1,830	- 15.4%
Sold Listings	238	191	- 19.7%	1,915	1,512	- 21.0%
Days on Market Until Sale	13	29	+ 123.1%	9	26	+ 188.9%
Median Sales Price*	\$349,999	\$350,000	+ 0.0%	\$350,000	\$342,000	- 2.3%
Average Sales Price*	\$349,693	\$352,060	+ 0.7%	\$352,539	\$350,970	- 0.4%
Percent of List Price Received*	100.4%	99.5%	- 0.9%	104.0%	100.0%	- 3.8%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for August 2023

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Castle Pines

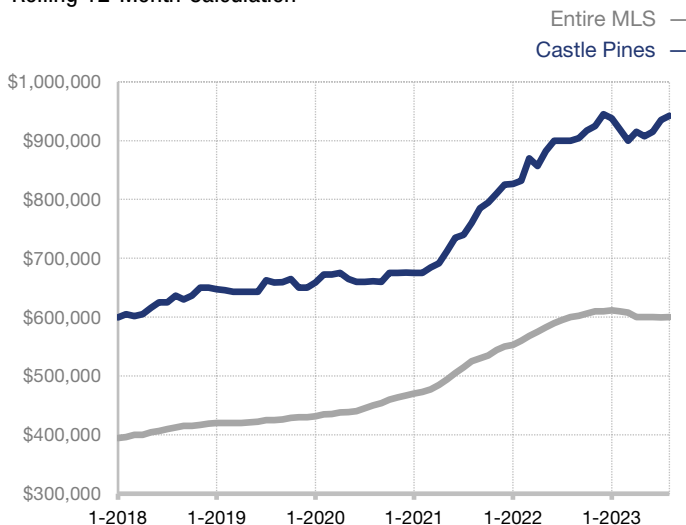
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	43	29	- 32.6%	--	--	--
Under Contract	29	19	- 34.5%	220	176	- 20.0%
New Listings	33	20	- 39.4%	253	203	- 19.8%
Sold Listings	26	17	- 34.6%	197	167	- 15.2%
Days on Market Until Sale	22	38	+ 72.7%	16	36	+ 125.0%
Median Sales Price*	\$870,000	\$829,900	- 4.6%	\$931,000	\$935,000	+ 0.4%
Average Sales Price*	\$945,388	\$1,035,106	+ 9.5%	\$1,058,238	\$1,082,768	+ 2.3%
Percent of List Price Received*	98.7%	98.9%	+ 0.2%	102.9%	98.9%	- 3.9%

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

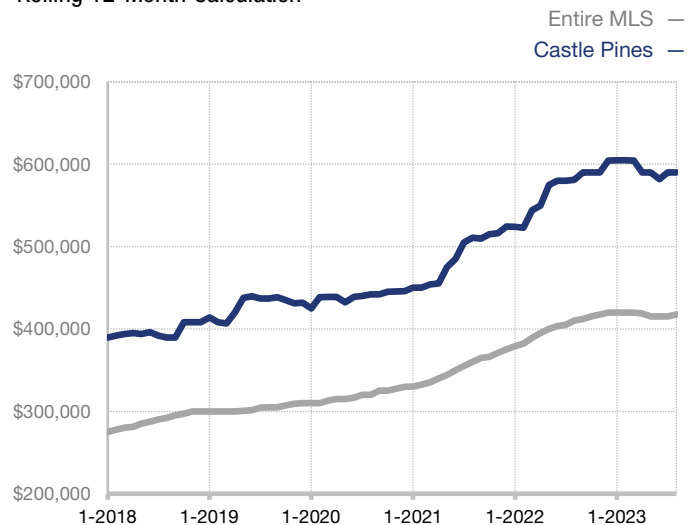
Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	8	7	- 12.5%	--	--	--
Under Contract	6	6	0.0%	24	33	+ 37.5%
New Listings	5	1	- 80.0%	27	38	+ 40.7%
Sold Listings	2	4	+ 100.0%	18	29	+ 61.1%
Days on Market Until Sale	29	23	- 20.7%	29	47	+ 62.1%
Median Sales Price*	\$646,000	\$769,950	+ 19.2%	\$604,500	\$590,000	- 2.4%
Average Sales Price*	\$646,000	\$722,593	+ 11.9%	\$613,923	\$617,484	+ 0.6%
Percent of List Price Received*	97.3%	98.8%	+ 1.5%	101.2%	98.9%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for August 2023

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Castle Rock

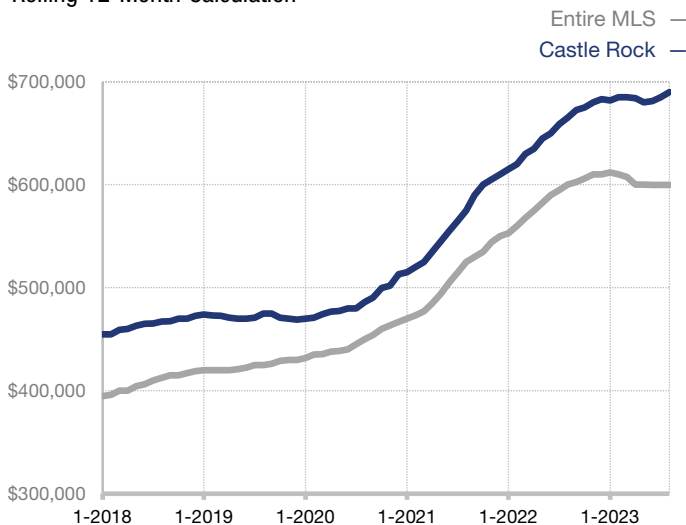
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	385	290	- 24.7%	--	--	--
Under Contract	155	128	- 17.4%	1,266	1,004	- 20.7%
New Listings	174	170	- 2.3%	1,649	1,262	- 23.5%
Sold Listings	147	139	- 5.4%	1,282	969	- 24.4%
Days on Market Until Sale	25	31	+ 24.0%	18	37	+ 105.6%
Median Sales Price*	\$668,000	\$710,000	+ 6.3%	\$685,000	\$699,240	+ 2.1%
Average Sales Price*	\$771,517	\$832,877	+ 8.0%	\$818,223	\$829,723	+ 1.4%
Percent of List Price Received*	99.2%	99.4%	+ 0.2%	102.5%	99.4%	- 3.0%

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

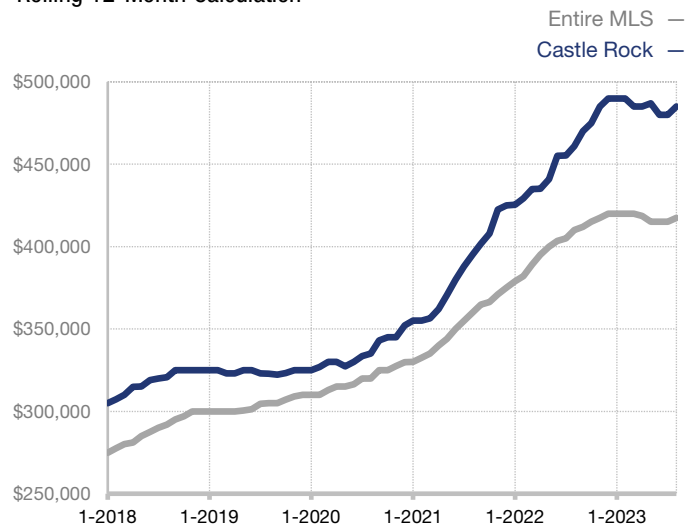
Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	43	33	- 23.3%	--	--	--
Under Contract	30	18	- 40.0%	226	178	- 21.2%
New Listings	24	20	- 16.7%	260	186	- 28.5%
Sold Listings	29	28	- 3.4%	216	173	- 19.9%
Days on Market Until Sale	14	25	+ 78.6%	12	42	+ 250.0%
Median Sales Price*	\$461,000	\$482,450	+ 4.7%	\$490,000	\$488,000	- 0.4%
Average Sales Price*	\$439,511	\$515,379	+ 17.3%	\$504,531	\$523,821	+ 3.8%
Percent of List Price Received*	99.4%	99.6%	+ 0.2%	102.5%	99.4%	- 3.0%

* 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 August 2023

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Centennial

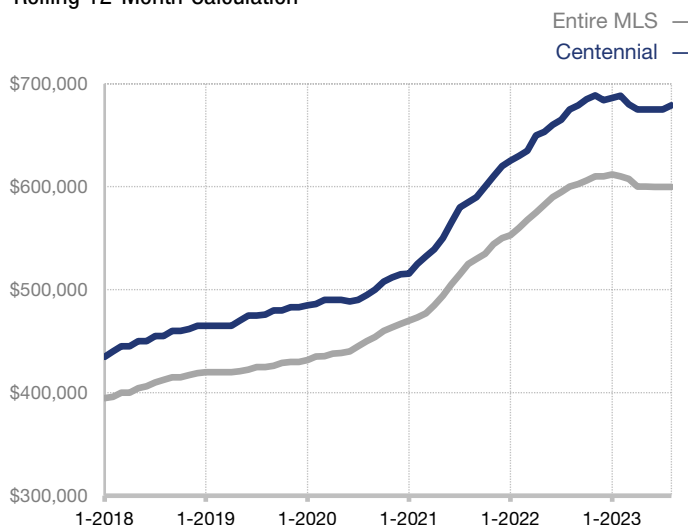
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	182	140	- 23.1%	--	--	--
Under Contract	109	82	- 24.8%	976	752	- 23.0%
New Listings	130	118	- 9.2%	1,180	852	- 27.8%
Sold Listings	137	98	- 28.5%	964	724	- 24.9%
Days on Market Until Sale	19	20	+ 5.3%	10	26	+ 160.0%
Median Sales Price*	\$668,500	\$700,000	+ 4.7%	\$700,000	\$695,750	- 0.6%
Average Sales Price*	\$721,646	\$764,449	+ 5.9%	\$766,149	\$767,538	+ 0.2%
Percent of List Price Received*	99.0%	99.3%	+ 0.3%	104.1%	99.9%	- 4.0%

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

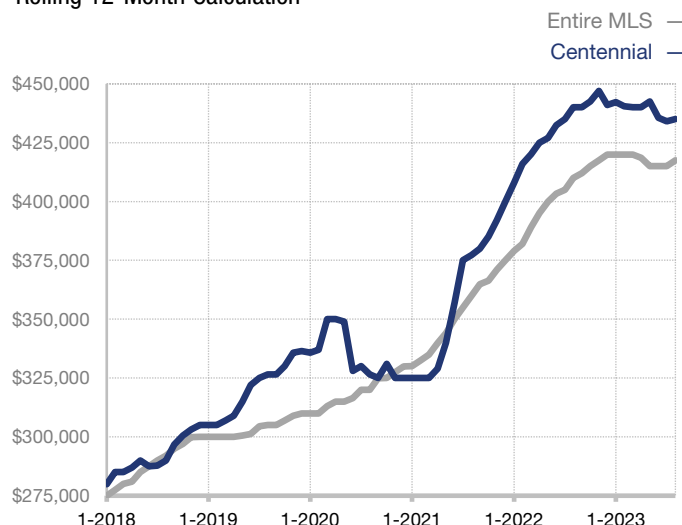
Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	36	23	- 36.1%	--	--	--
Under Contract	35	35	0.0%	261	247	- 5.4%
New Listings	44	26	- 40.9%	298	265	- 11.1%
Sold Listings	31	41	+ 32.3%	252	227	- 9.9%
Days on Market Until Sale	12	15	+ 25.0%	8	18	+ 125.0%
Median Sales Price*	\$440,000	\$465,000	+ 5.7%	\$448,000	\$444,900	- 0.7%
Average Sales Price*	\$448,190	\$462,987	+ 3.3%	\$456,295	\$445,503	- 2.4%
Percent of List Price Received*	100.5%	99.7%	- 0.8%	104.2%	100.3%	- 3.7%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for August 2023

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Denver

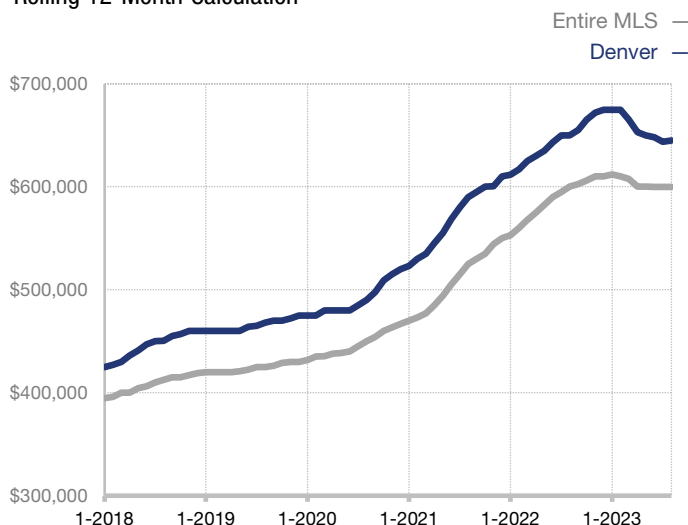
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	1,141	939	- 17.7%	--	--	--
Under Contract	588	510	- 13.3%	5,358	4,128	- 23.0%
New Listings	701	706	+ 0.7%	6,543	5,136	- 21.5%
Sold Listings	605	517	- 14.5%	5,214	3,948	- 24.3%
Days on Market Until Sale	18	24	+ 33.3%	11	27	+ 145.5%
Median Sales Price*	\$645,196	\$650,000	+ 0.7%	\$688,450	\$650,000	- 5.6%
Average Sales Price*	\$783,394	\$867,898	+ 10.8%	\$866,448	\$843,126	- 2.7%
Percent of List Price Received*	99.1%	99.1%	0.0%	104.6%	99.8%	- 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.

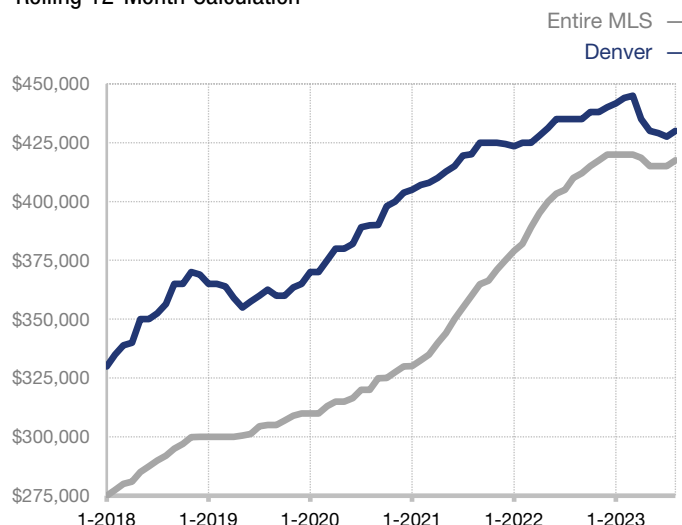
Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	892	883	- 1.0%	--	--	--
Under Contract	486	399	- 17.9%	4,416	3,209	- 27.3%
New Listings	528	551	+ 4.4%	5,180	4,170	- 19.5%
Sold Listings	519	438	- 15.6%	4,468	3,058	- 31.6%
Days on Market Until Sale	18	27	+ 50.0%	16	31	+ 93.8%
Median Sales Price*	\$419,600	\$426,500	+ 1.6%	\$445,000	\$430,000	- 3.4%
Average Sales Price*	\$510,053	\$530,150	+ 3.9%	\$552,987	\$541,028	- 2.2%
Percent of List Price Received*	99.8%	99.4%	- 0.4%	103.1%	99.5%	- 3.5%

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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 August 2023

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Denver County

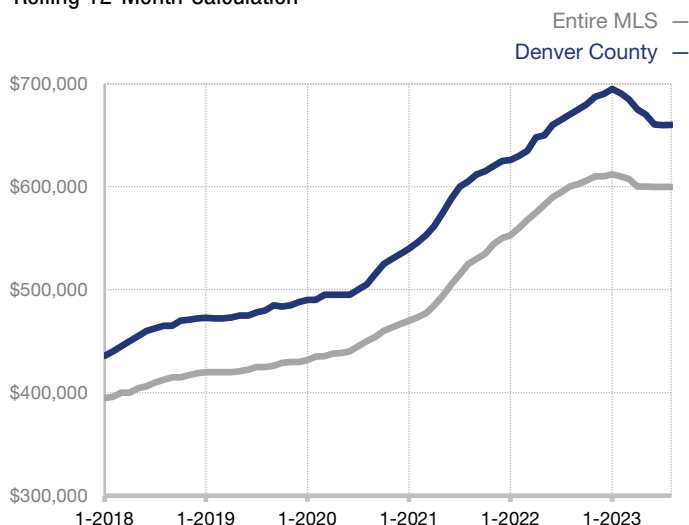
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	1,048	851	- 18.8%	--	--	--
Under Contract	553	470	- 15.0%	4,955	3,814	- 23.0%
New Listings	651	640	- 1.7%	6,033	4,738	- 21.5%
Sold Listings	558	472	- 15.4%	4,801	3,650	- 24.0%
Days on Market Until Sale	18	25	+ 38.9%	11	27	+ 145.5%
Median Sales Price*	\$656,000	\$668,500	+ 1.9%	\$701,000	\$663,868	- 5.3%
Average Sales Price*	\$802,929	\$893,419	+ 11.3%	\$889,494	\$866,244	- 2.6%
Percent of List Price Received*	99.1%	99.2%	+ 0.1%	104.7%	99.8%	- 4.7%

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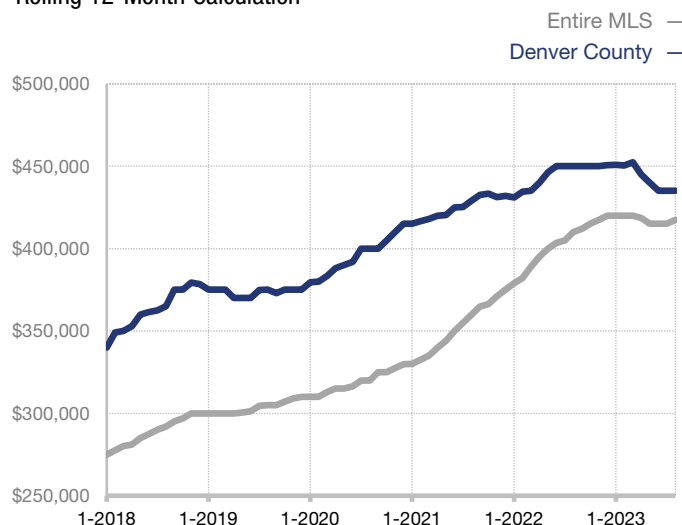
Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	854	843	- 1.3%	--	--	--
Under Contract	471	385	- 18.3%	4,165	3,053	- 26.7%
New Listings	500	528	+ 5.6%	4,893	3,962	- 19.0%
Sold Listings	484	421	- 13.0%	4,186	2,911	- 30.5%
Days on Market Until Sale	18	27	+ 50.0%	16	31	+ 93.8%
Median Sales Price*	\$425,000	\$425,000	0.0%	\$455,500	\$432,500	- 5.0%
Average Sales Price*	\$519,342	\$533,671	+ 2.8%	\$565,007	\$547,745	- 3.1%
Percent of List Price Received*	99.8%	99.5%	- 0.3%	103.1%	99.5%	- 3.5%

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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 August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Douglas County

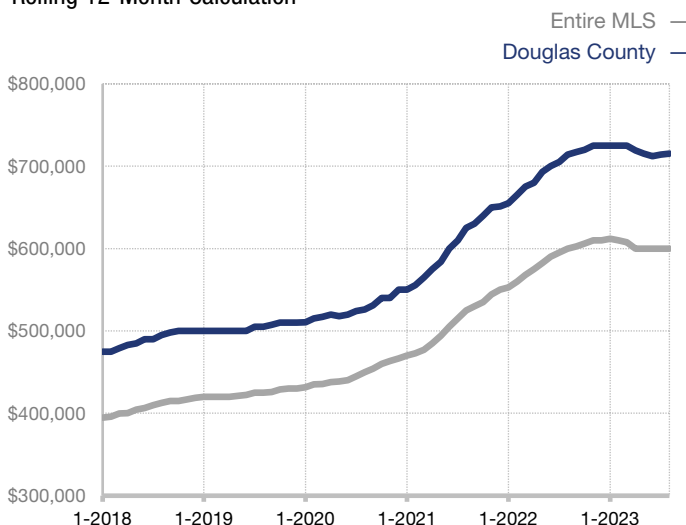
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	1,192	919	- 22.9%	--	--	--
Under Contract	572	464	- 18.9%	4,559	3,770	- 17.3%
New Listings	590	580	- 1.7%	5,760	4,486	- 22.1%
Sold Listings	551	468	- 15.1%	4,429	3,595	- 18.8%
Days on Market Until Sale	24	30	+ 25.0%	17	36	+ 111.8%
Median Sales Price*	\$723,932	\$759,000	+ 4.8%	\$732,500	\$717,000	- 2.1%
Average Sales Price*	\$845,908	\$861,756	+ 1.9%	\$867,278	\$845,140	- 2.6%
Percent of List Price Received*	98.9%	99.4%	+ 0.5%	102.7%	99.4%	- 3.2%

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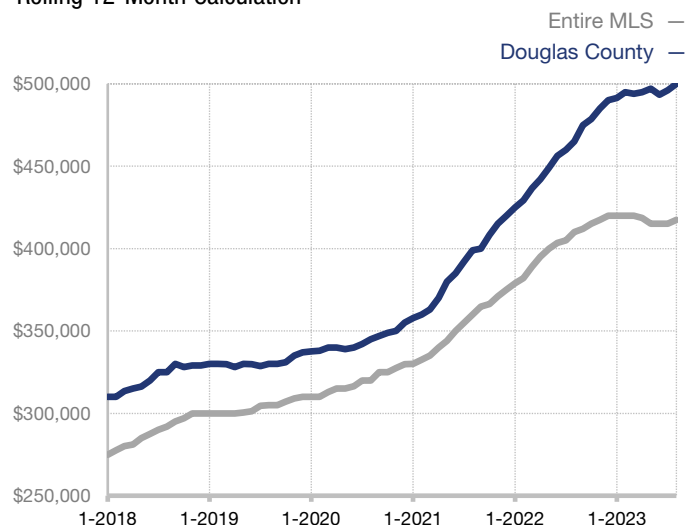
Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	191	157	- 17.8%	--	--	--
Under Contract	97	84	- 13.4%	757	777	+ 2.6%
New Listings	113	106	- 6.2%	919	854	- 7.1%
Sold Listings	86	116	+ 34.9%	737	744	+ 0.9%
Days on Market Until Sale	15	31	+ 106.7%	11	41	+ 272.7%
Median Sales Price*	\$465,000	\$510,000	+ 9.7%	\$485,000	\$499,990	+ 3.1%
Average Sales Price*	\$471,757	\$517,554	+ 9.7%	\$501,266	\$512,423	+ 2.2%
Percent of List Price Received*	99.8%	99.4%	- 0.4%	103.1%	99.2%	- 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 August 2023

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Elbert County

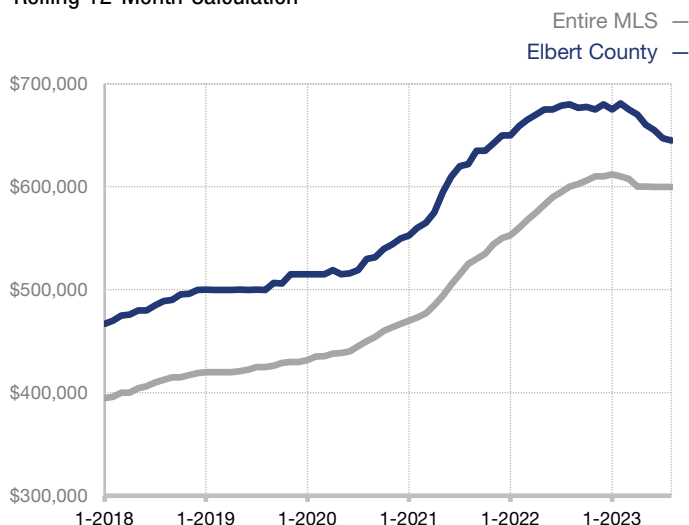
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	193	128	- 33.7%	--	--	--
Under Contract	47	54	+ 14.9%	417	421	+ 1.0%
New Listings	57	66	+ 15.8%	561	499	- 11.1%
Sold Listings	41	63	+ 53.7%	421	382	- 9.3%
Days on Market Until Sale	28	50	+ 78.6%	28	60	+ 114.3%
Median Sales Price*	\$685,478	\$667,384	- 2.6%	\$690,000	\$645,000	- 6.5%
Average Sales Price*	\$707,464	\$778,009	+ 10.0%	\$778,824	\$743,294	- 4.6%
Percent of List Price Received*	97.8%	98.5%	+ 0.7%	100.6%	98.7%	- 1.9%

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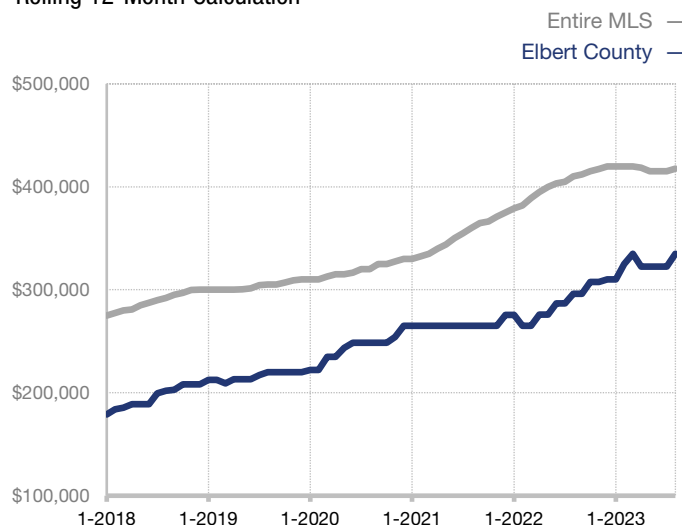
Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	1	1	0.0%	--	--	--
Under Contract	0	0	--	3	1	- 66.7%
New Listings	0	0	--	4	2	- 50.0%
Sold Listings	1	0	- 100.0%	3	1	- 66.7%
Days on Market Until Sale	2	0	- 100.0%	3	6	+ 100.0%
Median Sales Price*	\$310,000	\$0	- 100.0%	\$310,000	\$335,000	+ 8.1%
Average Sales Price*	\$310,000	\$0	- 100.0%	\$318,333	\$335,000	+ 5.2%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	106.6%	98.6%	- 7.5%

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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 August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Greenwood Village

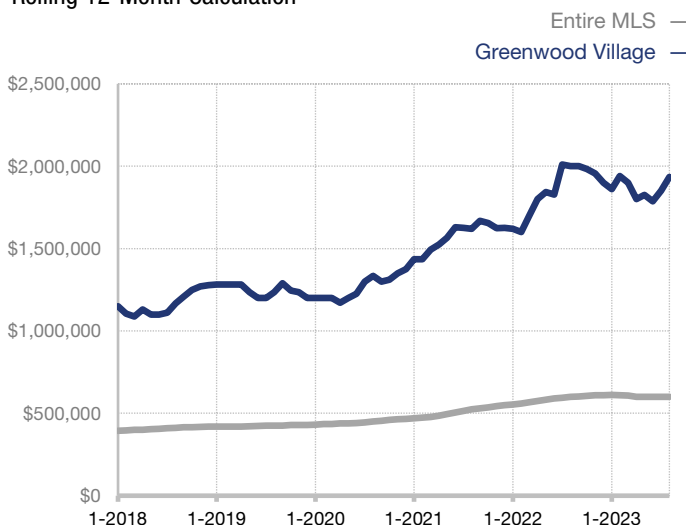
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	29	16	- 44.8%	--	--	--
Under Contract	7	6	- 14.3%	99	84	- 15.2%
New Listings	14	12	- 14.3%	125	104	- 16.8%
Sold Listings	12	15	+ 25.0%	96	87	- 9.4%
Days on Market Until Sale	14	16	+ 14.3%	17	28	+ 64.7%
Median Sales Price*	\$1,472,500	\$2,400,000	+ 63.0%	\$2,040,000	\$2,000,000	- 2.0%
Average Sales Price*	\$1,672,500	\$2,616,067	+ 56.4%	\$2,183,842	\$2,312,816	+ 5.9%
Percent of List Price Received*	99.8%	99.9%	+ 0.1%	104.0%	100.9%	- 3.0%

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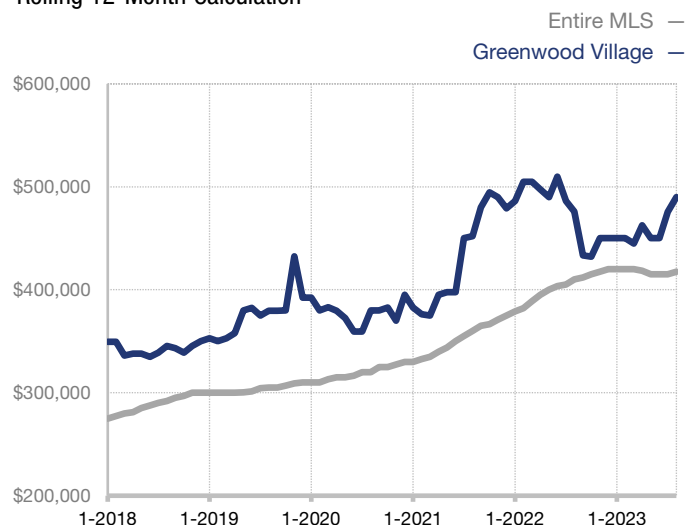
Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	18	10	- 44.4%	--	--	--
Under Contract	7	4	- 42.9%	56	35	- 37.5%
New Listings	9	6	- 33.3%	70	45	- 35.7%
Sold Listings	7	5	- 28.6%	53	34	- 35.8%
Days on Market Until Sale	28	11	- 60.7%	18	18	0.0%
Median Sales Price*	\$380,000	\$480,000	+ 26.3%	\$440,000	\$502,500	+ 14.2%
Average Sales Price*	\$665,071	\$591,800	- 11.0%	\$685,874	\$685,448	- 0.1%
Percent of List Price Received*	98.0%	96.1%	- 1.9%	101.6%	98.5%	- 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 August 2023

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Highlands Ranch

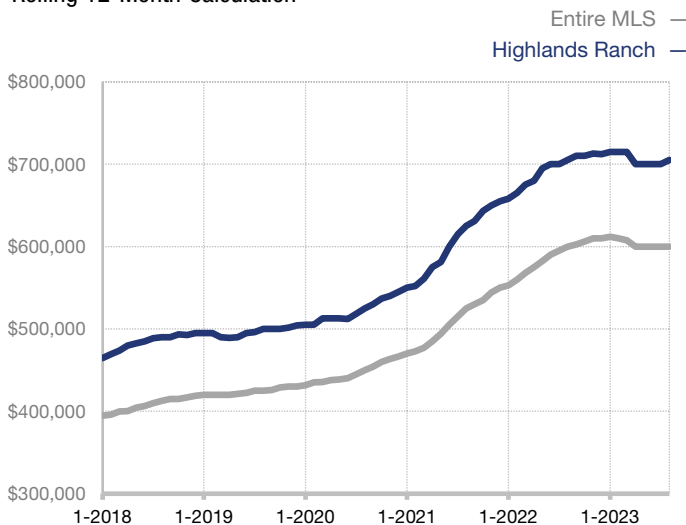
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	178	95	- 46.6%	--	--	--
Under Contract	128	86	- 32.8%	979	703	- 28.2%
New Listings	119	86	- 27.7%	1,186	790	- 33.4%
Sold Listings	135	86	- 36.3%	918	672	- 26.8%
Days on Market Until Sale	23	21	- 8.7%	10	23	+ 130.0%
Median Sales Price*	\$700,000	\$760,000	+ 8.6%	\$725,000	\$725,000	0.0%
Average Sales Price*	\$804,059	\$918,286	+ 14.2%	\$839,496	\$846,158	+ 0.8%
Percent of List Price Received*	98.9%	99.3%	+ 0.4%	103.9%	100.0%	- 3.8%

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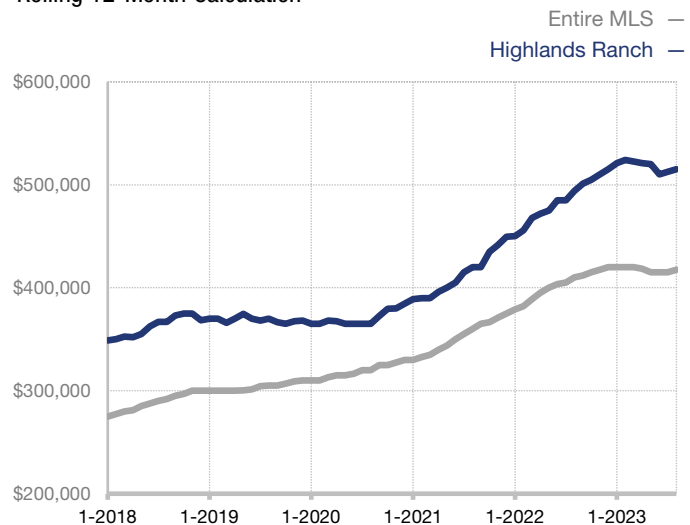
Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	48	22	- 54.2%	--	--	--
Under Contract	25	24	- 4.0%	180	193	+ 7.2%
New Listings	29	21	- 27.6%	228	207	- 9.2%
Sold Listings	20	33	+ 65.0%	182	184	+ 1.1%
Days on Market Until Sale	12	28	+ 133.3%	9	26	+ 188.9%
Median Sales Price*	\$477,500	\$515,000	+ 7.9%	\$515,000	\$515,000	0.0%
Average Sales Price*	\$503,567	\$513,726	+ 2.0%	\$538,061	\$537,285	- 0.1%
Percent of List Price Received*	100.4%	99.6%	- 0.8%	103.4%	99.5%	- 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 August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Jefferson County

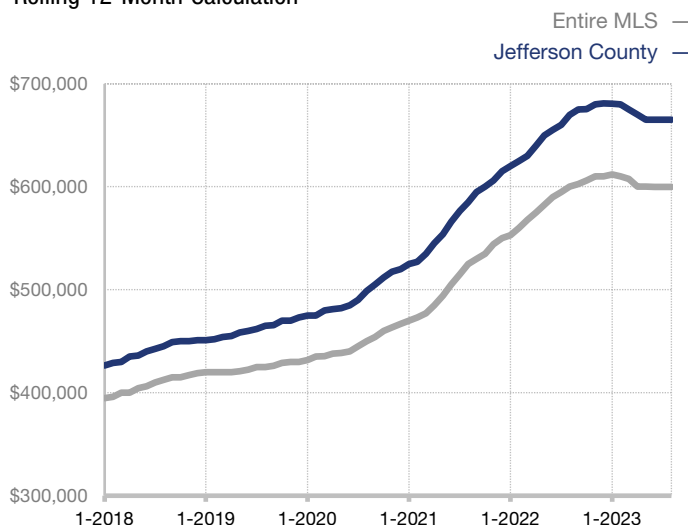
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	1,135	741	- 34.7%	--	--	--
Under Contract	612	500	- 18.3%	4,976	4,074	- 18.1%
New Listings	645	606	- 6.0%	6,152	4,688	- 23.8%
Sold Listings	637	493	- 22.6%	4,772	3,877	- 18.8%
Days on Market Until Sale	18	21	+ 16.7%	12	26	+ 116.7%
Median Sales Price*	\$675,000	\$690,000	+ 2.2%	\$700,000	\$675,236	- 3.5%
Average Sales Price*	\$772,706	\$816,429	+ 5.7%	\$811,140	\$785,286	- 3.2%
Percent of List Price Received*	99.5%	99.7%	+ 0.2%	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.

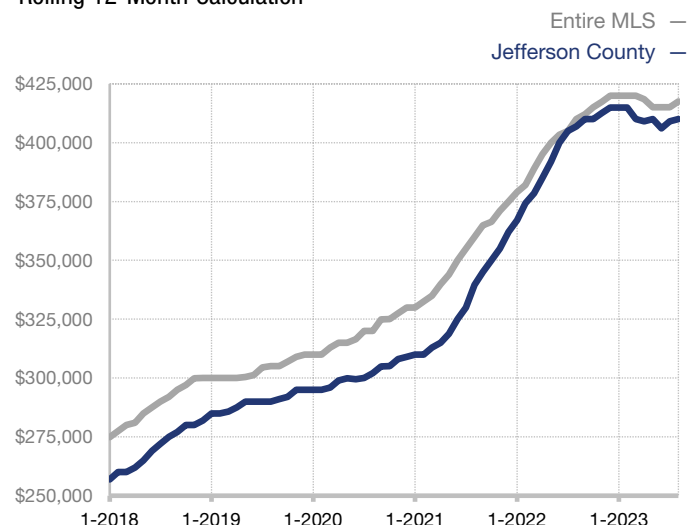
Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	329	224	- 31.9%	--	--	--
Under Contract	226	208	- 8.0%	1,911	1,617	- 15.4%
New Listings	251	230	- 8.4%	2,210	1,754	- 20.6%
Sold Listings	260	190	- 26.9%	1,905	1,519	- 20.3%
Days on Market Until Sale	15	22	+ 46.7%	12	27	+ 125.0%
Median Sales Price*	\$395,000	\$416,500	+ 5.4%	\$421,000	\$415,000	- 1.4%
Average Sales Price*	\$428,746	\$461,438	+ 7.6%	\$452,698	\$456,437	+ 0.8%
Percent of List Price Received*	100.1%	99.8%	- 0.3%	104.4%	100.0%	- 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 August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Lakewood

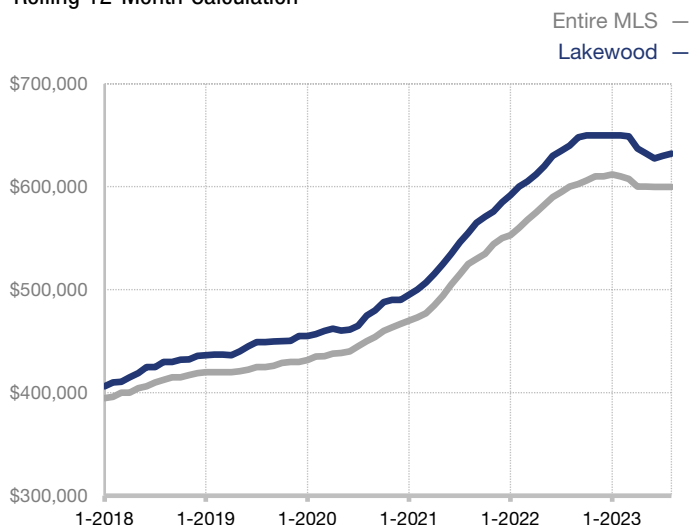
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	238	111	- 53.4%	--	--	--
Under Contract	141	109	- 22.7%	977	873	- 10.6%
New Listings	145	139	- 4.1%	1,240	954	- 23.1%
Sold Listings	119	103	- 13.4%	934	831	- 11.0%
Days on Market Until Sale	19	14	- 26.3%	10	23	+ 130.0%
Median Sales Price*	\$625,000	\$639,900	+ 2.4%	\$661,000	\$642,000	- 2.9%
Average Sales Price*	\$693,947	\$724,750	+ 4.4%	\$736,336	\$711,885	- 3.3%
Percent of List Price Received*	98.7%	100.7%	+ 2.0%	104.7%	100.9%	- 3.6%

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

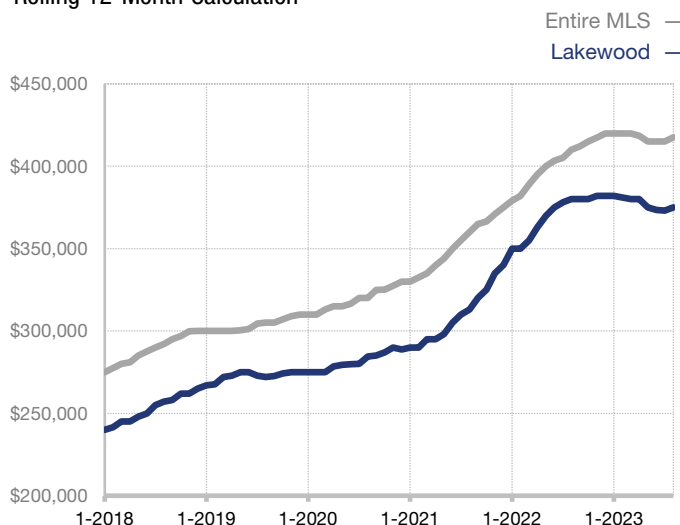
Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	112	87	- 22.3%	--	--	--
Under Contract	83	70	- 15.7%	705	617	- 12.5%
New Listings	102	78	- 23.5%	818	673	- 17.7%
Sold Listings	92	80	- 13.0%	722	591	- 18.1%
Days on Market Until Sale	15	16	+ 6.7%	10	21	+ 110.0%
Median Sales Price*	\$367,500	\$385,000	+ 4.8%	\$385,000	\$375,900	- 2.4%
Average Sales Price*	\$389,725	\$397,819	+ 2.1%	\$409,001	\$396,766	- 3.0%
Percent of List Price Received*	100.0%	100.1%	+ 0.1%	104.6%	100.0%	- 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 August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Littleton

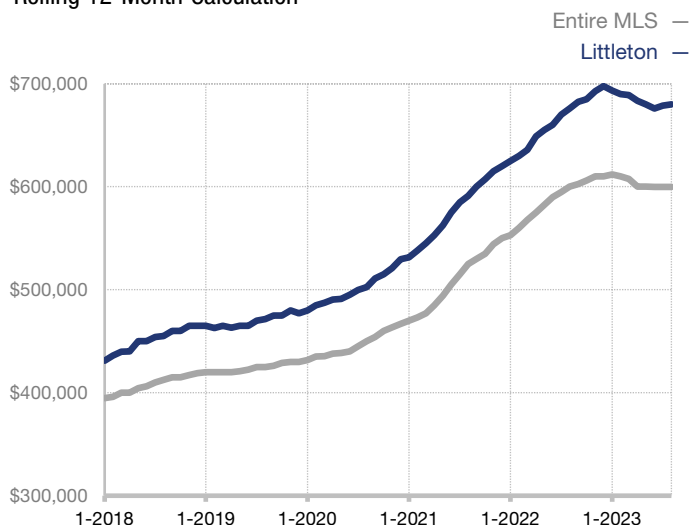
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	404	291	- 28.0%	--	--	--
Under Contract	205	179	- 12.7%	1,564	1,421	- 9.1%
New Listings	227	198	- 12.8%	1,972	1,654	- 16.1%
Sold Listings	191	165	- 13.6%	1,477	1,345	- 8.9%
Days on Market Until Sale	20	24	+ 20.0%	13	31	+ 138.5%
Median Sales Price*	\$689,000	\$706,000	+ 2.5%	\$710,000	\$687,640	- 3.1%
Average Sales Price*	\$789,906	\$799,685	+ 1.2%	\$826,630	\$807,438	- 2.3%
Percent of List Price Received*	99.6%	99.9%	+ 0.3%	104.0%	100.1%	- 3.8%

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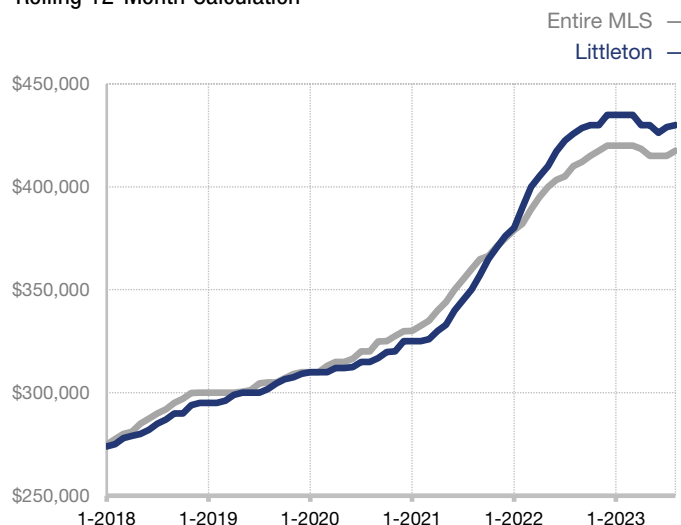
Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	107	79	- 26.2%	--	--	--
Under Contract	88	62	- 29.5%	663	552	- 16.7%
New Listings	83	90	+ 8.4%	748	598	- 20.1%
Sold Listings	82	64	- 22.0%	630	522	- 17.1%
Days on Market Until Sale	14	21	+ 50.0%	9	31	+ 244.4%
Median Sales Price*	\$410,000	\$421,000	+ 2.7%	\$440,000	\$430,500	- 2.2%
Average Sales Price*	\$427,818	\$450,873	+ 5.4%	\$457,931	\$453,188	- 1.0%
Percent of List Price Received*	100.1%	100.2%	+ 0.1%	104.5%	100.0%	- 4.3%

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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 August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Lone Tree

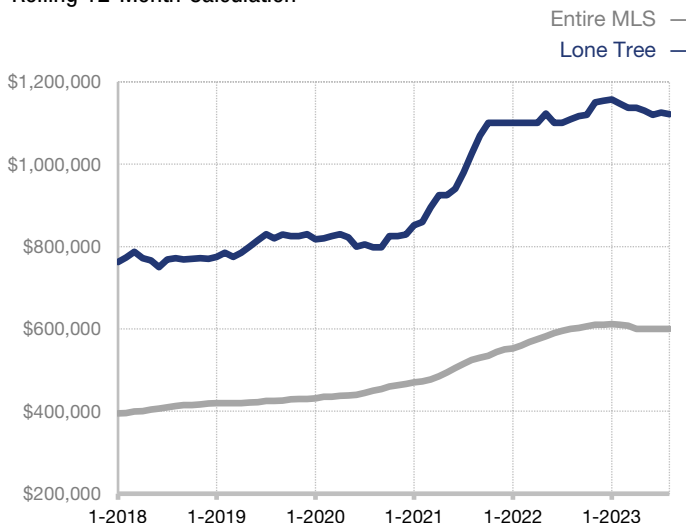
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	24	25	+ 4.2%	--	--	--
Under Contract	10	7	- 30.0%	117	75	- 35.9%
New Listings	8	10	+ 25.0%	148	103	- 30.4%
Sold Listings	17	12	- 29.4%	122	79	- 35.2%
Days on Market Until Sale	18	14	- 22.2%	13	33	+ 153.8%
Median Sales Price*	\$1,120,000	\$965,000	- 13.8%	\$1,190,000	\$1,130,000	- 5.0%
Average Sales Price*	\$1,253,502	\$1,128,200	- 10.0%	\$1,274,860	\$1,184,441	- 7.1%
Percent of List Price Received*	98.0%	100.3%	+ 2.3%	101.8%	98.8%	- 2.9%

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

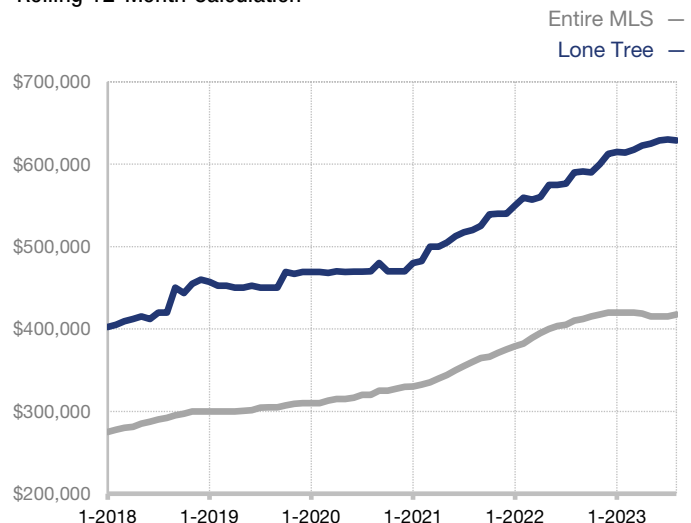
Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	8	6	- 25.0%	--	--	--
Under Contract	4	4	0.0%	44	35	- 20.5%
New Listings	6	7	+ 16.7%	51	38	- 25.5%
Sold Listings	3	6	+ 100.0%	48	31	- 35.4%
Days on Market Until Sale	25	24	- 4.0%	15	32	+ 113.3%
Median Sales Price*	\$650,000	\$618,750	- 4.8%	\$591,000	\$645,000	+ 9.1%
Average Sales Price*	\$658,333	\$646,667	- 1.8%	\$578,891	\$649,921	+ 12.3%
Percent of List Price Received*	101.3%	99.3%	- 2.0%	103.0%	99.1%	- 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 August 2023

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Morrison

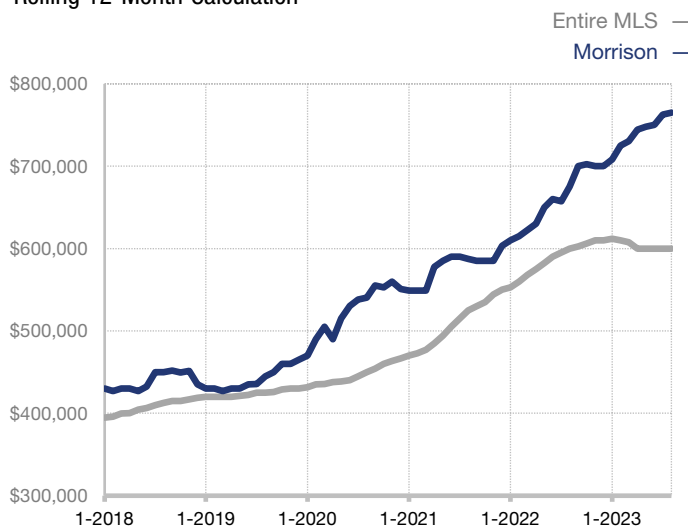
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	67	40	- 40.3%	--	--	--
Under Contract	26	29	+ 11.5%	221	196	- 11.3%
New Listings	40	37	- 7.5%	286	225	- 21.3%
Sold Listings	28	26	- 7.1%	199	194	- 2.5%
Days on Market Until Sale	21	14	- 33.3%	13	29	+ 123.1%
Median Sales Price*	\$810,000	\$888,350	+ 9.7%	\$714,023	\$800,000	+ 12.0%
Average Sales Price*	\$1,084,486	\$973,962	- 10.2%	\$985,957	\$932,392	- 5.4%
Percent of List Price Received*	99.6%	99.7%	+ 0.1%	104.1%	99.7%	- 4.2%

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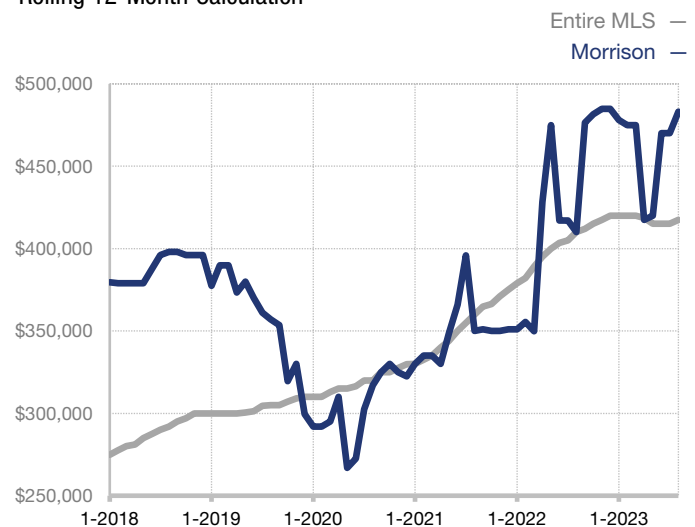
Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	2	2	0.0%	--	--	--
Under Contract	2	2	0.0%	14	15	+ 7.1%
New Listings	4	2	- 50.0%	17	19	+ 11.8%
Sold Listings	3	4	+ 33.3%	12	17	+ 41.7%
Days on Market Until Sale	19	28	+ 47.4%	11	17	+ 54.5%
Median Sales Price*	\$410,000	\$498,916	+ 21.7%	\$476,500	\$470,000	- 1.4%
Average Sales Price*	\$406,667	\$504,958	+ 24.2%	\$510,833	\$516,431	+ 1.1%
Percent of List Price Received*	98.8%	100.7%	+ 1.9%	104.9%	99.4%	- 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 August 2023

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Parker

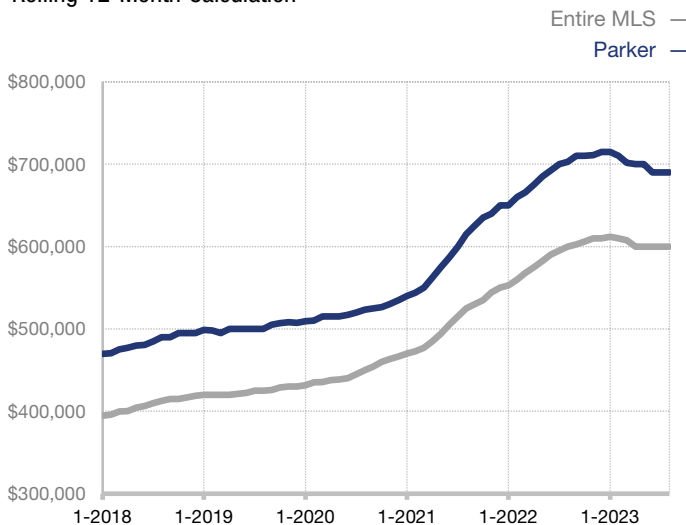
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	339	265	- 21.8%	--	--	--
Under Contract	184	146	- 20.7%	1,380	1,214	- 12.0%
New Listings	169	186	+ 10.1%	1,736	1,385	- 20.2%
Sold Listings	149	156	+ 4.7%	1,323	1,162	- 12.2%
Days on Market Until Sale	23	30	+ 30.4%	15	36	+ 140.0%
Median Sales Price*	\$722,000	\$710,062	- 1.7%	\$725,000	\$690,000	- 4.8%
Average Sales Price*	\$832,246	\$819,735	- 1.5%	\$819,801	\$769,511	- 6.1%
Percent of List Price Received*	98.8%	99.5%	+ 0.7%	102.7%	99.3%	- 3.3%

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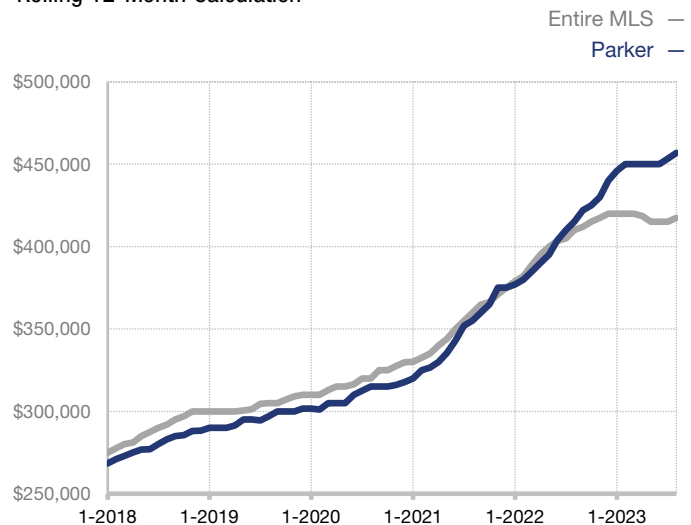
Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	63	76	+ 20.6%	--	--	--
Under Contract	26	26	0.0%	219	271	+ 23.7%
New Listings	44	47	+ 6.8%	278	317	+ 14.0%
Sold Listings	22	38	+ 72.7%	210	263	+ 25.2%
Days on Market Until Sale	16	37	+ 131.3%	8	42	+ 425.0%
Median Sales Price*	\$457,500	\$476,500	+ 4.2%	\$430,500	\$450,000	+ 4.5%
Average Sales Price*	\$443,759	\$476,686	+ 7.4%	\$438,276	\$463,800	+ 5.8%
Percent of List Price Received*	99.6%	99.1%	- 0.5%	104.3%	99.1%	- 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 August 2023

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Sheridan

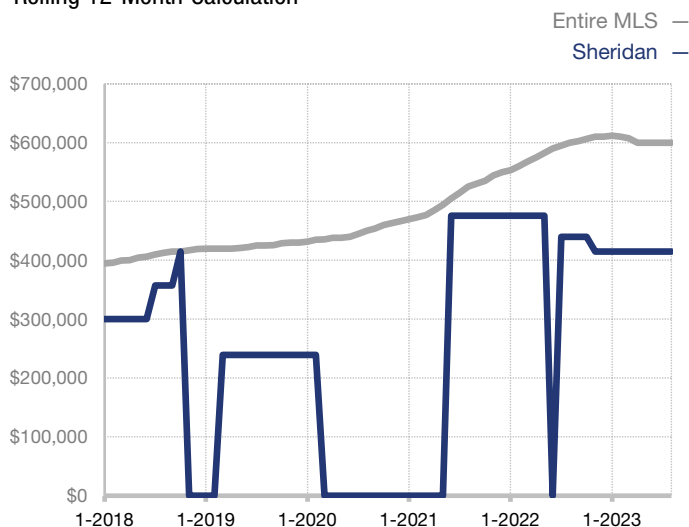
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	0	--	2	0	- 100.0%
New Listings	0	0	--	2	0	- 100.0%
Sold Listings	0	0	--	2	0	- 100.0%
Days on Market Until Sale	0	0	--	5	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$440,000	\$0	- 100.0%
Average Sales Price*	\$0	\$0	--	\$440,000	\$0	- 100.0%
Percent of List Price Received*	0.0%	0.0%	--	100.0%	0.0%	- 100.0%

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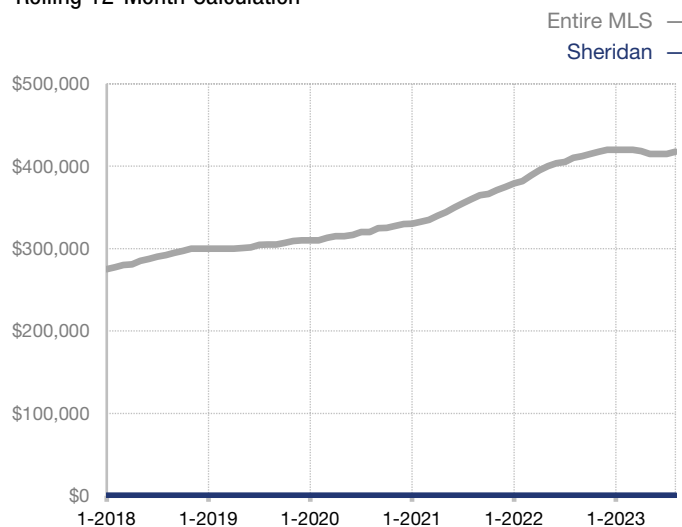
Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Days on Market Until 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 August 2023

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Wheat Ridge

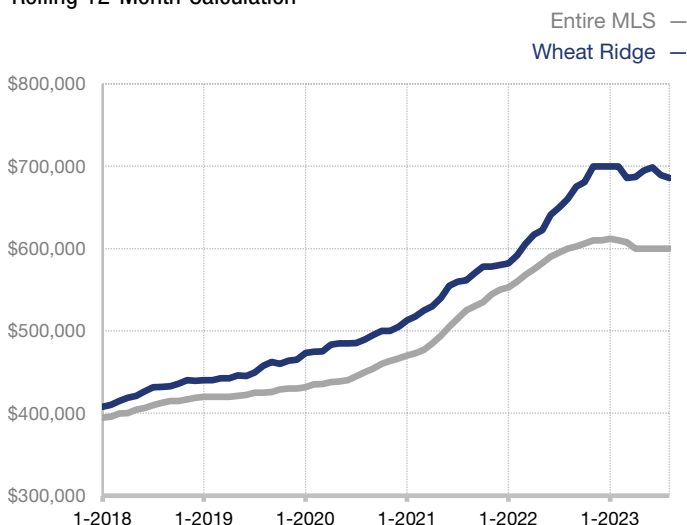
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	46	33	- 28.3%	--	--	--
Under Contract	27	34	+ 25.9%	266	219	- 17.7%
New Listings	26	33	+ 26.9%	321	255	- 20.6%
Sold Listings	37	24	- 35.1%	250	200	- 20.0%
Days on Market Until Sale	16	34	+ 112.5%	9	29	+ 222.2%
Median Sales Price*	\$705,000	\$653,000	- 7.4%	\$705,000	\$685,250	- 2.8%
Average Sales Price*	\$762,395	\$761,663	- 0.1%	\$768,740	\$747,832	- 2.7%
Percent of List Price Received*	100.6%	99.6%	- 1.0%	106.2%	100.2%	- 5.6%

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Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	21	10	- 52.4%	--	--	--
Under Contract	2	10	+ 400.0%	91	83	- 8.8%
New Listings	12	15	+ 25.0%	106	95	- 10.4%
Sold Listings	13	6	- 53.8%	99	77	- 22.2%
Days on Market Until Sale	15	21	+ 40.0%	13	25	+ 92.3%
Median Sales Price*	\$360,000	\$479,856	+ 33.3%	\$440,000	\$425,000	- 3.4%
Average Sales Price*	\$390,023	\$590,745	+ 51.5%	\$459,449	\$475,661	+ 3.5%
Percent of List Price Received*	101.1%	97.6%	- 3.5%	104.6%	100.0%	- 4.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

