

# Monthly Indicators

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



## December 2023

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

New Listings were down 1.1 percent for single family homes and 13.2 percent for townhouse-condo properties. Under Contracts increased 9.9 percent for single family homes and 9.2 percent for townhouse-condo properties.

The Median Sales Price was up 3.2 percent to \$645,000 for single family homes and 4.0 percent to \$415,000 for townhouse-condo properties. Days on Market remained flat for single family homes but increased 15.0 percent for townhouse-condo properties.

Low levels of inventory continue to impact U.S. home sales, offering few options for aspiring buyers to choose from. Going into December there were 1.13 million units for sale, down 1.7% from the previous month but up 0.9% from the same period last year, for a 3.5 months' supply at the current sales pace. As a result, sales prices remain high nationwide, with NAR reporting the median existing-home price rose 4% annually to \$387,600 as of last measure, the fifth consecutive month of year-over-year price gains. Homebuyer demand is picking up, and without a significant increase in supply, experts believe home prices will likely remain elevated for some time to come.

## Activity Snapshot

**- 27.4%**      **- 3.6%**      **+ 0.2%**

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	12-2022	12-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
Active Listings		3,389	2,314	- 31.7%	--	--	--
Under Contract		1,140	1,253	+ 9.9%	25,701	21,166	- 17.6%
New Listings		820	811	- 1.1%	31,415	24,951	- 20.6%
Sold Listings		1,412	1,353	- 4.2%	26,122	21,023	- 19.5%
Days on Market		44	44	0.0%	18	31	+ 72.2%
Median Sales Price		\$625,000	\$645,000	+ 3.2%	\$672,555	\$660,950	- 1.7%
Avg. Sales Price		\$745,847	\$779,164	+ 4.5%	\$807,594	\$804,661	- 0.4%
Pct. of List Price Received		98.2%	98.4%	+ 0.2%	102.5%	99.6%	- 2.8%
Affordability Index		49	47	- 4.1%	46	46	0.0%

# Townhouse-Condo Market Overview

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

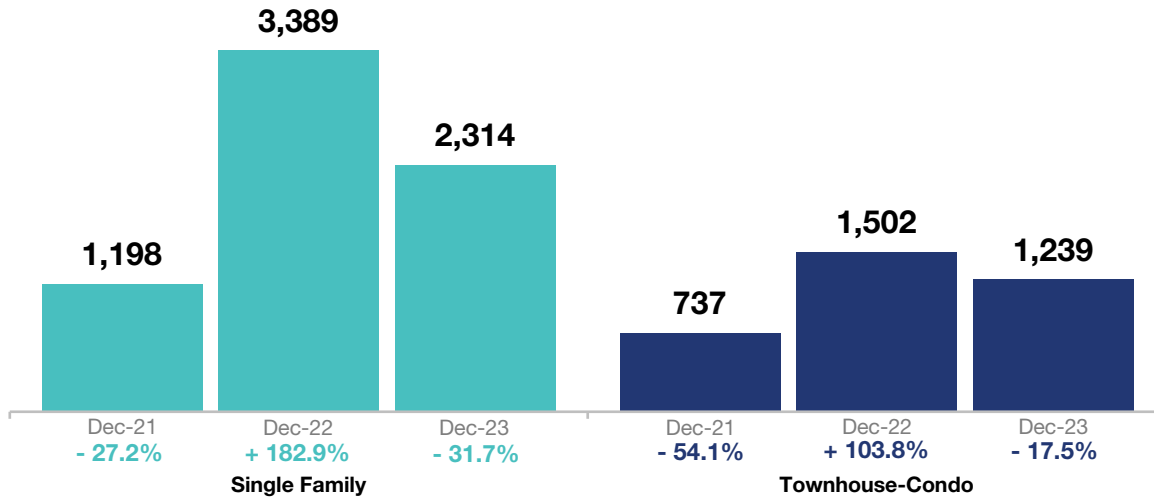


Key Metrics	Historical Sparkbars	12-2022	12-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
Active Listings		1,502	1,239	- 17.5%	--	--	--
Under Contract		554	605	+ 9.2%	12,410	10,359	- 16.5%
New Listings		476	413	- 13.2%	14,434	12,500	- 13.4%
Sold Listings		689	672	- 2.5%	12,934	10,320	- 20.2%
Days on Market		40	46	+ 15.0%	17	31	+ 82.4%
Median Sales Price		\$399,000	\$415,000	+ 4.0%	\$415,000	\$412,000	- 0.7%
Avg. Sales Price		\$466,236	\$475,173	+ 1.9%	\$484,916	\$478,187	- 1.4%
Pct. of List Price Received		98.6%	98.5%	- 0.1%	102.4%	99.5%	- 2.8%
Affordability Index		77	73	- 5.2%	74	73	- 1.4%

# Inventory of Active Listings

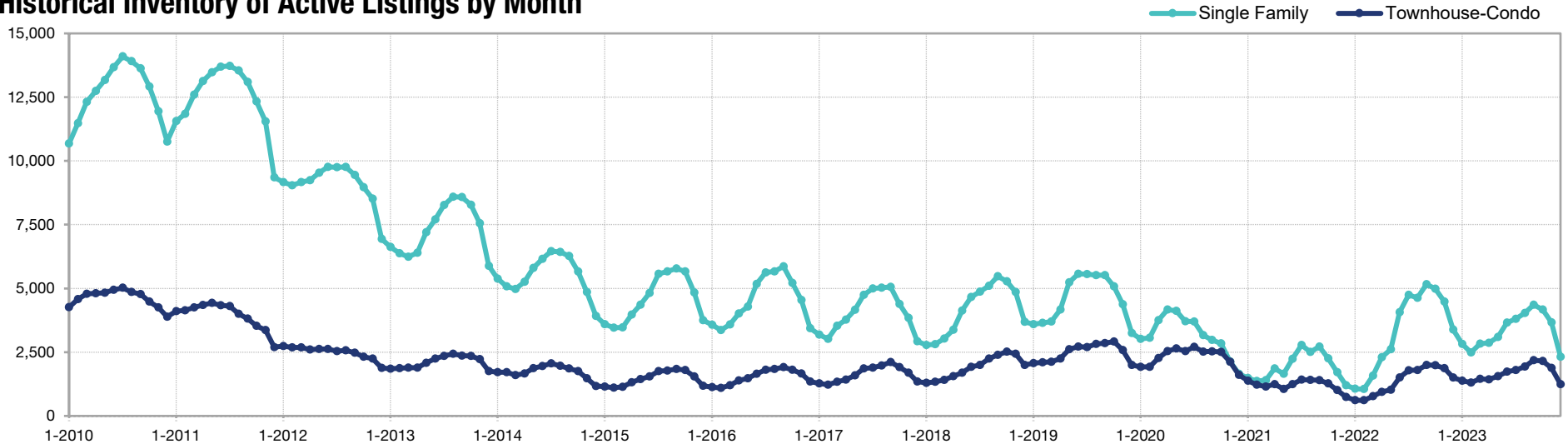


## December



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2023	2,818	+163.9%	1,380	+124.0%
Feb-2023	2,484	+136.1%	1,309	+114.2%
Mar-2023	2,830	+79.0%	1,452	+88.3%
Apr-2023	2,865	+24.8%	1,433	+52.4%
May-2023	3,094	+18.5%	1,555	+51.9%
Jun-2023	3,658	-10.1%	1,732	+15.1%
Jul-2023	3,800	-19.9%	1,792	+0.5%
Aug-2023	4,038	-12.7%	1,929	+7.2%
Sep-2023	4,354	-15.7%	2,178	+9.2%
Oct-2023	4,173	-16.2%	2,152	+8.4%
Nov-2023	3,664	-18.3%	1,884	+0.6%
<b>Dec-2023</b>	<b>2,314</b>	<b>-31.7%</b>	<b>1,239</b>	<b>-17.5%</b>

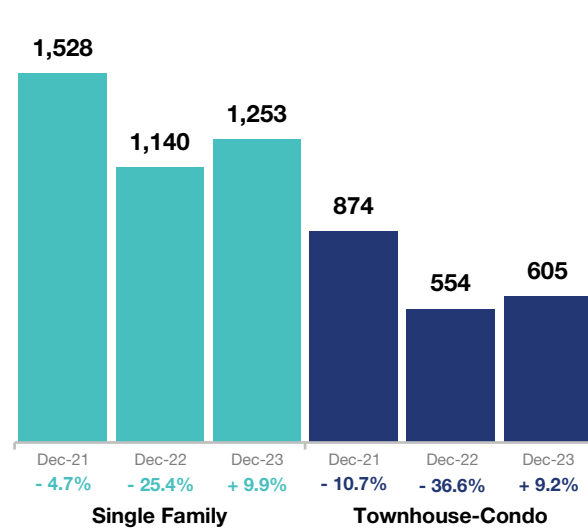
## Historical Inventory of Active Listings by Month



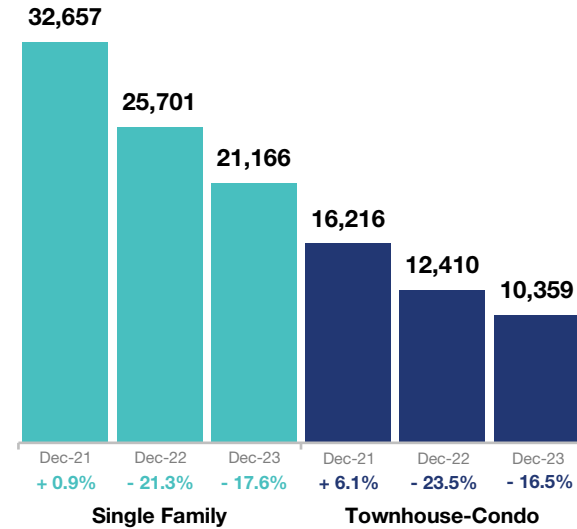
# Under Contract



## December

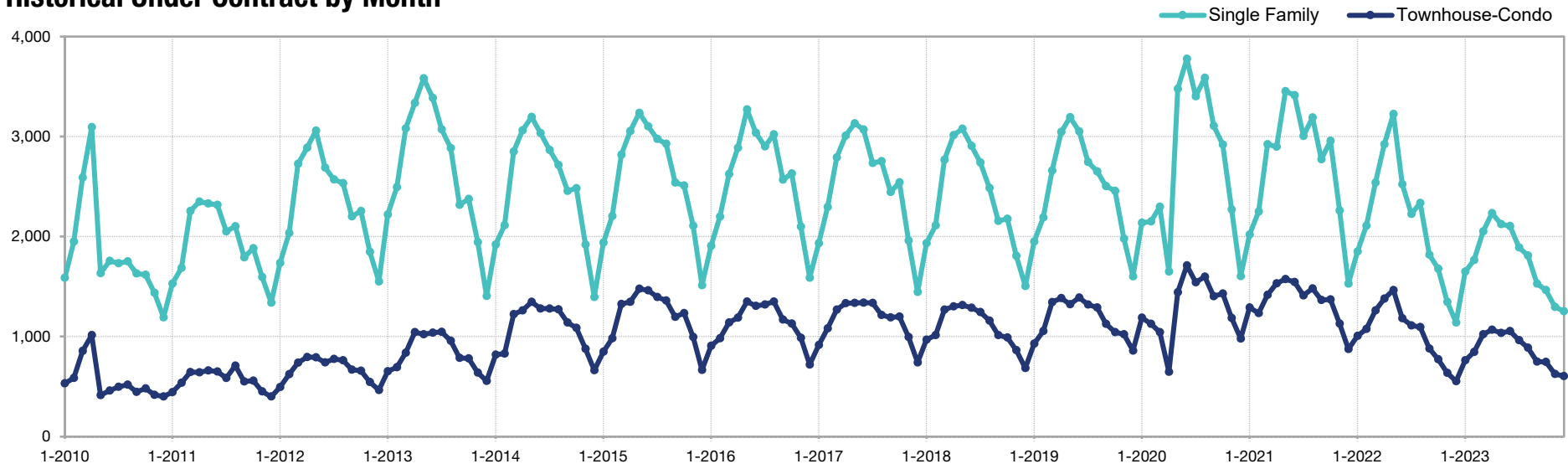


## Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2023	1,648	-11.0%	763	-24.2%
Feb-2023	1,764	-16.2%	844	-21.5%
Mar-2023	2,051	-19.2%	1,023	-18.7%
Apr-2023	2,233	-23.6%	1,067	-22.5%
May-2023	2,124	-34.1%	1,034	-29.4%
Jun-2023	2,105	-16.6%	1,053	-10.9%
Jul-2023	1,889	-15.1%	963	-13.3%
Aug-2023	1,809	-22.5%	888	-18.8%
Sep-2023	1,529	-15.9%	749	-14.8%
Oct-2023	1,465	-12.6%	745	-3.5%
Nov-2023	1,296	-3.7%	625	-1.7%
<b>Dec-2023</b>	<b>1,253</b>	<b>+9.9%</b>	<b>605</b>	<b>+9.2%</b>

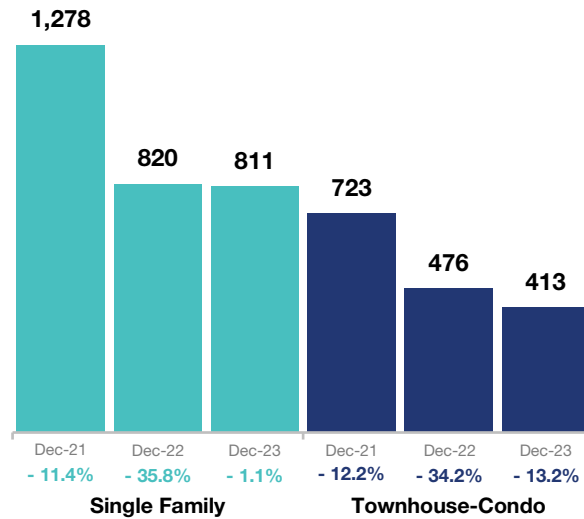
## Historical Under Contract by Month



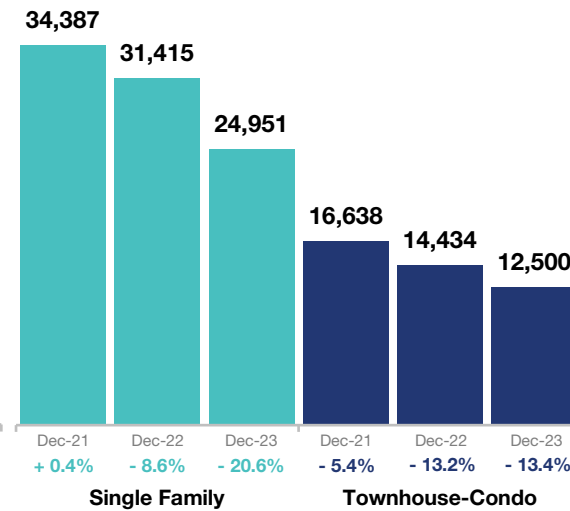
# New Listings



## December

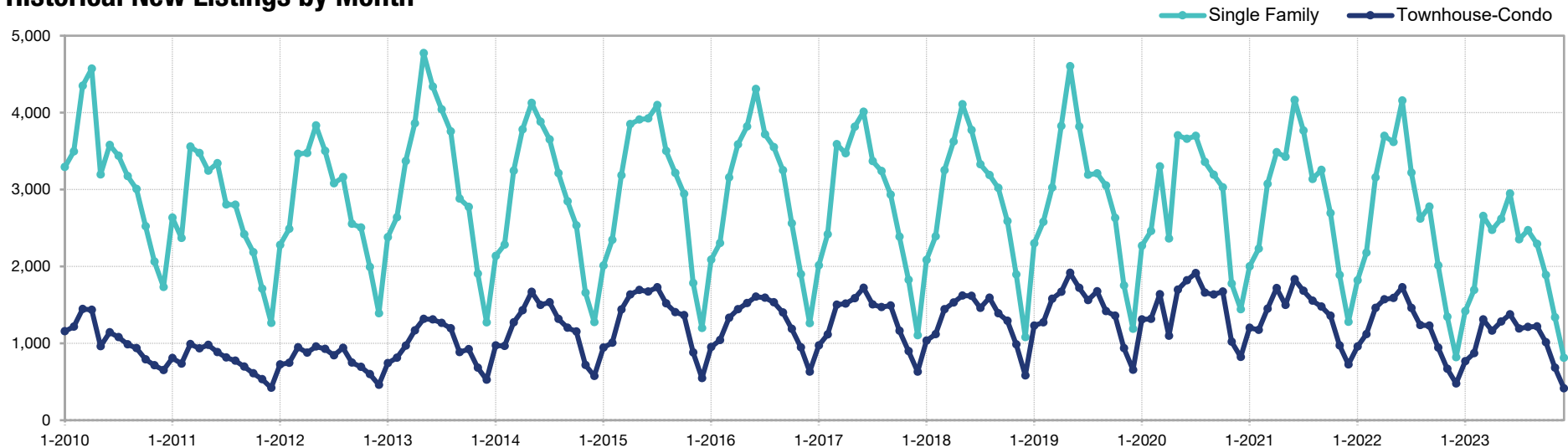


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	2,617	-27.7%	1,282	-19.3%
Jun-2023	2,946	-29.1%	1,375	-20.4%
Jul-2023	2,353	-26.9%	1,192	-18.4%
Aug-2023	2,469	-5.7%	1,211	-1.9%
Sep-2023	2,291	-17.5%	1,219	-0.8%
Oct-2023	1,887	-6.3%	1,014	+7.4%
Nov-2023	1,338	-0.4%	682	+1.8%
<b>Dec-2023</b>	<b>811</b>	<b>-1.1%</b>	<b>413</b>	<b>-13.2%</b>

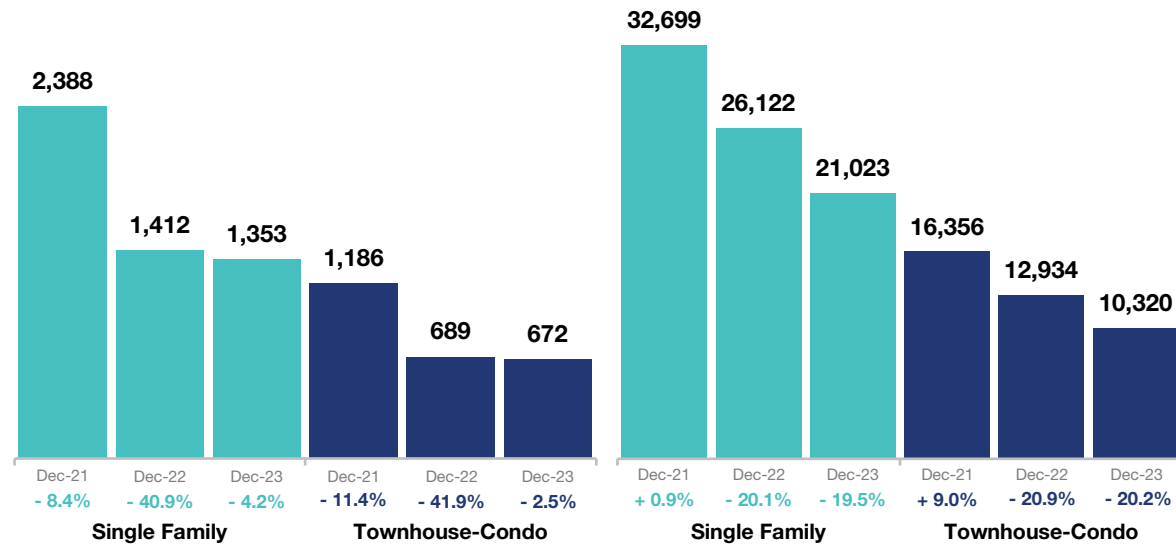
## Historical New Listings by Month



# Sold Listings

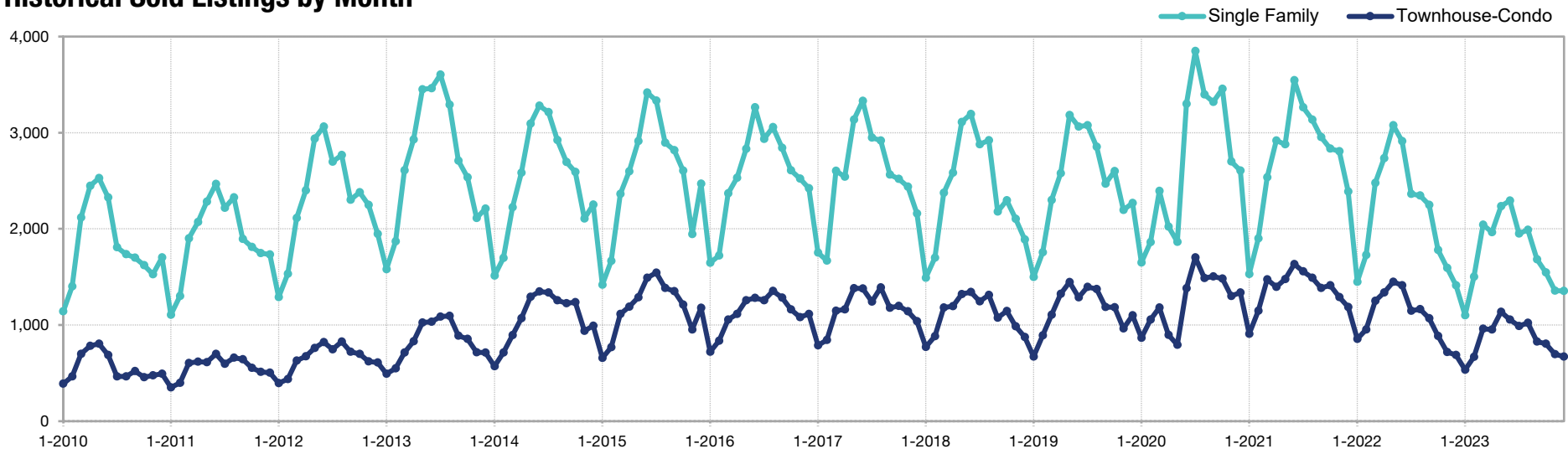


## December



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	1,137	-21.5%
Jun-2023	2,295	-21.2%	1,055	-25.4%
Jul-2023	1,951	-17.5%	988	-13.9%
Aug-2023	1,991	-15.1%	1,024	-12.0%
Sep-2023	1,682	-25.2%	828	-22.5%
Oct-2023	1,547	-13.1%	805	-9.1%
Nov-2023	1,358	-14.8%	696	-3.2%
<b>Dec-2023</b>	<b>1,353</b>	<b>-4.2%</b>	<b>672</b>	<b>-2.5%</b>

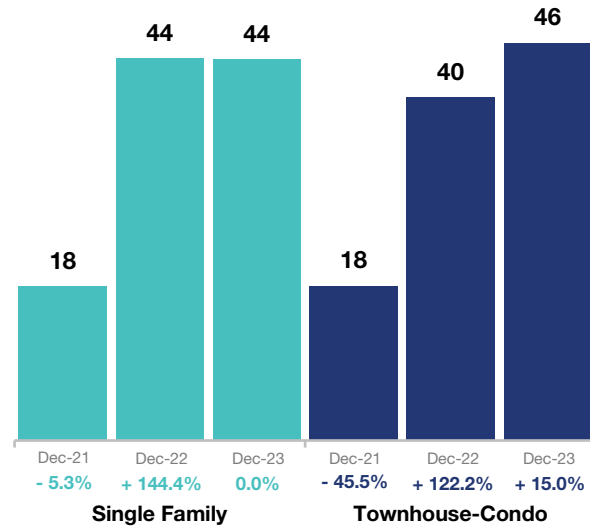
## Historical Sold Listings by Month



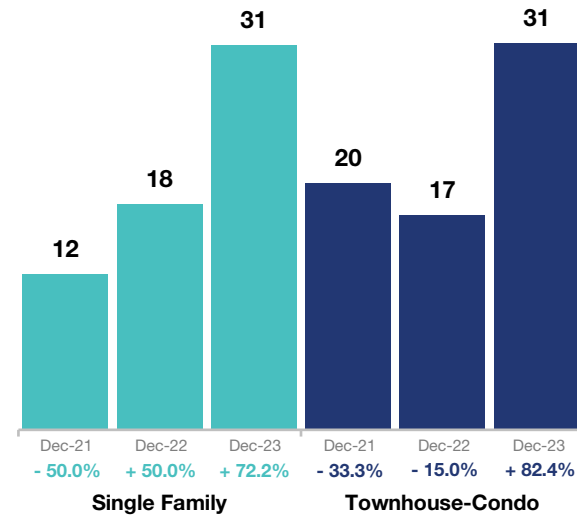
# Days on Market Until Sale



## December

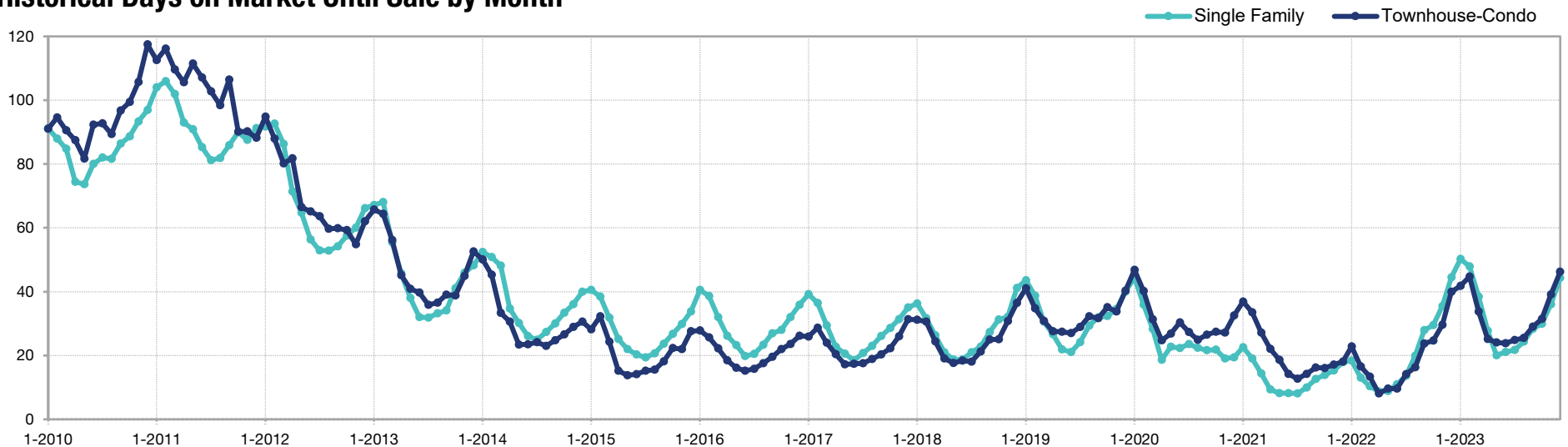


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Nov-2023	36	+2.9%	39	+30.0%
<b>Dec-2023</b>	<b>44</b>	<b>0.0%</b>	<b>46</b>	<b>+15.0%</b>

## Historical Days on Market Until Sale by Month

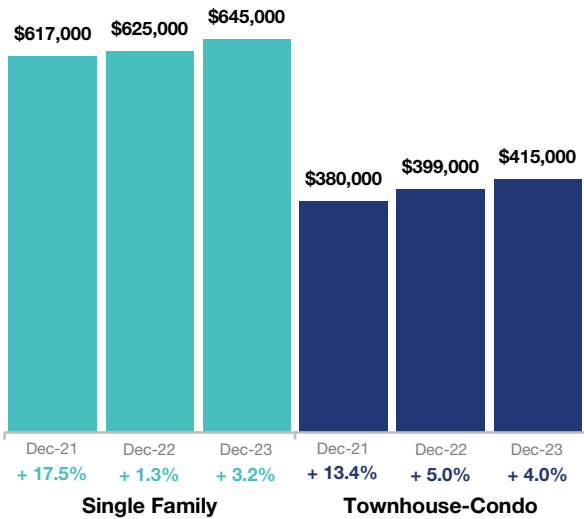




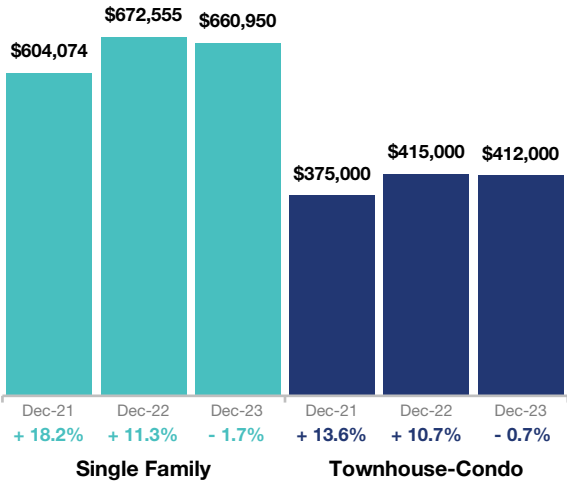
# Median Sales Price



## December

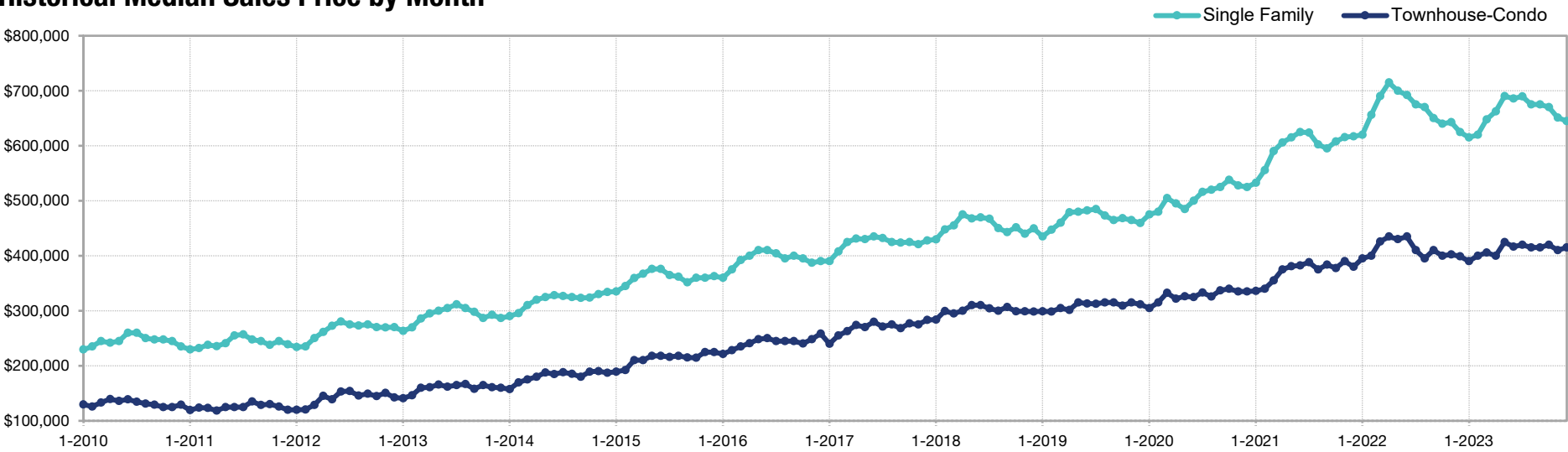


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2023	\$615,000	-0.8%	\$390,000	-1.3%
Feb-2023	\$620,000	-5.5%	\$400,000	0.0%
Mar-2023	\$647,750	-6.1%	\$405,750	-4.8%
Apr-2023	\$662,250	-7.4%	\$400,000	-8.0%
May-2023	\$690,000	-1.4%	\$424,950	-1.2%
Jun-2023	\$686,000	-0.9%	\$416,500	-4.3%
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%
Nov-2023	\$651,300	+1.3%	\$410,000	+1.9%
Dec-2023	\$645,000	+3.2%	\$415,000	+4.0%

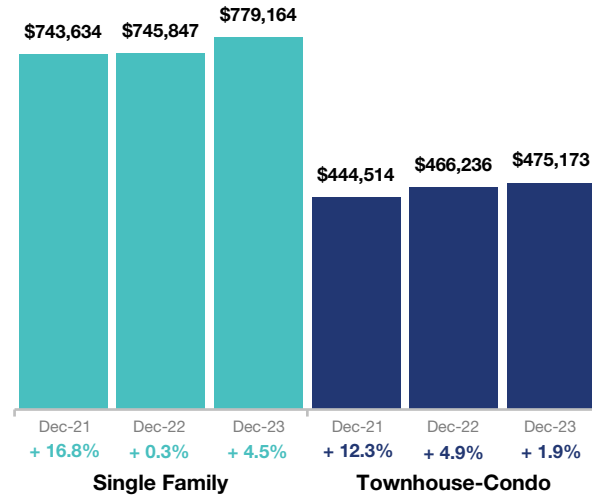
## Historical Median Sales Price by Month



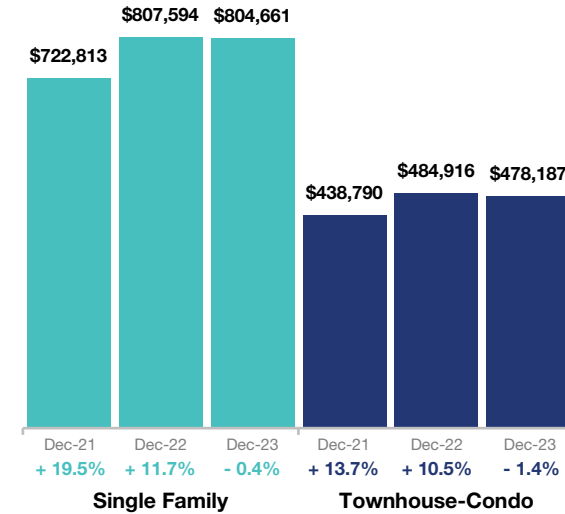
# Average Sales Price



## December

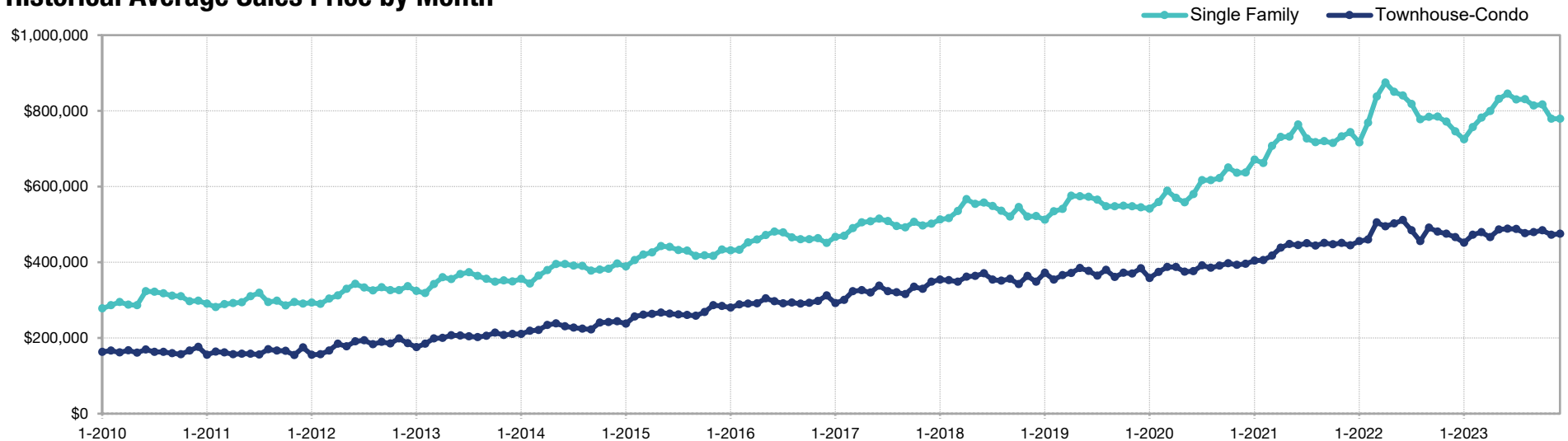


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	\$486,245	-3.2%
Jun-2023	\$845,487	+0.6%	\$488,603	-4.5%
Jul-2023	\$829,674	+1.4%	\$487,416	+0.6%
Aug-2023	\$830,726	+6.9%	\$476,911	+4.6%
Sep-2023	\$813,955	+3.8%	\$479,691	-2.4%
Oct-2023	\$816,471	+4.1%	\$484,378	+0.8%
Nov-2023	\$778,772	+0.9%	\$472,369	-0.7%
<b>Dec-2023</b>	<b>\$779,164</b>	<b>+4.5%</b>	<b>\$475,173</b>	<b>+1.9%</b>

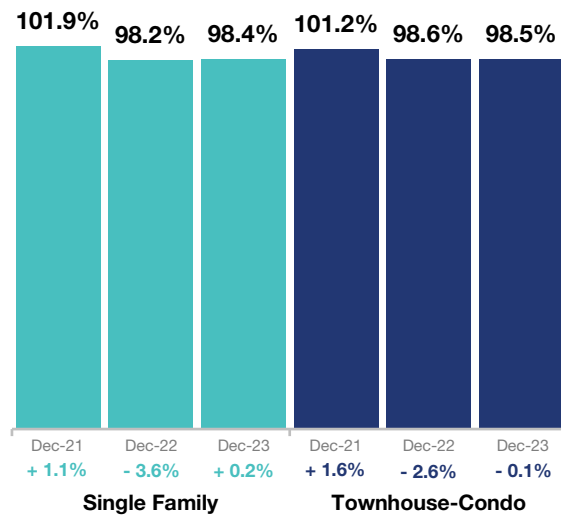
## Historical Average Sales Price by Month



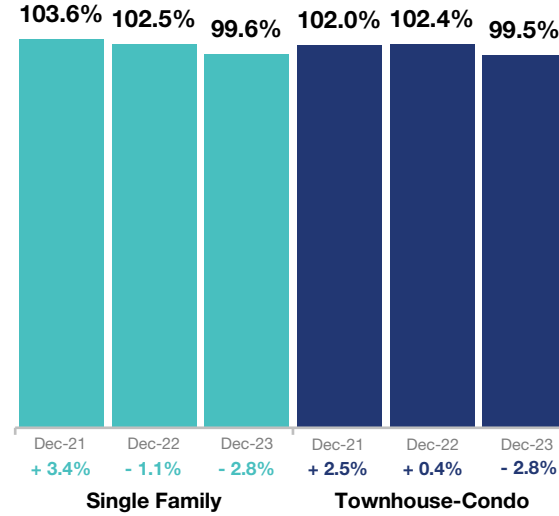
# Percent of List Price Received



## December

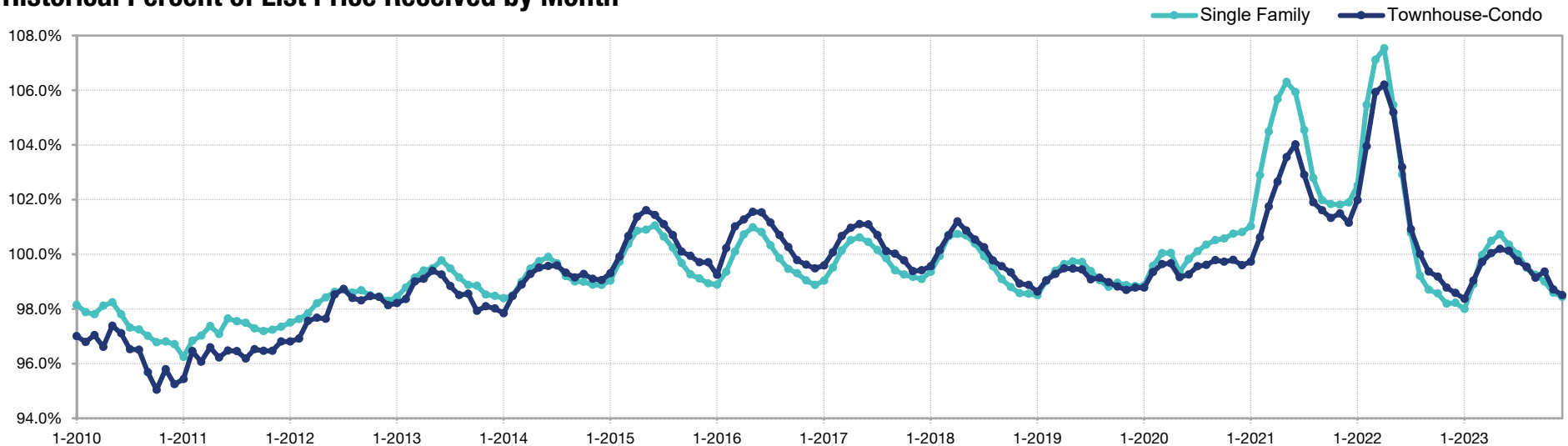


## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	99.1%	-0.3%
Oct-2023	99.0%	+0.4%	99.4%	+0.2%
Nov-2023	98.6%	+0.4%	98.7%	-0.1%
<b>Dec-2023</b>	<b>98.4%</b>	<b>+0.2%</b>	<b>98.5%</b>	<b>-0.1%</b>

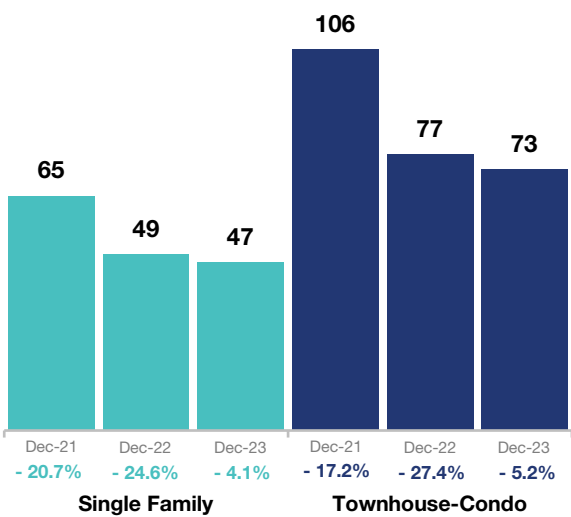
## Historical Percent of List Price Received by Month



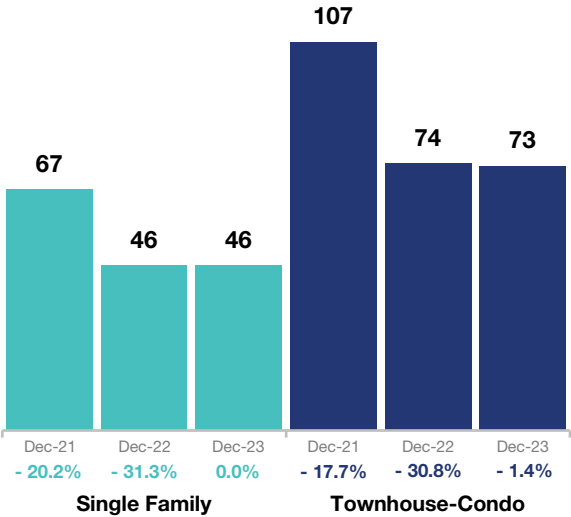
# Housing Affordability Index



## December

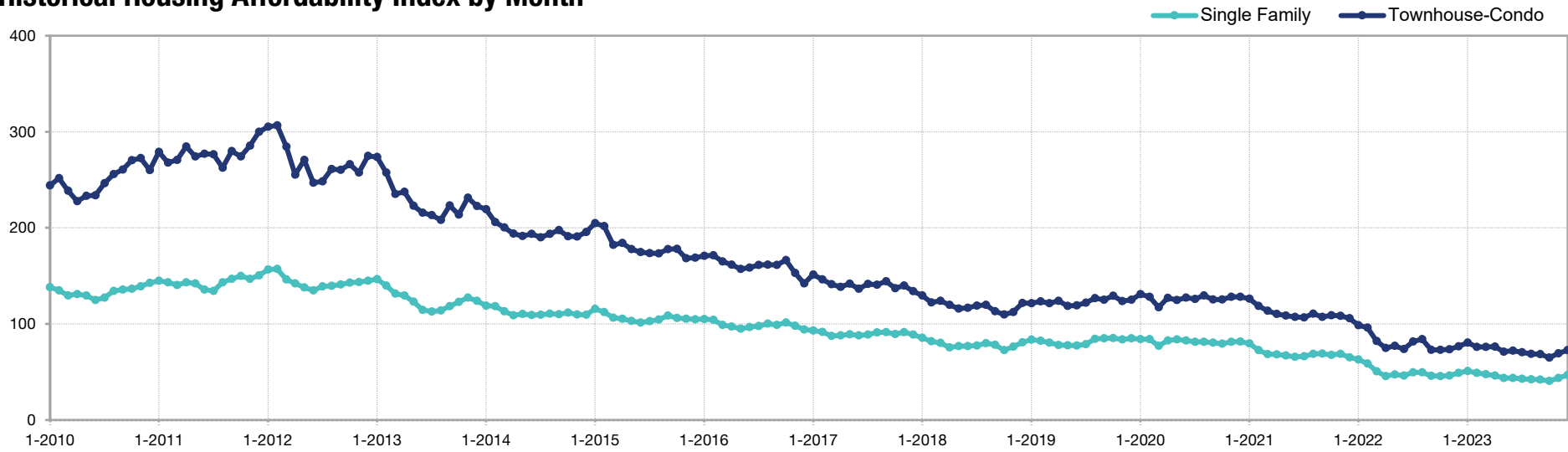


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Nov-2023	44	-4.3%	69	-6.8%
Dec-2023	47	-4.1%	73	-5.2%

## 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.



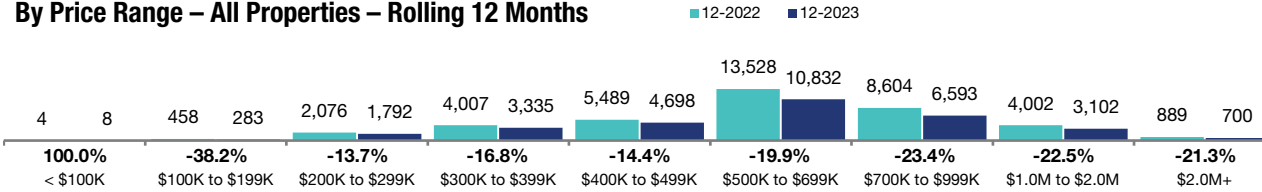
Key Metrics	Historical Sparkbars	12-2022	12-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
Active Listings		4,891	3,553	- 27.4%	--	--	--
Under Contract		1,694	1,858	+ 9.7%	38,112	31,525	- 17.3%
New Listings		1,296	1,224	- 5.6%	45,850	37,451	- 18.3%
Sold Listings		2,101	2,025	- 3.6%	39,057	31,343	- 19.8%
Days on Market		43	45	+ 4.7%	18	31	+ 72.2%
Median Sales Price		\$570,000	\$571,000	+ 0.2%	\$600,000	\$593,183	- 1.1%
Avg. Sales Price		\$654,108	\$678,284	+ 3.7%	\$700,698	\$697,163	- 0.5%
Pct. of List Price Received		98.3%	98.5%	+ 0.2%	102.5%	99.6%	- 2.8%
Affordability Index		54	53	- 1.9%	51	51	0.0%

# Sold Listings

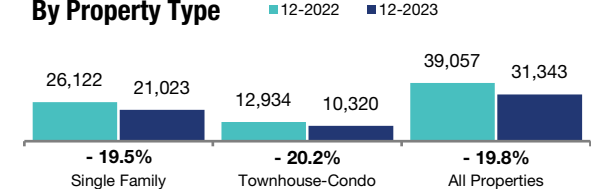
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	12-2022	12-2023	Change	12-2022	12-2023	Change
\$99,999 and Below	2	3	+ 50.0%	2	5	+ 150.0%
\$100,000 to \$199,999	10	13	+ 30.0%	448	270	- 39.7%
\$200,000 to \$299,999	73	82	+ 12.3%	2,003	1,710	- 14.6%
\$300,000 to \$399,999	591	546	- 7.6%	3,415	2,789	- 18.3%
\$400,000 to \$499,999	2,741	2,511	- 8.4%	2,748	2,187	- 20.4%
\$500,000 to \$699,999	10,851	8,648	- 20.3%	2,677	2,184	- 18.4%
\$700,000 to \$999,999	7,544	5,849	- 22.5%	1,060	744	- 29.8%
\$1,000,000 to \$1,999,999	3,498	2,712	- 22.5%	504	390	- 22.6%
\$2,000,000 and Above	812	659	- 18.8%	77	41	- 46.8%
All Price Ranges	26,122	21,023	- 19.5%	12,934	10,320	- 20.2%

### Compared to Prior Month

	Single Family			Townhouse-Condo		
	11-2023	12-2023	Change	11-2023	12-2023	Change
	1	0	- 100.0%	0	1	--
	2	4	+ 100.0%	25	20	- 20.0%
	15	7	- 53.3%	122	120	- 1.6%
	45	43	- 4.4%	176	172	- 2.3%
	170	190	+ 11.8%	136	158	+ 16.2%
	540	585	+ 8.3%	158	140	- 11.4%
	386	300	- 22.3%	49	43	- 12.2%
	165	191	+ 15.8%	29	15	- 48.3%
	34	33	- 2.9%	1	3	+ 200.0%
	1,358	1,353	- 0.4%	696	672	- 3.4%

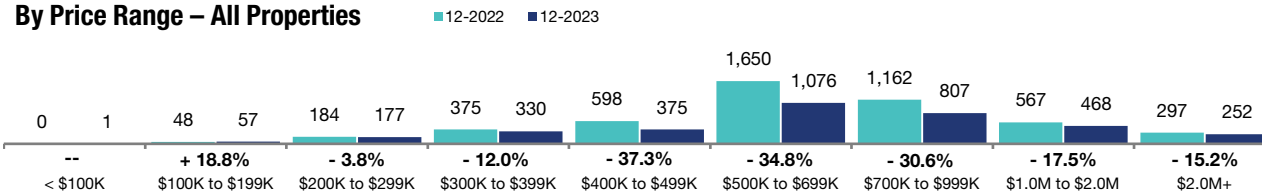
### Year to Date

	Single Family			Townhouse-Condo		
	12-2022	12-2023	Change	12-2022	12-2023	Change
	2	3	+ 50.0%	2	5	+ 150.0%
	10	13	+ 30.0%	448	270	- 39.7%
	73	82	+ 12.3%	2,003	1,710	- 14.6%
	591	546	- 7.6%	3,415	2,789	- 18.3%
	2,741	2,511	- 8.4%	2,748	2,187	- 20.4%
	10,851	8,648	- 20.3%	2,677	2,184	- 18.4%
	7,544	5,849	- 22.5%	1,060	744	- 29.8%
	3,498	2,712	- 22.5%	504	390	- 22.6%
	812	659	- 18.8%	77	41	- 46.8%
	26,122	21,023	- 19.5%	12,934	10,320	- 20.2%

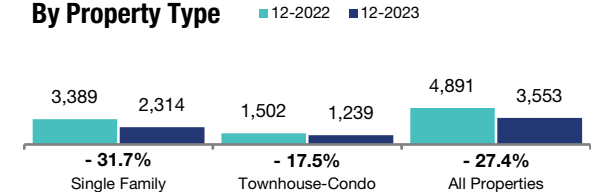
# Inventory of Active Listings

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		
	12-2022	12-2023	Change	12-2022	12-2023	Change
\$99,999 and Below	0	0	--	0	1	--
\$100,000 to \$199,999	4	1	- 75.0%	44	56	+ 27.3%
\$200,000 to \$299,999	5	12	+ 140.0%	179	165	- 7.8%
\$300,000 to \$399,999	46	45	- 2.2%	329	285	- 13.4%
\$400,000 to \$499,999	324	185	- 42.9%	274	190	- 30.7%
\$500,000 to \$699,999	1,294	767	- 40.7%	356	309	- 13.2%
\$700,000 to \$999,999	976	678	- 30.5%	186	129	- 30.6%
\$1,000,000 to \$1,999,999	463	384	- 17.1%	104	84	- 19.2%
\$2,000,000 and Above	269	234	- 13.0%	28	18	- 35.7%
All Price Ranges	3,389	2,314	- 31.7%	1,502	1,239	- 17.5%

### Compared to Prior Month

	Single Family			Townhouse-Condo		
	11-2023	12-2023	Change	11-2023	12-2023	Change
	0	0	--	2	1	- 50.0%
	2	1	- 50.0%	68	56	- 17.6%
	11	12	+ 9.1%	239	165	- 31.0%
	52	45	- 13.5%	442	285	- 35.5%
	276	185	- 33.0%	305	190	- 37.7%
	1,210	767	- 36.6%	453	309	- 31.8%
	1,096	678	- 38.1%	205	129	- 37.1%
	641	384	- 40.1%	140	84	- 40.0%
	368	234	- 36.4%	28	18	- 35.7%
	3,664	2,314	- 36.8%	1,884	1,239	- 34.2%

### 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 December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Arapahoe County

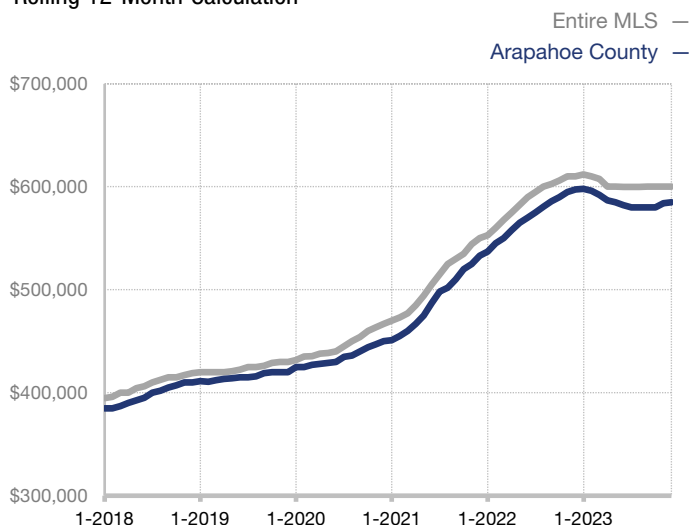
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	955	632	- 33.8%	--	--	--
Under Contract	308	335	+ 8.8%	6,837	5,572	- 18.5%
New Listings	233	248	+ 6.4%	8,407	6,351	- 24.5%
Sold Listings	396	379	- 4.3%	6,972	5,522	- 20.8%
Days on Market Until Sale	45	42	- 6.7%	17	30	+ 76.5%
Median Sales Price*	\$565,000	\$571,000	+ 1.1%	\$597,369	\$585,000	- 2.1%
Average Sales Price*	\$662,653	\$744,420	+ 12.3%	\$709,166	\$735,481	+ 3.7%
Percent of List Price Received*	98.2%	98.7%	+ 0.5%	102.4%	99.7%	- 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.

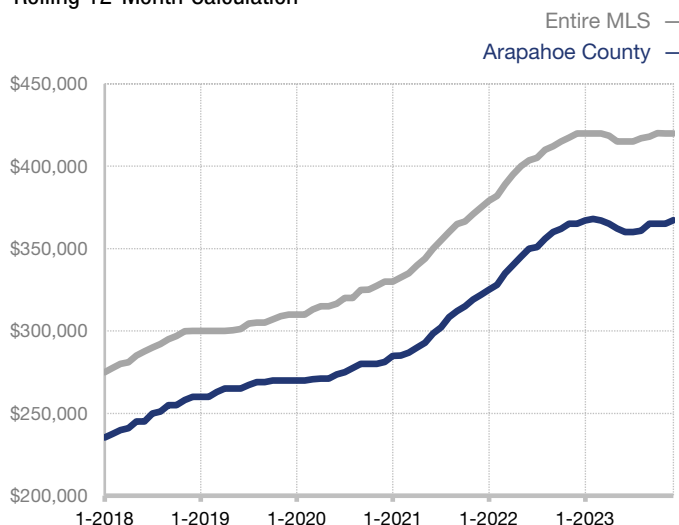
Townhouse/Condo	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	370	331	- 10.5%	--	--	--
Under Contract	158	201	+ 27.2%	3,555	3,020	- 15.0%
New Listings	134	139	+ 3.7%	4,056	3,515	- 13.3%
Sold Listings	196	220	+ 12.2%	3,699	2,974	- 19.6%
Days on Market Until Sale	33	39	+ 18.2%	14	25	+ 78.6%
Median Sales Price*	\$336,275	\$368,500	+ 9.6%	\$365,000	\$367,250	+ 0.6%
Average Sales Price*	\$351,447	\$392,417	+ 11.7%	\$384,213	\$388,461	+ 1.1%
Percent of List Price Received*	98.6%	98.6%	0.0%	102.6%	99.6%	- 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.

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



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





# Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Arvada

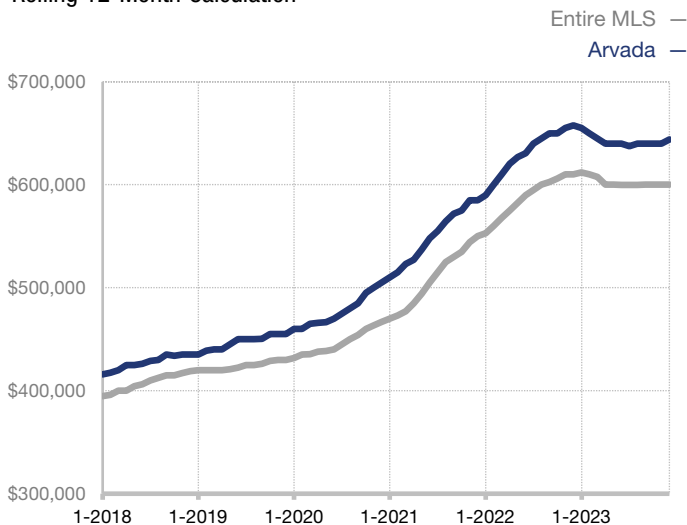
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	194	133	- 31.4%	--	--	--
Under Contract	85	71	- 16.5%	1,733	1,413	- 18.5%
New Listings	53	68	+ 28.3%	2,086	1,608	- 22.9%
Sold Listings	92	85	- 7.6%	1,744	1,439	- 17.5%
Days on Market Until Sale	41	43	+ 4.9%	17	27	+ 58.8%
Median Sales Price*	\$596,250	\$605,000	+ 1.5%	\$657,750	\$644,000	- 2.1%
Average Sales Price*	\$646,615	\$642,949	- 0.6%	\$721,526	\$705,357	- 2.2%
Percent of List Price Received*	97.9%	98.7%	+ 0.8%	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.

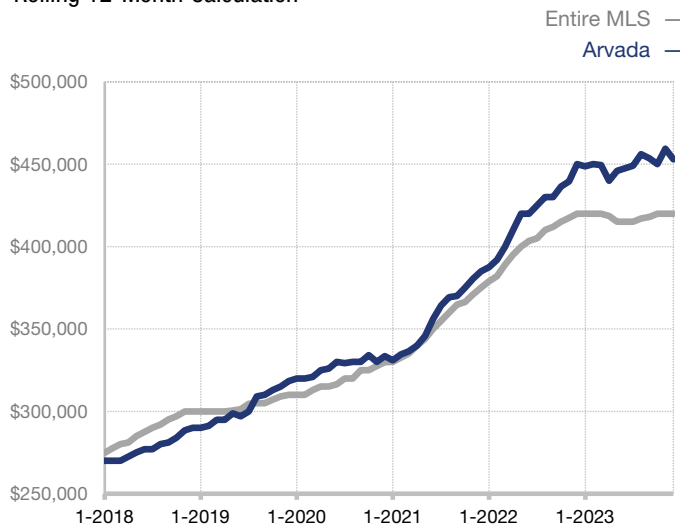
Townhouse/Condo	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	92	50	- 45.7%	--	--	--
Under Contract	21	24	+ 14.3%	590	523	- 11.4%
New Listings	20	15	- 25.0%	689	556	- 19.3%
Sold Listings	37	40	+ 8.1%	636	529	- 16.8%
Days on Market Until Sale	39	74	+ 89.7%	20	42	+ 110.0%
Median Sales Price*	\$520,000	\$435,000	- 16.3%	\$450,000	\$453,000	+ 0.7%
Average Sales Price*	\$528,726	\$476,138	- 9.9%	\$475,729	\$487,511	+ 2.5%
Percent of List Price Received*	98.3%	100.1%	+ 1.8%	102.6%	99.6%	- 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.

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



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



# Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Aurora

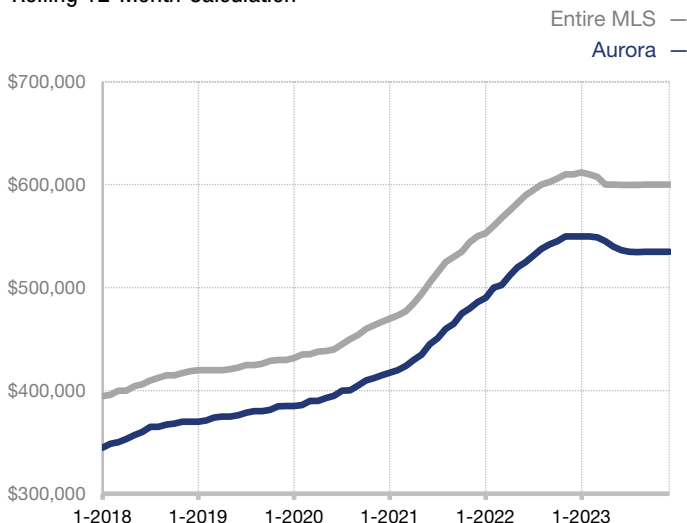
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	720	507	- 29.6%	--	--	--
Under Contract	224	243	+ 8.5%	4,694	3,808	- 18.9%
New Listings	184	199	+ 8.2%	5,804	4,308	- 25.8%
Sold Listings	298	271	- 9.1%	4,818	3,791	- 21.3%
Days on Market Until Sale	47	47	0.0%	18	34	+ 88.9%
Median Sales Price*	\$532,500	\$522,610	- 1.9%	\$550,000	\$534,900	- 2.7%
Average Sales Price*	\$560,457	\$570,238	+ 1.7%	\$586,382	\$573,544	- 2.2%
Percent of List Price Received*	98.6%	99.0%	+ 0.4%	102.3%	99.7%	- 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.

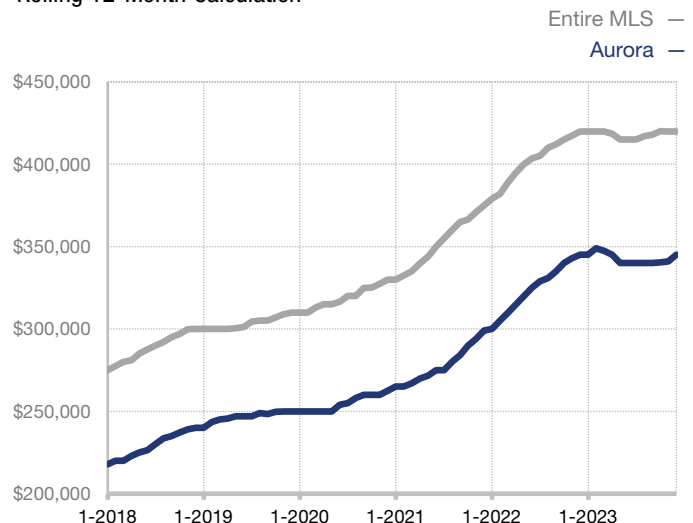
Townhouse/Condo	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	306	241	- 21.2%	--	--	--
Under Contract	118	152	+ 28.8%	2,512	2,177	- 13.3%
New Listings	105	108	+ 2.9%	2,894	2,493	- 13.9%
Sold Listings	148	169	+ 14.2%	2,585	2,142	- 17.1%
Days on Market Until Sale	31	40	+ 29.0%	13	28	+ 115.4%
Median Sales Price*	\$318,500	\$359,000	+ 12.7%	\$345,000	\$345,000	0.0%
Average Sales Price*	\$330,731	\$355,464	+ 7.5%	\$349,674	\$351,197	+ 0.4%
Percent of List Price Received*	98.5%	99.2%	+ 0.7%	102.8%	99.8%	- 2.9%

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

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



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



# Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Castle Pines

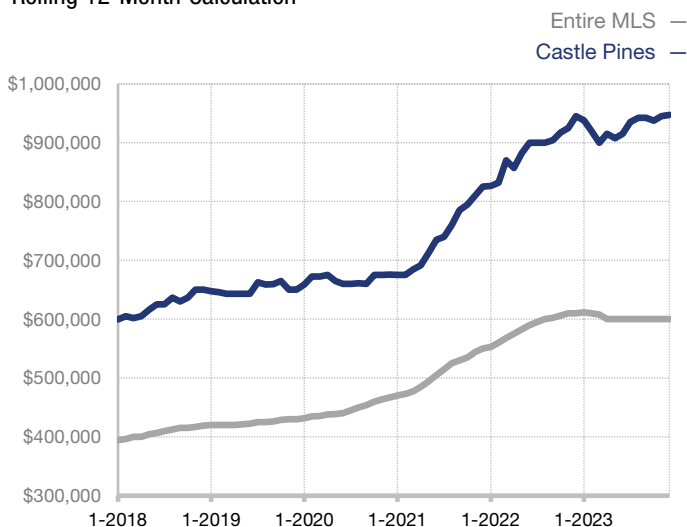
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	34	29	- 14.7%	--	--	--
Under Contract	16	13	- 18.8%	293	212	- 27.6%
New Listings	8	4	- 50.0%	328	261	- 20.4%
Sold Listings	29	12	- 58.6%	294	214	- 27.2%
Days on Market Until Sale	51	36	- 29.4%	23	37	+ 60.9%
Median Sales Price*	\$1,025,000	\$1,002,500	- 2.2%	\$945,000	\$947,500	+ 0.3%
Average Sales Price*	\$1,110,541	\$1,126,046	+ 1.4%	\$1,067,856	\$1,079,036	+ 1.0%
Percent of List Price Received*	96.7%	96.6%	- 0.1%	101.1%	98.7%	- 2.4%

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

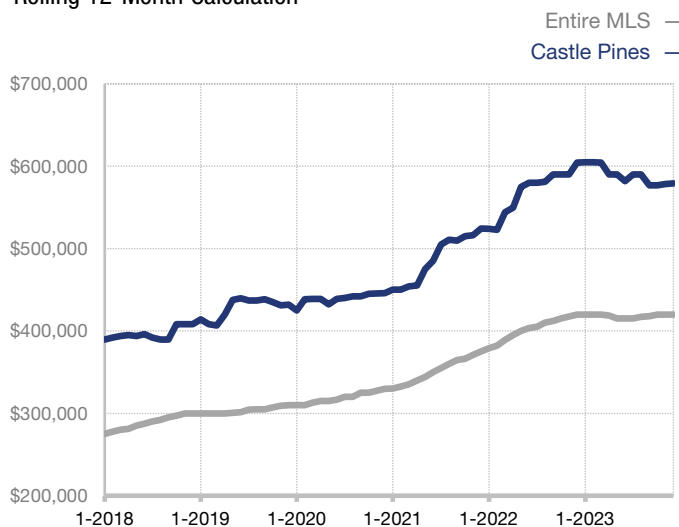
Townhouse/Condo	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	4	14	+ 250.0%	--	--	--
Under Contract	1	2	+ 100.0%	33	44	+ 33.3%
New Listings	1	3	+ 200.0%	35	57	+ 62.9%
Sold Listings	1	2	+ 100.0%	32	44	+ 37.5%
Days on Market Until Sale	171	29	- 83.0%	33	46	+ 39.4%
Median Sales Price*	\$749,900	\$702,500	- 6.3%	\$604,500	\$579,255	- 4.2%
Average Sales Price*	\$749,900	\$702,500	- 6.3%	\$613,033	\$610,682	- 0.4%
Percent of List Price Received*	100.0%	96.9%	- 3.1%	100.1%	98.8%	- 1.3%

\* 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 December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Castle Rock

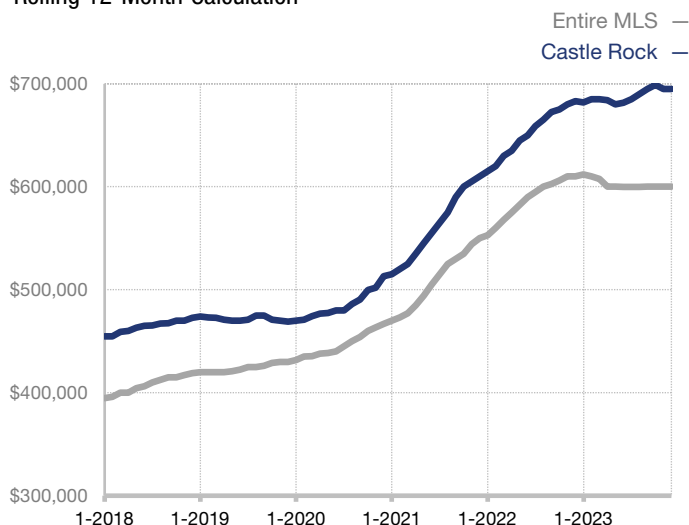
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	249	207	- 16.9%	--	--	--
Under Contract	74	85	+ 14.9%	1,639	1,351	- 17.6%
New Listings	54	51	- 5.6%	2,063	1,670	- 19.0%
Sold Listings	107	88	- 17.8%	1,740	1,338	- 23.1%
Days on Market Until Sale	56	64	+ 14.3%	25	39	+ 56.0%
Median Sales Price*	\$667,500	\$667,500	0.0%	\$683,000	\$695,000	+ 1.8%
Average Sales Price*	\$770,618	\$798,115	+ 3.6%	\$818,594	\$828,717	+ 1.2%
Percent of List Price Received*	98.6%	98.4%	- 0.2%	101.4%	99.2%	- 2.2%

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

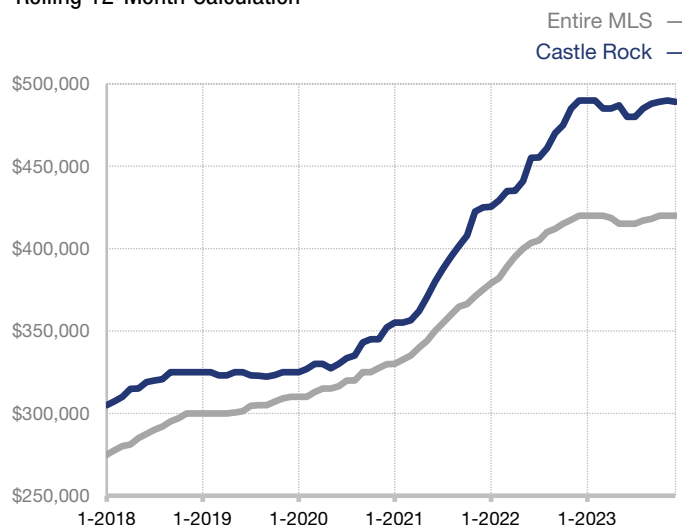
Townhouse/Condo	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	47	31	- 34.0%	--	--	--
Under Contract	11	18	+ 63.6%	270	242	- 10.4%
New Listings	17	7	- 58.8%	329	266	- 19.1%
Sold Listings	11	11	0.0%	287	234	- 18.5%
Days on Market Until Sale	88	30	- 65.9%	20	41	+ 105.0%
Median Sales Price*	\$537,882	\$474,600	- 11.8%	\$489,900	\$489,000	- 0.2%
Average Sales Price*	\$504,316	\$445,986	- 11.6%	\$502,160	\$519,518	+ 3.5%
Percent of List Price Received*	97.6%	99.1%	+ 1.5%	101.5%	99.2%	- 2.3%

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

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



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



# Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Centennial

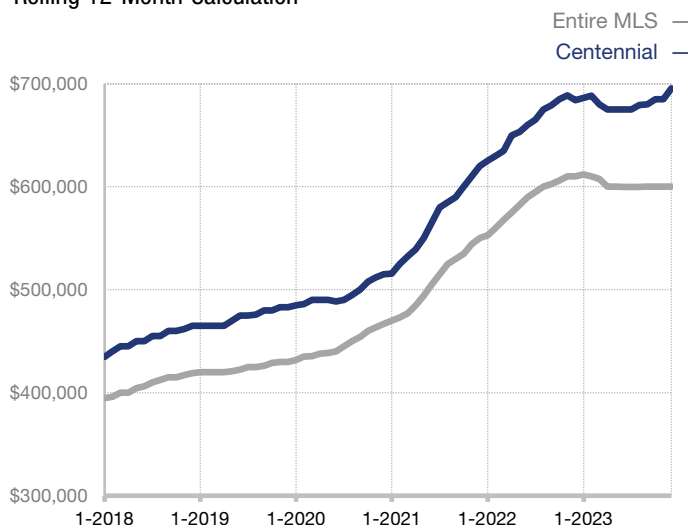
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	144	80	- 44.4%	--	--	--
Under Contract	46	59	+ 28.3%	1,249	1,007	- 19.4%
New Listings	29	25	- 13.8%	1,506	1,127	- 25.2%
Sold Listings	63	66	+ 4.8%	1,290	1,000	- 22.5%
Days on Market Until Sale	35	37	+ 5.7%	14	27	+ 92.9%
Median Sales Price*	\$635,000	\$714,000	+ 12.4%	\$684,000	\$695,750	+ 1.7%
Average Sales Price*	\$671,119	\$820,025	+ 22.2%	\$756,007	\$769,643	+ 1.8%
Percent of List Price Received*	98.1%	98.9%	+ 0.8%	102.7%	99.7%	- 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.

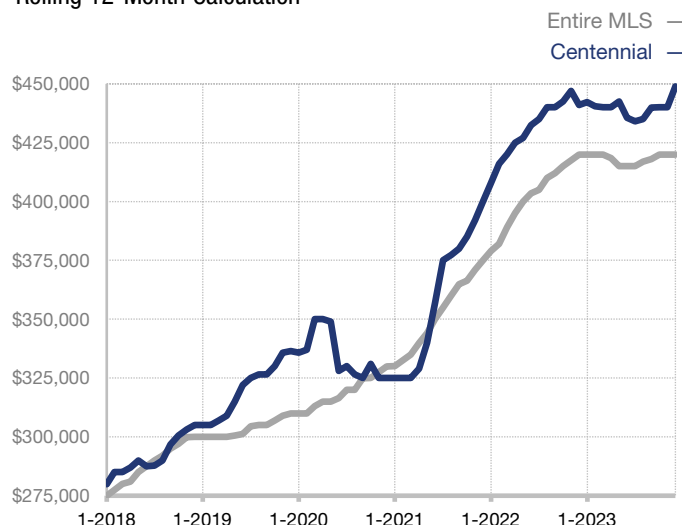
Townhouse/Condo	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	26	29	+ 11.5%	--	--	--
Under Contract	11	16	+ 45.5%	331	309	- 6.6%
New Listings	11	10	- 9.1%	372	352	- 5.4%
Sold Listings	15	14	- 6.7%	343	303	- 11.7%
Days on Market Until Sale	32	25	- 21.9%	11	19	+ 72.7%
Median Sales Price*	\$380,000	\$494,000	+ 30.0%	\$441,000	\$449,000	+ 1.8%
Average Sales Price*	\$366,393	\$480,107	+ 31.0%	\$444,020	\$447,031	+ 0.7%
Percent of List Price Received*	98.6%	99.3%	+ 0.7%	102.9%	100.0%	- 2.8%

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

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



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



# Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Denver

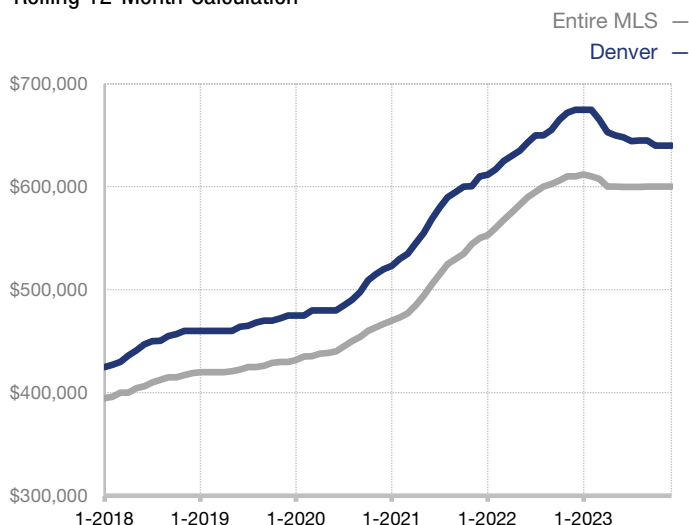
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	877	673	- 23.3%	--	--	--
Under Contract	296	310	+ 4.7%	6,919	5,527	- 20.1%
New Listings	230	226	- 1.7%	8,493	6,967	- 18.0%
Sold Listings	353	337	- 4.5%	7,003	5,496	- 21.5%
Days on Market Until Sale	40	41	+ 2.5%	16	28	+ 75.0%
Median Sales Price*	\$590,000	\$599,000	+ 1.5%	\$675,000	\$640,000	- 5.2%
Average Sales Price*	\$785,631	\$765,240	- 2.6%	\$855,917	\$833,927	- 2.6%
Percent of List Price Received*	98.4%	98.3%	- 0.1%	103.0%	99.5%	- 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.

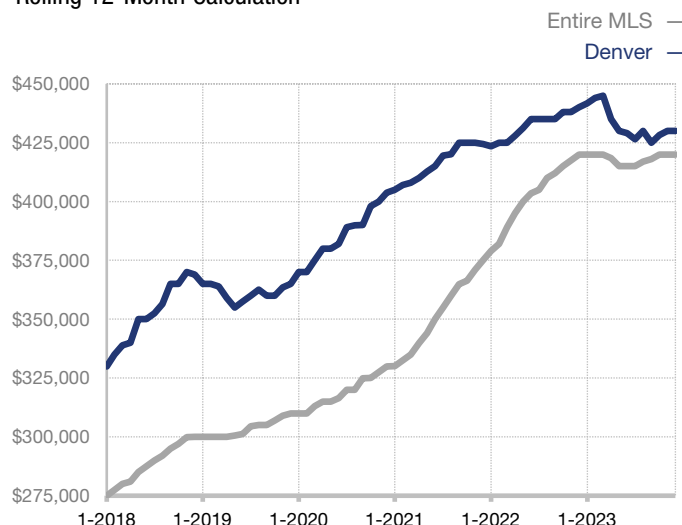
Townhouse/Condo	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	724	640	- 11.6%	--	--	--
Under Contract	221	229	+ 3.6%	5,602	4,283	- 23.5%
New Listings	189	178	- 5.8%	6,613	5,675	- 14.2%
Sold Listings	250	259	+ 3.6%	5,874	4,298	- 26.8%
Days on Market Until Sale	43	54	+ 25.6%	20	33	+ 65.0%
Median Sales Price*	\$416,000	\$409,990	- 1.4%	\$440,000	\$430,000	- 2.3%
Average Sales Price*	\$559,909	\$543,963	- 2.8%	\$554,074	\$540,482	- 2.5%
Percent of List Price Received*	98.5%	97.7%	- 0.8%	102.1%	99.3%	- 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.

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



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



# Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Denver County

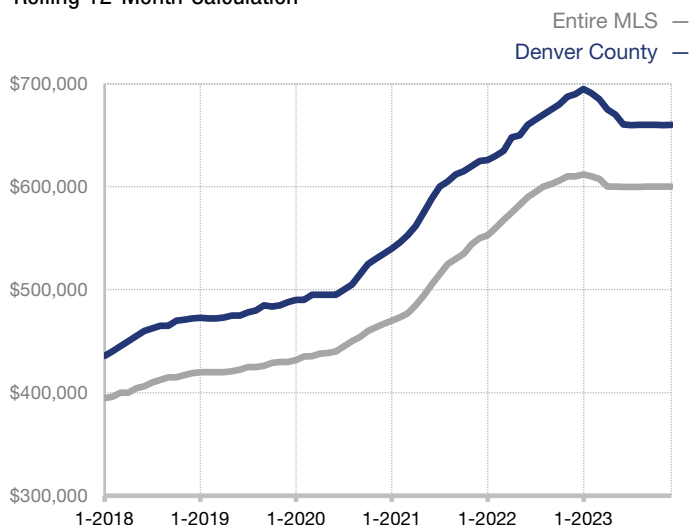
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	803	603	- 24.9%	--	--	--
Under Contract	275	285	+ 3.6%	6,396	5,091	- 20.4%
New Listings	212	198	- 6.6%	7,818	6,422	- 17.9%
Sold Listings	318	309	- 2.8%	6,456	5,064	- 21.6%
Days on Market Until Sale	39	40	+ 2.6%	16	28	+ 75.0%
Median Sales Price*	\$610,000	\$610,000	0.0%	\$690,000	\$660,000	- 4.3%
Average Sales Price*	\$809,695	\$788,799	- 2.6%	\$878,853	\$857,571	- 2.4%
Percent of List Price Received*	98.4%	98.2%	- 0.2%	103.1%	99.5%	- 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.

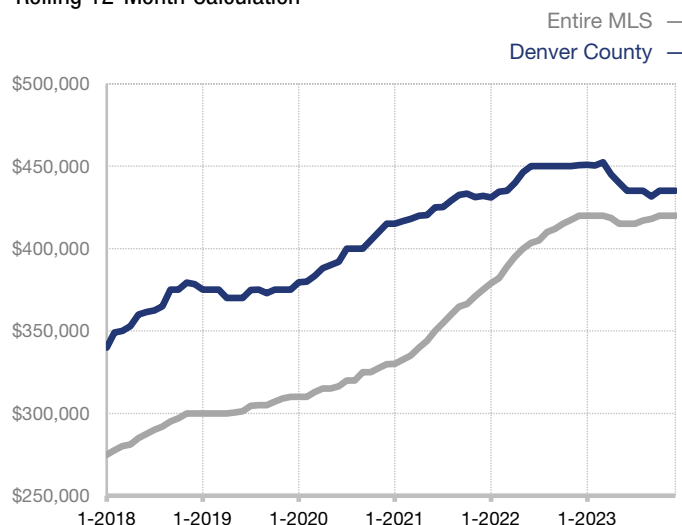
Townhouse/Condo	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	688	593	- 13.8%	--	--	--
Under Contract	213	213	0.0%	5,273	4,068	- 22.9%
New Listings	181	161	- 11.0%	6,234	5,377	- 13.7%
Sold Listings	237	238	+ 0.4%	5,494	4,089	- 25.6%
Days on Market Until Sale	41	53	+ 29.3%	20	33	+ 65.0%
Median Sales Price*	\$424,990	\$421,945	- 0.7%	\$450,609	\$435,000	- 3.5%
Average Sales Price*	\$565,915	\$559,847	- 1.1%	\$566,108	\$547,541	- 3.3%
Percent of List Price Received*	98.4%	97.9%	- 0.5%	102.1%	99.3%	- 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.

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



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



# Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Douglas County

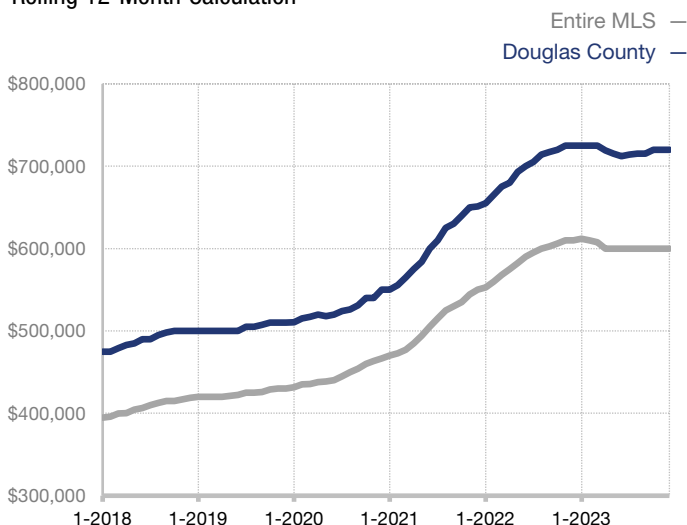
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	867	611	- 29.5%	--	--	--
Under Contract	266	332	+ 24.8%	5,924	5,028	- 15.1%
New Listings	182	184	+ 1.1%	7,281	5,914	- 18.8%
Sold Listings	354	305	- 13.8%	6,105	4,967	- 18.6%
Days on Market Until Sale	50	56	+ 12.0%	23	38	+ 65.2%
Median Sales Price*	\$700,000	\$701,000	+ 0.1%	\$725,000	\$720,000	- 0.7%
Average Sales Price*	\$794,001	\$848,687	+ 6.9%	\$861,451	\$845,551	- 1.8%
Percent of List Price Received*	98.2%	98.3%	+ 0.1%	101.5%	99.2%	- 2.3%

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

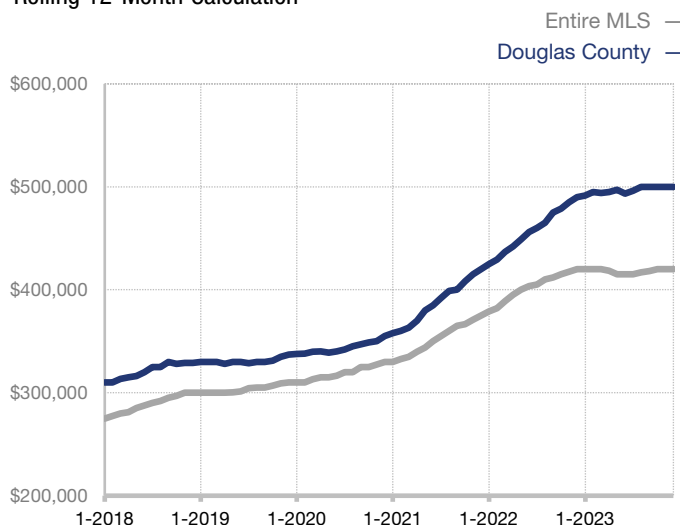
Townhouse/Condo	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	158	125	- 20.9%	--	--	--
Under Contract	66	80	+ 21.2%	1,021	1,091	+ 6.9%
New Listings	69	37	- 46.4%	1,224	1,203	- 1.7%
Sold Listings	69	77	+ 11.6%	1,058	1,075	+ 1.6%
Days on Market Until Sale	64	49	- 23.4%	19	41	+ 115.8%
Median Sales Price*	\$500,000	\$496,950	- 0.6%	\$490,000	\$500,000	+ 2.0%
Average Sales Price*	\$501,837	\$502,369	+ 0.1%	\$504,421	\$512,893	+ 1.7%
Percent of List Price Received*	98.8%	98.7%	- 0.1%	101.8%	99.1%	- 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.

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



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





# Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Elbert County

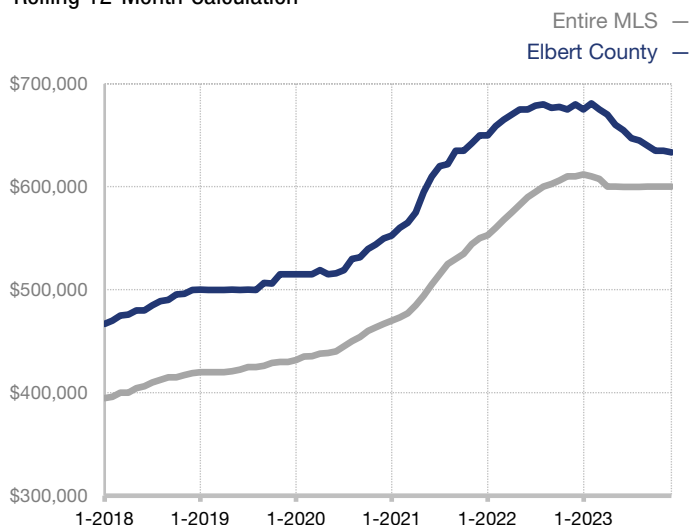
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	146	105	- 28.1%	--	--	--
Under Contract	30	36	+ 20.0%	539	552	+ 2.4%
New Listings	26	28	+ 7.7%	712	690	- 3.1%
Sold Listings	30	32	+ 6.7%	578	538	- 6.9%
Days on Market Until Sale	64	41	- 35.9%	33	56	+ 69.7%
Median Sales Price*	\$625,000	\$616,000	- 1.4%	\$680,000	\$633,245	- 6.9%
Average Sales Price*	\$749,286	\$666,414	- 11.1%	\$759,223	\$725,983	- 4.4%
Percent of List Price Received*	98.1%	98.5%	+ 0.4%	100.0%	98.6%	- 1.4%

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

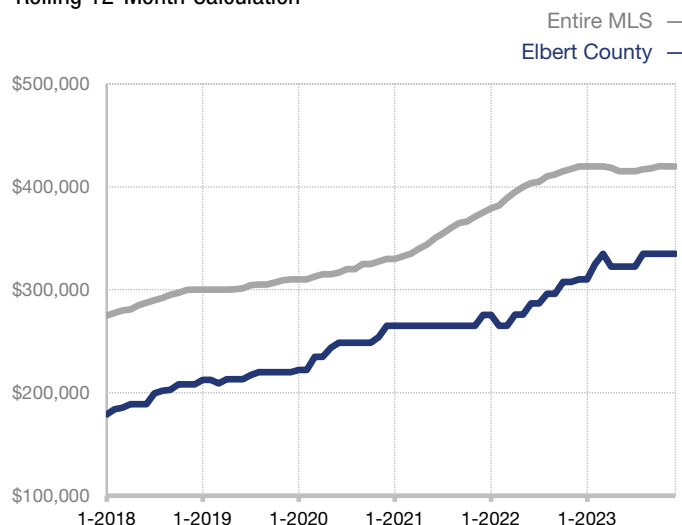
Townhouse/Condo	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	0	3	--	--	--	--
Under Contract	0	0	--	3	1	- 66.7%
New Listings	0	0	--	4	4	0.0%
Sold Listings	0	0	--	3	1	- 66.7%
Days 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%

\* 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 December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Greenwood Village

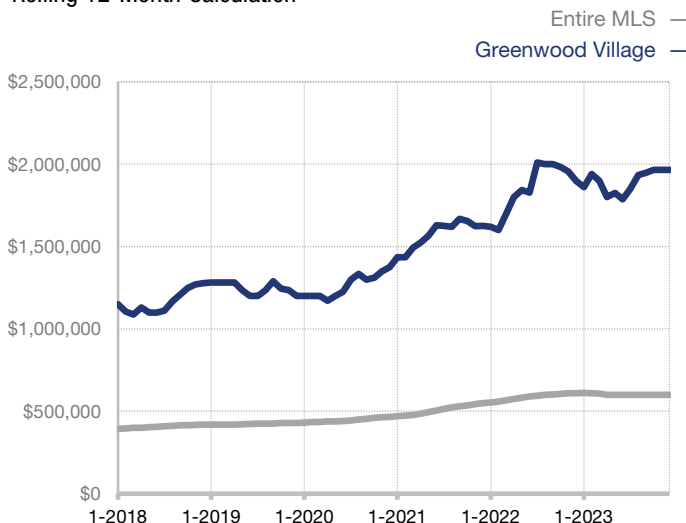
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	17	13	- 23.5%	--	--	--
Under Contract	7	3	- 57.1%	136	107	- 21.3%
New Listings	3	4	+ 33.3%	162	141	- 13.0%
Sold Listings	8	8	0.0%	131	111	- 15.3%
Days on Market Until Sale	27	27	0.0%	20	28	+ 40.0%
Median Sales Price*	\$1,380,000	\$1,261,900	- 8.6%	\$1,900,000	\$1,965,000	+ 3.4%
Average Sales Price*	\$1,722,000	\$1,497,150	- 13.1%	\$2,083,550	\$2,319,657	+ 11.3%
Percent of List Price Received*	100.2%	94.8%	- 5.4%	102.3%	99.8%	- 2.4%

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

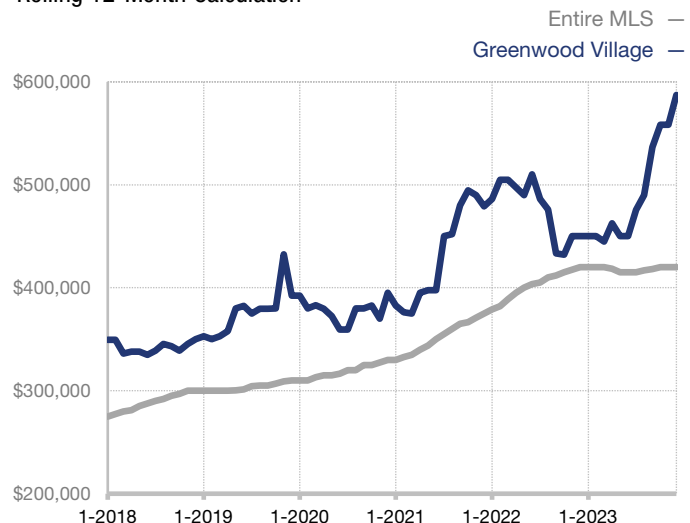
Townhouse/Condo	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	7	9	+ 28.6%	--	--	--
Under Contract	3	3	0.0%	77	52	- 32.5%
New Listings	4	2	- 50.0%	85	66	- 22.4%
Sold Listings	4	7	+ 75.0%	77	53	- 31.2%
Days on Market Until Sale	68	63	- 7.4%	30	31	+ 3.3%
Median Sales Price*	\$373,500	\$645,000	+ 72.7%	\$450,000	\$587,500	+ 30.6%
Average Sales Price*	\$420,975	\$722,714	+ 71.7%	\$659,853	\$778,448	+ 18.0%
Percent of List Price Received*	98.9%	96.6%	- 2.3%	100.1%	98.2%	- 1.9%

\* 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 December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Highlands Ranch

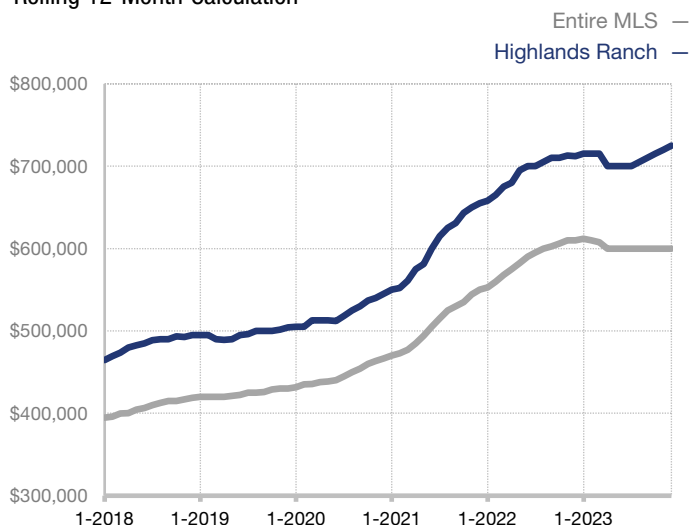
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	92	39	- 57.6%	--	--	--
Under Contract	50	56	+ 12.0%	1,247	919	- 26.3%
New Listings	27	24	- 11.1%	1,427	1,019	- 28.6%
Sold Listings	65	46	- 29.2%	1,250	903	- 27.8%
Days on Market Until Sale	41	39	- 4.9%	16	25	+ 56.3%
Median Sales Price*	\$680,000	\$681,750	+ 0.3%	\$712,000	\$725,000	+ 1.8%
Average Sales Price*	\$765,265	\$820,337	+ 7.2%	\$825,203	\$833,508	+ 1.0%
Percent of List Price Received*	98.4%	98.3%	- 0.1%	102.5%	99.8%	- 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.

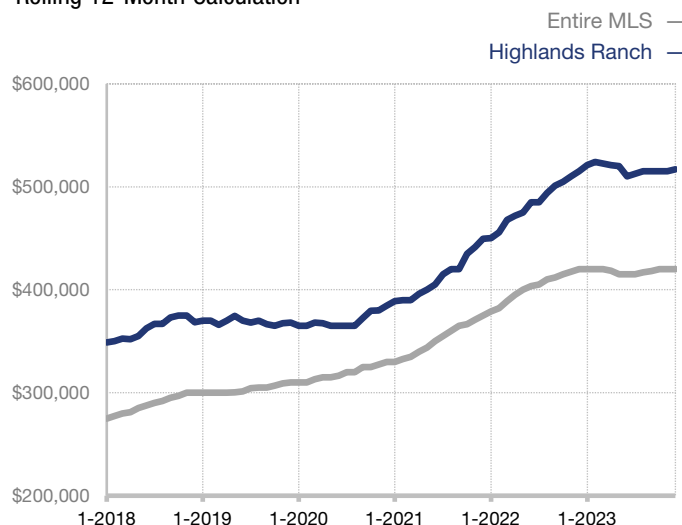
Townhouse/Condo	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	25	16	- 36.0%	--	--	--
Under Contract	10	17	+ 70.0%	245	247	+ 0.8%
New Listings	10	10	0.0%	291	266	- 8.6%
Sold Listings	18	14	- 22.2%	259	240	- 7.3%
Days on Market Until Sale	50	50	0.0%	14	27	+ 92.9%
Median Sales Price*	\$499,995	\$531,250	+ 6.3%	\$515,050	\$516,995	+ 0.4%
Average Sales Price*	\$514,161	\$551,739	+ 7.3%	\$542,811	\$541,859	- 0.2%
Percent of List Price Received*	98.4%	98.6%	+ 0.2%	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.

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



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



# Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Jefferson County

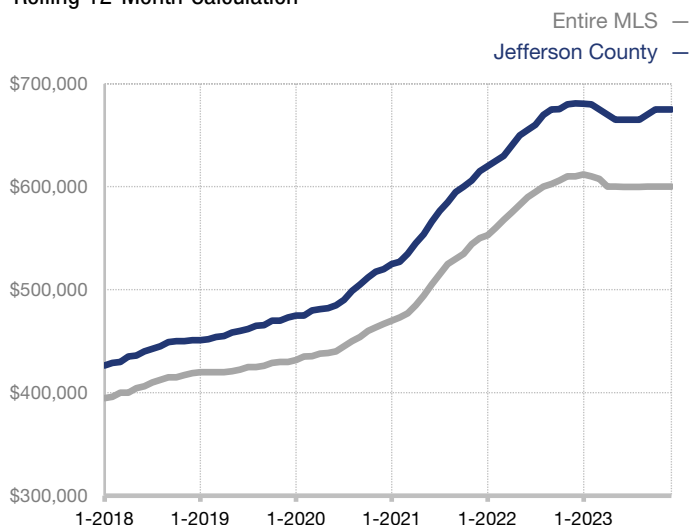
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	762	468	- 38.6%	--	--	--
Under Contract	291	301	+ 3.4%	6,542	5,474	- 16.3%
New Listings	193	181	- 6.2%	7,901	6,261	- 20.8%
Sold Listings	344	360	+ 4.7%	6,587	5,469	- 17.0%
Days on Market Until Sale	43	41	- 4.7%	17	27	+ 58.8%
Median Sales Price*	\$633,000	\$652,093	+ 3.0%	\$681,000	\$675,000	- 0.9%
Average Sales Price*	\$733,180	\$748,569	+ 2.1%	\$792,577	\$788,372	- 0.5%
Percent of List Price Received*	98.1%	98.4%	+ 0.3%	103.0%	100.0%	- 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.

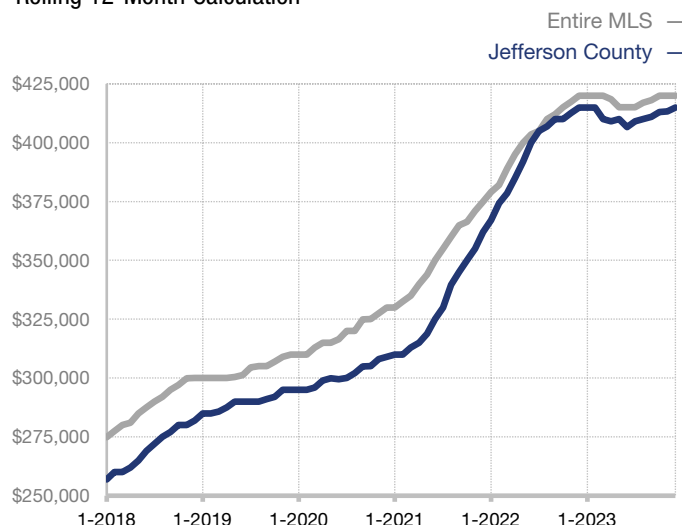
Townhouse/Condo	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	286	189	- 33.9%	--	--	--
Under Contract	117	111	- 5.1%	2,561	2,180	- 14.9%
New Listings	92	76	- 17.4%	2,918	2,403	- 17.6%
Sold Listings	187	137	- 26.7%	2,683	2,182	- 18.7%
Days on Market Until Sale	36	44	+ 22.2%	16	29	+ 81.3%
Median Sales Price*	\$407,520	\$410,000	+ 0.6%	\$415,000	\$414,950	- 0.0%
Average Sales Price*	\$447,081	\$445,686	- 0.3%	\$449,778	\$453,413	+ 0.8%
Percent of List Price Received*	98.7%	99.3%	+ 0.6%	102.9%	99.8%	- 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 December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Lakewood

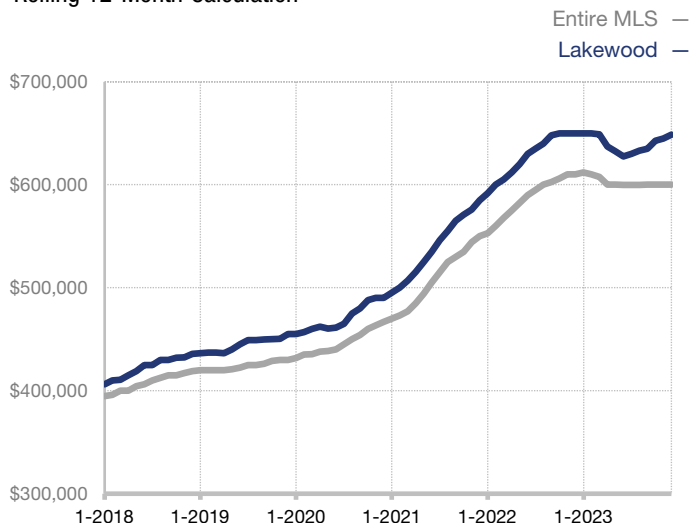
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	142	72	- 49.3%	--	--	--
Under Contract	72	72	0.0%	1,309	1,193	- 8.9%
New Listings	52	36	- 30.8%	1,600	1,306	- 18.4%
Sold Listings	59	89	+ 50.8%	1,319	1,190	- 9.8%
Days on Market Until Sale	42	33	- 21.4%	16	24	+ 50.0%
Median Sales Price*	\$605,000	\$647,948	+ 7.1%	\$650,000	\$648,474	- 0.2%
Average Sales Price*	\$624,225	\$722,704	+ 15.8%	\$717,638	\$720,422	+ 0.4%
Percent of List Price Received*	98.4%	98.6%	+ 0.2%	102.8%	100.3%	- 2.4%

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

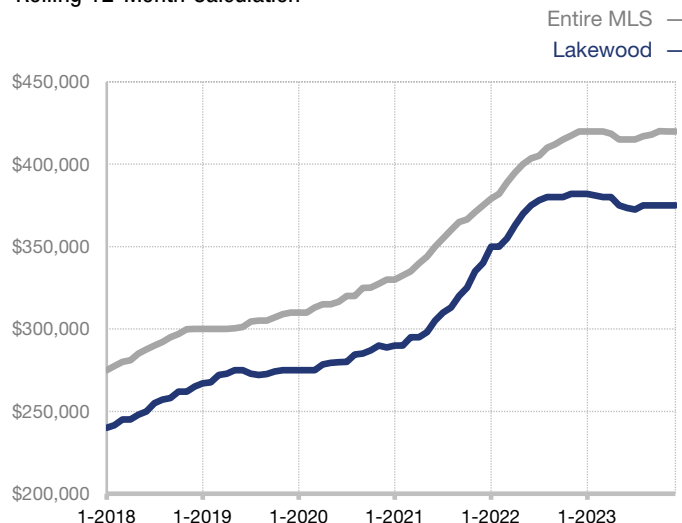
Townhouse/Condo	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	98	69	- 29.6%	--	--	--
Under Contract	48	40	- 16.7%	964	820	- 14.9%
New Listings	40	26	- 35.0%	1,097	906	- 17.4%
Sold Listings	67	46	- 31.3%	1,026	821	- 20.0%
Days on Market Until Sale	28	34	+ 21.4%	14	23	+ 64.3%
Median Sales Price*	\$365,000	\$357,500	- 2.1%	\$382,000	\$375,000	- 1.8%
Average Sales Price*	\$369,305	\$423,011	+ 14.5%	\$401,010	\$396,368	- 1.2%
Percent of List Price Received*	97.8%	98.9%	+ 1.1%	102.9%	99.8%	- 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 December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Littleton

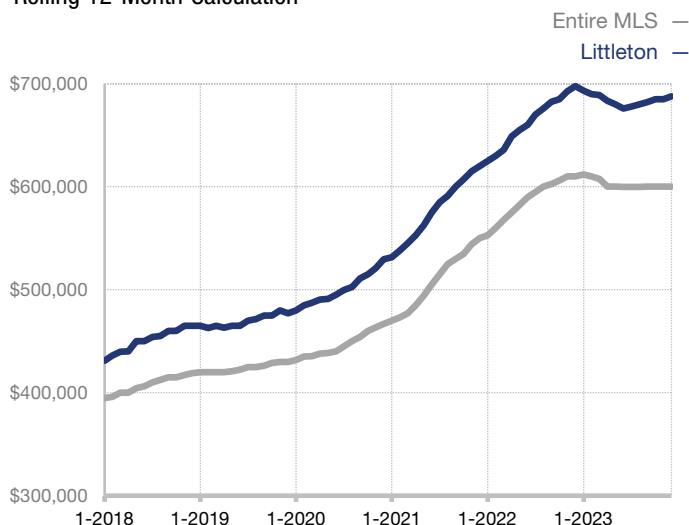
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	286	159	- 44.4%	--	--	--
Under Contract	100	120	+ 20.0%	2,096	1,908	- 9.0%
New Listings	47	67	+ 42.6%	2,557	2,155	- 15.7%
Sold Listings	143	124	- 13.3%	2,122	1,880	- 11.4%
Days on Market Until Sale	45	57	+ 26.7%	20	34	+ 70.0%
Median Sales Price*	\$667,000	\$707,995	+ 6.1%	\$698,000	\$687,645	- 1.5%
Average Sales Price*	\$792,571	\$800,906	+ 1.1%	\$816,344	\$812,313	- 0.5%
Percent of List Price Received*	98.6%	98.3%	- 0.3%	102.4%	99.7%	- 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.

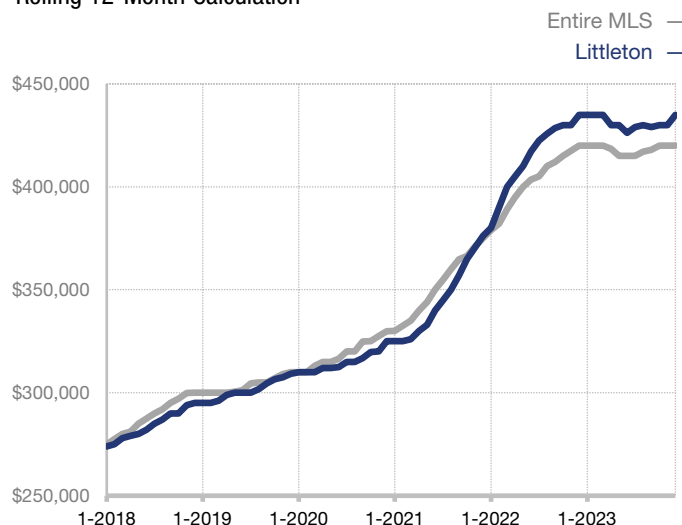
Townhouse/Condo	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	99	72	- 27.3%	--	--	--
Under Contract	38	45	+ 18.4%	852	766	- 10.1%
New Listings	24	28	+ 16.7%	966	854	- 11.6%
Sold Listings	61	53	- 13.1%	883	756	- 14.4%
Days on Market Until Sale	36	39	+ 8.3%	15	31	+ 106.7%
Median Sales Price*	\$410,000	\$450,000	+ 9.8%	\$435,000	\$435,000	0.0%
Average Sales Price*	\$444,180	\$466,159	+ 4.9%	\$456,089	\$455,025	- 0.2%
Percent of List Price Received*	99.4%	99.1%	- 0.3%	103.1%	99.8%	- 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 December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Lone Tree

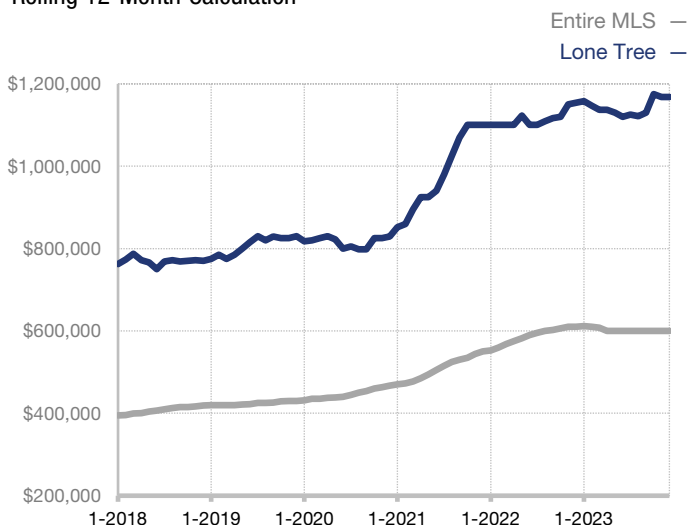
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	13	13	0.0%	--	--	--
Under Contract	8	6	- 25.0%	147	103	- 29.9%
New Listings	2	5	+ 150.0%	178	133	- 25.3%
Sold Listings	4	8	+ 100.0%	153	107	- 30.1%
Days on Market Until Sale	35	36	+ 2.9%	18	36	+ 100.0%
Median Sales Price*	\$1,040,000	\$979,400	- 5.8%	\$1,153,750	\$1,167,500	+ 1.2%
Average Sales Price*	\$1,105,000	\$1,017,013	- 8.0%	\$1,253,615	\$1,192,074	- 4.9%
Percent of List Price Received*	98.9%	97.0%	- 1.9%	100.9%	98.5%	- 2.4%

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

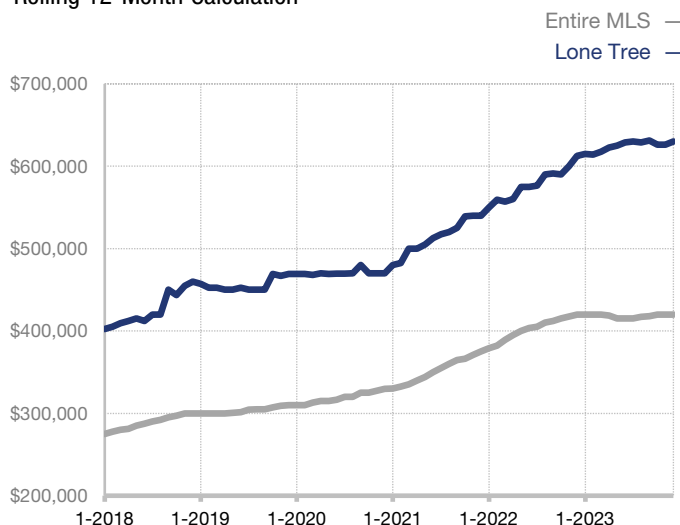
Townhouse/Condo	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	6	1	- 83.3%	--	--	--
Under Contract	2	4	+ 100.0%	55	54	- 1.8%
New Listings	4	0	- 100.0%	67	56	- 16.4%
Sold Listings	4	3	- 25.0%	63	49	- 22.2%
Days on Market Until Sale	31	46	+ 48.4%	16	31	+ 93.8%
Median Sales Price*	\$623,750	\$630,000	+ 1.0%	\$612,500	\$630,000	+ 2.9%
Average Sales Price*	\$630,625	\$640,000	+ 1.5%	\$581,427	\$629,063	+ 8.2%
Percent of List Price Received*	98.3%	98.8%	+ 0.5%	101.9%	99.0%	- 2.8%

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

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



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



# Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Morrison

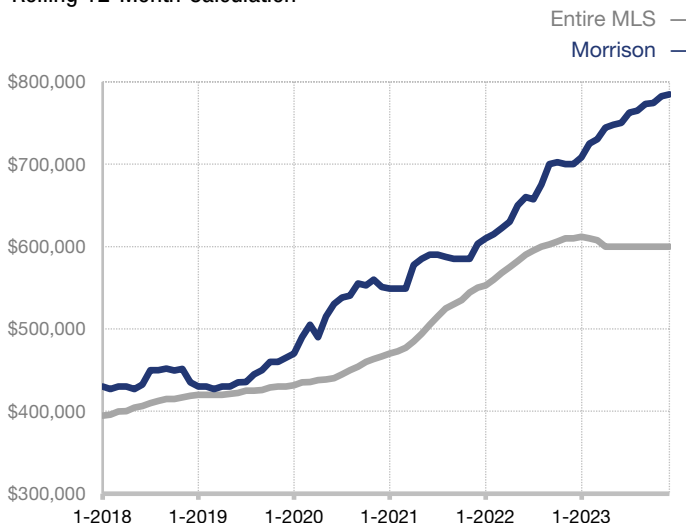
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	51	37	- 27.5%	--	--	--
Under Contract	14	21	+ 50.0%	305	269	- 11.8%
New Listings	18	11	- 38.9%	382	312	- 18.3%
Sold Listings	13	15	+ 15.4%	280	270	- 3.6%
Days on Market Until Sale	41	28	- 31.7%	19	28	+ 47.4%
Median Sales Price*	\$680,000	\$800,000	+ 17.6%	\$700,000	\$785,000	+ 12.1%
Average Sales Price*	\$788,673	\$853,733	+ 8.2%	\$931,655	\$927,169	- 0.5%
Percent of List Price Received*	97.6%	99.0%	+ 1.4%	102.4%	99.7%	- 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.

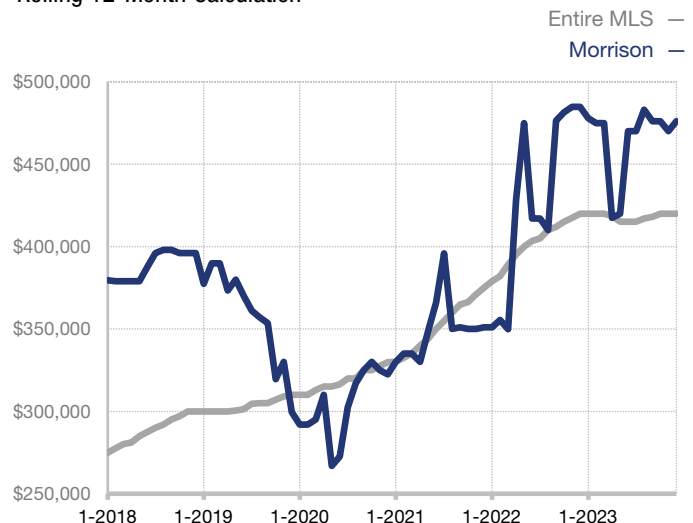
Townhouse/Condo	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	0	1	--	--	--	--
Under Contract	1	1	0.0%	19	23	+ 21.1%
New Listings	0	2	--	20	29	+ 45.0%
Sold Listings	0	1	--	17	24	+ 41.2%
Days on Market Until Sale	0	0	--	13	16	+ 23.1%
Median Sales Price*	\$0	\$525,000	--	\$485,000	\$476,000	- 1.9%
Average Sales Price*	\$0	\$525,000	--	\$524,941	\$518,305	- 1.3%
Percent of List Price Received*	0.0%	100.0%	--	103.1%	99.4%	- 3.6%

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

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



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





# Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Parker

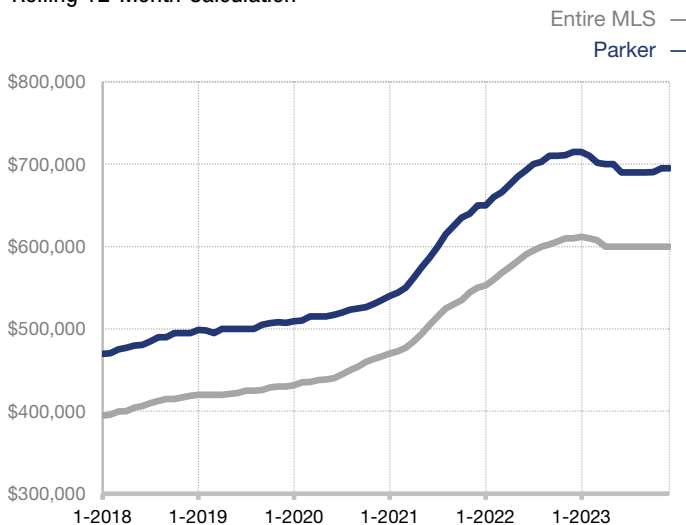
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	272	178	- 34.6%	--	--	--
Under Contract	79	110	+ 39.2%	1,784	1,625	- 8.9%
New Listings	70	63	- 10.0%	2,221	1,844	- 17.0%
Sold Listings	93	99	+ 6.5%	1,812	1,619	- 10.7%
Days on Market Until Sale	55	50	- 9.1%	22	36	+ 63.6%
Median Sales Price*	\$675,000	\$689,990	+ 2.2%	\$715,000	\$695,000	- 2.8%
Average Sales Price*	\$723,206	\$823,979	+ 13.9%	\$811,876	\$782,182	- 3.7%
Percent of List Price Received*	97.8%	98.3%	+ 0.5%	101.5%	99.1%	- 2.4%

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

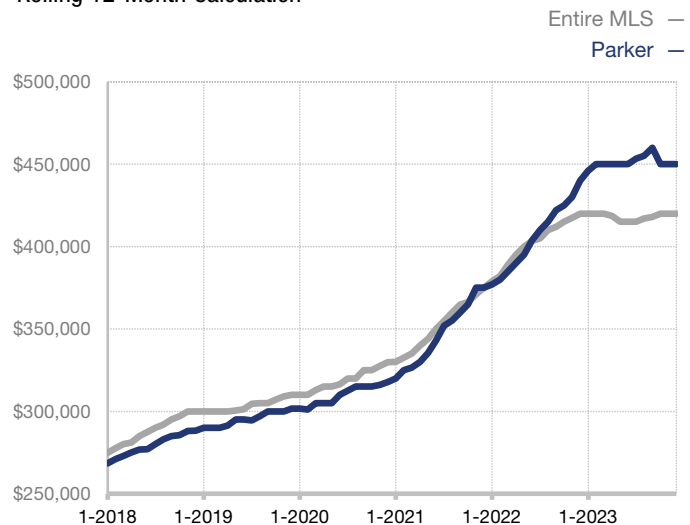
Townhouse/Condo	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	54	44	- 18.5%	--	--	--
Under Contract	35	34	- 2.9%	335	406	+ 21.2%
New Listings	30	12	- 60.0%	402	445	+ 10.7%
Sold Listings	29	34	+ 17.2%	321	405	+ 26.2%
Days on Market Until Sale	63	55	- 12.7%	20	45	+ 125.0%
Median Sales Price*	\$464,990	\$465,750	+ 0.2%	\$440,001	\$450,000	+ 2.3%
Average Sales Price*	\$461,544	\$470,904	+ 2.0%	\$447,915	\$467,699	+ 4.4%
Percent of List Price Received*	99.3%	97.9%	- 1.4%	102.4%	98.9%	- 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 December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Sheridan

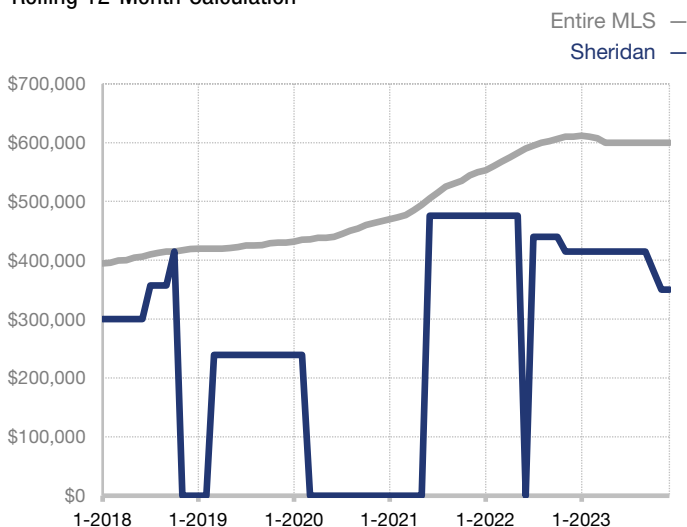
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	0	--	3	1	- 66.7%
New Listings	0	0	--	3	1	- 66.7%
Sold Listings	0	0	--	3	1	- 66.7%
Days on Market Until Sale	0	0	--	7	1	- 85.7%
Median Sales Price*	\$0	\$0	--	\$415,000	\$350,000	- 15.7%
Average Sales Price*	\$0	\$0	--	\$431,667	\$350,000	- 18.9%
Percent of List Price Received*	0.0%	0.0%	--	96.8%	94.6%	- 2.3%

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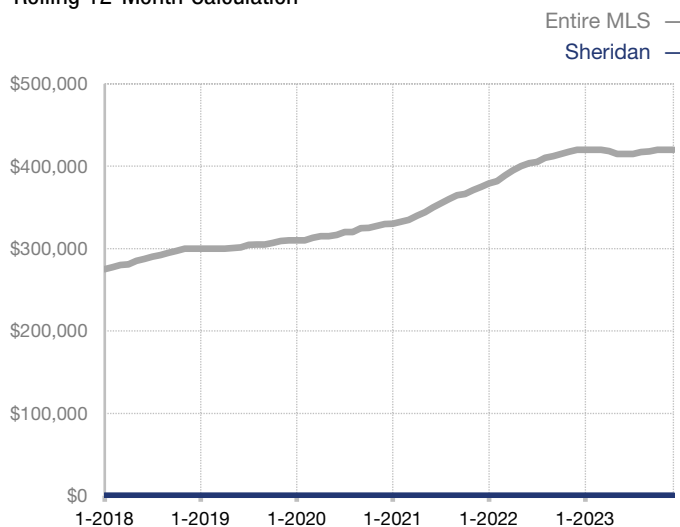
Townhouse/Condo	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Days on Market 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 December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Wheat Ridge

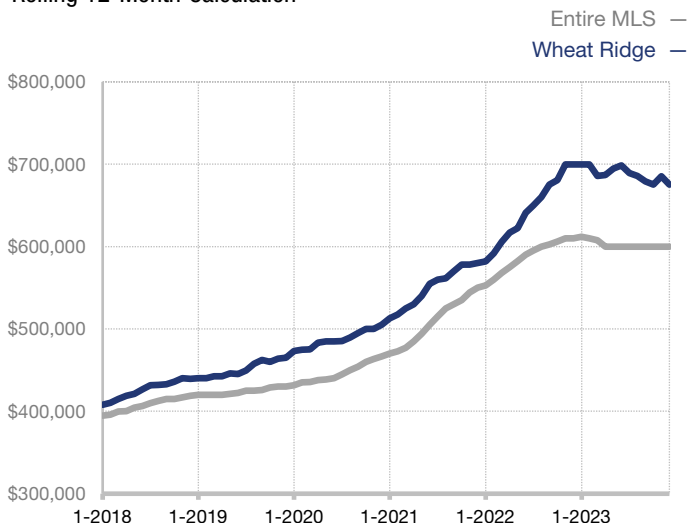
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	38	25	- 34.2%	--	--	--
Under Contract	11	20	+ 81.8%	345	301	- 12.8%
New Listings	9	10	+ 11.1%	421	351	- 16.6%
Sold Listings	19	26	+ 36.8%	339	299	- 11.8%
Days on Market Until Sale	41	25	- 39.0%	13	28	+ 115.4%
Median Sales Price*	\$635,000	\$589,000	- 7.2%	\$700,000	\$675,000	- 3.6%
Average Sales Price*	\$696,967	\$604,842	- 13.2%	\$767,633	\$734,681	- 4.3%
Percent of List Price Received*	97.6%	97.0%	- 0.6%	104.3%	99.9%	- 4.2%

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

Townhouse/Condo	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	6	13	+ 116.7%	--	--	--
Under Contract	7	9	+ 28.6%	126	105	- 16.7%
New Listings	2	7	+ 250.0%	139	129	- 7.2%
Sold Listings	10	13	+ 30.0%	136	107	- 21.3%
Days on Market Until Sale	23	29	+ 26.1%	17	26	+ 52.9%
Median Sales Price*	\$324,000	\$340,000	+ 4.9%	\$449,900	\$420,000	- 6.6%
Average Sales Price*	\$367,550	\$427,050	+ 16.2%	\$464,439	\$458,631	- 1.3%
Percent of List Price Received*	100.5%	98.0%	- 2.5%	103.5%	99.7%	- 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

