

Monthly Indicators

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



October 2023

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

New Listings were down 6.5 percent for single family homes but increased 7.9 percent for townhouse-condo properties. Under Contracts decreased 6.1 percent for single family homes but increased 3.5 percent for townhouse-condo properties.

The Median Sales Price was up 4.7 percent to \$670,000 for single family homes and 5.0 percent to \$420,000 for townhouse-condo properties. Days on Market remained flat for single family homes but increased 24.0 percent for townhouse-condo properties.

Total housing inventory going into October was at 1.13 million units, up 2.7% from the previous month but down 8.1% compared to the same time last year, for a 3.4 months' supply at the current sales pace, according to NAR. The shortage of homes for sale is making it harder for buyers to find a home to purchase while at the same time pushing sales prices higher nationwide, with the median existing-home sales price rising 2.8% annually to \$394,300, the third consecutive month of year-over-year price increases.

Activity Snapshot

- 20.3% **- 12.7%** **+ 3.4%**

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	10-2022	10-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
Active Listings		4,971	3,657	- 26.4%	--	--	--
Under Contract		1,677	1,574	- 6.1%	23,215	18,751	- 19.2%
New Listings		2,014	1,883	- 6.5%	29,251	22,808	- 22.0%
Sold Listings		1,780	1,537	- 13.7%	23,117	18,300	- 20.8%
Days on Market		30	30	0.0%	15	29	+ 93.3%
Median Sales Price		\$640,000	\$670,000	+ 4.7%	\$675,000	\$665,000	- 1.5%
Avg. Sales Price		\$784,664	\$817,200	+ 4.1%	\$813,878	\$808,557	- 0.7%
Pct. of List Price Received		98.6%	99.0%	+ 0.4%	103.1%	99.8%	- 3.2%
Affordability Index		46	41	- 10.9%	43	41	- 4.7%

Townhouse-Condo Market Overview



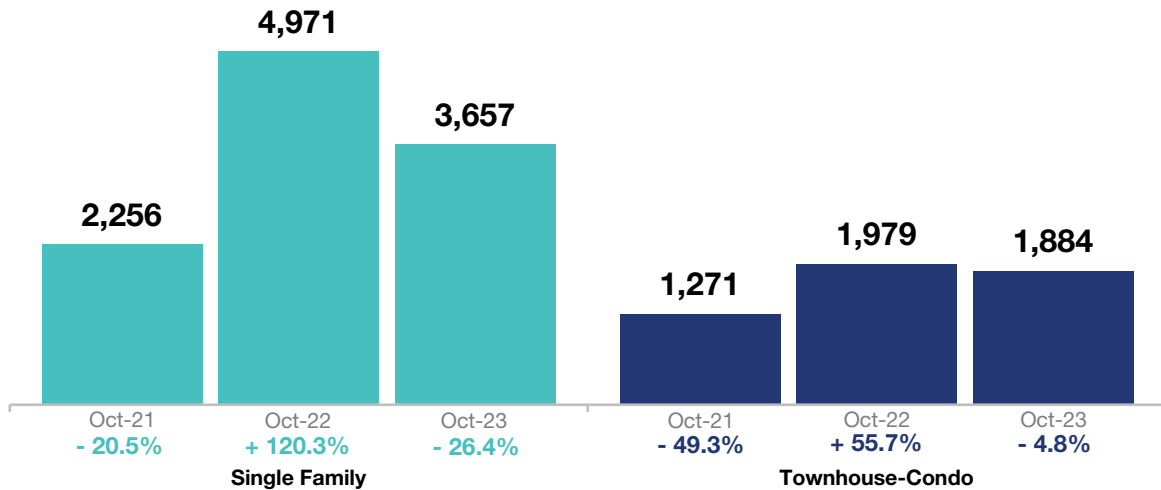
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	10-2022	10-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
Active Listings		1,979	1,884	- 4.8%	--	--	--
Under Contract		772	799	+ 3.5%	11,221	9,201	- 18.0%
New Listings		944	1,019	+ 7.9%	13,288	11,402	- 14.2%
Sold Listings		886	790	- 10.8%	11,526	8,930	- 22.5%
Days on Market		25	31	+ 24.0%	15	29	+ 93.3%
Median Sales Price		\$400,000	\$420,000	+ 5.0%	\$415,000	\$411,503	- 0.8%
Avg. Sales Price		\$480,530	\$486,014	+ 1.1%	\$486,627	\$478,945	- 1.6%
Pct. of List Price Received		99.2%	99.3%	+ 0.1%	102.8%	99.6%	- 3.1%
Affordability Index		73	65	- 11.0%	70	66	- 5.7%

Inventory of Active Listings

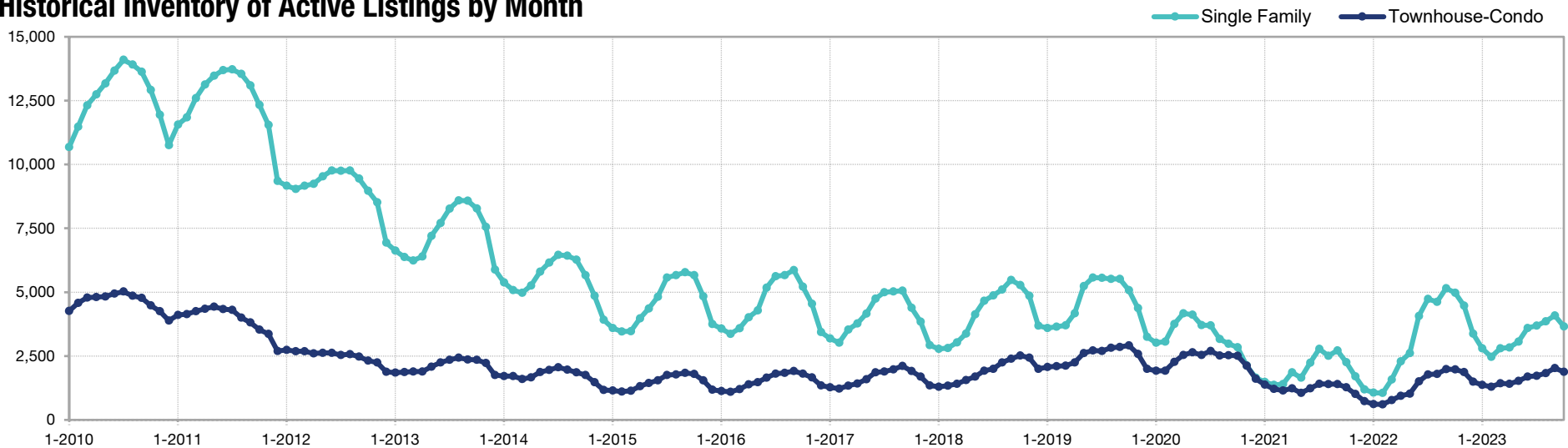


October



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2022	4,469	+162.0%	1,865	+84.8%
Dec-2022	3,372	+182.2%	1,493	+103.7%
Jan-2023	2,800	+162.9%	1,368	+123.5%
Feb-2023	2,465	+135.0%	1,295	+113.3%
Mar-2023	2,805	+77.8%	1,434	+87.0%
Apr-2023	2,835	+23.7%	1,409	+50.5%
May-2023	3,058	+17.3%	1,523	+49.5%
Jun-2023	3,594	-11.6%	1,688	+12.5%
Jul-2023	3,689	-22.1%	1,728	-2.8%
Aug-2023	3,860	-16.4%	1,830	+2.1%
Sep-2023	4,089	-20.7%	2,024	+1.8%
Oct-2023	3,657	-26.4%	1,884	-4.8%

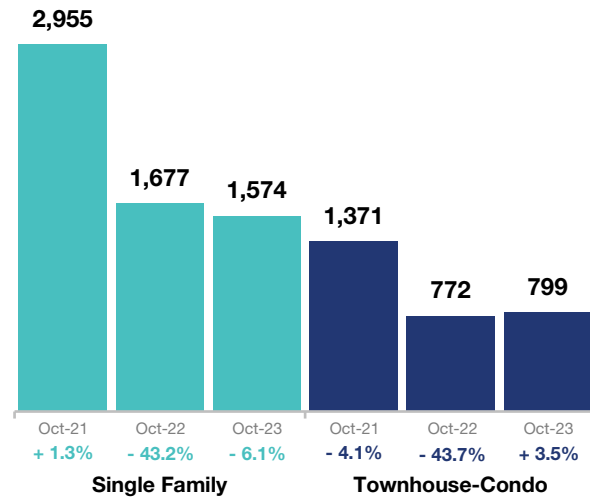
Historical Inventory of Active Listings by Month



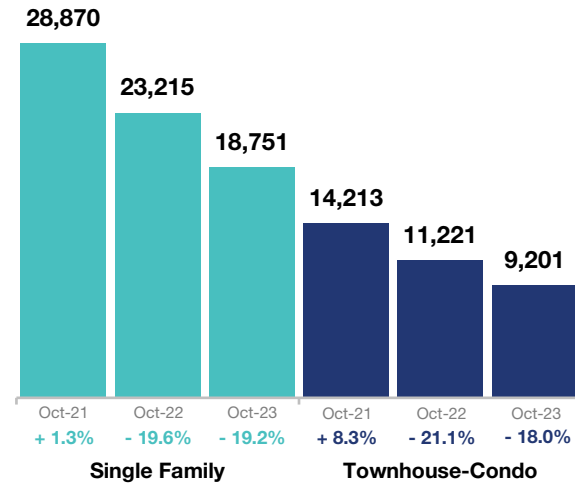
Under Contract



October

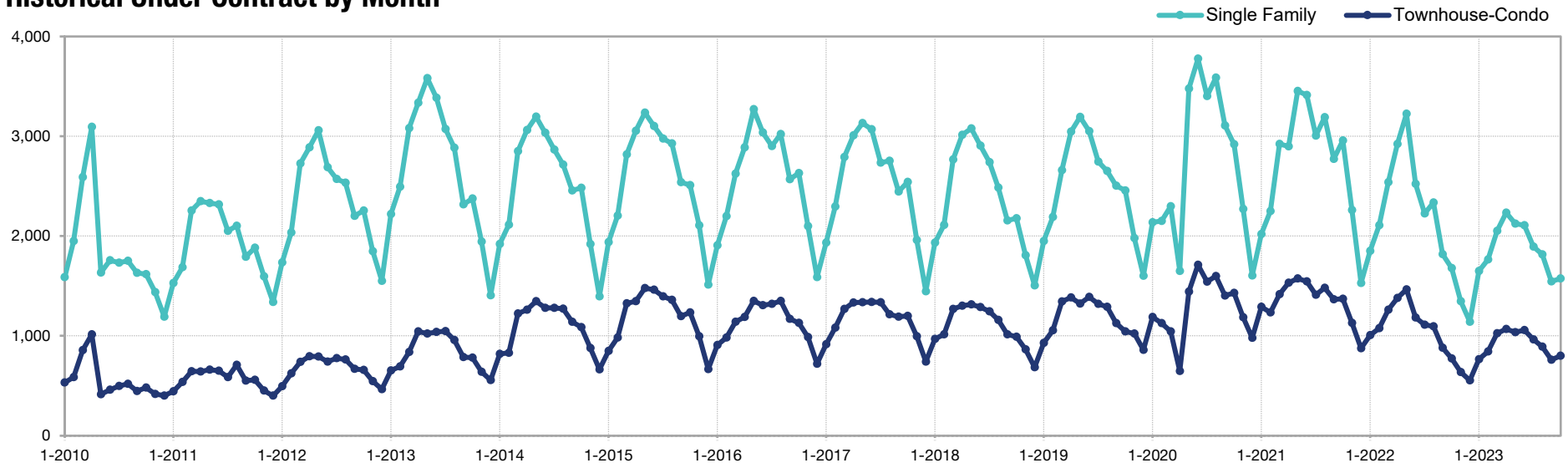


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2022	1,346	-40.4%	636	-43.7%
Dec-2022	1,140	-25.4%	554	-36.6%
Jan-2023	1,648	-11.0%	764	-24.1%
Feb-2023	1,764	-16.2%	843	-21.6%
Mar-2023	2,051	-19.2%	1,024	-18.7%
Apr-2023	2,233	-23.6%	1,068	-22.4%
May-2023	2,124	-34.1%	1,034	-29.4%
Jun-2023	2,106	-16.5%	1,056	-10.7%
Jul-2023	1,892	-14.9%	963	-13.3%
Aug-2023	1,814	-22.3%	890	-18.6%
Sep-2023	1,545	-15.0%	760	-13.5%
Oct-2023	1,574	-6.1%	799	+3.5%

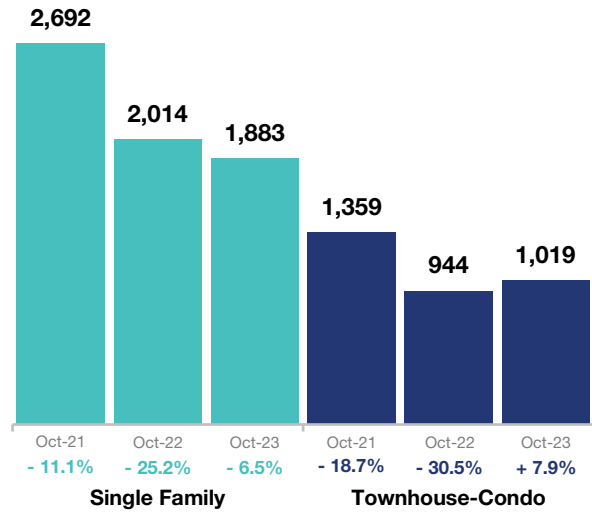
Historical Under Contract by Month



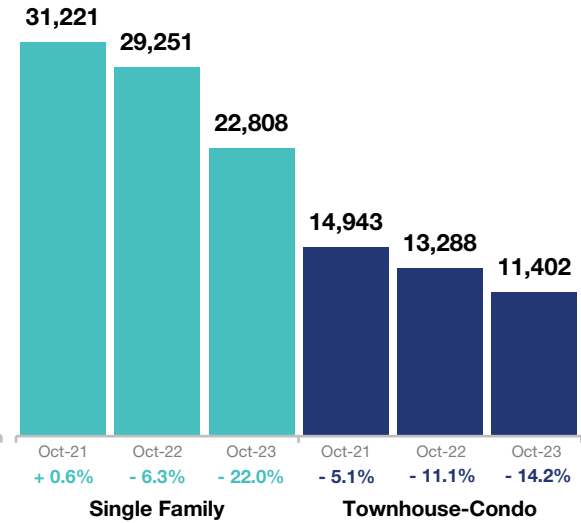
New Listings



October

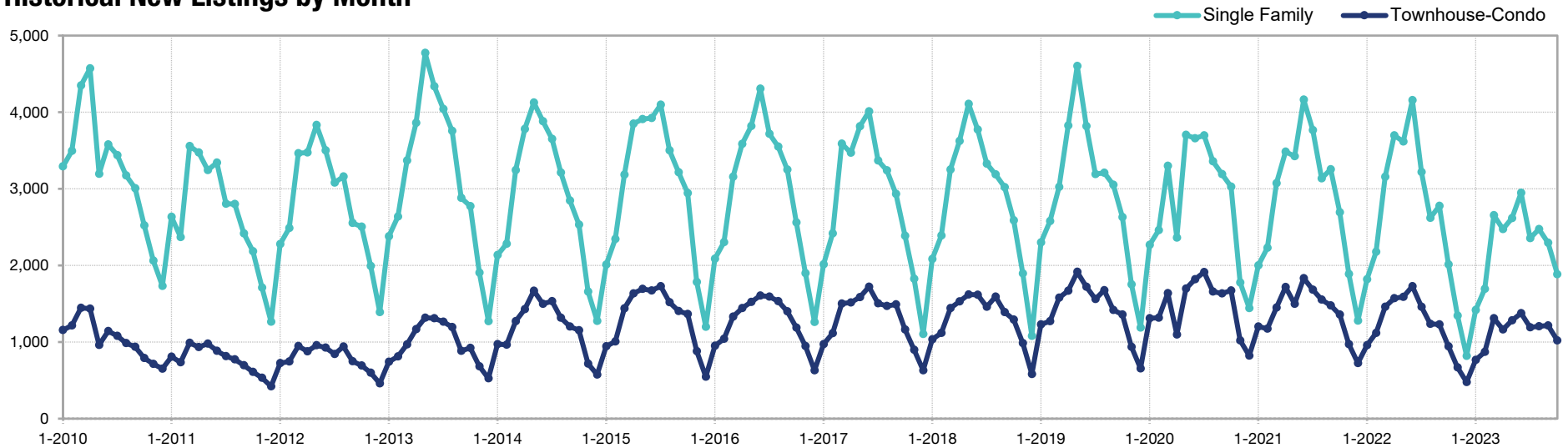


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	2,475	-33.0%	1,165	-25.8%
May-2023	2,618	-27.6%	1,281	-19.4%
Jun-2023	2,947	-29.1%	1,375	-20.4%
Jul-2023	2,354	-26.9%	1,192	-18.4%
Aug-2023	2,472	-5.6%	1,206	-2.3%
Sep-2023	2,295	-17.3%	1,217	-1.0%
Oct-2023	1,883	-6.5%	1,019	+7.9%

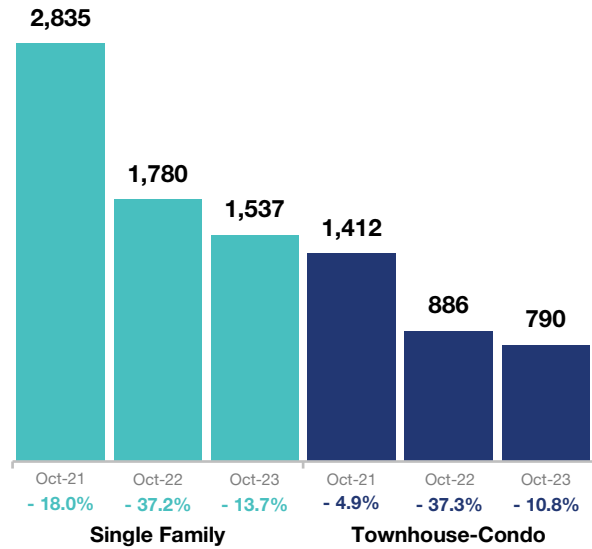
Historical New Listings by Month



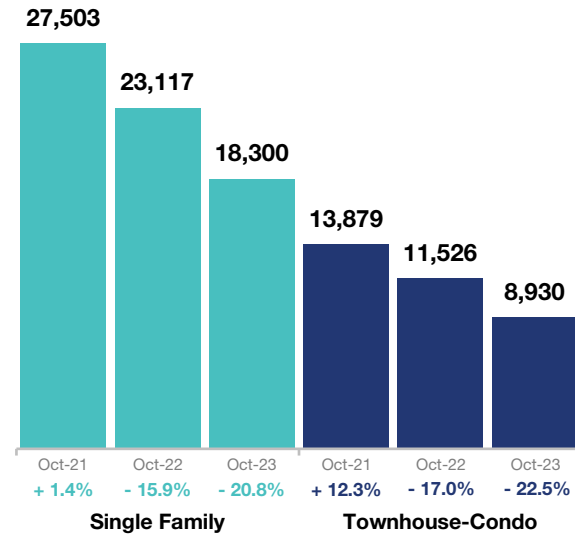
Sold Listings



October

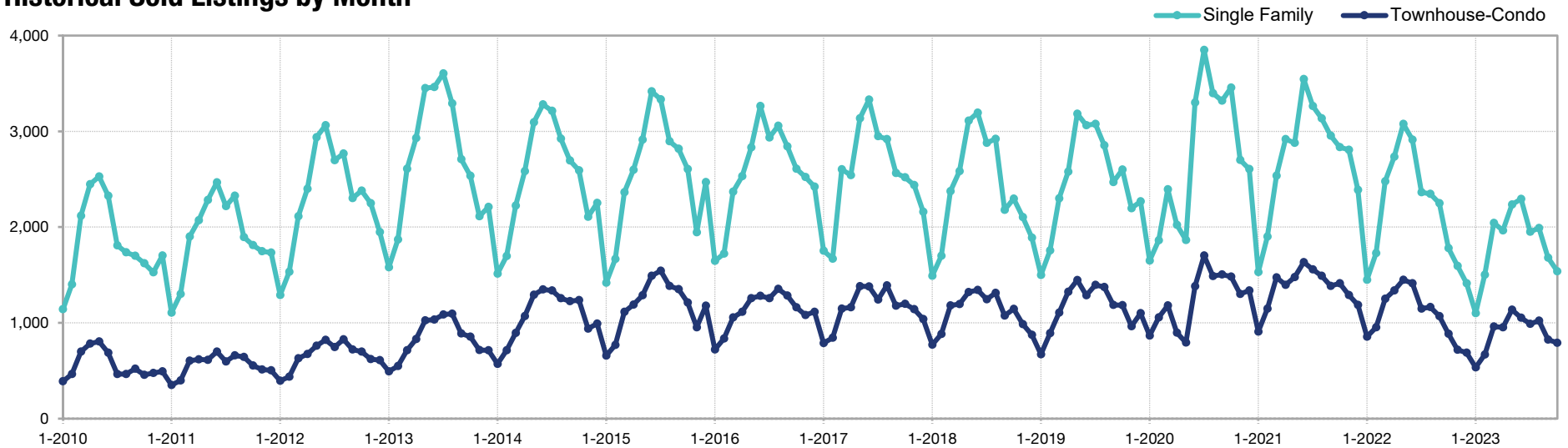


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	952	-28.8%
May-2023	2,235	-27.3%	1,136	-21.6%
Jun-2023	2,295	-21.2%	1,053	-25.5%
Jul-2023	1,951	-17.5%	989	-13.8%
Aug-2023	1,990	-15.2%	1,022	-12.2%
Sep-2023	1,681	-25.2%	825	-22.8%
Oct-2023	1,537	-13.7%	790	-10.8%

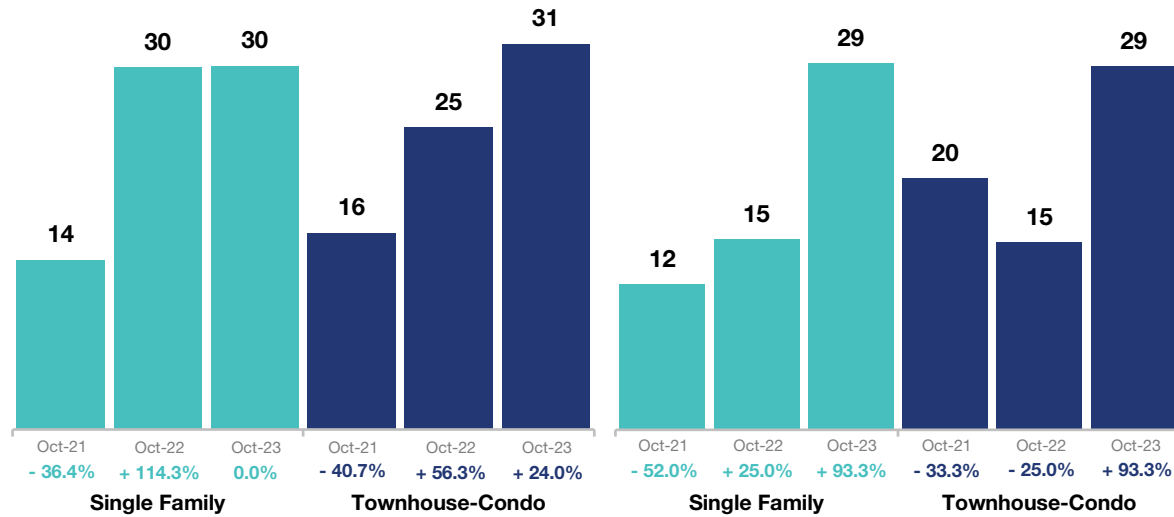
Historical Sold Listings by Month



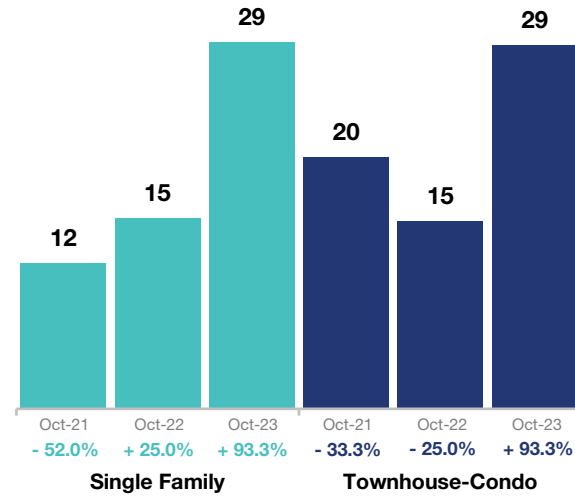
Days on Market Until Sale



October

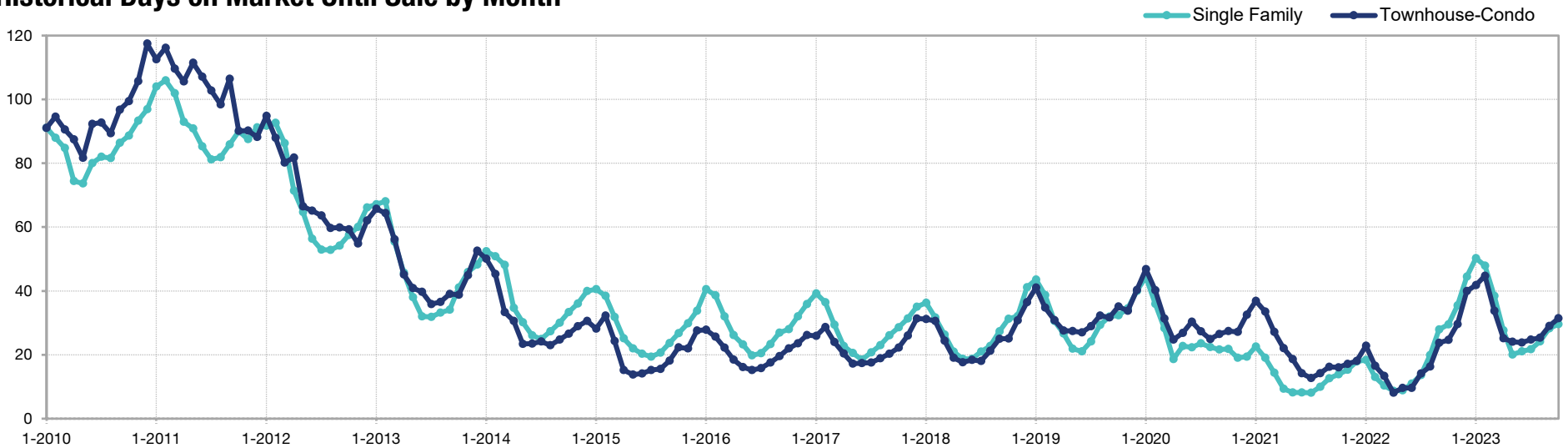


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Oct-2023	30	0.0%	31	+24.0%

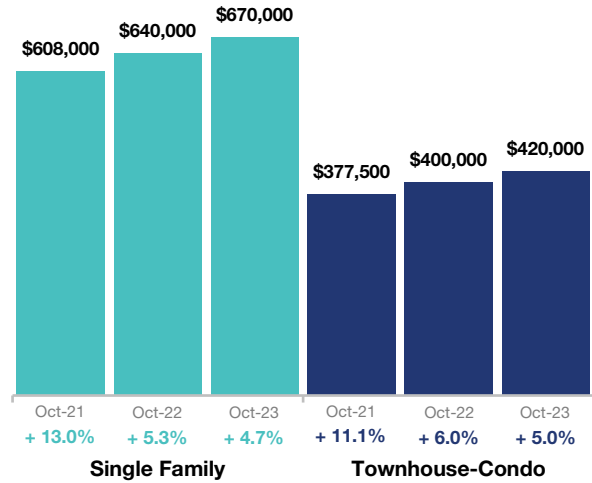
Historical Days on Market Until Sale by Month



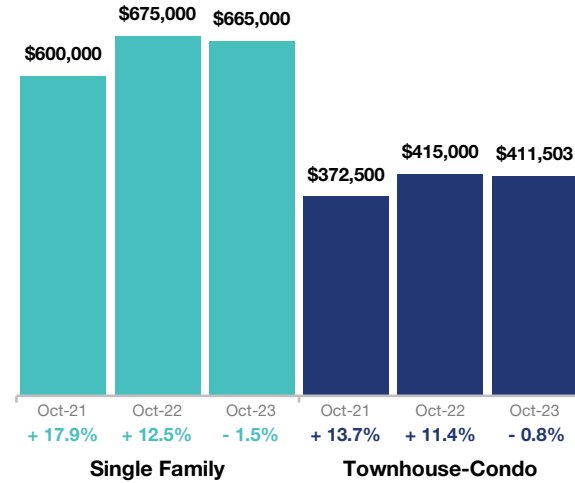
Median Sales Price



October

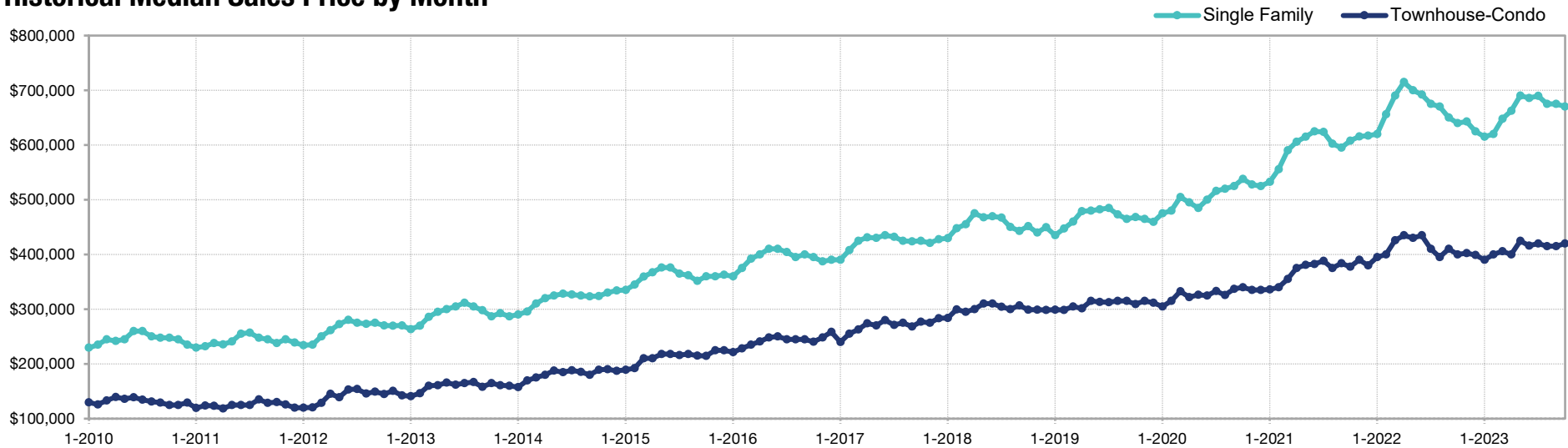


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	\$416,000	-4.4%
Jul-2023	\$689,950	+2.2%	\$420,000	+2.4%
Aug-2023	\$675,000	+0.7%	\$415,000	+5.1%
Sep-2023	\$674,900	+3.8%	\$415,000	+1.2%
Oct-2023	\$670,000	+4.7%	\$420,000	+5.0%

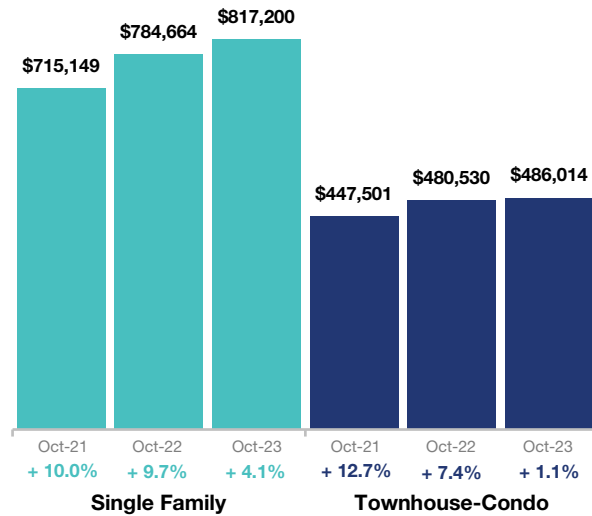
Historical Median Sales Price by Month



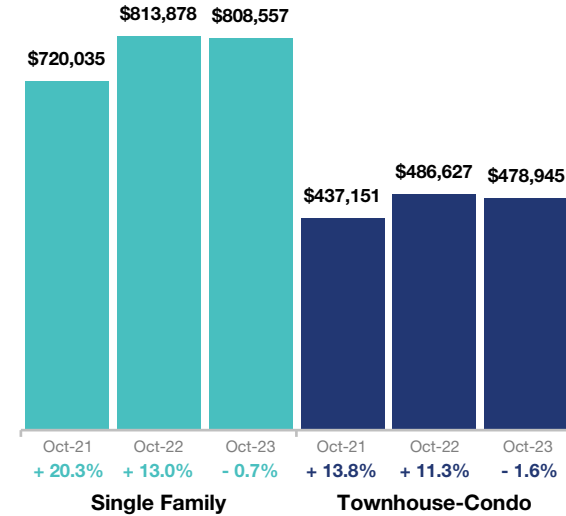
Average Sales Price



October

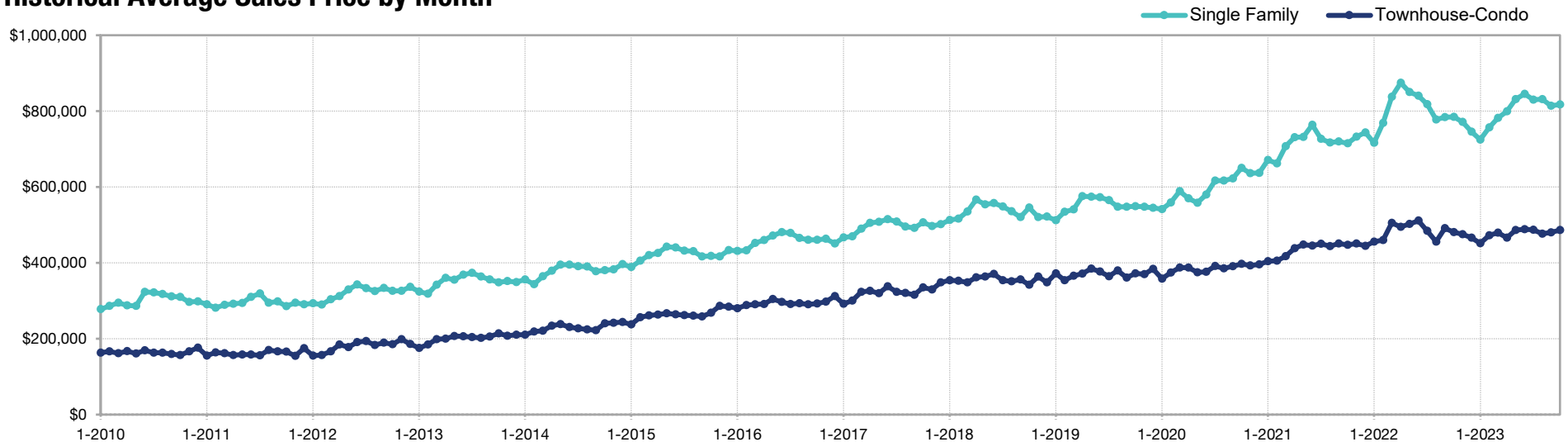


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	\$466,308	-5.7%
May-2023	\$831,145	-2.2%	\$486,145	-3.2%
Jun-2023	\$845,402	+0.6%	\$488,379	-4.5%
Jul-2023	\$829,674	+1.4%	\$487,065	+0.5%
Aug-2023	\$831,056	+6.9%	\$476,921	+4.6%
Sep-2023	\$814,073	+3.8%	\$479,938	-2.3%
Oct-2023	\$817,200	+4.1%	\$486,014	+1.1%

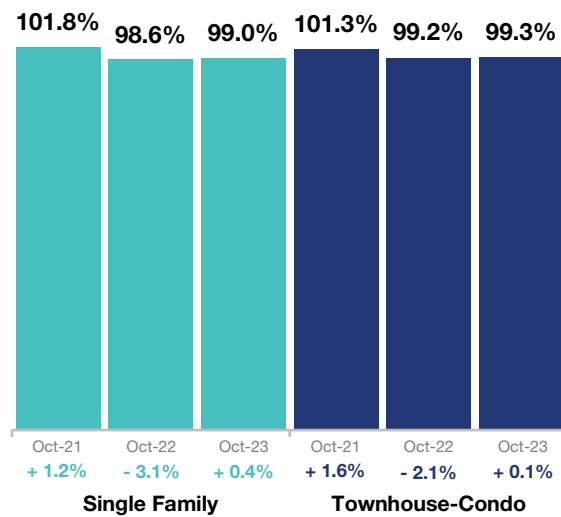
Historical Average Sales Price by Month



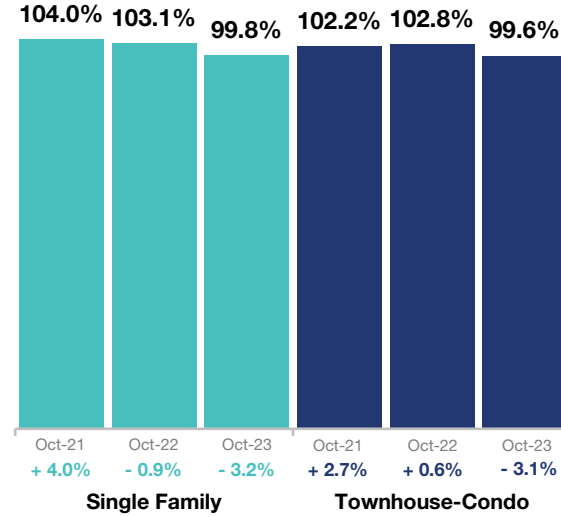
Percent of List Price Received



October

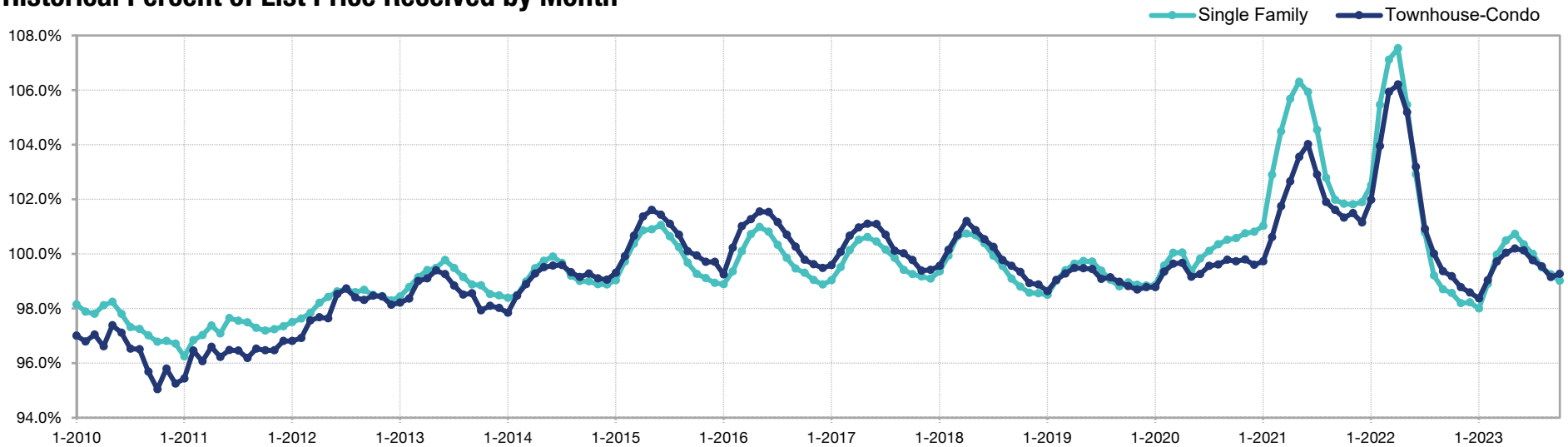


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Oct-2023	99.0%	+0.4%	99.3%	+0.1%

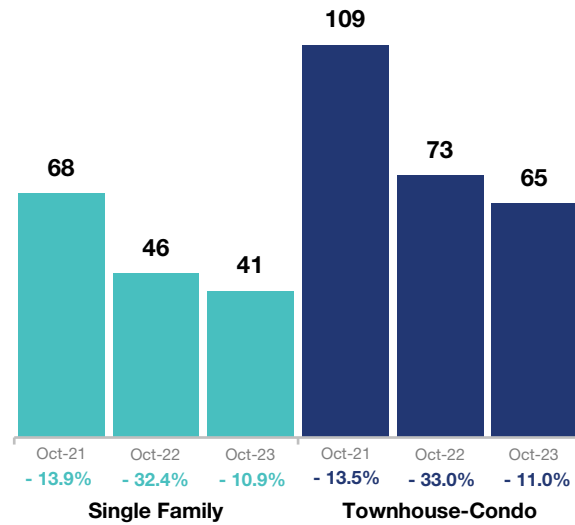
Historical Percent of List Price Received by Month



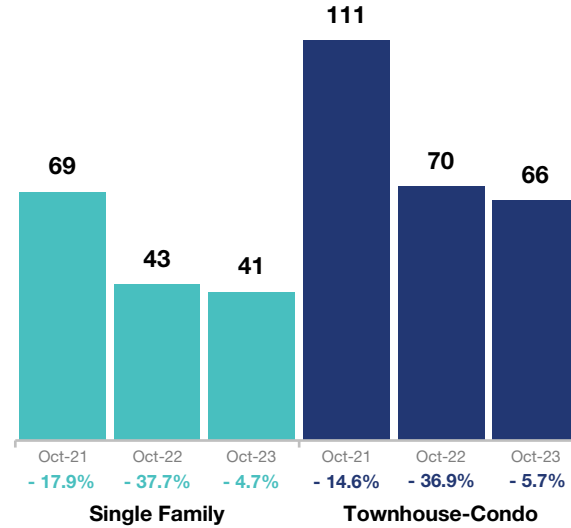
Housing Affordability Index



October

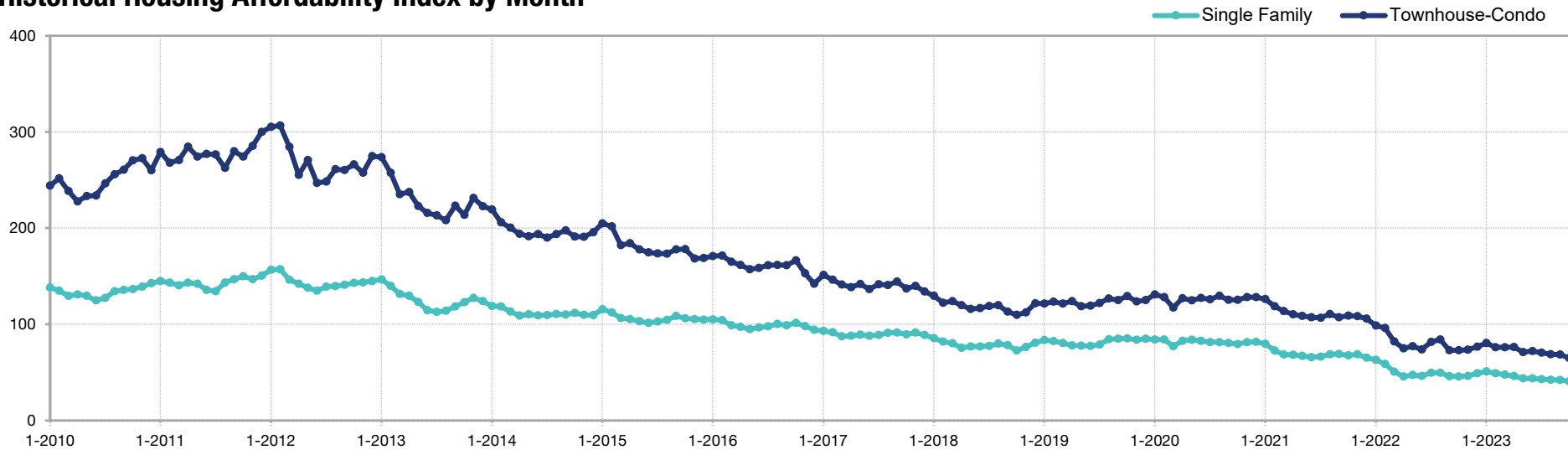


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Oct-2023	41	-10.9%	65	-11.0%

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.



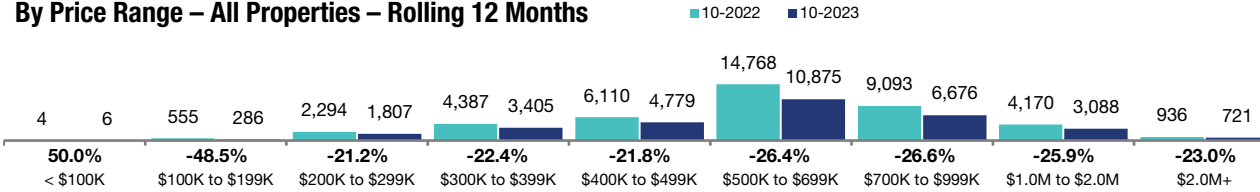
Key Metrics	Historical Sparkbars	10-2022	10-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
Active Listings		6,950	5,541	- 20.3%	--	--	--
Under Contract		2,449	2,373	- 3.1%	34,437	27,952	- 18.8%
New Listings		2,958	2,902	- 1.9%	42,540	34,210	- 19.6%
Sold Listings		2,666	2,327	- 12.7%	34,644	27,230	- 21.4%
Days on Market		28	30	+ 7.1%	15	29	+ 93.3%
Median Sales Price		\$580,000	\$600,000	+ 3.4%	\$605,000	\$595,000	- 1.7%
Avg. Sales Price		\$683,516	\$704,764	+ 3.1%	\$704,953	\$700,458	- 0.6%
Pct. of List Price Received		98.8%	99.1%	+ 0.3%	103.0%	99.7%	- 3.2%
Affordability Index		50	46	- 8.0%	48	46	- 4.2%

Sold Listings

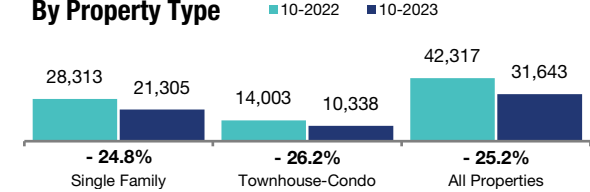
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	10-2022	10-2023	Change	10-2022	10-2023	Change
\$99,999 and Below	2	2	0.0%	2	4	+100.0%
\$100,000 to \$199,999	7	10	+42.9%	548	276	-49.6%
\$200,000 to \$299,999	88	71	-19.3%	2,206	1,736	-21.3%
\$300,000 to \$399,999	642	596	-7.2%	3,744	2,809	-25.0%
\$400,000 to \$499,999	3,167	2,603	-17.8%	2,943	2,176	-26.1%
\$500,000 to \$699,999	11,936	8,734	-26.8%	2,832	2,141	-24.4%
\$700,000 to \$999,999	7,987	5,928	-25.8%	1,106	748	-32.4%
\$1,000,000 to \$1,999,999	3,626	2,686	-25.9%	544	402	-26.1%
\$2,000,000 and Above	858	675	-21.3%	78	46	-41.0%
All Price Ranges	28,313	21,305	-24.8%	14,003	10,338	-26.2%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	9-2023	10-2023	Change	9-2023	10-2023	Change
\$99,999 and Below	1	0	-100.0%	0	0	--
\$100,000 to \$199,999	1	1	0.0%	22	27	+22.7%
\$200,000 to \$299,999	3	10	+233.3%	132	110	-16.7%
\$300,000 to \$399,999	43	25	-41.9%	219	201	-8.2%
\$400,000 to \$499,999	204	180	-11.8%	192	183	-4.7%
\$500,000 to \$699,999	655	629	-4.0%	172	168	-2.3%
\$700,000 to \$999,999	502	448	-10.8%	51	66	+29.4%
\$1,000,000 to \$1,999,999	215	190	-11.6%	32	33	+3.1%
\$2,000,000 and Above	57	54	-5.3%	5	2	-60.0%
All Price Ranges	1,681	1,537	-8.6%	825	790	-4.2%

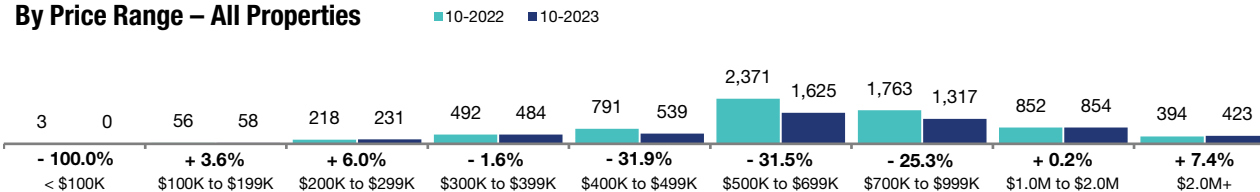
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	10-2022	10-2023	Change	10-2022	10-2023	Change
\$99,999 and Below	2	2	0.0%	2	4	+100.0%
\$100,000 to \$199,999	7	7	0.0%	398	226	-43.2%
\$200,000 to \$299,999	62	60	-3.2%	1,734	1,467	-15.4%
\$300,000 to \$399,999	452	457	+1.1%	3,041	2,435	-19.9%
\$400,000 to \$499,999	2,288	2,150	-6.0%	2,456	1,884	-23.3%
\$500,000 to \$699,999	9,634	7,517	-22.0%	2,416	1,880	-22.2%
\$700,000 to \$999,999	6,775	5,159	-23.9%	962	650	-32.4%
\$1,000,000 to \$1,999,999	3,168	2,356	-25.6%	449	347	-22.7%
\$2,000,000 and Above	729	592	-18.8%	68	37	-45.6%
All Price Ranges	23,117	18,300	-20.8%	11,526	8,930	-22.5%

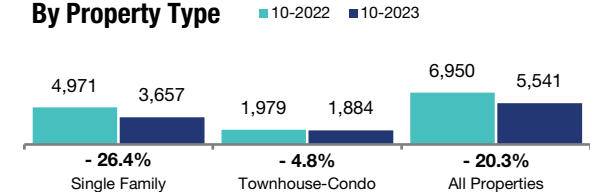
Inventory of Active Listings

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		
	10-2022	10-2023	Change	10-2022	10-2023	Change
\$99,999 and Below	0	0	--	3	0	-100.0%
\$100,000 to \$199,999	4	2	-50.0%	52	56	+7.7%
\$200,000 to \$299,999	7	10	+42.9%	211	221	+4.7%
\$300,000 to \$399,999	64	49	-23.4%	428	435	+1.6%
\$400,000 to \$499,999	415	221	-46.7%	376	318	-15.4%
\$500,000 to \$699,999	1,879	1,161	-38.2%	492	464	-5.7%
\$700,000 to \$999,999	1,530	1,102	-28.0%	233	215	-7.7%
\$1,000,000 to \$1,999,999	710	707	-0.4%	142	147	+3.5%
\$2,000,000 and Above	354	397	+12.1%	40	26	-35.0%
All Price Ranges	4,971	3,657	-26.4%	1,979	1,884	-4.8%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	9-2023	10-2023	Change	9-2023	10-2023	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	3	2	-33.3%	57	56	-1.8%
\$200,000 to \$299,999	17	10	-41.2%	236	221	-6.4%
\$300,000 to \$399,999	62	49	-21.0%	435	435	0.0%
\$400,000 to \$499,999	272	221	-18.8%	371	318	-14.3%
\$500,000 to \$699,999	1,281	1,161	-9.4%	505	464	-8.1%
\$700,000 to \$999,999	1,244	1,102	-11.4%	232	215	-7.3%
\$1,000,000 to \$1,999,999	800	707	-11.6%	159	147	-7.5%
\$2,000,000 and Above	402	397	-1.2%	27	26	-3.7%
All Price Ranges	4,089	3,657	-10.6%	2,024	1,884	-6.9%

Year to Date

By Price Range	Single Family			Townhouse-Condo		
	10-2022	10-2023	Change	10-2022	10-2023	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	4	2	-50.0%	52	56	+7.7%
\$200,000 to \$299,999	7	10	+42.9%	211	221	+4.7%
\$300,000 to \$399,999	64	49	-23.4%	428	435	+1.6%
\$400,000 to \$499,999	415	221	-46.7%	376	318	-15.4%
\$500,000 to \$699,999	1,879	1,161	-38.2%	492	464	-5.7%
\$700,000 to \$999,999	1,530	1,102	-28.0%	233	215	-7.7%
\$1,000,000 to \$1,999,999	710	707	-0.4%	142	147	+3.5%
\$2,000,000 and Above	354	397	+12.1%	40	26	-35.0%
All Price Ranges	4,971	3,657	-26.4%	1,979	1,884	-4.8%

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 October 2023

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Arapahoe County

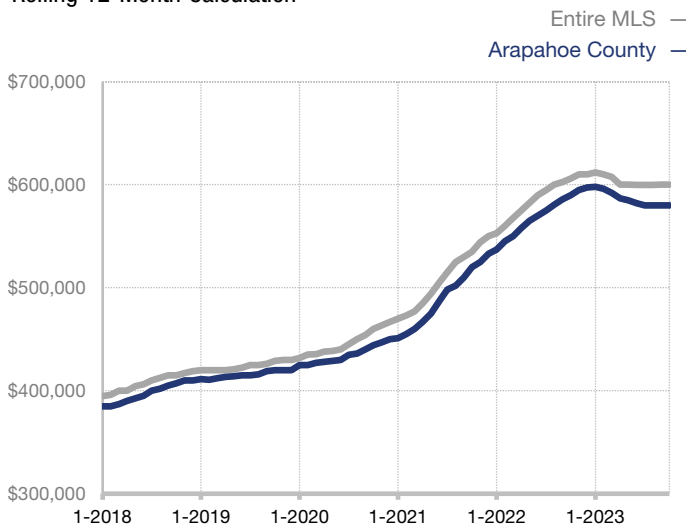
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	1,341	894	- 33.3%	--	--	--
Under Contract	465	413	- 11.2%	6,164	4,928	- 20.1%
New Listings	547	472	- 13.7%	7,803	5,744	- 26.4%
Sold Listings	504	396	- 21.4%	6,160	4,781	- 22.4%
Days on Market Until Sale	28	28	0.0%	14	29	+ 107.1%
Median Sales Price*	\$573,627	\$587,500	+ 2.4%	\$600,000	\$585,000	- 2.5%
Average Sales Price*	\$660,262	\$711,881	+ 7.8%	\$714,313	\$736,603	+ 3.1%
Percent of List Price Received*	98.3%	99.4%	+ 1.1%	103.0%	99.8%	- 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.

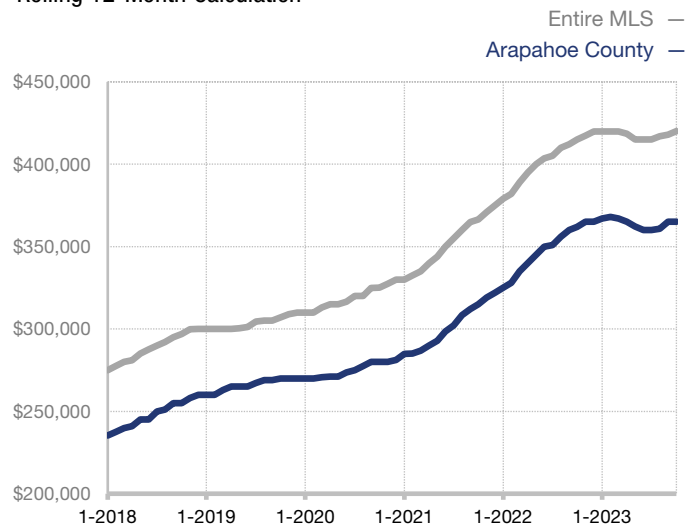
Townhouse/Condo	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	486	458	- 5.8%	--	--	--
Under Contract	221	208	- 5.9%	3,207	2,662	- 17.0%
New Listings	284	262	- 7.7%	3,712	3,166	- 14.7%
Sold Listings	255	204	- 20.0%	3,289	2,575	- 21.7%
Days on Market Until Sale	22	28	+ 27.3%	12	24	+ 100.0%
Median Sales Price*	\$359,125	\$372,500	+ 3.7%	\$370,000	\$370,000	0.0%
Average Sales Price*	\$386,037	\$397,315	+ 2.9%	\$386,206	\$389,659	+ 0.9%
Percent of List Price Received*	99.0%	99.1%	+ 0.1%	103.1%	99.8%	- 3.2%

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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 October 2023

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Arvada

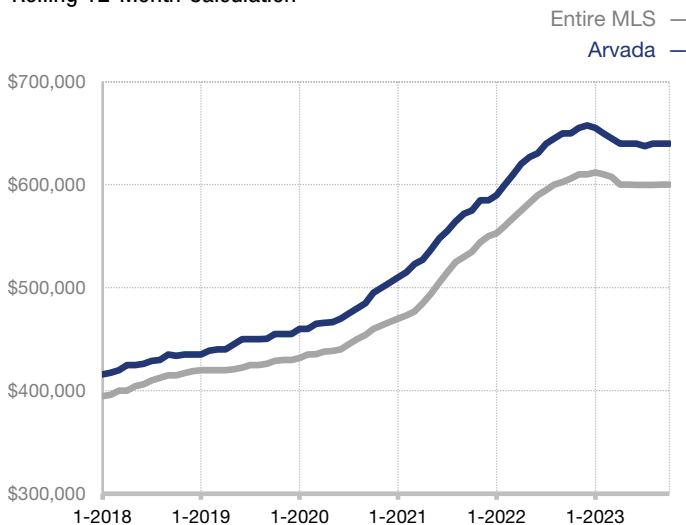
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	321	190	- 40.8%	--	--	--
Under Contract	99	113	+ 14.1%	1,545	1,269	- 17.9%
New Listings	131	115	- 12.2%	1,940	1,467	- 24.4%
Sold Listings	113	109	- 3.5%	1,552	1,240	- 20.1%
Days on Market Until Sale	29	19	- 34.5%	15	26	+ 73.3%
Median Sales Price*	\$630,000	\$639,500	+ 1.5%	\$665,283	\$649,000	- 2.4%
Average Sales Price*	\$688,757	\$722,802	+ 4.9%	\$729,910	\$712,387	- 2.4%
Percent of List Price Received*	98.8%	99.6%	+ 0.8%	103.5%	100.2%	- 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.

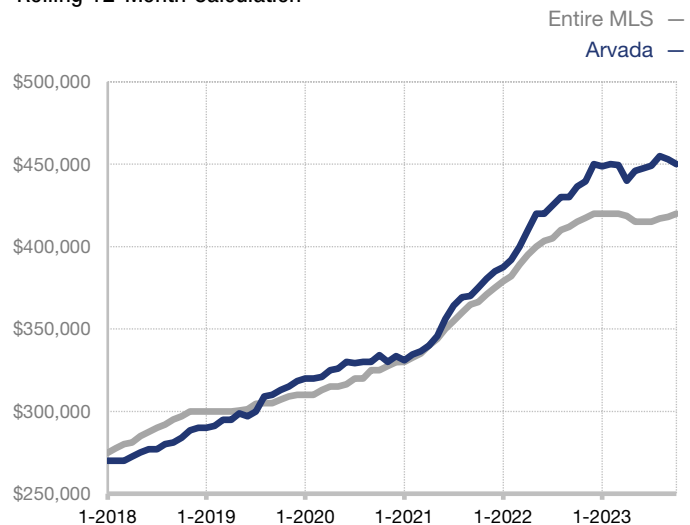
Townhouse/Condo	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	107	72	- 32.7%	--	--	--
Under Contract	41	43	+ 4.9%	540	471	- 12.8%
New Listings	44	40	- 9.1%	643	513	- 20.2%
Sold Listings	47	43	- 8.5%	568	442	- 22.2%
Days on Market Until Sale	19	40	+ 110.5%	19	36	+ 89.5%
Median Sales Price*	\$472,500	\$445,000	- 5.8%	\$450,000	\$450,000	0.0%
Average Sales Price*	\$473,480	\$506,783	+ 7.0%	\$474,533	\$486,339	+ 2.5%
Percent of List Price Received*	99.6%	99.3%	- 0.3%	103.0%	99.6%	- 3.3%

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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 October 2023

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Aurora

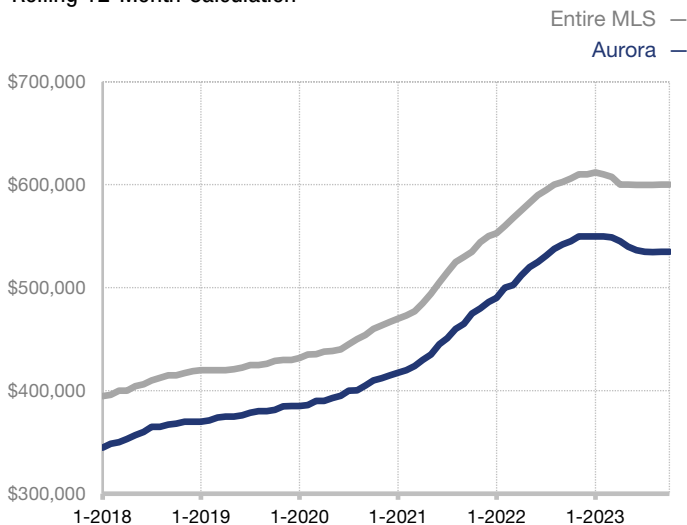
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	986	631	- 36.0%	--	--	--
Under Contract	328	300	- 8.5%	4,208	3,360	- 20.2%
New Listings	377	344	- 8.8%	5,362	3,864	- 27.9%
Sold Listings	334	266	- 20.4%	4,224	3,266	- 22.7%
Days on Market Until Sale	30	31	+ 3.3%	15	33	+ 120.0%
Median Sales Price*	\$525,000	\$540,000	+ 2.9%	\$551,000	\$535,000	- 2.9%
Average Sales Price*	\$576,639	\$583,522	+ 1.2%	\$589,411	\$574,606	- 2.5%
Percent of List Price Received*	98.5%	99.5%	+ 1.0%	102.9%	99.9%	- 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.

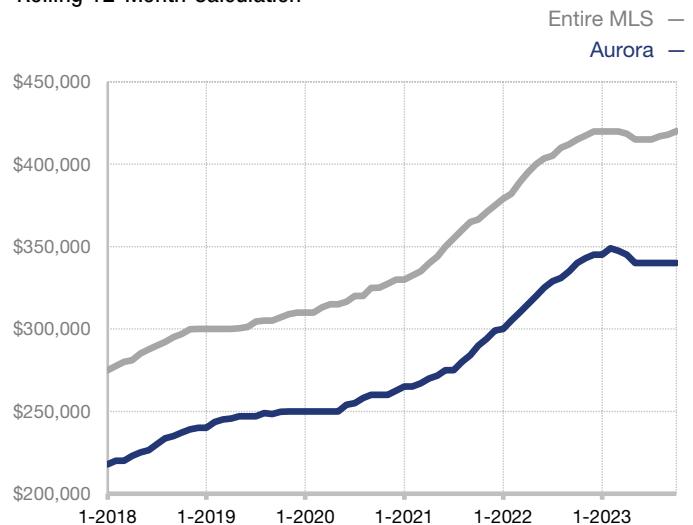
Townhouse/Condo	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	370	319	- 13.8%	--	--	--
Under Contract	145	154	+ 6.2%	2,254	1,903	- 15.6%
New Listings	205	170	- 17.1%	2,618	2,223	- 15.1%
Sold Listings	174	150	- 13.8%	2,291	1,833	- 20.0%
Days on Market Until Sale	21	26	+ 23.8%	11	26	+ 136.4%
Median Sales Price*	\$342,500	\$345,500	+ 0.9%	\$349,000	\$345,000	- 1.1%
Average Sales Price*	\$341,095	\$348,385	+ 2.1%	\$351,300	\$351,450	+ 0.0%
Percent of List Price Received*	99.3%	99.3%	0.0%	103.3%	99.9%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for October 2023

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Castle Pines

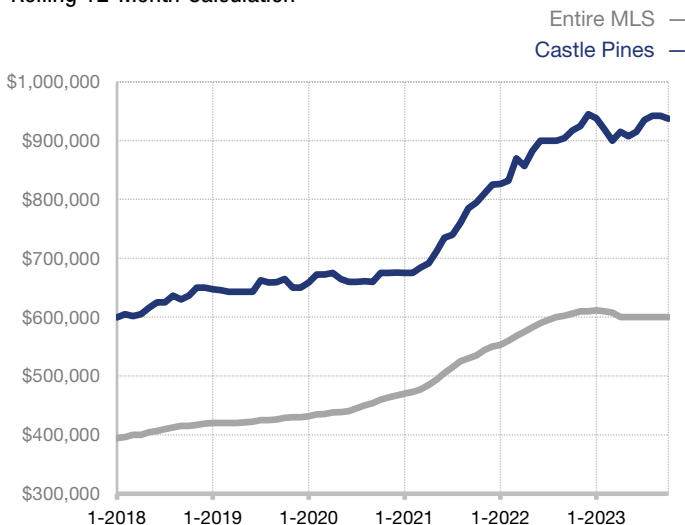
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	53	47	- 11.3%	--	--	--
Under Contract	19	8	- 57.9%	257	190	- 26.1%
New Listings	20	17	- 15.0%	305	244	- 20.0%
Sold Listings	22	9	- 59.1%	251	195	- 22.3%
Days on Market Until Sale	27	37	+ 37.0%	18	36	+ 100.0%
Median Sales Price*	\$915,000	\$815,000	- 10.9%	\$945,000	\$935,000	- 1.1%
Average Sales Price*	\$1,046,846	\$972,679	- 7.1%	\$1,065,558	\$1,069,998	+ 0.4%
Percent of List Price Received*	97.4%	98.7%	+ 1.3%	101.9%	98.9%	- 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.

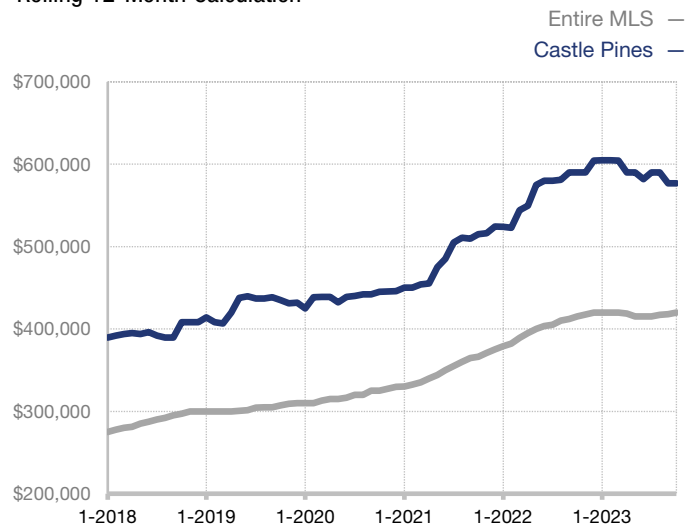
Townhouse/Condo	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	7	13	+ 85.7%	--	--	--
Under Contract	2	5	+ 150.0%	29	39	+ 34.5%
New Listings	0	6	--	31	51	+ 64.5%
Sold Listings	2	6	+ 200.0%	27	39	+ 44.4%
Days on Market Until Sale	3	41	+ 1266.7%	27	49	+ 81.5%
Median Sales Price*	\$477,500	\$500,145	+ 4.7%	\$590,000	\$568,880	- 3.6%
Average Sales Price*	\$477,500	\$565,057	+ 18.3%	\$598,674	\$598,498	- 0.0%
Percent of List Price Received*	102.4%	98.2%	- 4.1%	100.8%	98.8%	- 2.0%

* 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 October 2023

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Castle Rock

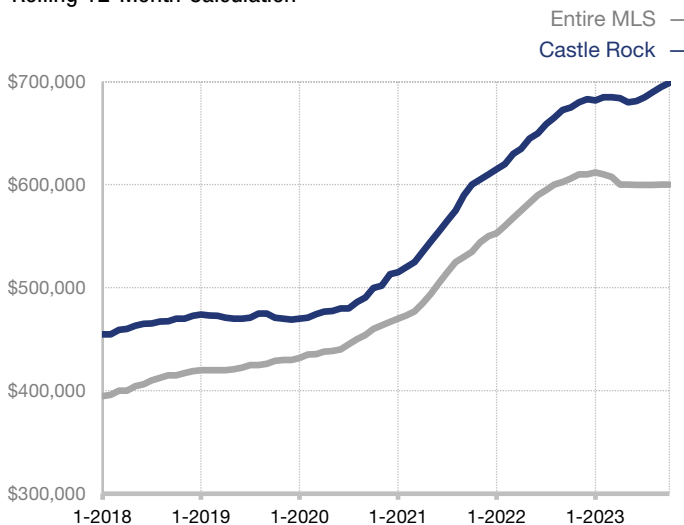
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	365	313	- 14.2%	--	--	--
Under Contract	96	98	+ 2.1%	1,475	1,191	- 19.3%
New Listings	127	119	- 6.3%	1,919	1,538	- 19.9%
Sold Listings	91	88	- 3.3%	1,538	1,167	- 24.1%
Days on Market Until Sale	41	43	+ 4.9%	21	37	+ 76.2%
Median Sales Price*	\$685,000	\$730,000	+ 6.6%	\$684,385	\$699,990	+ 2.3%
Average Sales Price*	\$884,196	\$979,245	+ 10.7%	\$816,184	\$836,048	+ 2.4%
Percent of List Price Received*	98.3%	98.9%	+ 0.6%	101.8%	99.3%	- 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.

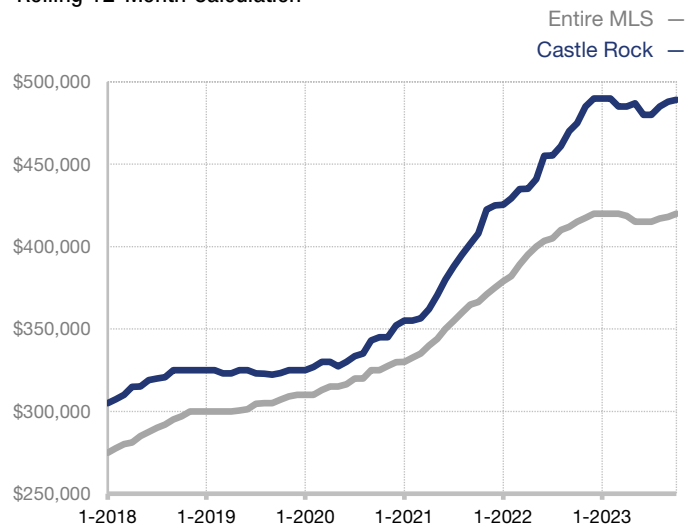
Townhouse/Condo	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	48	52	+ 8.3%	--	--	--
Under Contract	14	19	+ 35.7%	252	215	- 14.7%
New Listings	16	34	+ 112.5%	300	250	- 16.7%
Sold Listings	17	12	- 29.4%	261	204	- 21.8%
Days on Market Until Sale	31	52	+ 67.7%	16	40	+ 150.0%
Median Sales Price*	\$527,000	\$510,000	- 3.2%	\$489,900	\$490,000	+ 0.0%
Average Sales Price*	\$565,304	\$586,003	+ 3.7%	\$502,724	\$523,411	+ 4.1%
Percent of List Price Received*	98.5%	98.0%	- 0.5%	101.9%	99.3%	- 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 October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Centennial

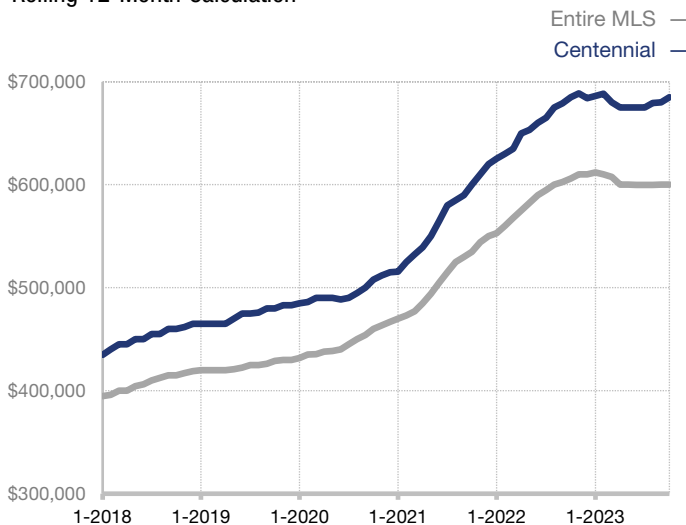
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	208	145	- 30.3%	--	--	--
Under Contract	80	70	- 12.5%	1,145	894	- 21.9%
New Listings	106	87	- 17.9%	1,416	1,037	- 26.8%
Sold Listings	87	72	- 17.2%	1,155	865	- 25.1%
Days on Market Until Sale	22	22	0.0%	12	25	+ 108.3%
Median Sales Price*	\$650,000	\$687,000	+ 5.7%	\$690,000	\$695,500	+ 0.8%
Average Sales Price*	\$745,882	\$734,817	- 1.5%	\$762,814	\$765,860	+ 0.4%
Percent of List Price Received*	98.9%	99.7%	+ 0.8%	103.2%	99.8%	- 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.

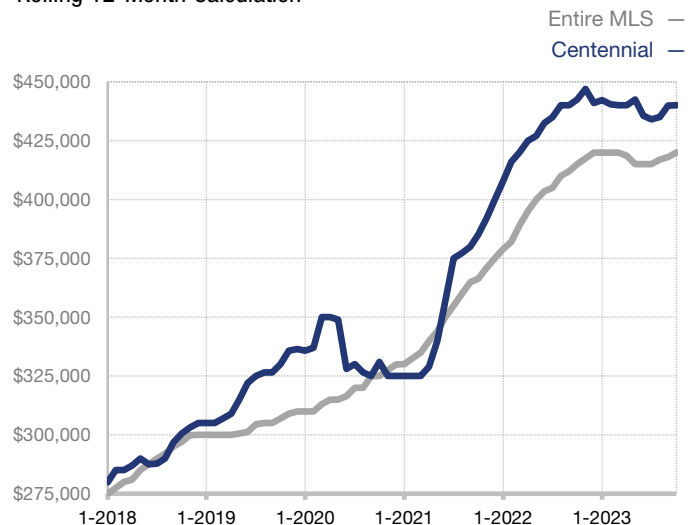
Townhouse/Condo	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	40	45	+ 12.5%	--	--	--
Under Contract	20	20	0.0%	304	280	- 7.9%
New Listings	22	30	+ 36.4%	349	329	- 5.7%
Sold Listings	23	9	- 60.9%	309	268	- 13.3%
Days on Market Until Sale	14	8	- 42.9%	9	18	+ 100.0%
Median Sales Price*	\$455,000	\$525,000	+ 15.4%	\$445,065	\$446,750	+ 0.4%
Average Sales Price*	\$434,202	\$537,447	+ 23.8%	\$449,436	\$447,703	- 0.4%
Percent of List Price Received*	99.8%	99.7%	- 0.1%	103.4%	100.1%	- 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 October 2023

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Denver

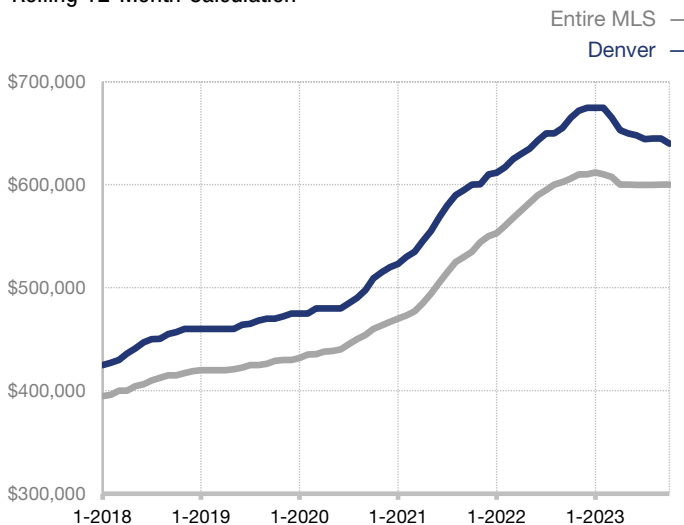
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	1,303	1,046	- 19.7%	--	--	--
Under Contract	424	442	+ 4.2%	6,270	4,927	- 21.4%
New Listings	555	566	+ 2.0%	7,878	6,361	- 19.3%
Sold Listings	484	414	- 14.5%	6,230	4,798	- 23.0%
Days on Market Until Sale	27	29	+ 7.4%	13	27	+ 107.7%
Median Sales Price*	\$651,000	\$637,000	- 2.2%	\$680,000	\$647,912	- 4.7%
Average Sales Price*	\$902,888	\$812,694	- 10.0%	\$863,195	\$841,283	- 2.5%
Percent of List Price Received*	98.5%	98.8%	+ 0.3%	103.6%	99.7%	- 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.

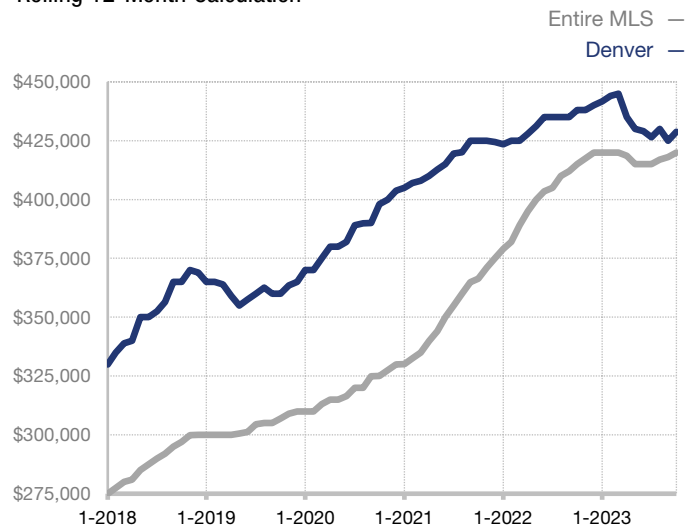
Townhouse/Condo	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	956	1,013	+ 6.0%	--	--	--
Under Contract	346	326	- 5.8%	5,133	3,829	- 25.4%
New Listings	419	470	+ 12.2%	6,143	5,216	- 15.1%
Sold Listings	376	332	- 11.7%	5,316	3,746	- 29.5%
Days on Market Until Sale	27	31	+ 14.8%	18	31	+ 72.2%
Median Sales Price*	\$425,000	\$447,250	+ 5.2%	\$445,000	\$430,000	- 3.4%
Average Sales Price*	\$550,687	\$541,835	- 1.6%	\$554,785	\$540,777	- 2.5%
Percent of List Price Received*	99.2%	99.3%	+ 0.1%	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 October 2023

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Denver County

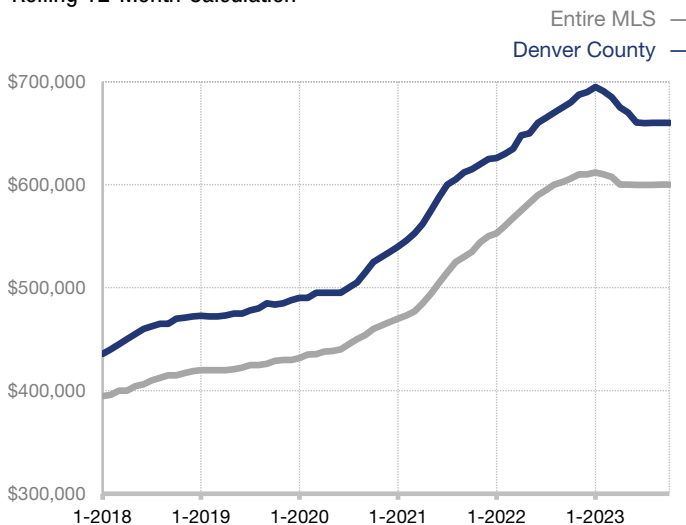
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	1,194	972	- 18.6%	--	--	--
Under Contract	395	400	+ 1.3%	5,800	4,538	- 21.8%
New Listings	504	524	+ 4.0%	7,253	5,874	- 19.0%
Sold Listings	446	376	- 15.7%	5,745	4,435	- 22.8%
Days on Market Until Sale	27	29	+ 7.4%	13	27	+ 107.7%
Median Sales Price*	\$670,000	\$660,000	- 1.5%	\$700,000	\$663,000	- 5.3%
Average Sales Price*	\$930,742	\$841,345	- 9.6%	\$886,383	\$864,427	- 2.5%
Percent of List Price Received*	98.7%	98.8%	+ 0.1%	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.

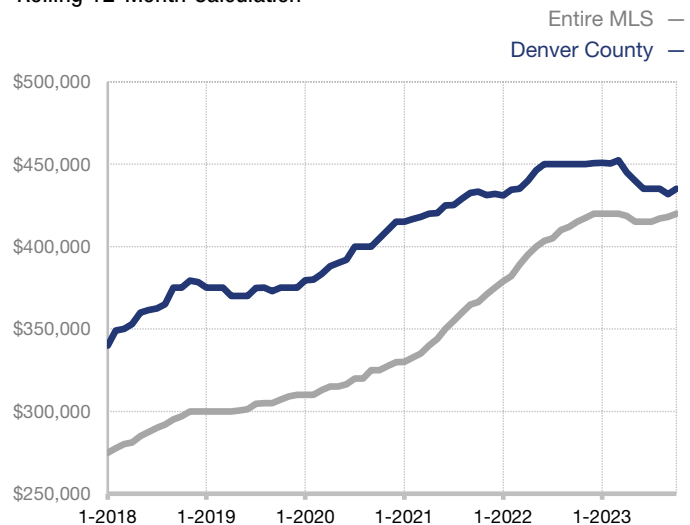
Townhouse/Condo	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	915	953	+ 4.2%	--	--	--
Under Contract	308	310	+ 0.6%	4,825	3,647	- 24.4%
New Listings	390	449	+ 15.1%	5,790	4,954	- 14.4%
Sold Listings	348	316	- 9.2%	4,978	3,569	- 28.3%
Days on Market Until Sale	28	31	+ 10.7%	18	31	+ 72.2%
Median Sales Price*	\$430,000	\$456,000	+ 6.0%	\$455,000	\$435,000	- 4.4%
Average Sales Price*	\$560,614	\$552,868	- 1.4%	\$566,584	\$547,488	- 3.4%
Percent of List Price Received*	99.1%	99.3%	+ 0.2%	102.5%	99.5%	- 2.9%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for October 2023

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Douglas County

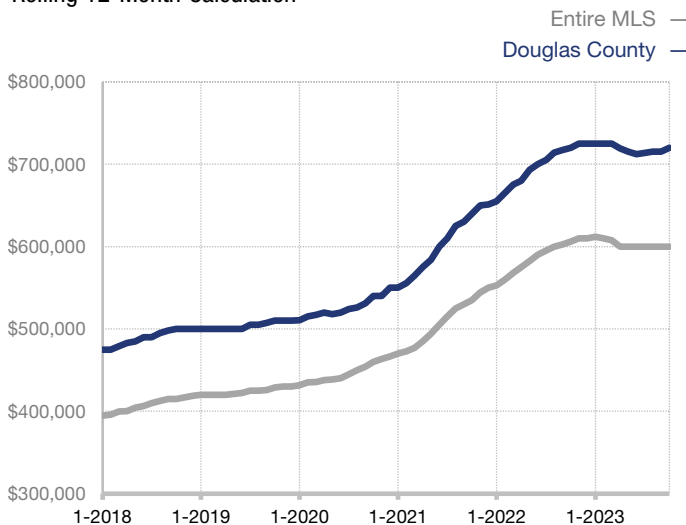
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	1,229	994	- 19.1%	--	--	--
Under Contract	364	348	- 4.4%	5,344	4,428	- 17.1%
New Listings	440	408	- 7.3%	6,795	5,443	- 19.9%
Sold Listings	378	352	- 6.9%	5,388	4,342	- 19.4%
Days on Market Until Sale	37	38	+ 2.7%	20	36	+ 80.0%
Median Sales Price*	\$700,000	\$747,976	+ 6.9%	\$730,000	\$720,000	- 1.4%
Average Sales Price*	\$835,893	\$910,473	+ 8.9%	\$864,869	\$847,591	- 2.0%
Percent of List Price Received*	98.2%	98.6%	+ 0.4%	101.9%	99.3%	- 2.6%

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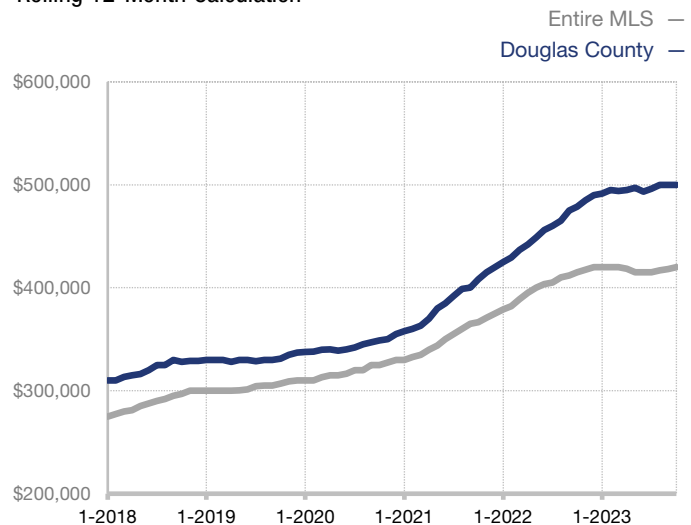
Townhouse/Condo	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	202	194	- 4.0%	--	--	--
Under Contract	64	99	+ 54.7%	896	950	+ 6.0%
New Listings	82	111	+ 35.4%	1,100	1,098	- 0.2%
Sold Listings	81	93	+ 14.8%	918	918	0.0%
Days on Market Until Sale	27	44	+ 63.0%	14	40	+ 185.7%
Median Sales Price*	\$505,476	\$499,750	- 1.1%	\$490,000	\$500,000	+ 2.0%
Average Sales Price*	\$527,225	\$511,652	- 3.0%	\$504,691	\$512,916	+ 1.6%
Percent of List Price Received*	98.9%	99.2%	+ 0.3%	102.3%	99.2%	- 3.0%

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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 October 2023

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Elbert County

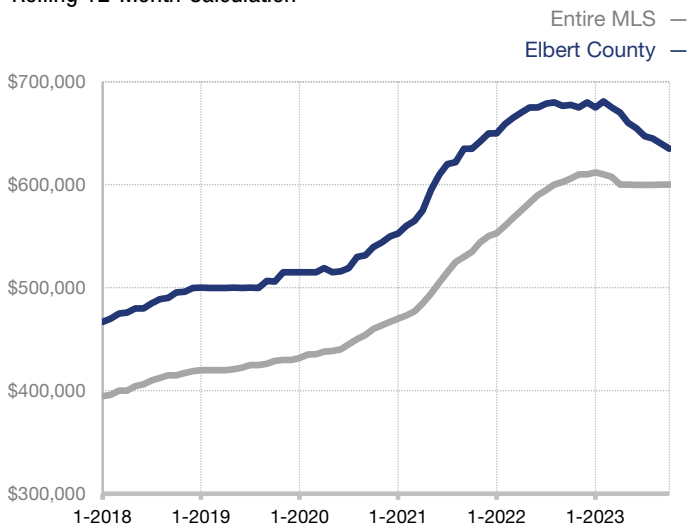
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	194	134	- 30.9%	--	--	--
Under Contract	36	42	+ 16.7%	486	492	+ 1.2%
New Listings	43	47	+ 9.3%	660	614	- 7.0%
Sold Listings	39	36	- 7.7%	513	461	- 10.1%
Days on Market Until Sale	39	47	+ 20.5%	30	59	+ 96.7%
Median Sales Price*	\$660,000	\$573,582	- 13.1%	\$689,000	\$639,950	- 7.1%
Average Sales Price*	\$692,716	\$699,092	+ 0.9%	\$767,385	\$737,741	- 3.9%
Percent of List Price Received*	98.4%	98.2%	- 0.2%	100.2%	98.7%	- 1.5%

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

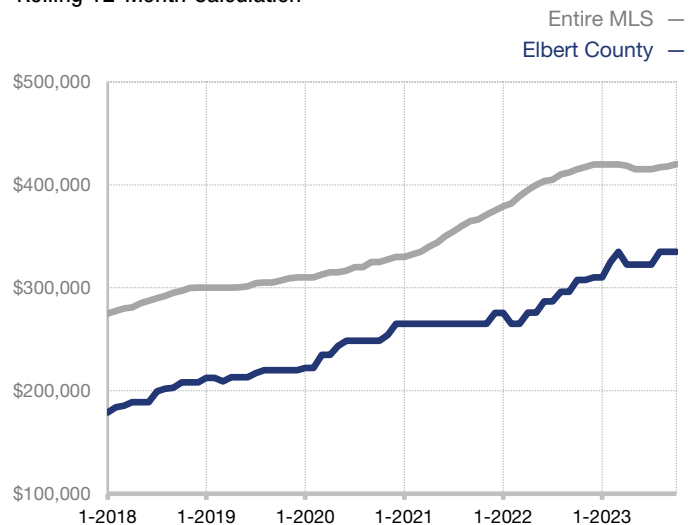
Townhouse/Condo	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	0	3	--	--	--	--
Under Contract	0	0	--	3	1	- 66.7%
New Listings	0	2	--	4	4	0.0%
Sold Listings	0	0	--	3	1	- 66.7%
Days on Market 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%

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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 October 2023

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Greenwood Village

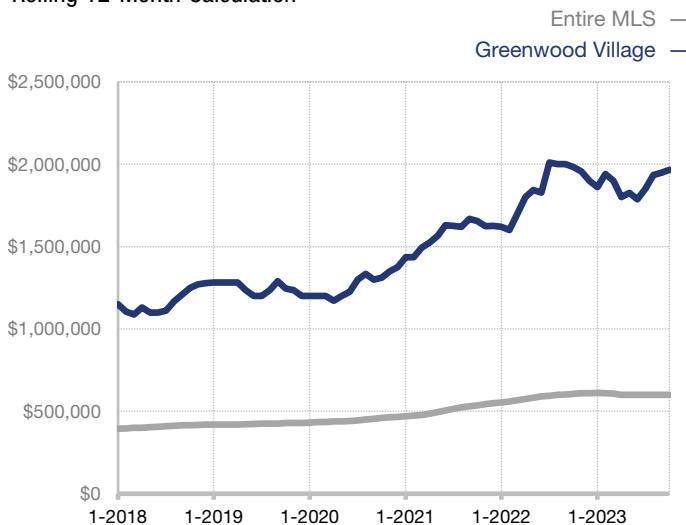
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	30	22	- 26.7%	--	--	--
Under Contract	8	5	- 37.5%	119	95	- 20.2%
New Listings	10	9	- 10.0%	151	128	- 15.2%
Sold Listings	9	6	- 33.3%	115	99	- 13.9%
Days on Market Until Sale	46	8	- 82.6%	19	28	+ 47.4%
Median Sales Price*	\$1,260,000	\$2,080,000	+ 65.1%	\$1,991,250	\$2,035,000	+ 2.2%
Average Sales Price*	\$1,592,211	\$2,549,283	+ 60.1%	\$2,132,220	\$2,411,957	+ 13.1%
Percent of List Price Received*	97.9%	101.1%	+ 3.3%	103.0%	100.5%	- 2.4%

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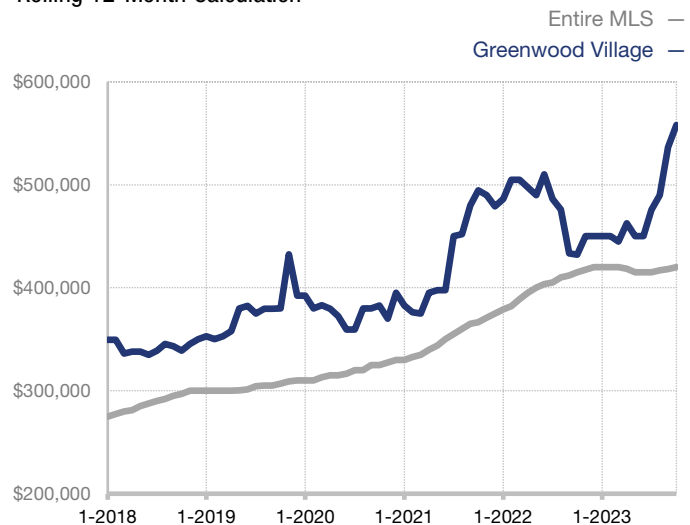
Townhouse/Condo	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	10	13	+ 30.0%	--	--	--
Under Contract	4	6	+ 50.0%	70	46	- 34.3%
New Listings	4	12	+ 200.0%	80	61	- 23.8%
Sold Listings	9	6	- 33.3%	69	44	- 36.2%
Days on Market Until Sale	41	49	+ 19.5%	21	25	+ 19.0%
Median Sales Price*	\$605,000	\$760,500	+ 25.7%	\$440,000	\$558,250	+ 26.9%
Average Sales Price*	\$728,389	\$1,137,500	+ 56.2%	\$662,678	\$790,369	+ 19.3%
Percent of List Price Received*	96.3%	99.0%	+ 2.8%	100.4%	98.5%	- 1.9%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for October 2023

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Highlands Ranch

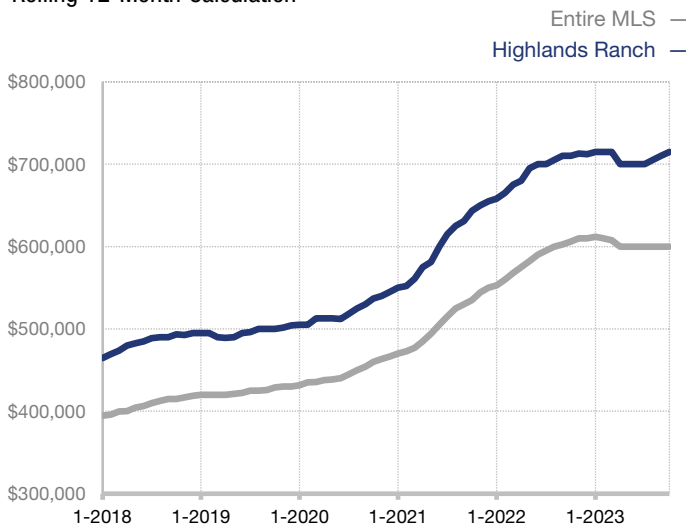
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	146	114	- 21.9%	--	--	--
Under Contract	63	71	+ 12.7%	1,139	816	- 28.4%
New Listings	73	75	+ 2.7%	1,348	954	- 29.2%
Sold Listings	91	55	- 39.6%	1,124	798	- 29.0%
Days on Market Until Sale	35	24	- 31.4%	14	23	+ 64.3%
Median Sales Price*	\$660,000	\$725,000	+ 9.8%	\$717,500	\$725,000	+ 1.0%
Average Sales Price*	\$734,782	\$846,025	+ 15.1%	\$830,412	\$836,948	+ 0.8%
Percent of List Price Received*	98.5%	99.5%	+ 1.0%	102.9%	99.9%	- 2.9%

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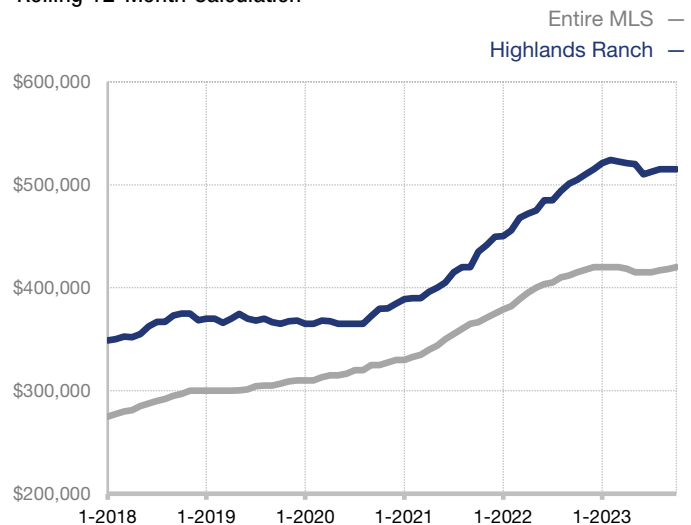
Townhouse/Condo	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	40	29	- 27.5%	--	--	--
Under Contract	15	15	0.0%	218	217	- 0.5%
New Listings	16	11	- 31.3%	265	244	- 7.9%
Sold Listings	21	17	- 19.0%	232	216	- 6.9%
Days on Market Until Sale	17	18	+ 5.9%	12	25	+ 108.3%
Median Sales Price*	\$530,000	\$520,000	- 1.9%	\$515,100	\$515,000	- 0.0%
Average Sales Price*	\$560,352	\$517,165	- 7.7%	\$544,966	\$537,997	- 1.3%
Percent of List Price Received*	98.3%	99.7%	+ 1.4%	102.3%	99.5%	- 2.7%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for October 2023

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Jefferson County

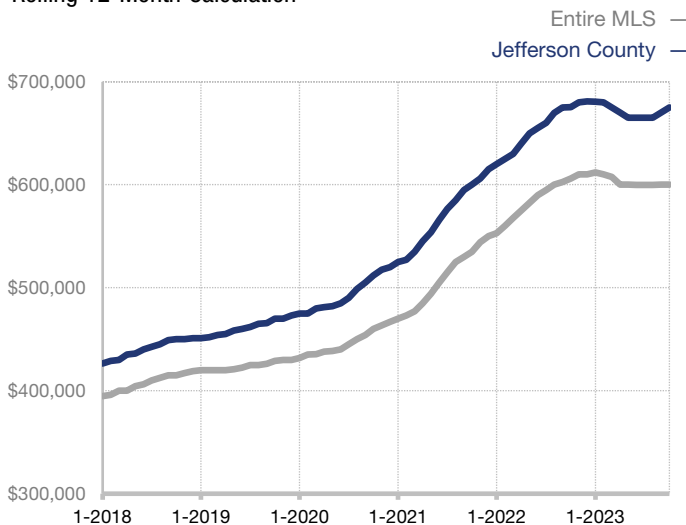
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	1,204	797	- 33.8%	--	--	--
Under Contract	453	413	- 8.8%	5,905	4,855	- 17.8%
New Listings	522	479	- 8.2%	7,393	5,744	- 22.3%
Sold Listings	452	413	- 8.6%	5,822	4,741	- 18.6%
Days on Market Until Sale	28	25	- 10.7%	14	26	+ 85.7%
Median Sales Price*	\$630,000	\$674,950	+ 7.1%	\$690,000	\$680,000	- 1.4%
Average Sales Price*	\$737,654	\$816,705	+ 10.7%	\$801,112	\$793,092	- 1.0%
Percent of List Price Received*	99.0%	99.2%	+ 0.2%	103.7%	100.2%	- 3.4%

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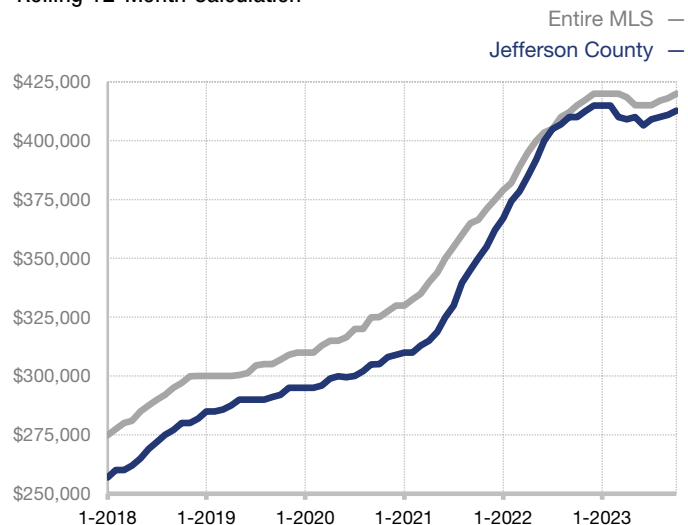
Townhouse/Condo	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	376	279	- 25.8%	--	--	--
Under Contract	179	182	+ 1.7%	2,293	1,942	- 15.3%
New Listings	188	197	+ 4.8%	2,684	2,183	- 18.7%
Sold Listings	202	177	- 12.4%	2,341	1,868	- 20.2%
Days on Market Until Sale	20	29	+ 45.0%	13	27	+ 107.7%
Median Sales Price*	\$401,000	\$415,000	+ 3.5%	\$416,550	\$415,000	- 0.4%
Average Sales Price*	\$443,881	\$455,416	+ 2.6%	\$450,452	\$454,369	+ 0.9%
Percent of List Price Received*	99.6%	99.4%	- 0.2%	103.5%	99.9%	- 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 October 2023

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Lakewood

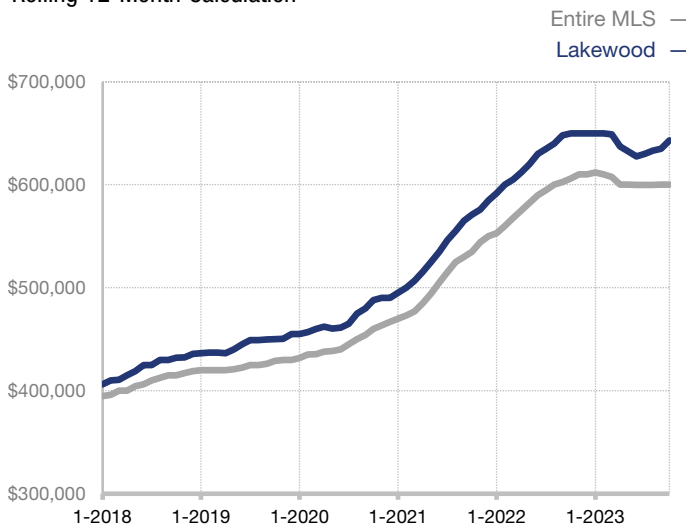
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	231	144	- 37.7%	--	--	--
Under Contract	92	85	- 7.6%	1,177	1,034	- 12.1%
New Listings	112	107	- 4.5%	1,493	1,186	- 20.6%
Sold Listings	106	94	- 11.3%	1,173	1,019	- 13.1%
Days on Market Until Sale	25	23	- 8.0%	13	23	+ 76.9%
Median Sales Price*	\$605,000	\$676,250	+ 11.8%	\$652,000	\$650,000	- 0.3%
Average Sales Price*	\$656,898	\$763,266	+ 16.2%	\$726,282	\$720,270	- 0.8%
Percent of List Price Received*	98.0%	98.5%	+ 0.5%	103.4%	100.6%	- 2.7%

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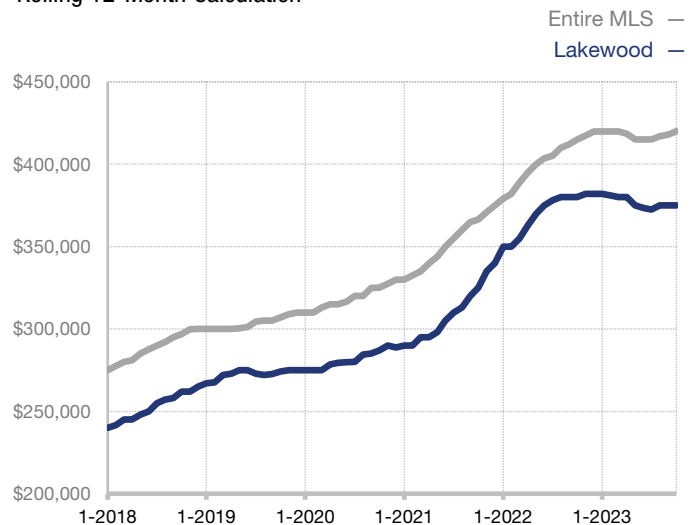
Townhouse/Condo	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	127	106	- 16.5%	--	--	--
Under Contract	70	67	- 4.3%	857	732	- 14.6%
New Listings	72	78	+ 8.3%	998	827	- 17.1%
Sold Listings	80	62	- 22.5%	892	710	- 20.4%
Days on Market Until Sale	23	23	0.0%	12	22	+ 83.3%
Median Sales Price*	\$360,000	\$357,500	- 0.7%	\$384,000	\$375,000	- 2.3%
Average Sales Price*	\$382,951	\$387,024	+ 1.1%	\$403,529	\$395,519	- 2.0%
Percent of List Price Received*	99.1%	99.7%	+ 0.6%	103.6%	99.9%	- 3.6%

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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 October 2023

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Littleton

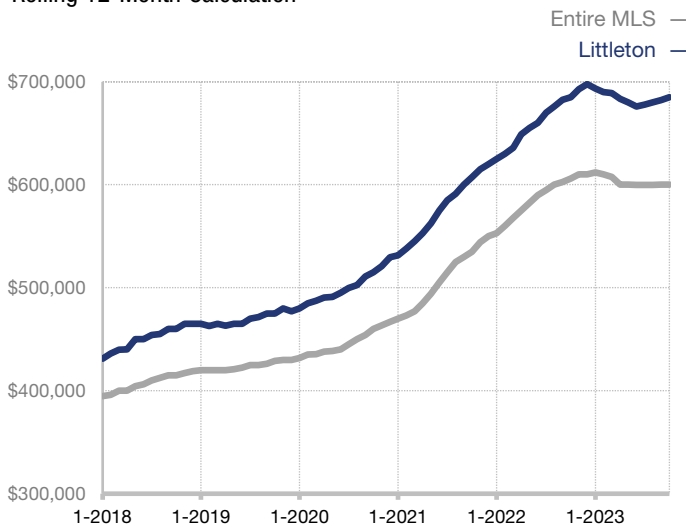
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	413	283	- 31.5%	--	--	--
Under Contract	158	126	- 20.3%	1,878	1,675	- 10.8%
New Listings	151	131	- 13.2%	2,379	1,974	- 17.0%
Sold Listings	156	138	- 11.5%	1,828	1,629	- 10.9%
Days on Market Until Sale	30	39	+ 30.0%	16	32	+ 100.0%
Median Sales Price*	\$655,000	\$689,500	+ 5.3%	\$700,000	\$687,650	- 1.8%
Average Sales Price*	\$749,560	\$850,171	+ 13.4%	\$818,402	\$814,111	- 0.5%
Percent of List Price Received*	98.4%	99.1%	+ 0.7%	103.0%	99.9%	- 3.0%

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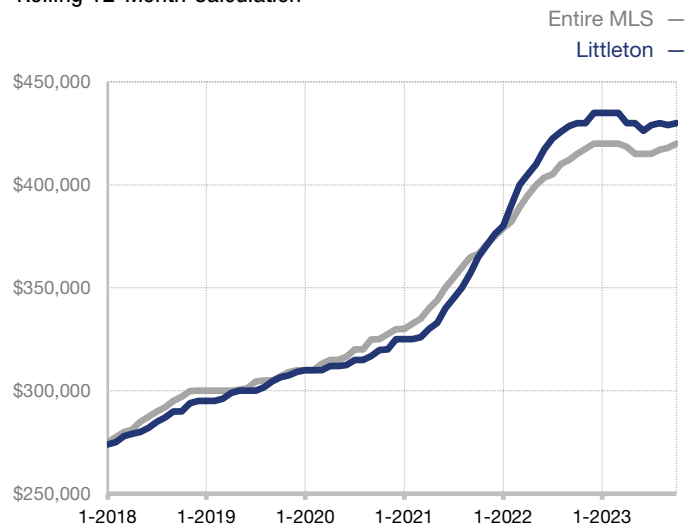
Townhouse/Condo	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	127	97	- 23.6%	--	--	--
Under Contract	50	60	+ 20.0%	769	678	- 11.8%
New Listings	61	71	+ 16.4%	893	761	- 14.8%
Sold Listings	55	69	+ 25.5%	770	653	- 15.2%
Days on Market Until Sale	24	34	+ 41.7%	12	30	+ 150.0%
Median Sales Price*	\$415,000	\$425,000	+ 2.4%	\$436,500	\$430,000	- 1.5%
Average Sales Price*	\$446,850	\$455,391	+ 1.9%	\$458,958	\$453,626	- 1.2%
Percent of List Price Received*	99.7%	99.6%	- 0.1%	103.6%	99.9%	- 3.6%

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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 October 2023

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Lone Tree

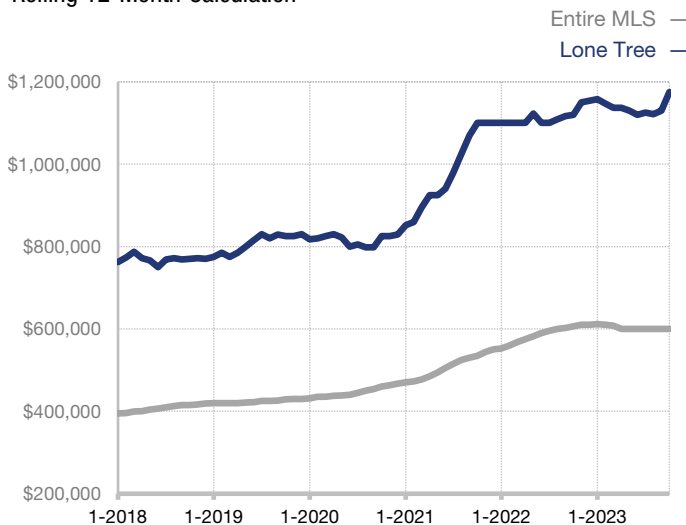
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	22	21	- 4.5%	--	--	--
Under Contract	10	6	- 40.0%	136	90	- 33.8%
New Listings	8	8	0.0%	170	122	- 28.2%
Sold Listings	9	8	- 11.1%	141	91	- 35.5%
Days on Market Until Sale	47	45	- 4.3%	17	35	+ 105.9%
Median Sales Price*	\$930,000	\$1,371,250	+ 47.4%	\$1,163,750	\$1,185,000	+ 1.8%
Average Sales Price*	\$1,128,206	\$1,490,000	+ 32.1%	\$1,258,523	\$1,221,328	- 3.0%
Percent of List Price Received*	95.8%	98.7%	+ 3.0%	101.1%	98.6%	- 2.5%

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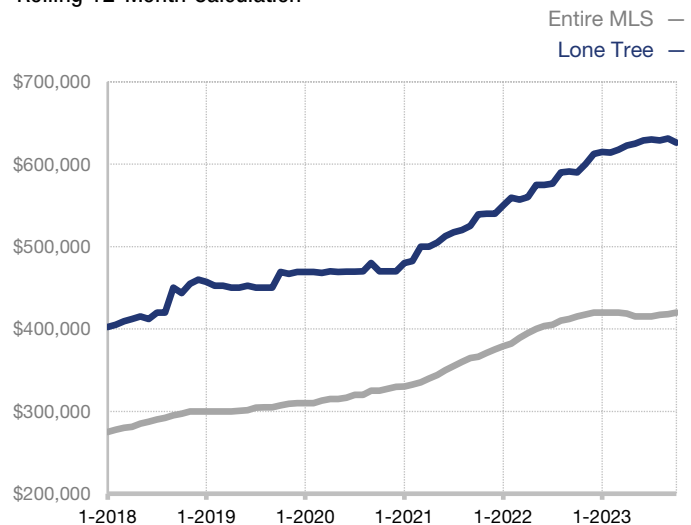
Townhouse/Condo	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	9	10	+ 11.1%	--	--	--
Under Contract	4	4	0.0%	51	44	- 13.7%
New Listings	4	7	+ 75.0%	63	53	- 15.9%
Sold Listings	5	5	0.0%	56	41	- 26.8%
Days on Market Until Sale	13	14	+ 7.7%	14	29	+ 107.1%
Median Sales Price*	\$615,000	\$597,000	- 2.9%	\$613,000	\$640,000	+ 4.4%
Average Sales Price*	\$609,020	\$587,560	- 3.5%	\$581,073	\$637,496	+ 9.7%
Percent of List Price Received*	98.8%	98.6%	- 0.2%	102.3%	99.2%	- 3.0%

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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 October 2023

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Morrison

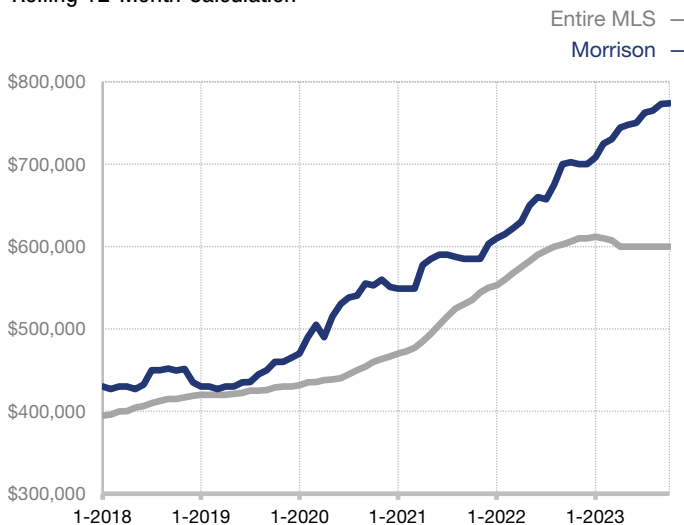
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	70	46	- 34.3%	--	--	--
Under Contract	24	22	- 8.3%	272	234	- 14.0%
New Listings	27	24	- 11.1%	347	276	- 20.5%
Sold Listings	17	22	+ 29.4%	244	240	- 1.6%
Days on Market Until Sale	30	32	+ 6.7%	16	29	+ 81.3%
Median Sales Price*	\$640,500	\$747,500	+ 16.7%	\$701,010	\$785,000	+ 12.0%
Average Sales Price*	\$797,559	\$881,500	+ 10.5%	\$956,451	\$939,048	- 1.8%
Percent of List Price Received*	99.1%	98.6%	- 0.5%	103.1%	99.7%	- 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.

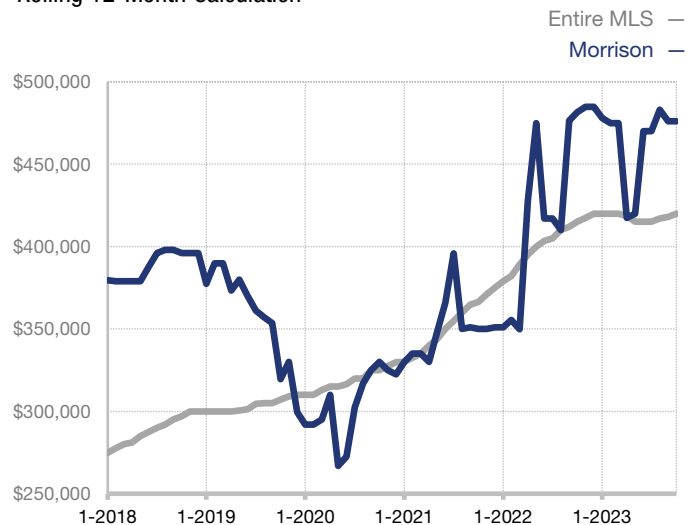
Townhouse/Condo	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	0	2	--	--	--	--
Under Contract	0	4	--	17	22	+ 29.4%
New Listings	0	4	--	18	26	+ 44.4%
Sold Listings	3	3	0.0%	17	20	+ 17.6%
Days on Market Until Sale	21	22	+ 4.8%	13	18	+ 38.5%
Median Sales Price*	\$585,000	\$565,000	- 3.4%	\$485,000	\$476,000	- 1.9%
Average Sales Price*	\$575,667	\$563,333	- 2.1%	\$524,941	\$523,467	- 0.3%
Percent of List Price Received*	99.0%	99.0%	0.0%	103.1%	99.4%	- 3.6%

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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 October 2023

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Parker

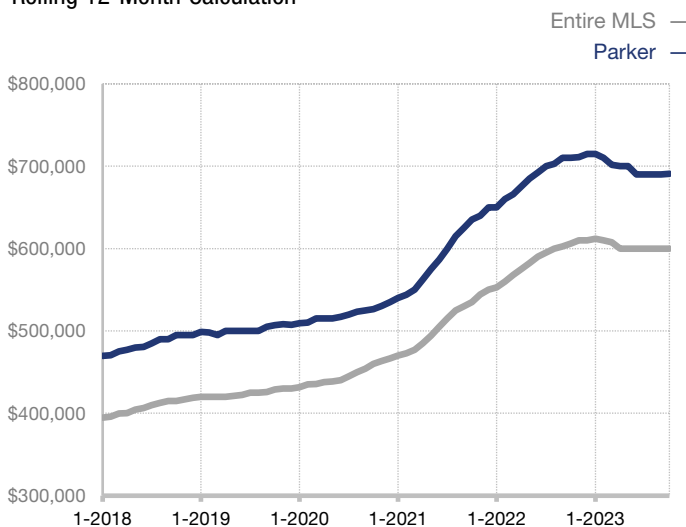
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	389	268	- 31.1%	--	--	--
Under Contract	119	114	- 4.2%	1,612	1,440	- 10.7%
New Listings	137	139	+ 1.5%	2,077	1,687	- 18.8%
Sold Listings	105	121	+ 15.2%	1,609	1,417	- 11.9%
Days on Market Until Sale	36	34	- 5.6%	19	35	+ 84.2%
Median Sales Price*	\$667,000	\$725,000	+ 8.7%	\$717,750	\$694,000	- 3.3%
Average Sales Price*	\$778,391	\$831,632	+ 6.8%	\$820,367	\$779,287	- 5.0%
Percent of List Price Received*	98.8%	98.4%	- 0.4%	102.0%	99.1%	- 2.8%

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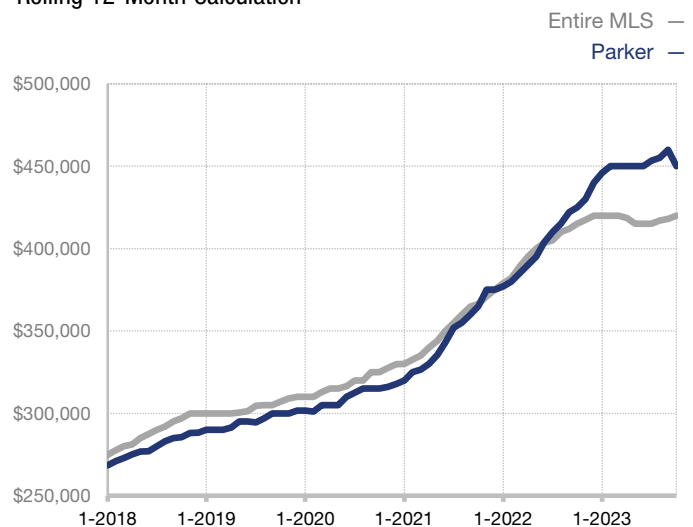
Townhouse/Condo	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	75	70	- 6.7%	--	--	--
Under Contract	27	47	+ 74.1%	272	350	+ 28.7%
New Listings	42	44	+ 4.8%	353	404	+ 14.4%
Sold Listings	25	43	+ 72.0%	261	336	+ 28.7%
Days on Market Until Sale	37	58	+ 56.8%	12	44	+ 266.7%
Median Sales Price*	\$469,000	\$430,830	- 8.1%	\$434,000	\$449,995	+ 3.7%
Average Sales Price*	\$463,908	\$467,753	+ 0.8%	\$443,473	\$465,804	+ 5.0%
Percent of List Price Received*	98.1%	99.1%	+ 1.0%	103.3%	99.1%	- 4.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for October 2023

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Sheridan

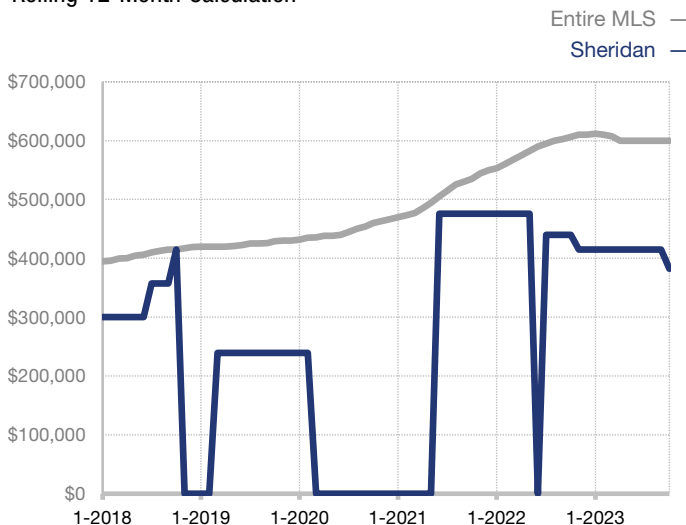
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	1	0	- 100.0%	--	--	--
Under Contract	0	0	--	2	1	- 50.0%
New Listings	1	0	- 100.0%	3	1	- 66.7%
Sold Listings	0	1	--	2	1	- 50.0%
Days on Market Until Sale	0	1	--	5	1	- 80.0%
Median Sales Price*	\$0	\$350,000	--	\$440,000	\$350,000	- 20.5%
Average Sales Price*	\$0	\$350,000	--	\$440,000	\$350,000	- 20.5%
Percent of List Price Received*	0.0%	94.6%	--	100.0%	94.6%	- 5.4%

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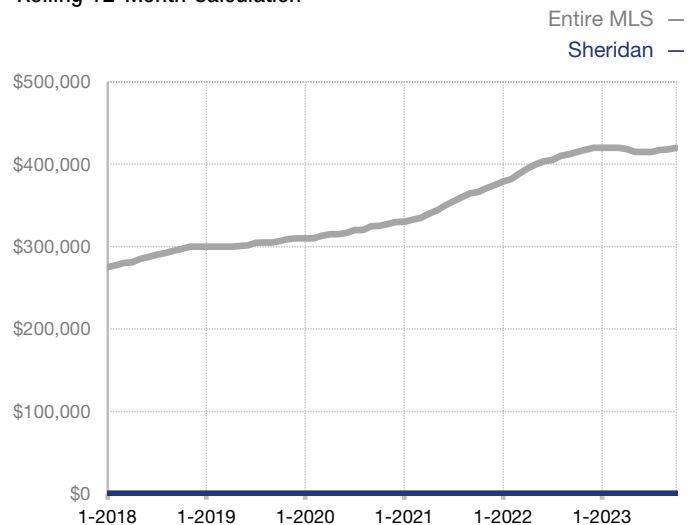
Townhouse/Condo	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Days on Market Until Sale	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 October 2023

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Wheat Ridge

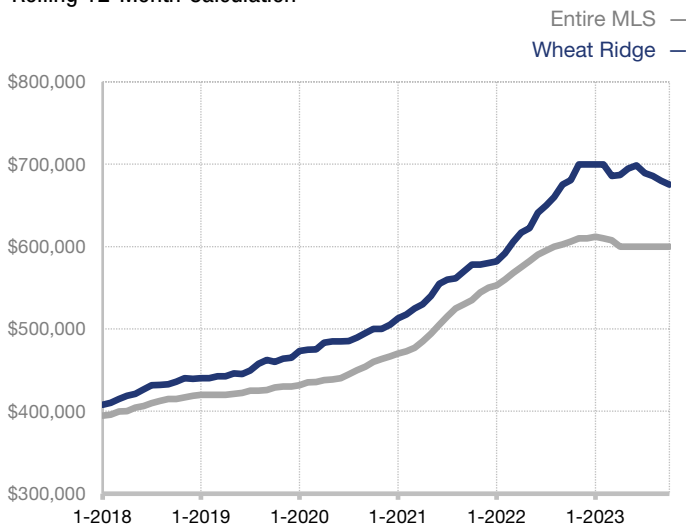
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	65	46	- 29.2%	--	--	--
Under Contract	26	23	- 11.5%	314	264	- 15.9%
New Listings	27	24	- 11.1%	398	320	- 19.6%
Sold Listings	20	23	+ 15.0%	294	257	- 12.6%
Days on Market Until Sale	14	22	+ 57.1%	11	28	+ 154.5%
Median Sales Price*	\$675,000	\$621,000	- 8.0%	\$703,750	\$675,000	- 4.1%
Average Sales Price*	\$728,789	\$719,391	- 1.3%	\$771,257	\$740,405	- 4.0%
Percent of List Price Received*	98.9%	99.2%	+ 0.3%	105.2%	100.2%	- 4.8%

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Townhouse/Condo	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	18	23	+ 27.8%	--	--	--
Under Contract	6	4	- 33.3%	109	88	- 19.3%
New Listings	6	10	+ 66.7%	128	116	- 9.4%
Sold Listings	12	3	- 75.0%	119	90	- 24.4%
Days on Market Until Sale	21	28	+ 33.3%	15	25	+ 66.7%
Median Sales Price*	\$469,250	\$280,000	- 40.3%	\$449,950	\$422,500	- 6.1%
Average Sales Price*	\$502,969	\$299,667	- 40.4%	\$468,201	\$464,610	- 0.8%
Percent of List Price Received*	100.0%	96.7%	- 3.3%	104.0%	99.9%	- 3.9%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

