

# Monthly Indicators

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



## September 2023

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

New Listings were down 17.2 percent for single family homes and 0.7 percent for townhouse-condo properties. Under Contracts decreased 6.9 percent for single family homes and 6.8 percent for townhouse-condo properties.

The Median Sales Price was up 3.8 percent to \$674,900 for single family homes and 1.2 percent to \$415,000 for townhouse-condo properties. Days on Market remained flat for single family homes but increased 20.8 percent for townhouse-condo properties.

Prices have continued to increase this fall despite softening home sales nationwide, as a lack of inventory has kept the market competitive for prospective buyers, sparking bidding wars and causing homes to sell for above asking price in some areas. Heading into September there were only 1.1 million units available for sale, 0.9% fewer than a month ago and 14.1% fewer than the same period last year, according to NAR. As a result, the U.S. median existing-home sales price rose 3.9% year-over-year to \$407,100, marking the third consecutive month that the median sales price topped \$400,000.

## Activity Snapshot

**- 21.5%**    **- 24.9%**    **+ 1.7%**

One-Year Change in <b>Active Listings</b> All Properties	One-Year Change in <b>Sold Listings</b> All Properties	One-Year Change in <b>Median Sales Price</b> All Properties
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# Single Family Market Overview

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



Key Metrics	Historical Sparkbars	9-2022	9-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
Active Listings		5,143	3,720	- 27.7%	--	--	--
Under Contract		1,818	1,692	- 6.9%	21,539	17,350	- 19.4%
New Listings		2,776	2,299	- 17.2%	27,237	20,926	- 23.2%
Sold Listings		2,248	1,671	- 25.7%	21,337	16,752	- 21.5%
Days on Market		28	28	0.0%	14	29	+ 107.1%
Median Sales Price		\$650,000	\$674,900	+ 3.8%	\$677,777	\$665,000	- 1.9%
Avg. Sales Price		\$784,099	\$814,765	+ 3.9%	\$816,312	\$807,852	- 1.0%
Pct. of List Price Received		98.7%	99.2%	+ 0.5%	103.5%	99.8%	- 3.6%
Affordability Index		46	42	- 8.7%	44	43	- 2.3%

# Townhouse-Condo Market Overview

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

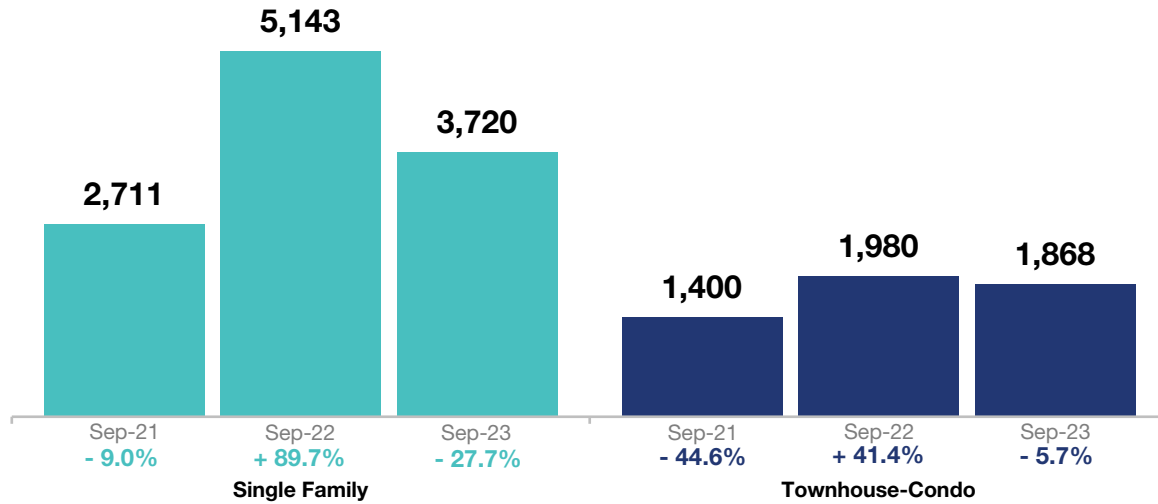


Key Metrics	Historical Sparkbars	9-2022	9-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
Active Listings		1,980	1,868	- 5.7%	--	--	--
Under Contract		880	820	- 6.8%	10,452	8,480	- 18.9%
New Listings		1,229	1,220	- 0.7%	12,344	10,388	- 15.8%
Sold Listings		1,069	821	- 23.2%	10,640	8,137	- 23.5%
Days on Market		24	29	+ 20.8%	14	29	+ 107.1%
Median Sales Price		\$410,000	\$415,000	+ 1.2%	\$417,375	\$410,000	- 1.8%
Avg. Sales Price		\$491,383	\$481,342	- 2.0%	\$487,135	\$478,432	- 1.8%
Pct. of List Price Received		99.4%	99.2%	- 0.2%	103.2%	99.7%	- 3.4%
Affordability Index		73	68	- 6.8%	72	69	- 4.2%

# Inventory of Active Listings

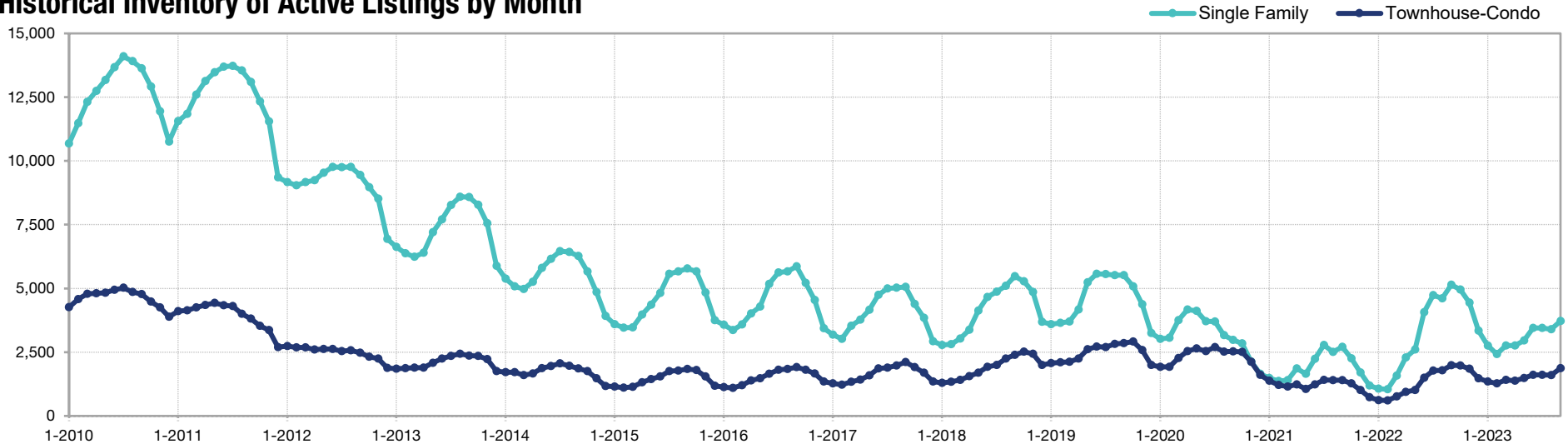


## September



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Sep-2023	3,720	-27.7%	1,868	-5.7%

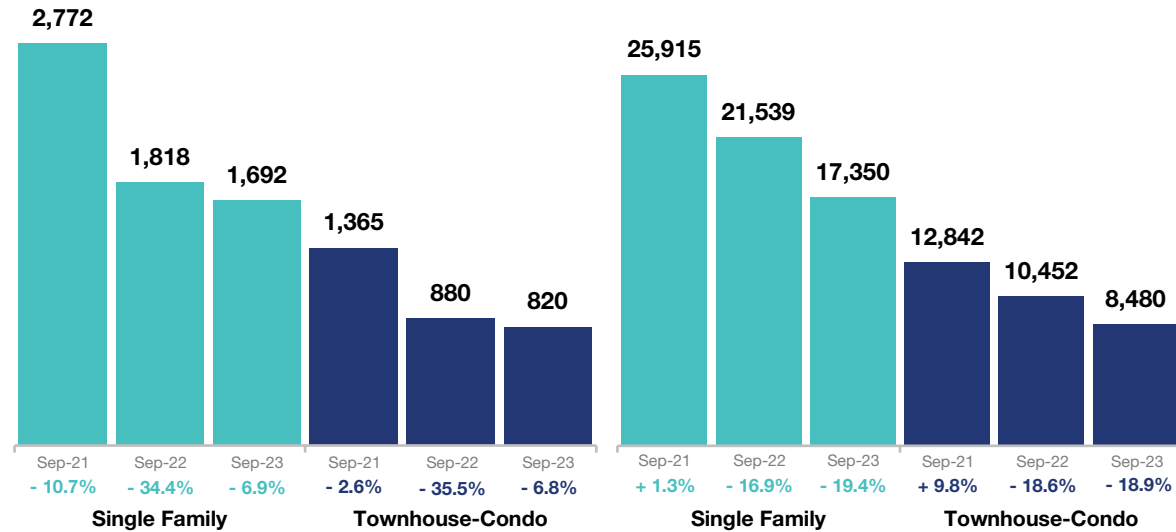
## Historical Inventory of Active Listings by Month



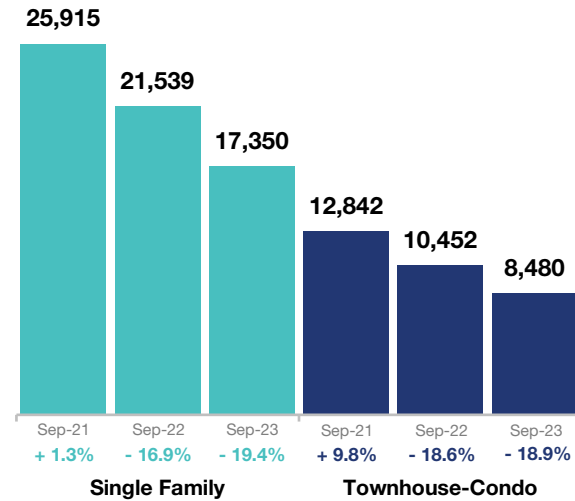
# Under Contract



## September

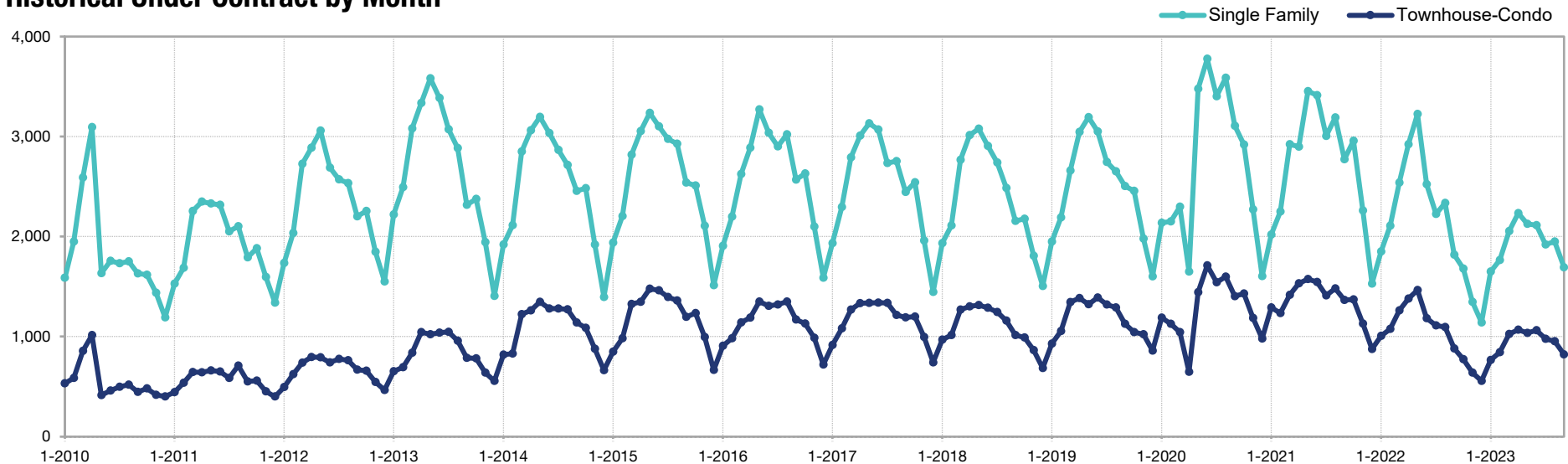


## Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Sep-2023	1,692	-6.9%	820	-6.8%

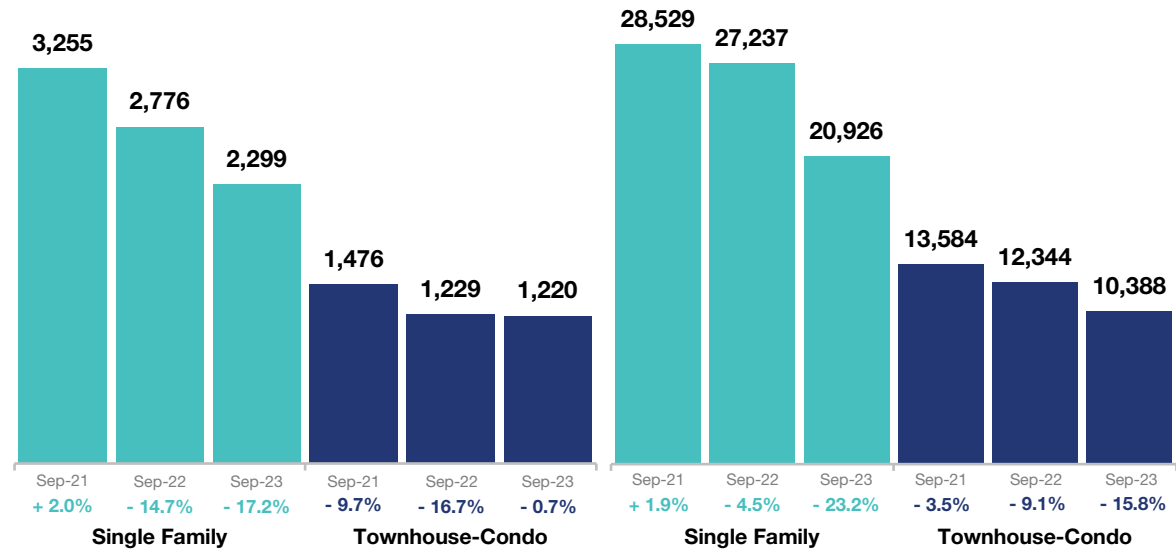
## Historical Under Contract by Month



# New Listings

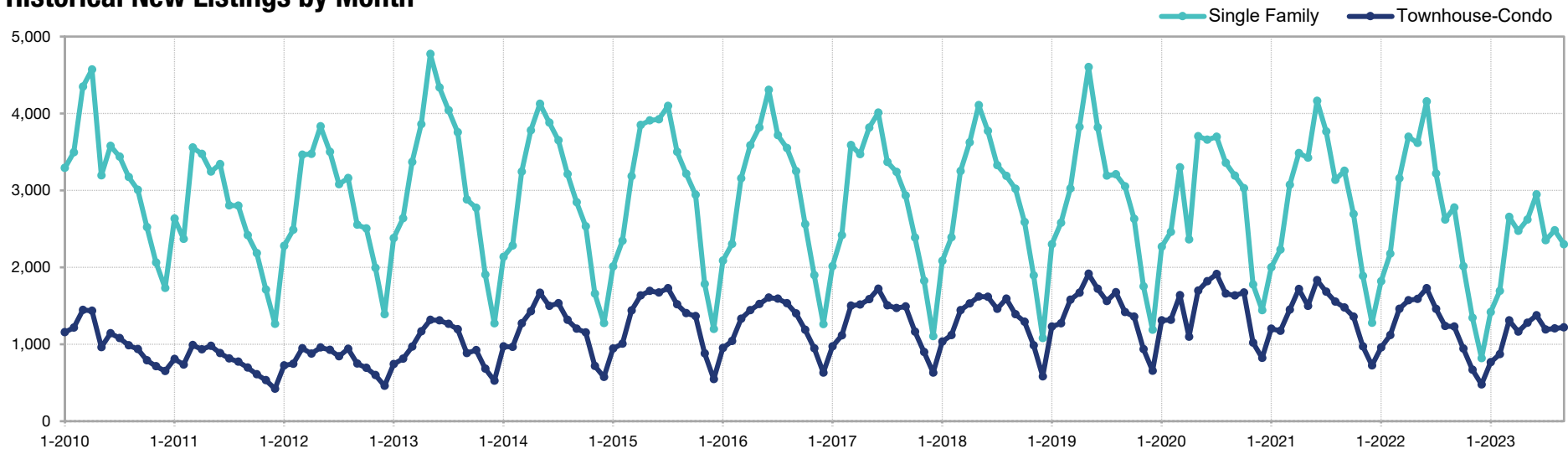


## September



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Sep-2023	2,299	-17.2%	1,220	-0.7%

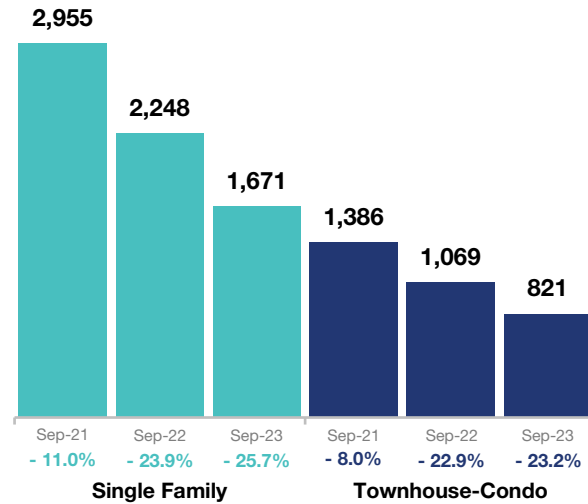
## Historical New Listings by Month



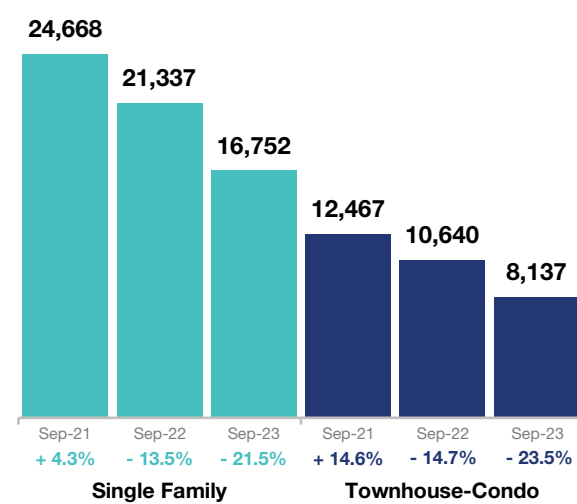
# Sold Listings



## September

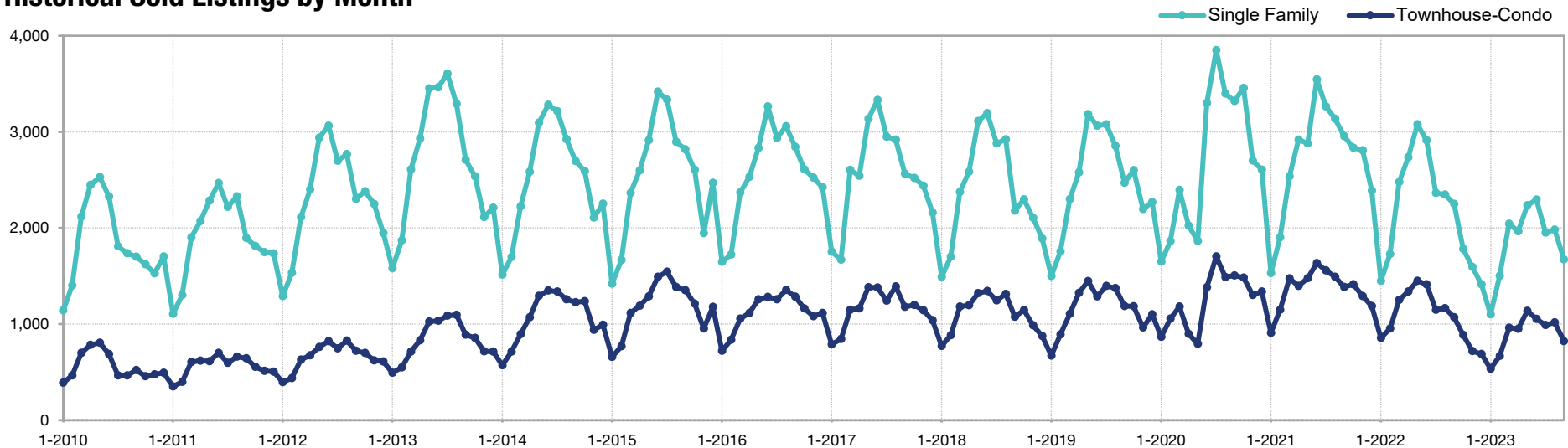


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Sep-2023	1,671	-25.7%	821	-23.2%

## Historical Sold Listings by Month

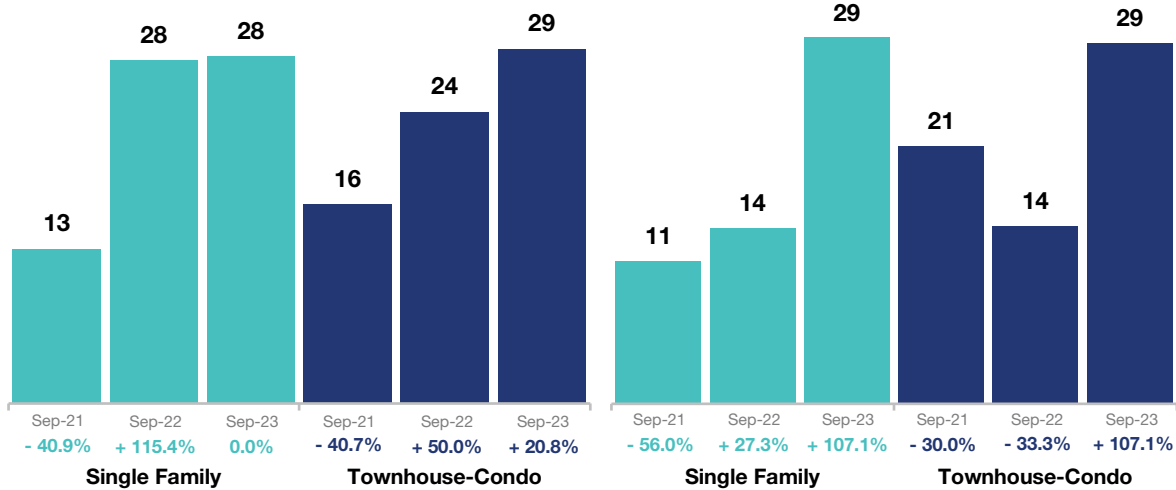


# Days on Market Until Sale



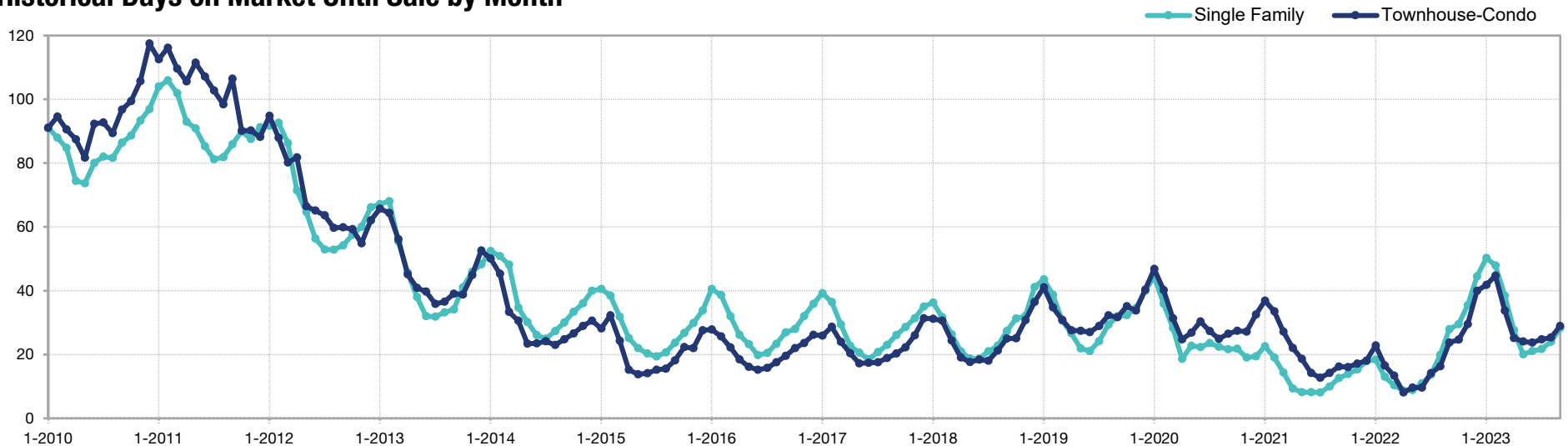
## September

## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Sep-2023	28	0.0%	29	+20.8%

## Historical Days on Market Until Sale by Month

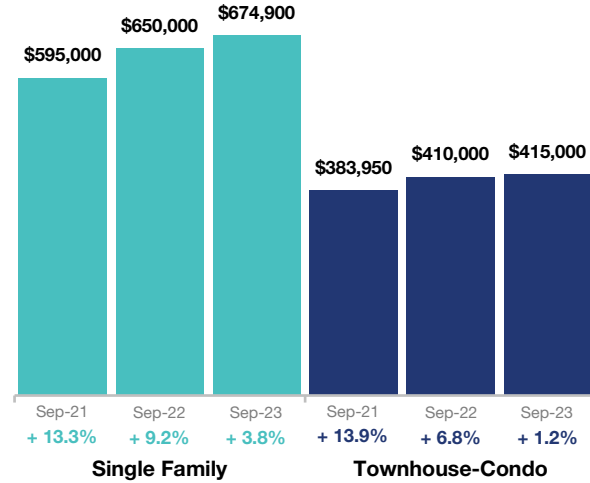




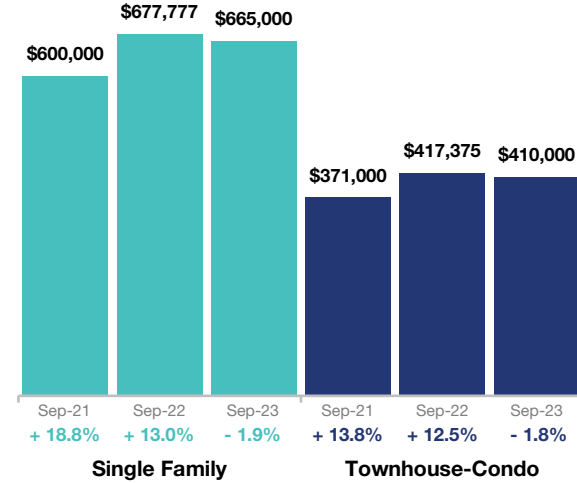
# Median Sales Price



## September

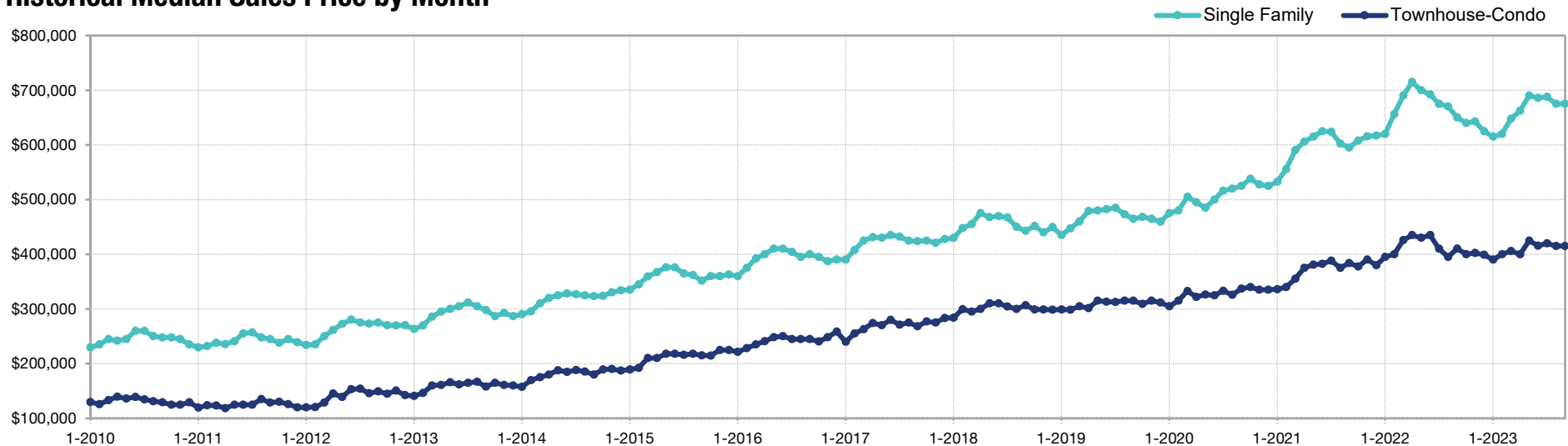


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Sep-2023	\$674,900	+3.8%	\$415,000	+1.2%

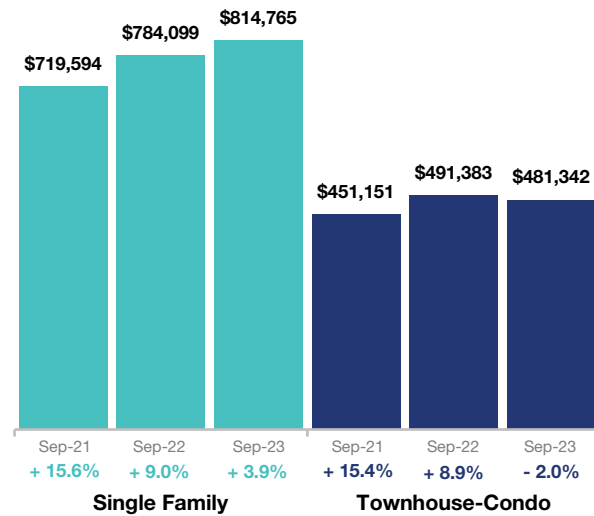
## Historical Median Sales Price by Month



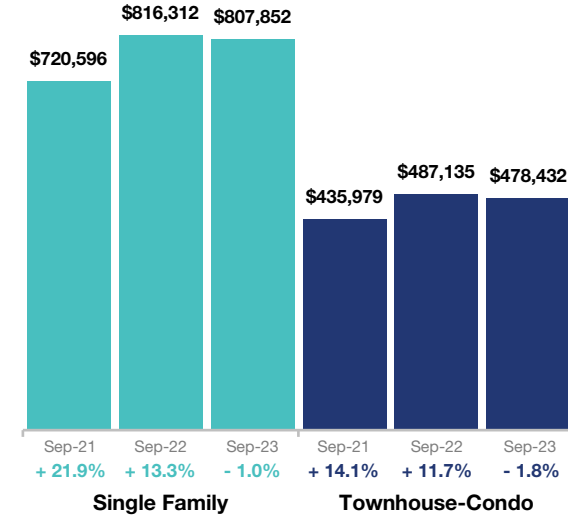
# Average Sales Price



## September

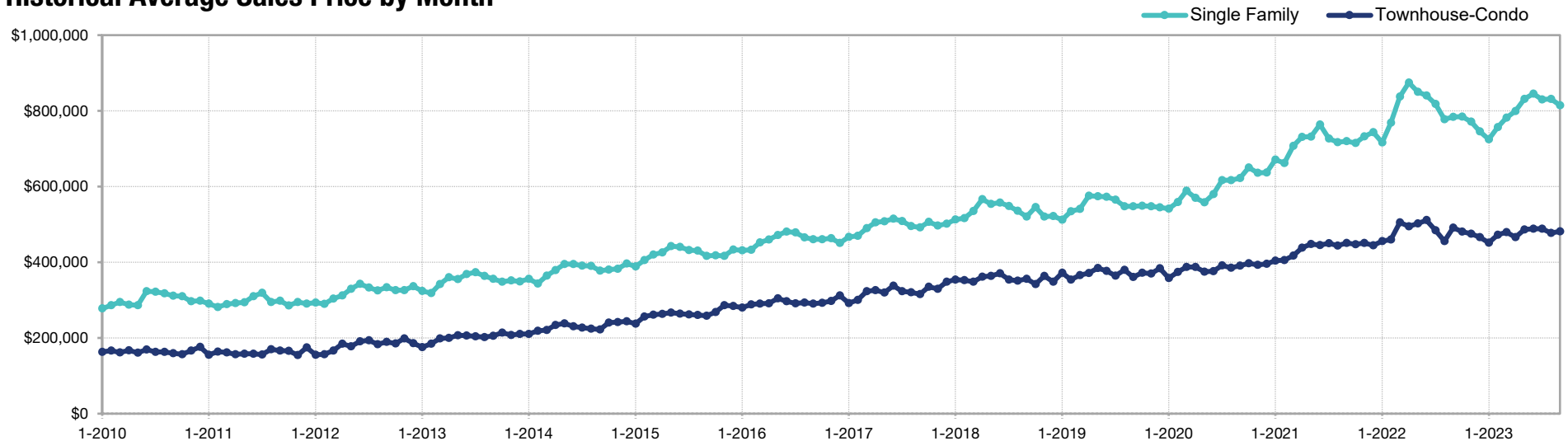


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Sep-2023	\$814,765	+3.9%	\$481,342	-2.0%

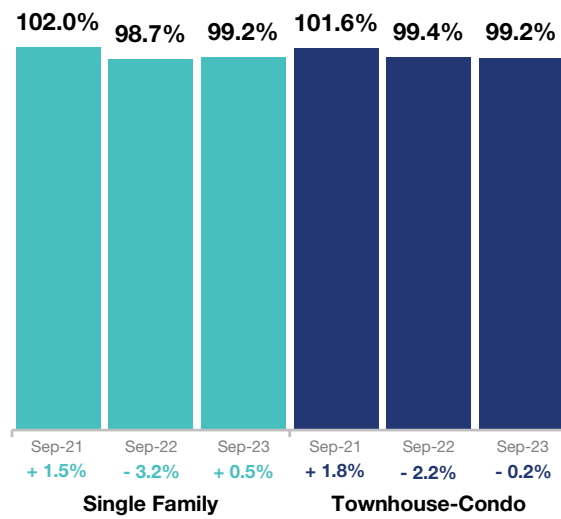
## Historical Average Sales Price by Month



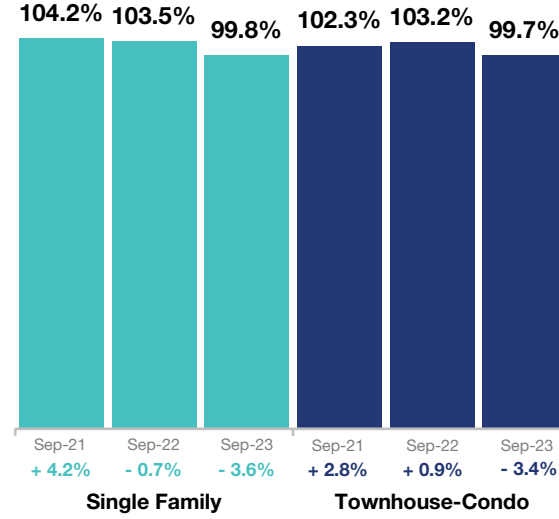
# Percent of List Price Received



## September

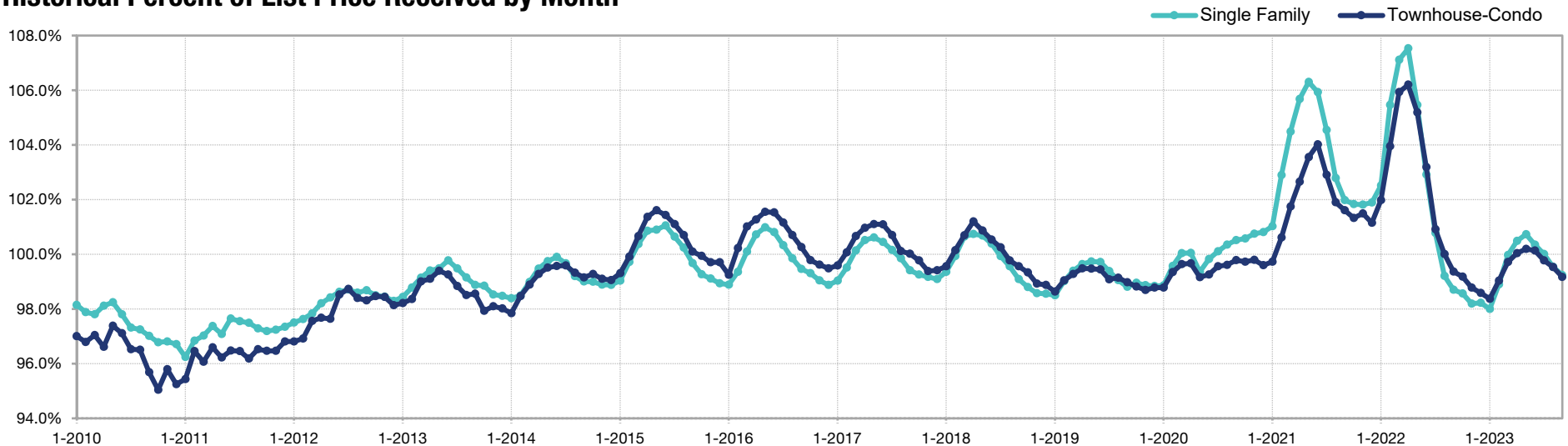


## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Sep-2023	99.2%	+0.5%	99.2%	-0.2%

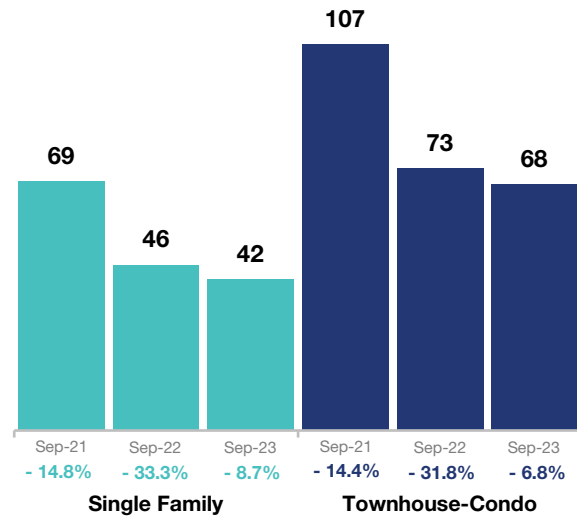
## Historical Percent of List Price Received by Month



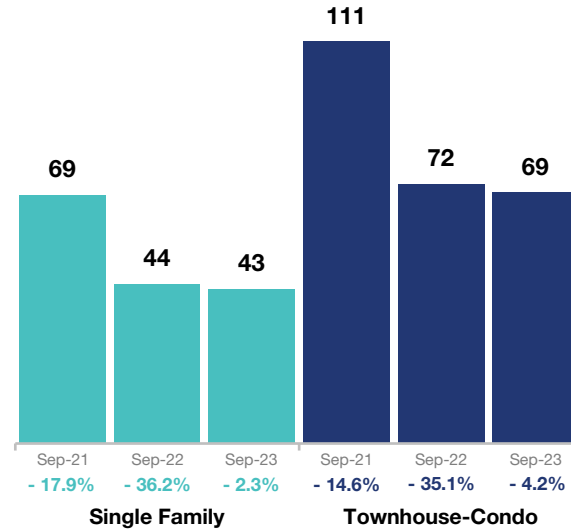
# Housing Affordability Index



## September

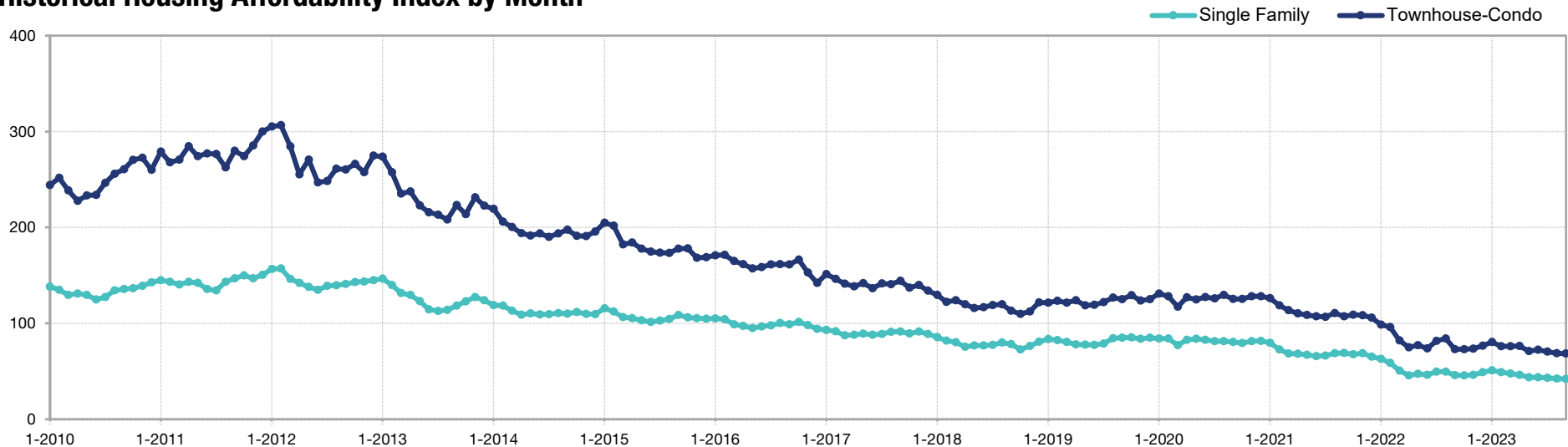


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Sep-2023	42	-8.7%	68	-6.8%

## 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.



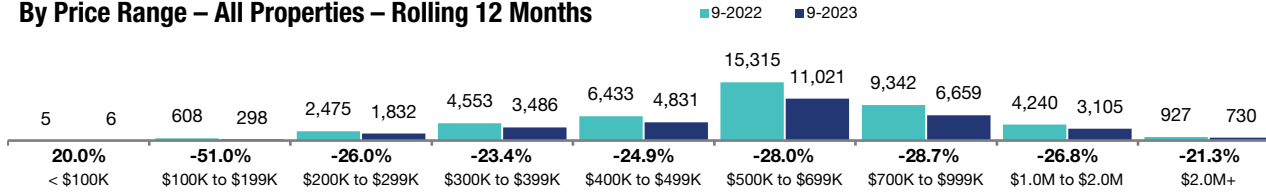
Key Metrics	Historical Sparkbars	9-2022	9-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
Active Listings		7,123	5,588	- 21.5%	--	--	--
Under Contract		2,698	2,512	- 6.9%	31,992	25,830	- 19.3%
New Listings		4,005	3,519	- 12.1%	39,582	31,314	- 20.9%
Sold Listings		3,317	2,492	- 24.9%	31,978	24,889	- 22.2%
Days on Market		27	28	+ 3.7%	14	29	+ 107.1%
Median Sales Price		\$590,000	\$599,925	+ 1.7%	\$610,000	\$595,000	- 2.5%
Avg. Sales Price		\$689,643	\$704,918	+ 2.2%	\$706,739	\$700,150	- 0.9%
Pct. of List Price Received		98.9%	99.2%	+ 0.3%	103.4%	99.8%	- 3.5%
Affordability Index		51	47	- 7.8%	49	48	- 2.0%

# Sold Listings

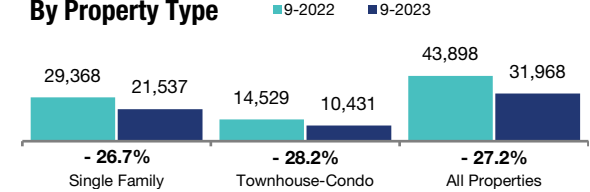
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	9-2022	9-2023	Change	9-2022	9-2023	Change
\$99,999 and Below	3	2	- 33.3%	2	4	+ 100.0%
\$100,000 to \$199,999	5	11	+ 120.0%	603	287	- 52.4%
\$200,000 to \$299,999	93	71	- 23.7%	2,382	1,761	- 26.1%
\$300,000 to \$399,999	707	625	- 11.6%	3,845	2,861	- 25.6%
\$400,000 to \$499,999	3,411	2,667	- 21.8%	3,022	2,164	- 28.4%
\$500,000 to \$699,999	12,414	8,868	- 28.6%	2,901	2,153	- 25.8%
\$700,000 to \$999,999	8,200	5,921	- 27.8%	1,142	738	- 35.4%
\$1,000,000 to \$1,999,999	3,685	2,691	- 27.0%	555	414	- 25.4%
\$2,000,000 and Above	850	681	- 19.9%	77	49	- 36.4%
<b>All Price Ranges</b>	<b>29,368</b>	<b>21,537</b>	<b>- 26.7%</b>	<b>14,529</b>	<b>10,431</b>	<b>- 28.2%</b>

### Compared to Prior Month

	Single Family			Townhouse-Condo		
	8-2023	9-2023	Change	8-2023	9-2023	Change
	0	1	--	1	0	- 100.0%
	0	1	--	29	23	- 20.7%
	6	4	- 33.3%	165	130	- 21.2%
	51	45	- 11.8%	278	218	- 21.6%
	210	198	- 5.7%	193	190	- 1.6%
	802	653	- 18.6%	233	171	- 26.6%
	588	497	- 15.5%	77	51	- 33.8%
	254	215	- 15.4%	37	33	- 10.8%
	71	57	- 19.7%	3	5	+ 66.7%
	<b>1,982</b>	<b>1,671</b>	<b>- 15.7%</b>	<b>1,016</b>	<b>821</b>	<b>- 19.2%</b>

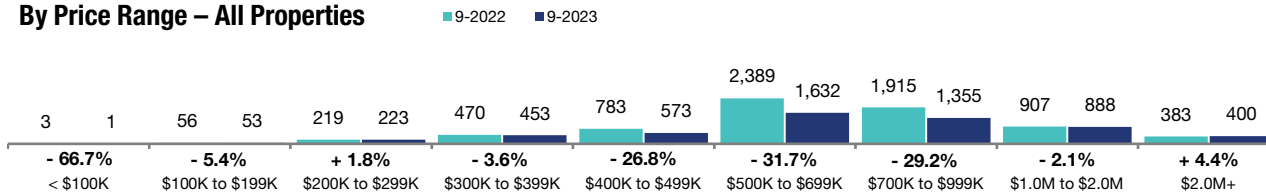
### Year to Date

	Single Family			Townhouse-Condo		
	9-2022	9-2023	Change	9-2022	9-2023	Change
	2	2	0.0%	2	4	+ 100.0%
	5	6	+ 20.0%	361	200	- 44.6%
	53	51	- 3.8%	1,596	1,354	- 15.2%
	400	434	+ 8.5%	2,788	2,234	- 19.9%
	2,037	1,963	- 3.6%	2,283	1,699	- 25.6%
	8,869	6,886	- 22.4%	2,236	1,712	- 23.4%
	6,329	4,706	- 25.6%	906	584	- 35.5%
	2,973	2,166	- 27.1%	405	315	- 22.2%
	669	538	- 19.6%	63	35	- 44.4%
	<b>21,337</b>	<b>16,752</b>	<b>- 21.5%</b>	<b>10,640</b>	<b>8,137</b>	<b>- 23.5%</b>

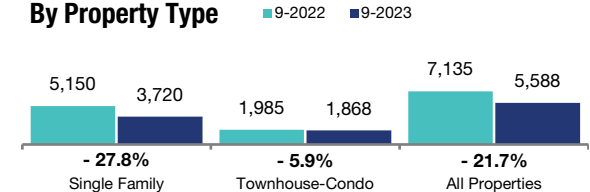
# Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

## By Price Range – All Properties



## By Property Type



### Year over Year

By Price Range	Single Family			Townhouse-Condo		
	9-2022	9-2023	Change	9-2022	9-2023	Change
\$99,999 and Below	0	1	--	3	0	- 100.0%
\$100,000 to \$199,999	4	3	- 25.0%	52	50	- 3.8%
\$200,000 to \$299,999	6	14	+ 133.3%	213	209	- 1.9%
\$300,000 to \$399,999	50	45	- 10.0%	420	408	- 2.9%
\$400,000 to \$499,999	405	236	- 41.7%	378	337	- 10.8%
\$500,000 to \$699,999	1,897	1,159	- 38.9%	492	473	- 3.9%
\$700,000 to \$999,999	1,683	1,136	- 32.5%	232	219	- 5.6%
\$1,000,000 to \$1,999,999	747	744	- 0.4%	160	144	- 10.0%
\$2,000,000 and Above	350	374	+ 6.9%	33	26	- 21.2%
<b>All Price Ranges</b>	<b>5,150</b>	<b>3,720</b>	<b>- 27.8%</b>	<b>1,985</b>	<b>1,868</b>	<b>- 5.9%</b>

### Compared to Prior Month

	Single Family			Townhouse-Condo		
	8-2023	9-2023	Change	8-2023	9-2023	Change
	1	1	0.0%	0	0	--
	3	3	0.0%	36	50	+ 38.9%
	9	14	+ 55.6%	186	209	+ 12.4%
	52	45	- 13.5%	338	408	+ 20.7%
	221	236	+ 6.8%	269	337	+ 25.3%
	1,000	1,159	+ 15.9%	408	473	+ 15.9%
	1,071	1,136	+ 6.1%	193	219	+ 13.5%
	665	744	+ 11.9%	139	144	+ 3.6%
	363	374	+ 3.0%	28	26	- 7.1%
	<b>3,393</b>	<b>3,720</b>	<b>+ 9.6%</b>	<b>1,599</b>	<b>1,868</b>	<b>+ 16.8%</b>

### Year to Date

Single Family	Townhouse-Condo
There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.	

# Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



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

# Local Market Update for September 2023

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## Arapahoe County

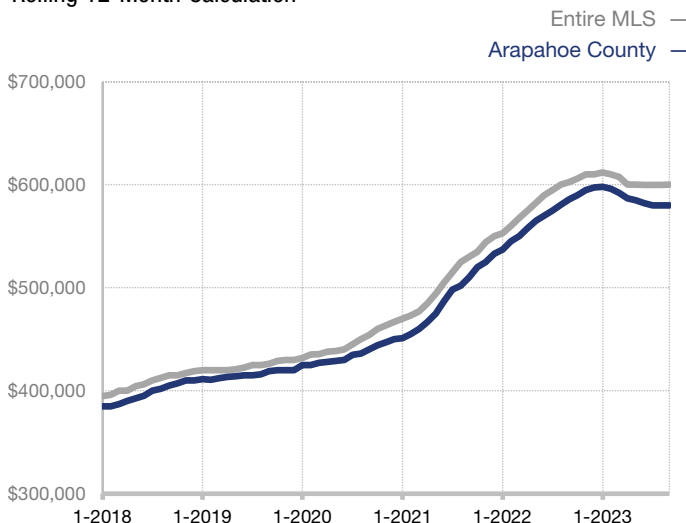
Single Family	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	1,392	904	- 35.1%	--	--	--
Under Contract	470	458	- 2.6%	5,699	4,565	- 19.9%
New Listings	746	550	- 26.3%	7,256	5,270	- 27.4%
Sold Listings	571	432	- 24.3%	5,656	4,381	- 22.5%
Days on Market Until Sale	29	28	- 3.4%	13	29	+ 123.1%
Median Sales Price*	\$570,000	\$590,000	+ 3.5%	\$600,000	\$585,000	- 2.5%
Average Sales Price*	\$689,346	\$736,568	+ 6.9%	\$719,124	\$739,002	+ 2.8%
Percent of List Price Received*	98.9%	99.3%	+ 0.4%	103.4%	99.9%	- 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.

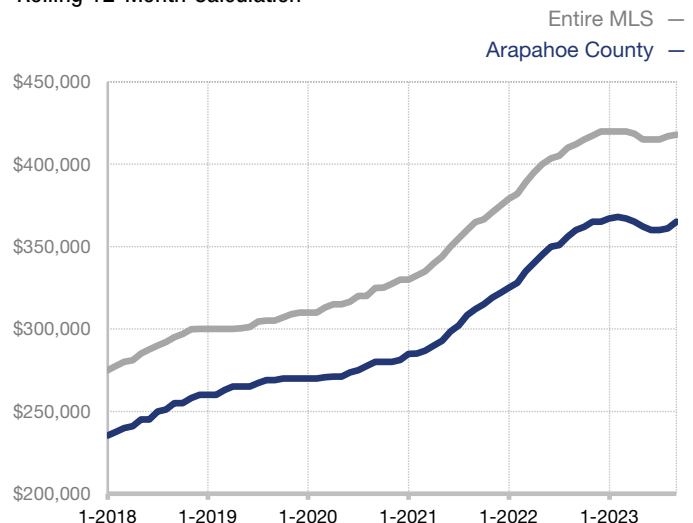
Townhouse/Condo	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	470	441	- 6.2%	--	--	--
Under Contract	247	224	- 9.3%	2,986	2,481	- 16.9%
New Listings	337	311	- 7.7%	3,428	2,905	- 15.3%
Sold Listings	291	234	- 19.6%	3,034	2,371	- 21.9%
Days on Market Until Sale	20	24	+ 20.0%	11	23	+ 109.1%
Median Sales Price*	\$355,000	\$383,000	+ 7.9%	\$370,000	\$370,000	0.0%
Average Sales Price*	\$382,603	\$409,628	+ 7.1%	\$386,220	\$389,241	+ 0.8%
Percent of List Price Received*	99.5%	99.3%	- 0.2%	103.4%	99.9%	- 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.

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



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





# Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Arvada

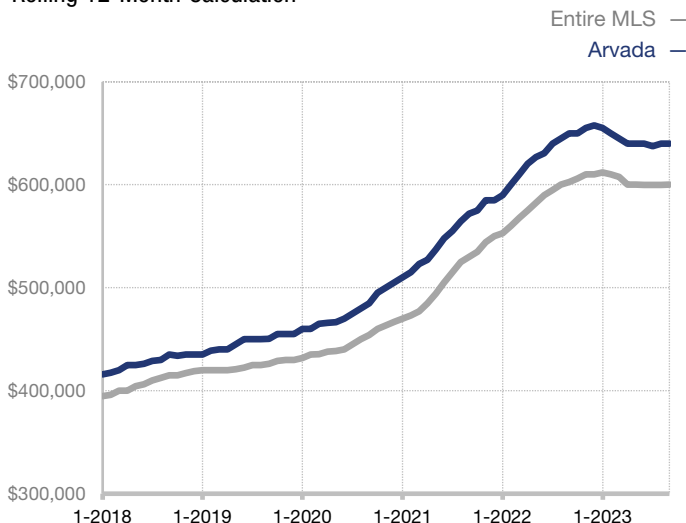
Single Family	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	328	212	- 35.4%	--	--	--
Under Contract	123	116	- 5.7%	1,446	1,162	- 19.6%
New Listings	186	161	- 13.4%	1,809	1,352	- 25.3%
Sold Listings	152	88	- 42.1%	1,439	1,131	- 21.4%
Days on Market Until Sale	23	31	+ 34.8%	14	26	+ 85.7%
Median Sales Price*	\$649,900	\$702,000	+ 8.0%	\$670,000	\$650,000	- 3.0%
Average Sales Price*	\$707,727	\$755,352	+ 6.7%	\$733,142	\$711,392	- 3.0%
Percent of List Price Received*	98.7%	99.4%	+ 0.7%	103.9%	100.2%	- 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.

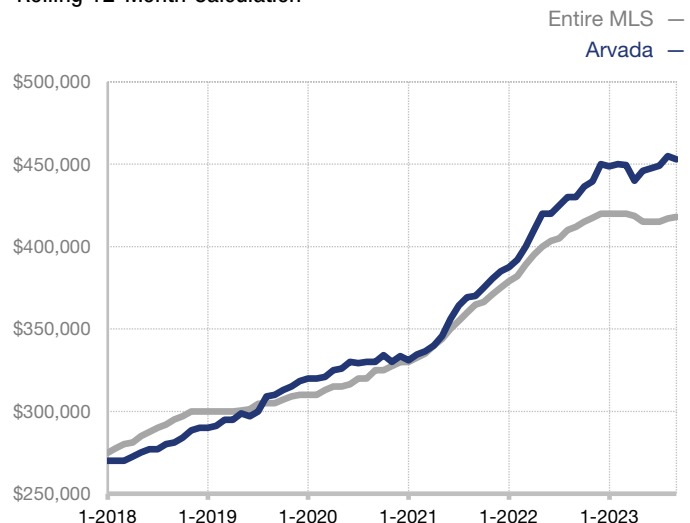
Townhouse/Condo	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	107	78	- 27.1%	--	--	--
Under Contract	46	38	- 17.4%	499	430	- 13.8%
New Listings	64	52	- 18.8%	599	473	- 21.0%
Sold Listings	55	44	- 20.0%	521	399	- 23.4%
Days on Market Until Sale	21	24	+ 14.3%	19	35	+ 84.2%
Median Sales Price*	\$399,000	\$400,000	+ 0.3%	\$449,000	\$450,000	+ 0.2%
Average Sales Price*	\$437,167	\$426,459	- 2.4%	\$474,627	\$484,136	+ 2.0%
Percent of List Price Received*	100.0%	99.2%	- 0.8%	103.4%	99.6%	- 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 September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Aurora

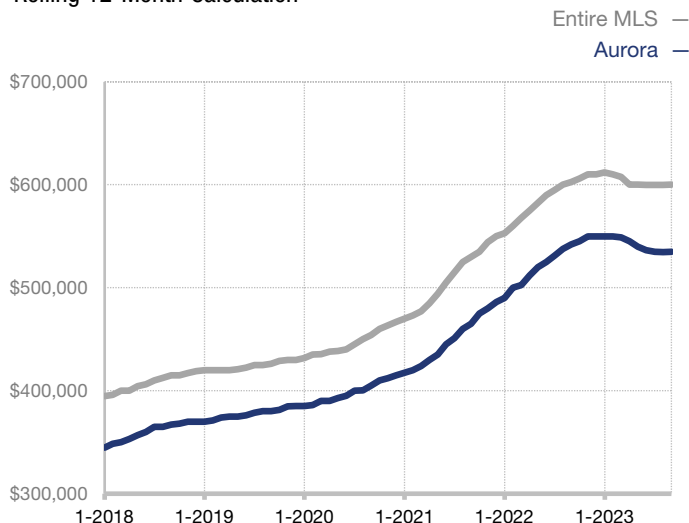
Single Family	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	1,031	631	- 38.8%	--	--	--
Under Contract	322	310	- 3.7%	3,881	3,095	- 20.3%
New Listings	533	340	- 36.2%	4,985	3,518	- 29.4%
Sold Listings	395	320	- 19.0%	3,890	2,994	- 23.0%
Days on Market Until Sale	29	33	+ 13.8%	13	33	+ 153.8%
Median Sales Price*	\$530,000	\$543,250	+ 2.5%	\$554,900	\$535,000	- 3.6%
Average Sales Price*	\$570,840	\$588,068	+ 3.0%	\$590,507	\$574,011	- 2.8%
Percent of List Price Received*	99.2%	99.6%	+ 0.4%	103.2%	99.9%	- 3.2%

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

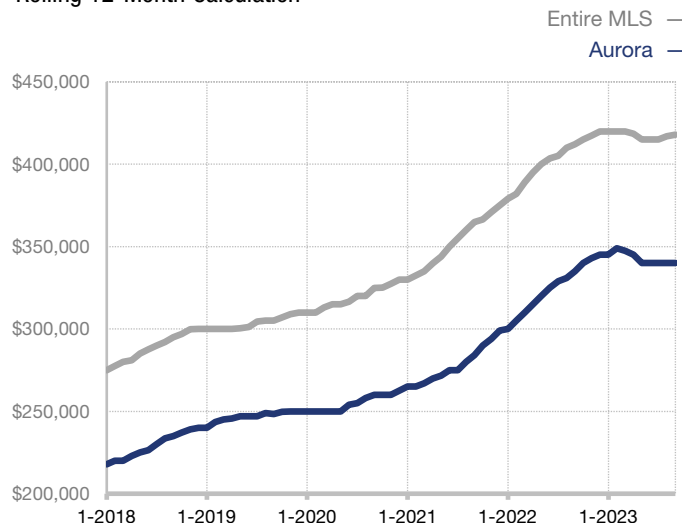
Townhouse/Condo	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	342	323	- 5.6%	--	--	--
Under Contract	170	156	- 8.2%	2,109	1,772	- 16.0%
New Listings	250	225	- 10.0%	2,413	2,054	- 14.9%
Sold Listings	202	167	- 17.3%	2,117	1,683	- 20.5%
Days on Market Until Sale	20	26	+ 30.0%	10	26	+ 160.0%
Median Sales Price*	\$340,000	\$357,100	+ 5.0%	\$350,000	\$345,000	- 1.4%
Average Sales Price*	\$348,348	\$360,916	+ 3.6%	\$352,138	\$351,845	- 0.1%
Percent of List Price Received*	99.6%	99.6%	0.0%	103.6%	100.0%	- 3.5%

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

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



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



# Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Castle Pines

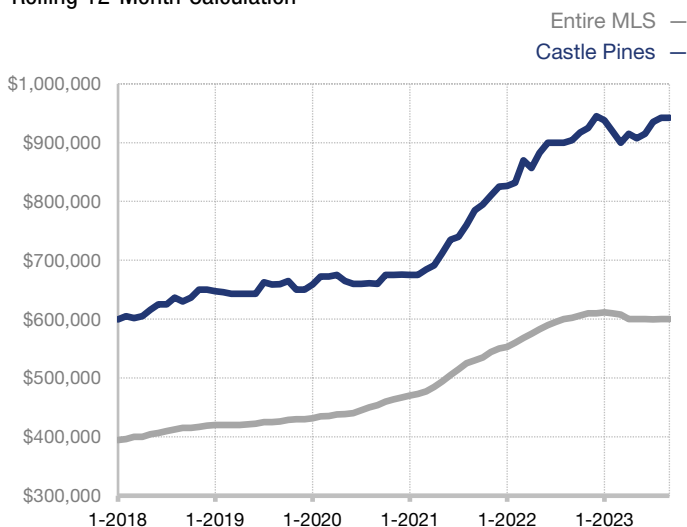
Single Family	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	55	42	- 23.6%	--	--	--
Under Contract	18	9	- 50.0%	238	184	- 22.7%
New Listings	32	24	- 25.0%	285	227	- 20.4%
Sold Listings	32	19	- 40.6%	229	186	- 18.8%
Days on Market Until Sale	27	37	+ 37.0%	17	36	+ 111.8%
Median Sales Price*	\$970,000	\$1,025,000	+ 5.7%	\$945,000	\$942,446	- 0.3%
Average Sales Price*	\$1,121,654	\$1,003,852	- 10.5%	\$1,067,174	\$1,074,707	+ 0.7%
Percent of List Price Received*	98.5%	98.1%	- 0.4%	102.3%	98.9%	- 3.3%

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

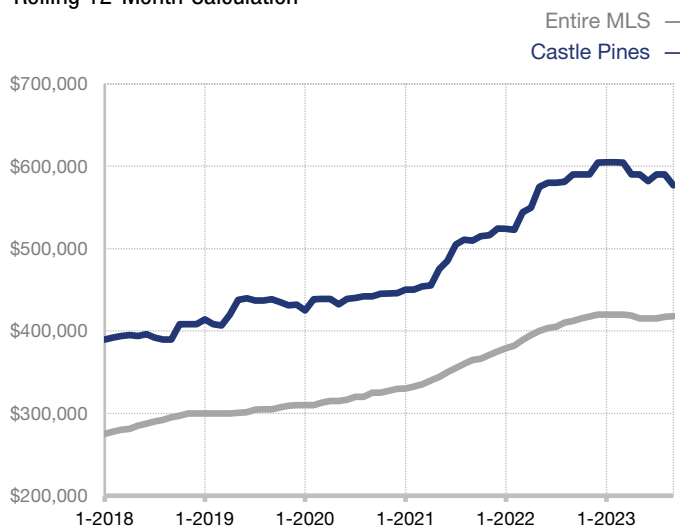
Townhouse/Condo	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	9	11	+ 22.2%	--	--	--
Under Contract	3	2	- 33.3%	27	34	+ 25.9%
New Listings	4	7	+ 75.0%	31	45	+ 45.2%
Sold Listings	7	4	- 42.9%	25	33	+ 32.0%
Days on Market Until Sale	32	73	+ 128.1%	30	50	+ 66.7%
Median Sales Price*	\$590,000	\$499,995	- 15.3%	\$597,250	\$575,000	- 3.7%
Average Sales Price*	\$596,262	\$511,013	- 14.3%	\$608,772	\$604,579	- 0.7%
Percent of List Price Received*	99.2%	98.9%	- 0.3%	100.6%	98.9%	- 1.7%

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

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



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



# Local Market Update for September 2023

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## Castle Rock

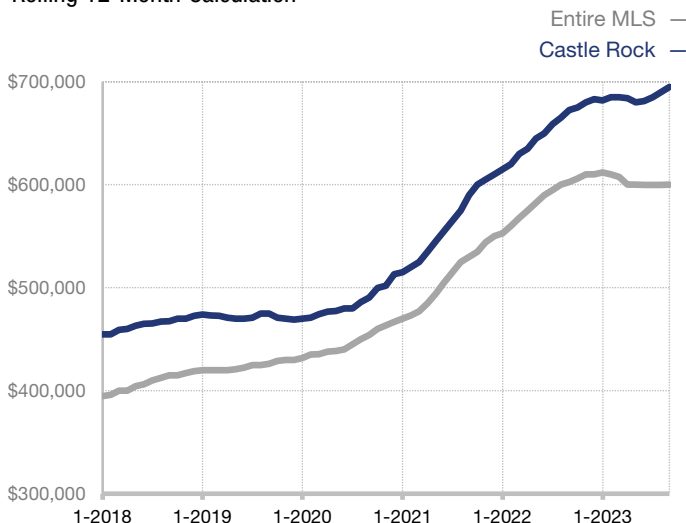
Single Family	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	379	318	- 16.1%	--	--	--
Under Contract	113	106	- 6.2%	1,379	1,103	- 20.0%
New Listings	143	157	+ 9.8%	1,792	1,419	- 20.8%
Sold Listings	165	108	- 34.5%	1,447	1,078	- 25.5%
Days on Market Until Sale	31	29	- 6.5%	20	37	+ 85.0%
Median Sales Price*	\$679,000	\$691,289	+ 1.8%	\$683,900	\$699,120	+ 2.2%
Average Sales Price*	\$761,958	\$772,207	+ 1.3%	\$811,871	\$824,225	+ 1.5%
Percent of List Price Received*	98.6%	99.1%	+ 0.5%	102.0%	99.4%	- 2.5%

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

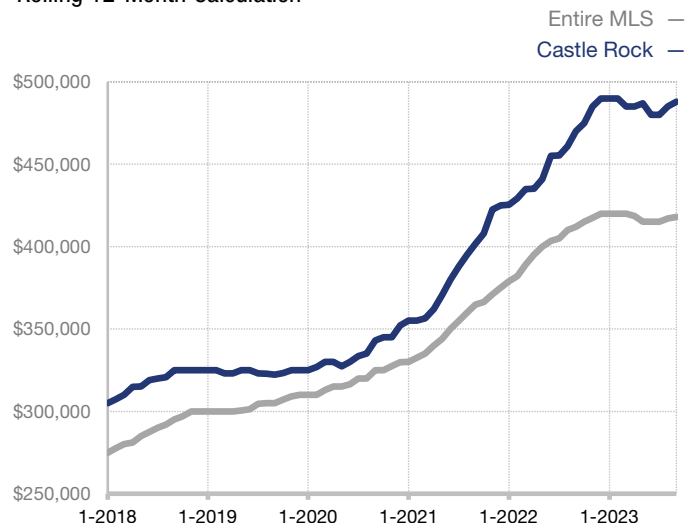
Townhouse/Condo	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	48	38	- 20.8%	--	--	--
Under Contract	12	20	+ 66.7%	238	198	- 16.8%
New Listings	24	31	+ 29.2%	284	217	- 23.6%
Sold Listings	28	19	- 32.1%	244	192	- 21.3%
Days on Market Until Sale	33	16	- 51.5%	15	39	+ 160.0%
Median Sales Price*	\$457,850	\$490,000	+ 7.0%	\$489,900	\$489,000	- 0.2%
Average Sales Price*	\$451,049	\$503,387	+ 11.6%	\$498,291	\$521,799	+ 4.7%
Percent of List Price Received*	99.2%	99.5%	+ 0.3%	102.1%	99.4%	- 2.6%

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

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



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



# Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Centennial

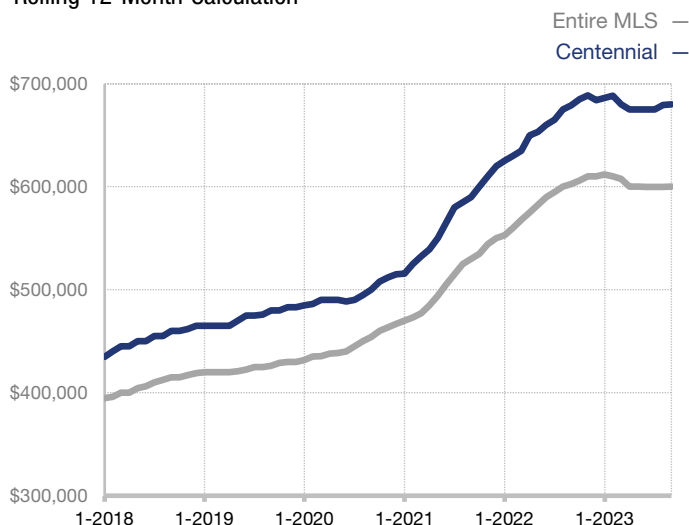
Single Family	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	204	136	- 33.3%	--	--	--
Under Contract	89	87	- 2.2%	1,065	835	- 21.6%
New Listings	130	98	- 24.6%	1,310	949	- 27.6%
Sold Listings	104	71	- 31.7%	1,068	794	- 25.7%
Days on Market Until Sale	27	27	0.0%	11	26	+ 136.4%
Median Sales Price*	\$675,000	\$700,000	+ 3.7%	\$696,600	\$697,000	+ 0.1%
Average Sales Price*	\$746,064	\$774,622	+ 3.8%	\$764,201	\$768,326	+ 0.5%
Percent of List Price Received*	98.8%	99.4%	+ 0.6%	103.6%	99.8%	- 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.

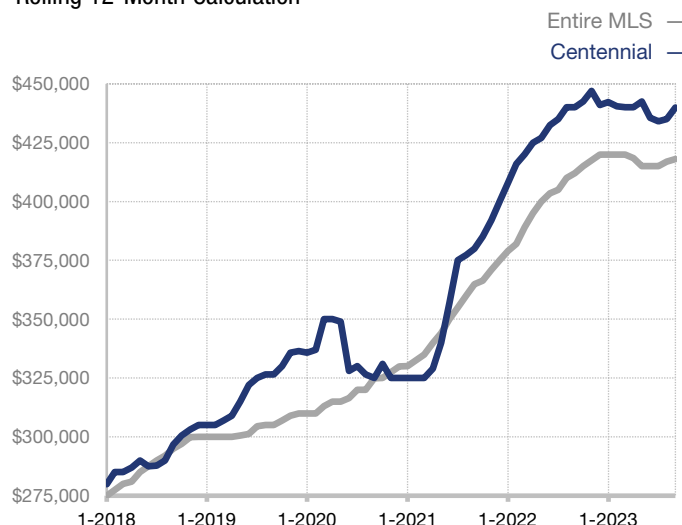
Townhouse/Condo	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	39	40	+ 2.6%	--	--	--
Under Contract	23	16	- 30.4%	284	261	- 8.1%
New Listings	29	34	+ 17.2%	327	299	- 8.6%
Sold Listings	34	31	- 8.8%	286	259	- 9.4%
Days on Market Until Sale	16	20	+ 25.0%	9	19	+ 111.1%
Median Sales Price*	\$380,000	\$430,000	+ 13.2%	\$445,000	\$444,900	- 0.0%
Average Sales Price*	\$409,507	\$435,587	+ 6.4%	\$450,674	\$444,585	- 1.4%
Percent of List Price Received*	99.9%	99.3%	- 0.6%	103.7%	100.1%	- 3.5%

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

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



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



# Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Denver

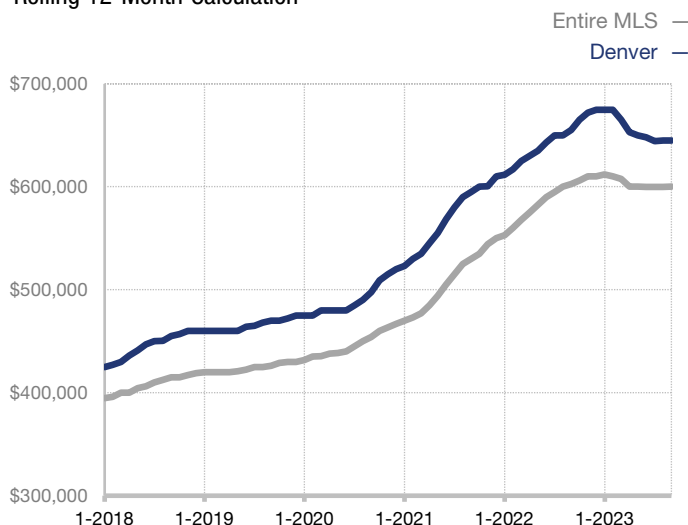
Single Family	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	1,305	1,061	- 18.7%	--	--	--
Under Contract	488	454	- 7.0%	5,846	4,543	- 22.3%
New Listings	780	660	- 15.4%	7,323	5,794	- 20.9%
Sold Listings	532	432	- 18.8%	5,746	4,383	- 23.7%
Days on Market Until Sale	24	24	0.0%	12	26	+ 116.7%
Median Sales Price*	\$639,475	\$642,500	+ 0.5%	\$682,000	\$650,000	- 4.7%
Average Sales Price*	\$794,980	\$852,934	+ 7.3%	\$859,855	\$844,024	- 1.8%
Percent of List Price Received*	98.6%	99.2%	+ 0.6%	104.1%	99.8%	- 4.1%

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

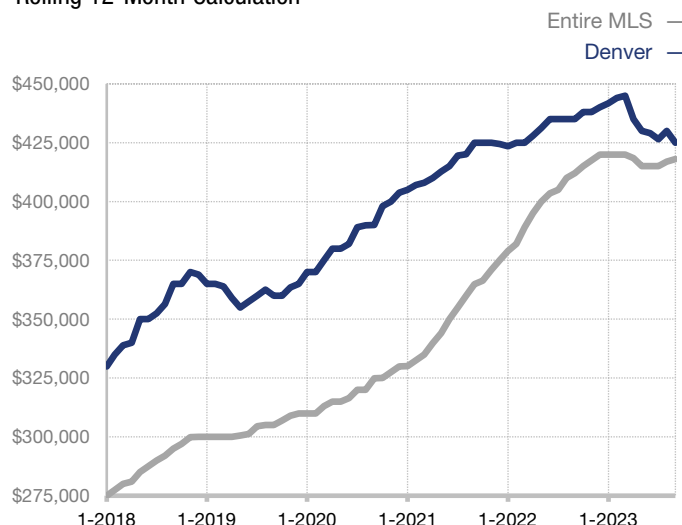
Townhouse/Condo	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	977	1,013	+ 3.7%	--	--	--
Under Contract	373	354	- 5.1%	4,787	3,534	- 26.2%
New Listings	544	579	+ 6.4%	5,724	4,750	- 17.0%
Sold Listings	472	351	- 25.6%	4,940	3,411	- 31.0%
Days on Market Until Sale	27	35	+ 29.6%	17	31	+ 82.4%
Median Sales Price*	\$460,000	\$430,000	- 6.5%	\$445,000	\$430,000	- 3.4%
Average Sales Price*	\$575,051	\$543,615	- 5.5%	\$555,094	\$540,943	- 2.5%
Percent of List Price Received*	99.1%	98.7%	- 0.4%	102.7%	99.4%	- 3.2%

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

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



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



# Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Denver County

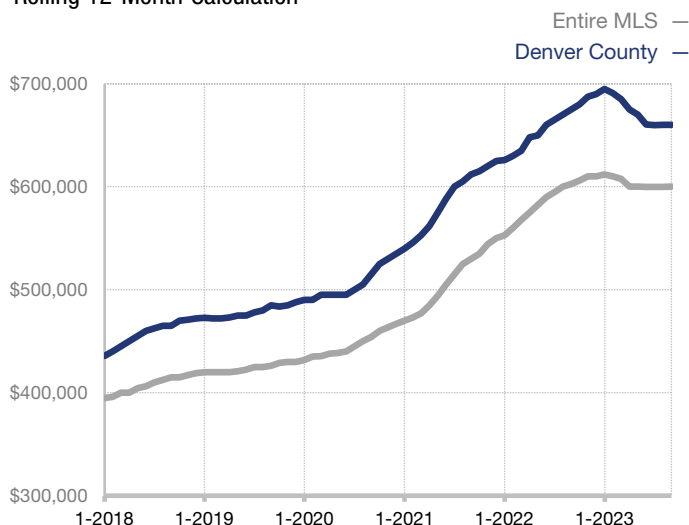
Single Family	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	1,199	976	- 18.6%	--	--	--
Under Contract	450	410	- 8.9%	5,405	4,189	- 22.5%
New Listings	716	614	- 14.2%	6,749	5,350	- 20.7%
Sold Listings	498	404	- 18.9%	5,299	4,058	- 23.4%
Days on Market Until Sale	24	24	0.0%	12	26	+ 116.7%
Median Sales Price*	\$650,000	\$659,963	+ 1.5%	\$700,000	\$663,618	- 5.2%
Average Sales Price*	\$816,423	\$871,867	+ 6.8%	\$882,654	\$866,615	- 1.8%
Percent of List Price Received*	98.5%	99.3%	+ 0.8%	104.1%	99.8%	- 4.1%

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

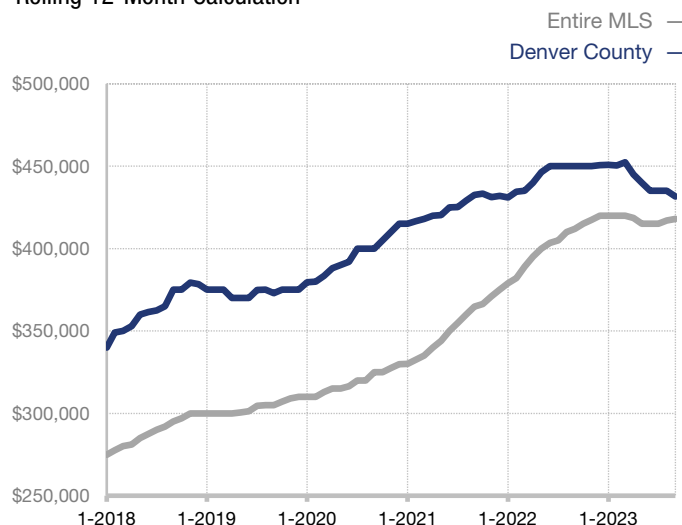
Townhouse/Condo	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	927	953	+ 2.8%	--	--	--
Under Contract	354	338	- 4.5%	4,517	3,365	- 25.5%
New Listings	507	545	+ 7.5%	5,400	4,508	- 16.5%
Sold Listings	444	337	- 24.1%	4,630	3,250	- 29.8%
Days on Market Until Sale	26	35	+ 34.6%	17	31	+ 82.4%
Median Sales Price*	\$475,000	\$430,000	- 9.5%	\$459,000	\$432,250	- 5.8%
Average Sales Price*	\$586,079	\$544,844	- 7.0%	\$567,030	\$547,182	- 3.5%
Percent of List Price Received*	99.0%	98.8%	- 0.2%	102.7%	99.5%	- 3.1%

\* 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 September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Douglas County

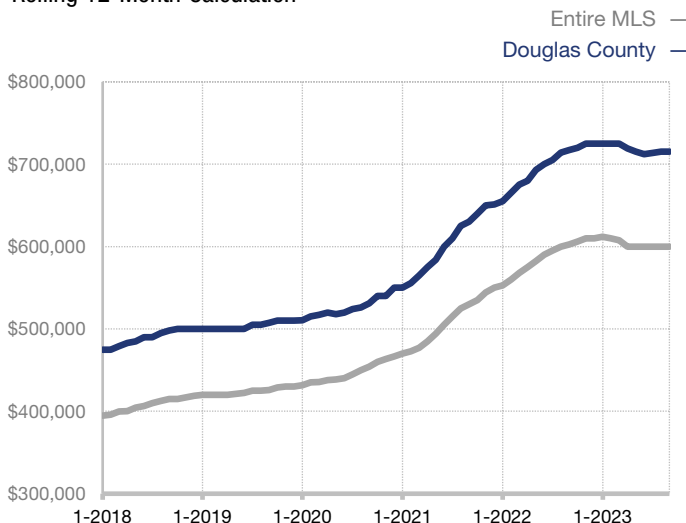
Single Family	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	1,274	1,028	- 19.3%	--	--	--
Under Contract	422	382	- 9.5%	4,981	4,120	- 17.3%
New Listings	595	552	- 7.2%	6,355	5,037	- 20.7%
Sold Listings	581	393	- 32.4%	5,010	3,989	- 20.4%
Days on Market Until Sale	34	33	- 2.9%	19	36	+ 89.5%
Median Sales Price*	\$709,034	\$718,425	+ 1.3%	\$730,000	\$717,080	- 1.8%
Average Sales Price*	\$865,299	\$813,882	- 5.9%	\$867,048	\$842,009	- 2.9%
Percent of List Price Received*	98.4%	99.0%	+ 0.6%	102.2%	99.4%	- 2.7%

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

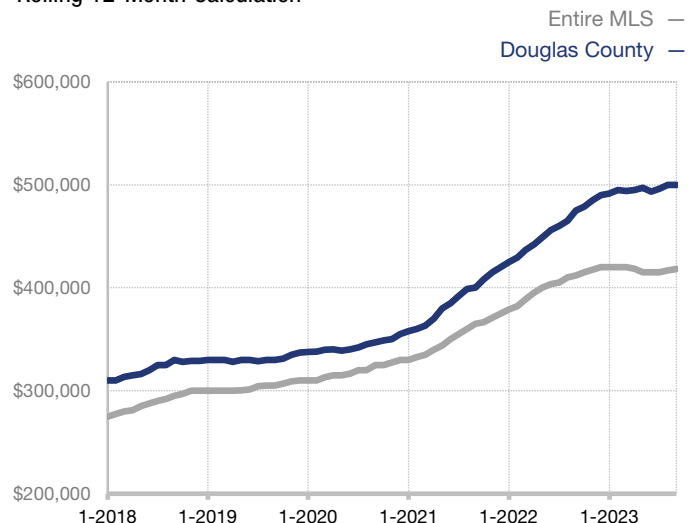
Townhouse/Condo	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	197	197	0.0%	--	--	--
Under Contract	75	89	+ 18.7%	832	860	+ 3.4%
New Listings	99	134	+ 35.4%	1,018	988	- 2.9%
Sold Listings	100	80	- 20.0%	837	825	- 1.4%
Days on Market Until Sale	27	32	+ 18.5%	13	40	+ 207.7%
Median Sales Price*	\$492,250	\$512,495	+ 4.1%	\$486,870	\$500,000	+ 2.7%
Average Sales Price*	\$511,307	\$525,866	+ 2.8%	\$502,481	\$513,593	+ 2.2%
Percent of List Price Received*	99.5%	99.2%	- 0.3%	102.7%	99.2%	- 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.

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



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





# Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Elbert County

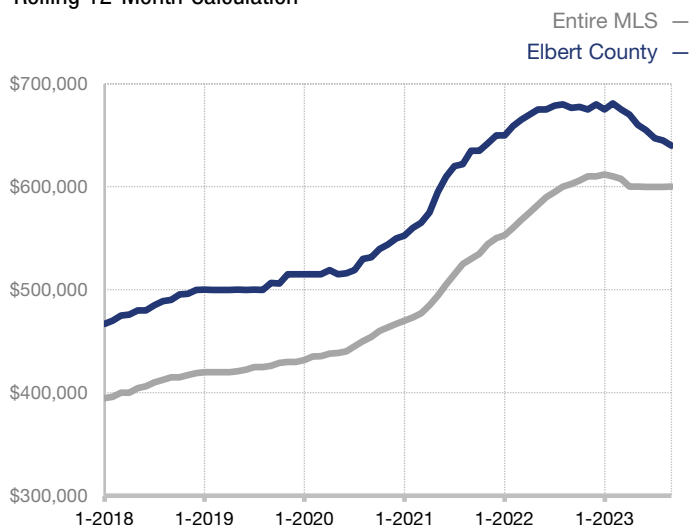
Single Family	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	203	148	- 27.1%	--	--	--
Under Contract	33	43	+ 30.3%	450	455	+ 1.1%
New Listings	56	67	+ 19.6%	617	567	- 8.1%
Sold Listings	53	41	- 22.6%	474	424	- 10.5%
Days on Market Until Sale	40	55	+ 37.5%	29	60	+ 106.9%
Median Sales Price*	\$665,000	\$600,000	- 9.8%	\$689,990	\$644,000	- 6.7%
Average Sales Price*	\$732,327	\$711,808	- 2.8%	\$773,581	\$741,468	- 4.2%
Percent of List Price Received*	98.5%	98.4%	- 0.1%	100.3%	98.7%	- 1.6%

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

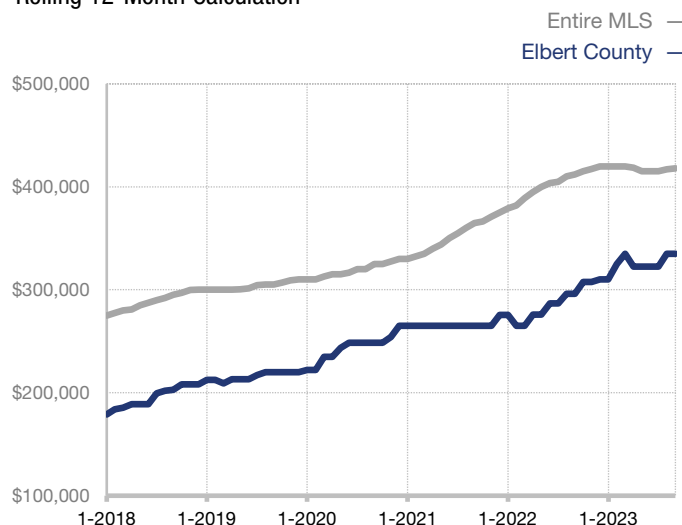
Townhouse/Condo	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	0	1	--	--	--	--
Under Contract	0	0	--	3	1	- 66.7%
New Listings	0	0	--	4	2	- 50.0%
Sold Listings	0	0	--	3	1	- 66.7%
Days on Market Until Sale	0	0	--	3	6	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$310,000	\$335,000	+ 8.1%
Average Sales Price*	\$0	\$0	--	\$318,333	\$335,000	+ 5.2%
Percent of List Price Received*	0.0%	0.0%	--	106.6%	98.6%	- 7.5%

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

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



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



# Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Greenwood Village

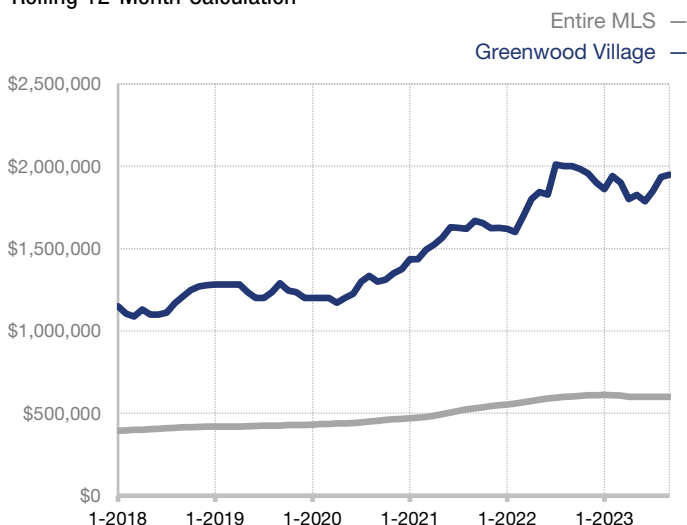
Single Family	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	31	19	- 38.7%	--	--	--
Under Contract	12	7	- 41.7%	111	91	- 18.0%
New Listings	16	15	- 6.3%	141	119	- 15.6%
Sold Listings	10	6	- 40.0%	106	93	- 12.3%
Days on Market Until Sale	19	45	+ 136.8%	17	29	+ 70.6%
Median Sales Price*	\$1,987,500	<b>\$2,206,500</b>	+ 11.0%	\$2,040,000	<b>\$2,035,000</b>	- 0.2%
Average Sales Price*	\$2,127,810	<b>\$3,712,167</b>	+ 74.5%	\$2,178,506	<b>\$2,403,097</b>	+ 10.3%
Percent of List Price Received*	98.5%	<b>92.8%</b>	- 5.8%	103.4%	<b>100.4%</b>	- 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.

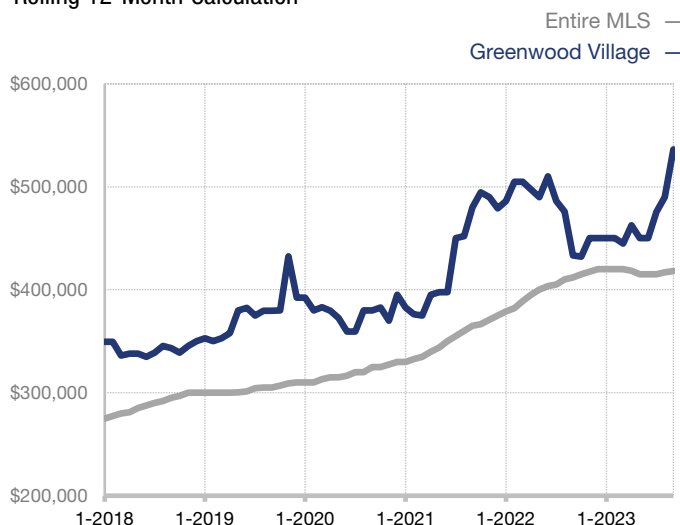
Townhouse/Condo	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	11	8	- 27.3%	--	--	--
Under Contract	10	5	- 50.0%	66	40	- 39.4%
New Listings	6	4	- 33.3%	76	49	- 35.5%
Sold Listings	7	4	- 42.9%	60	38	- 36.7%
Days on Market Until Sale	25	51	+ 104.0%	18	22	+ 22.2%
Median Sales Price*	\$390,000	<b>\$1,407,500</b>	+ 260.9%	\$428,500	<b>\$530,750</b>	+ 23.9%
Average Sales Price*	\$402,571	<b>\$1,161,500</b>	+ 188.5%	\$652,822	<b>\$735,559</b>	+ 12.7%
Percent of List Price Received*	97.0%	<b>97.1%</b>	+ 0.1%	101.0%	<b>98.4%</b>	- 2.6%

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



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



# Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Highlands Ranch

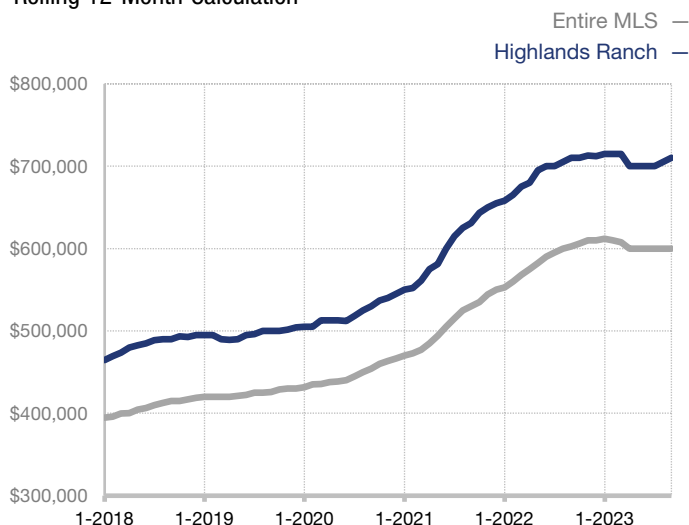
Single Family	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	150	126	- 16.0%	--	--	--
Under Contract	97	53	- 45.4%	1,076	750	- 30.3%
New Listings	89	90	+ 1.1%	1,275	879	- 31.1%
Sold Listings	115	73	- 36.5%	1,033	743	- 28.1%
Days on Market Until Sale	28	26	- 7.1%	12	23	+ 91.7%
Median Sales Price*	\$695,000	\$710,000	+ 2.2%	\$720,000	\$725,000	+ 0.7%
Average Sales Price*	\$833,810	\$745,206	- 10.6%	\$838,861	\$836,276	- 0.3%
Percent of List Price Received*	98.6%	99.7%	+ 1.1%	103.3%	100.0%	- 3.2%

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

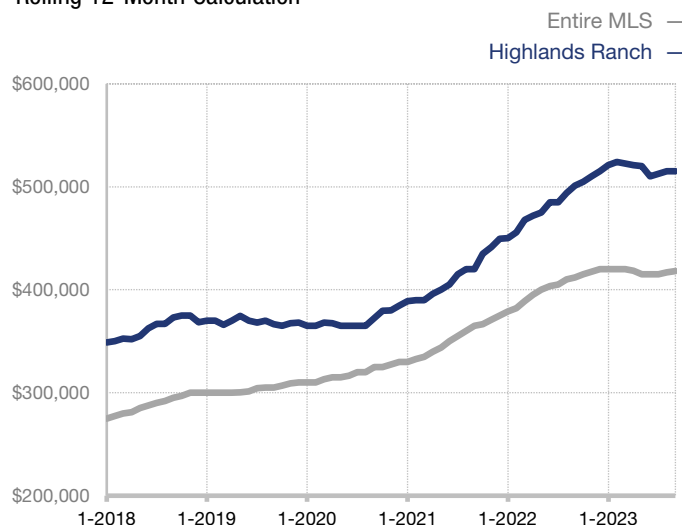
Townhouse/Condo	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	41	35	- 14.6%	--	--	--
Under Contract	23	14	- 39.1%	203	205	+ 1.0%
New Listings	21	26	+ 23.8%	249	233	- 6.4%
Sold Listings	29	15	- 48.3%	211	199	- 5.7%
Days on Market Until Sale	26	21	- 19.2%	11	26	+ 136.4%
Median Sales Price*	\$522,000	\$535,000	+ 2.5%	\$515,050	\$515,000	- 0.0%
Average Sales Price*	\$576,922	\$570,332	- 1.1%	\$543,428	\$539,776	- 0.7%
Percent of List Price Received*	98.9%	100.1%	+ 1.2%	102.7%	99.5%	- 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 September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Jefferson County

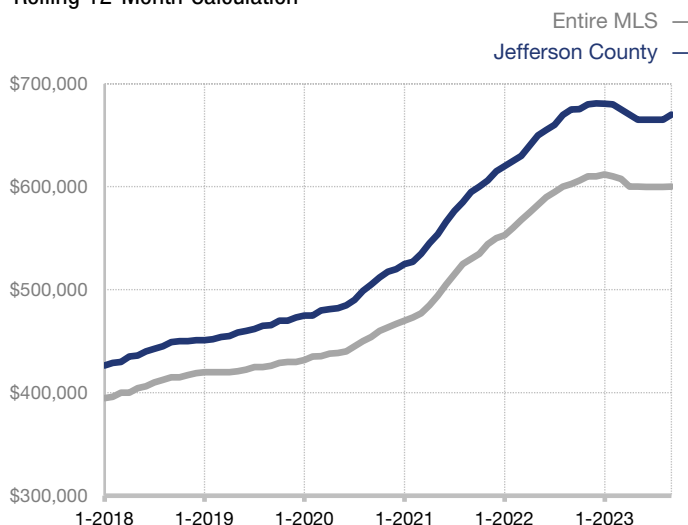
Single Family	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	1,283	812	- 36.7%	--	--	--
Under Contract	476	442	- 7.1%	5,452	4,475	- 17.9%
New Listings	719	583	- 18.9%	6,871	5,267	- 23.3%
Sold Listings	598	442	- 26.1%	5,370	4,323	- 19.5%
Days on Market Until Sale	25	28	+ 12.0%	13	26	+ 100.0%
Median Sales Price*	\$655,000	\$716,700	+ 9.4%	\$695,000	\$680,000	- 2.2%
Average Sales Price*	\$769,142	\$839,786	+ 9.2%	\$806,459	\$790,933	- 1.9%
Percent of List Price Received*	99.0%	99.3%	+ 0.3%	104.1%	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.

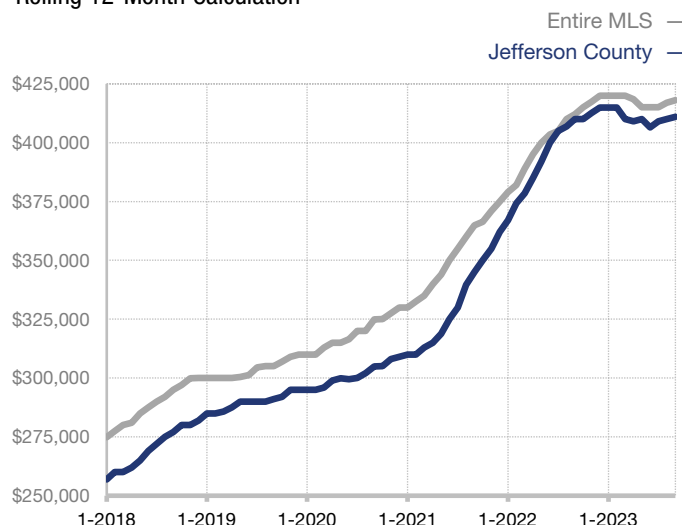
Townhouse/Condo	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	391	277	- 29.2%	--	--	--
Under Contract	204	169	- 17.2%	2,115	1,774	- 16.1%
New Listings	286	230	- 19.6%	2,496	1,986	- 20.4%
Sold Listings	234	170	- 27.4%	2,139	1,691	- 20.9%
Days on Market Until Sale	22	23	+ 4.5%	13	27	+ 107.7%
Median Sales Price*	\$391,925	\$400,000	+ 2.1%	\$420,000	\$415,000	- 1.2%
Average Sales Price*	\$437,663	\$433,220	- 1.0%	\$451,072	\$454,199	+ 0.7%
Percent of List Price Received*	99.9%	99.6%	- 0.3%	103.9%	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 September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Lakewood

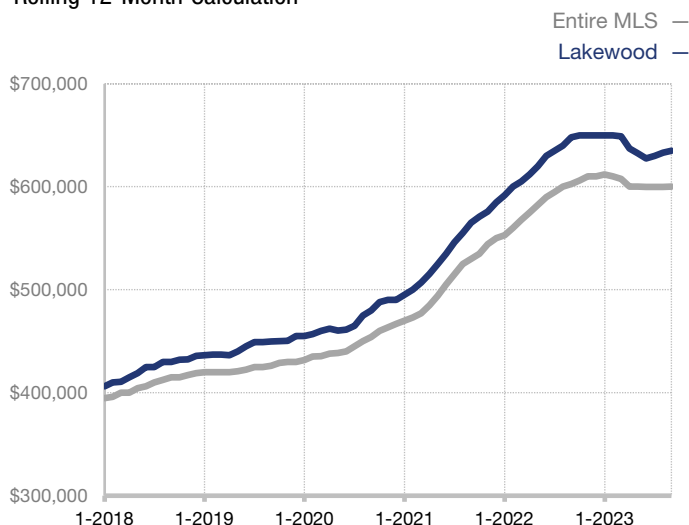
Single Family	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	245	125	- 49.0%	--	--	--
Under Contract	108	95	- 12.0%	1,085	960	- 11.5%
New Listings	141	127	- 9.9%	1,381	1,080	- 21.8%
Sold Listings	133	91	- 31.6%	1,067	924	- 13.4%
Days on Market Until Sale	25	20	- 20.0%	12	23	+ 91.7%
Median Sales Price*	\$642,500	\$690,000	+ 7.4%	\$660,000	\$645,000	- 2.3%
Average Sales Price*	\$711,320	\$746,745	+ 5.0%	\$733,221	\$715,772	- 2.4%
Percent of List Price Received*	98.8%	99.8%	+ 1.0%	104.0%	100.8%	- 3.1%

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

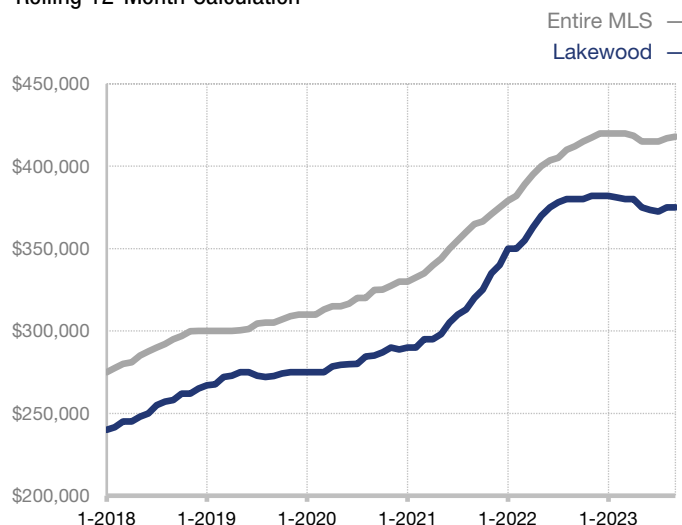
Townhouse/Condo	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	133	100	- 24.8%	--	--	--
Under Contract	82	60	- 26.8%	787	672	- 14.6%
New Listings	108	75	- 30.6%	926	749	- 19.1%
Sold Listings	90	56	- 37.8%	812	647	- 20.3%
Days on Market Until Sale	20	25	+ 25.0%	11	22	+ 100.0%
Median Sales Price*	\$362,000	\$386,000	+ 6.6%	\$385,000	\$375,900	- 2.4%
Average Sales Price*	\$377,595	\$399,520	+ 5.8%	\$405,541	\$396,519	- 2.2%
Percent of List Price Received*	99.7%	99.9%	+ 0.2%	104.0%	99.9%	- 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.

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



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



# Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Littleton

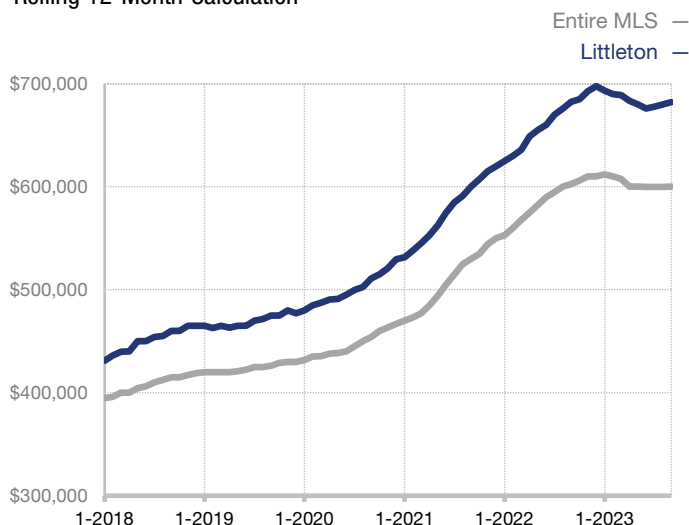
Single Family	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	479	304	- 36.5%	--	--	--
Under Contract	157	158	+ 0.6%	1,721	1,560	- 9.4%
New Listings	256	191	- 25.4%	2,228	1,844	- 17.2%
Sold Listings	195	146	- 25.1%	1,672	1,491	- 10.8%
Days on Market Until Sale	31	30	- 3.2%	15	31	+ 106.7%
Median Sales Price*	\$659,000	\$692,500	+ 5.1%	\$705,000	\$687,640	- 2.5%
Average Sales Price*	\$811,103	\$842,858	+ 3.9%	\$824,818	\$810,773	- 1.7%
Percent of List Price Received*	98.8%	99.2%	+ 0.4%	103.4%	100.0%	- 3.3%

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

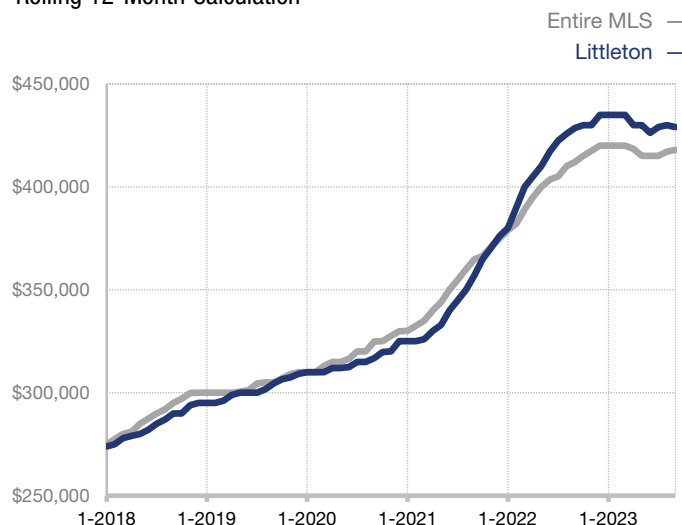
Townhouse/Condo	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	127	98	- 22.8%	--	--	--
Under Contract	56	71	+ 26.8%	719	620	- 13.8%
New Listings	84	90	+ 7.1%	832	690	- 17.1%
Sold Listings	85	62	- 27.1%	715	584	- 18.3%
Days on Market Until Sale	21	24	+ 14.3%	11	30	+ 172.7%
Median Sales Price*	\$440,500	\$430,070	- 2.4%	\$440,000	\$430,500	- 2.2%
Average Sales Price*	\$474,541	\$455,350	- 4.0%	\$459,896	\$453,418	- 1.4%
Percent of List Price Received*	99.5%	99.4%	- 0.1%	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.

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



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



# Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Lone Tree

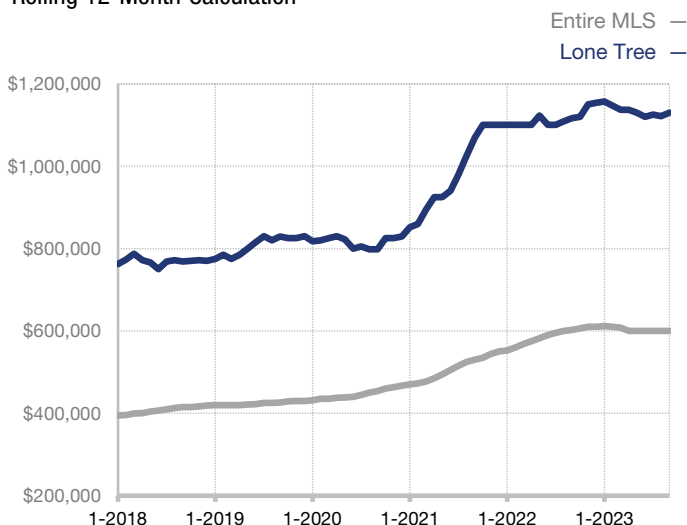
Single Family	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	28	25	- 10.7%	--	--	--
Under Contract	9	10	+ 11.1%	126	84	- 33.3%
New Listings	14	11	- 21.4%	162	114	- 29.6%
Sold Listings	10	4	- 60.0%	132	83	- 37.1%
Days on Market Until Sale	29	48	+ 65.5%	15	34	+ 126.7%
Median Sales Price*	\$975,000	\$1,250,000	+ 28.2%	\$1,175,000	\$1,153,500	- 1.8%
Average Sales Price*	\$1,178,129	\$1,412,500	+ 19.9%	\$1,267,476	\$1,195,432	- 5.7%
Percent of List Price Received*	97.2%	95.4%	- 1.9%	101.4%	98.6%	- 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.

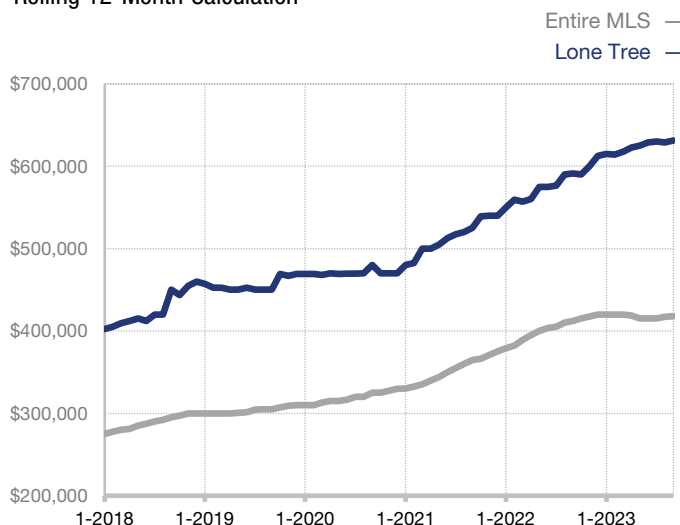
Townhouse/Condo	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	11	9	- 18.2%	--	--	--
Under Contract	3	5	+ 66.7%	47	40	- 14.9%
New Listings	8	8	0.0%	59	46	- 22.0%
Sold Listings	3	5	+ 66.7%	51	36	- 29.4%
Days on Market Until Sale	5	24	+ 380.0%	14	31	+ 121.4%
Median Sales Price*	\$630,000	\$635,000	+ 0.8%	\$602,000	\$642,500	+ 6.7%
Average Sales Price*	\$568,667	\$610,400	+ 7.3%	\$578,278	\$644,432	+ 11.4%
Percent of List Price Received*	97.6%	100.1%	+ 2.6%	102.7%	99.2%	- 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.

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



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



# Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Morrison

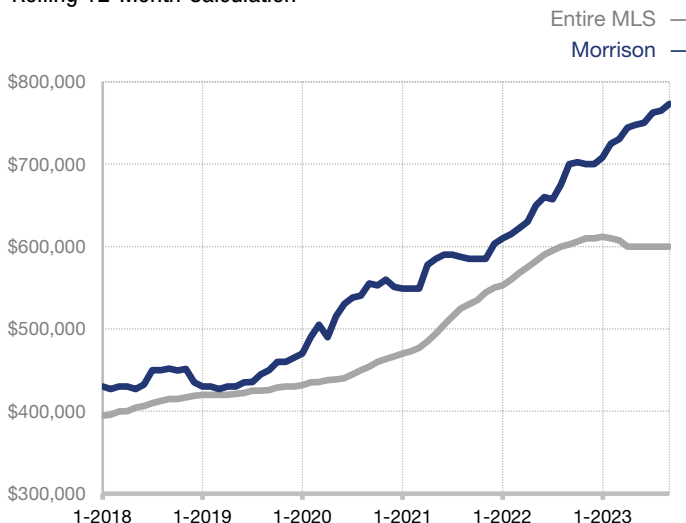
Single Family	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	73	44	- 39.7%	--	--	--
Under Contract	27	23	- 14.8%	248	217	- 12.5%
New Listings	34	27	- 20.6%	320	252	- 21.3%
Sold Listings	28	24	- 14.3%	227	218	- 4.0%
Days on Market Until Sale	28	29	+ 3.6%	15	29	+ 93.3%
Median Sales Price*	\$692,500	\$787,500	+ 13.7%	\$714,023	\$797,480	+ 11.7%
Average Sales Price*	\$845,325	\$1,045,609	+ 23.7%	\$968,456	\$944,856	- 2.4%
Percent of List Price Received*	98.4%	100.6%	+ 2.2%	103.4%	99.8%	- 3.5%

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

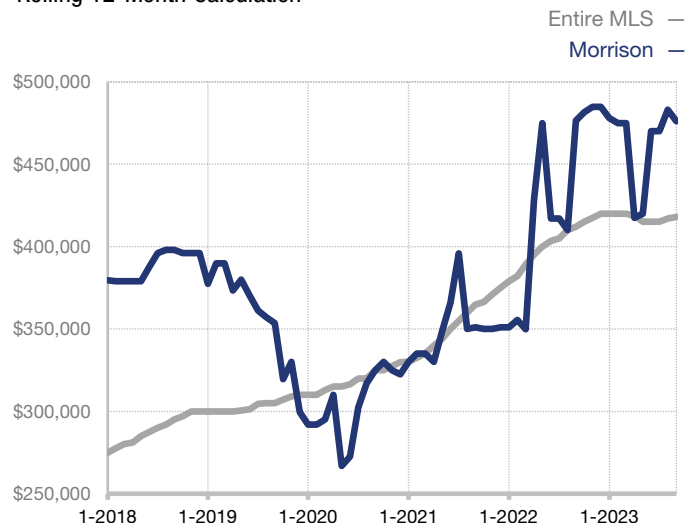
Townhouse/Condo	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	0	2	--	--	--	--
Under Contract	3	3	0.0%	17	18	+ 5.9%
New Listings	1	3	+ 200.0%	18	22	+ 22.2%
Sold Listings	2	0	- 100.0%	14	17	+ 21.4%
Days on Market Until Sale	13	0	- 100.0%	12	17	+ 41.7%
Median Sales Price*	\$533,500	\$0	- 100.0%	\$481,500	\$470,000	- 2.4%
Average Sales Price*	\$533,500	\$0	- 100.0%	\$514,071	\$516,431	+ 0.5%
Percent of List Price Received*	98.4%	0.0%	- 100.0%	103.9%	99.4%	- 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 September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Parker

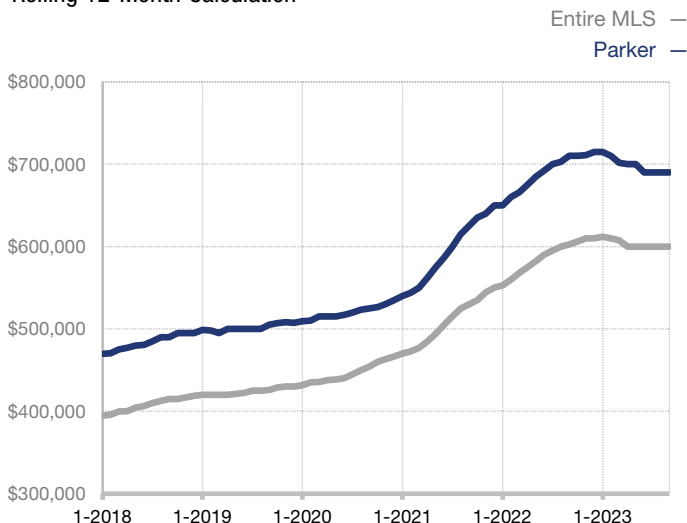
Single Family	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	407	276	- 32.2%	--	--	--
Under Contract	113	134	+ 18.6%	1,493	1,339	- 10.3%
New Listings	204	165	- 19.1%	1,940	1,549	- 20.2%
Sold Listings	181	133	- 26.5%	1,504	1,296	- 13.8%
Days on Market Until Sale	36	34	- 5.6%	18	36	+ 100.0%
Median Sales Price*	\$689,950	\$700,000	+ 1.5%	\$720,000	\$691,283	- 4.0%
Average Sales Price*	\$848,757	\$818,286	- 3.6%	\$823,285	\$774,400	- 5.9%
Percent of List Price Received*	98.5%	98.7%	+ 0.2%	102.2%	99.2%	- 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.

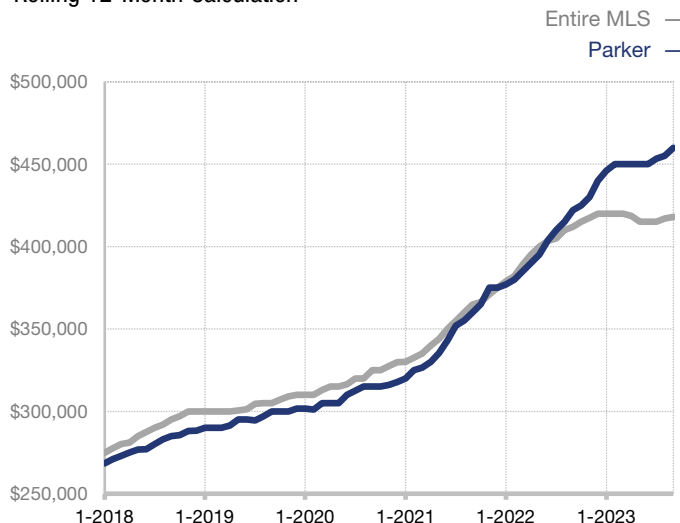
Townhouse/Condo	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	67	82	+ 22.4%	--	--	--
Under Contract	26	38	+ 46.2%	245	306	+ 24.9%
New Listings	33	43	+ 30.3%	311	360	+ 15.8%
Sold Listings	26	29	+ 11.5%	236	293	+ 24.2%
Days on Market Until Sale	22	39	+ 77.3%	9	42	+ 366.7%
Median Sales Price*	\$450,000	\$510,000	+ 13.3%	\$431,500	\$455,000	+ 5.4%
Average Sales Price*	\$465,395	\$483,271	+ 3.8%	\$441,289	\$465,518	+ 5.5%
Percent of List Price Received*	100.3%	98.9%	- 1.4%	103.8%	99.1%	- 4.5%

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

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



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



# Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Sheridan

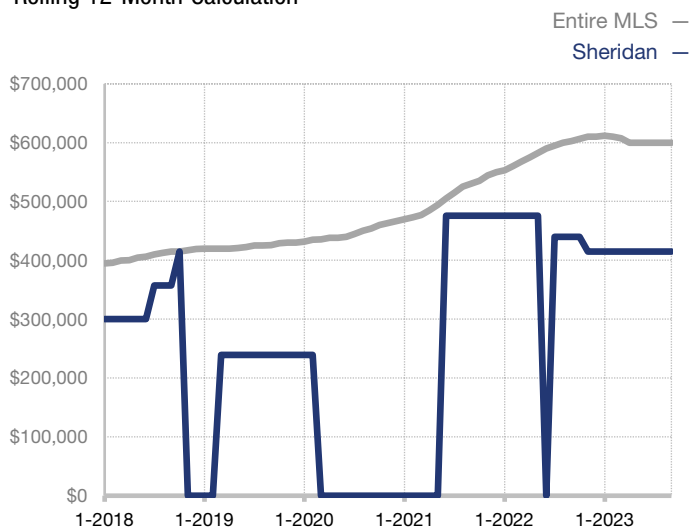
Single Family	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	1	--	2	1	- 50.0%
New Listings	0	1	--	2	1	- 50.0%
Sold Listings	0	0	--	2	0	- 100.0%
Days on Market 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%

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

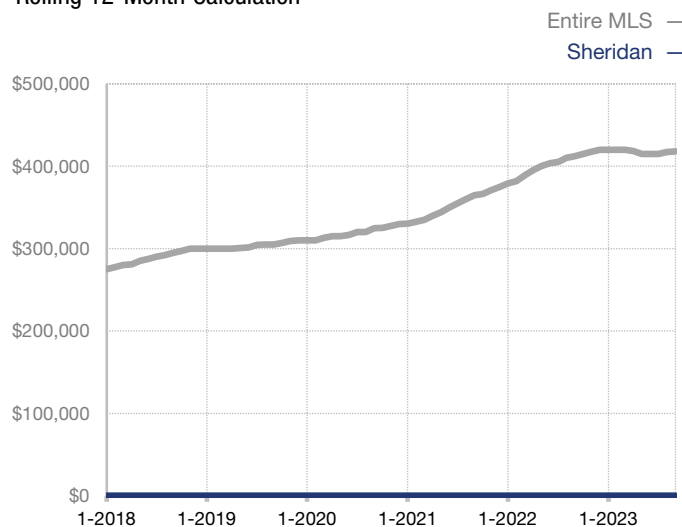
Townhouse/Condo	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Days on Market Until Sale	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--

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

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



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



# Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Wheat Ridge

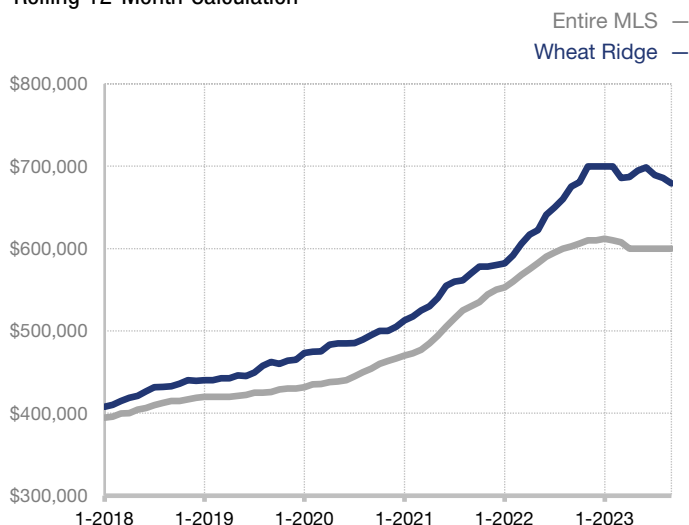
Single Family	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	70	47	- 32.9%	--	--	--
Under Contract	22	28	+ 27.3%	288	243	- 15.6%
New Listings	50	41	- 18.0%	371	296	- 20.2%
Sold Listings	24	33	+ 37.5%	274	233	- 15.0%
Days on Market Until Sale	22	26	+ 18.2%	10	29	+ 190.0%
Median Sales Price*	\$717,250	\$615,000	- 14.3%	\$705,000	\$679,000	- 3.7%
Average Sales Price*	\$830,992	\$711,264	- 14.4%	\$774,213	\$742,653	- 4.1%
Percent of List Price Received*	99.6%	101.0%	+ 1.4%	105.6%	100.3%	- 5.0%

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

Townhouse/Condo	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	21	18	- 14.3%	--	--	--
Under Contract	12	3	- 75.0%	103	84	- 18.4%
New Listings	16	11	- 31.3%	122	106	- 13.1%
Sold Listings	8	10	+ 25.0%	107	87	- 18.7%
Days on Market Until Sale	33	22	- 33.3%	15	25	+ 66.7%
Median Sales Price*	\$571,558	\$434,500	- 24.0%	\$449,950	\$425,000	- 5.5%
Average Sales Price*	\$527,380	\$428,996	- 18.7%	\$464,111	\$470,297	+ 1.3%
Percent of List Price Received*	102.7%	99.6%	- 3.0%	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

