

Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

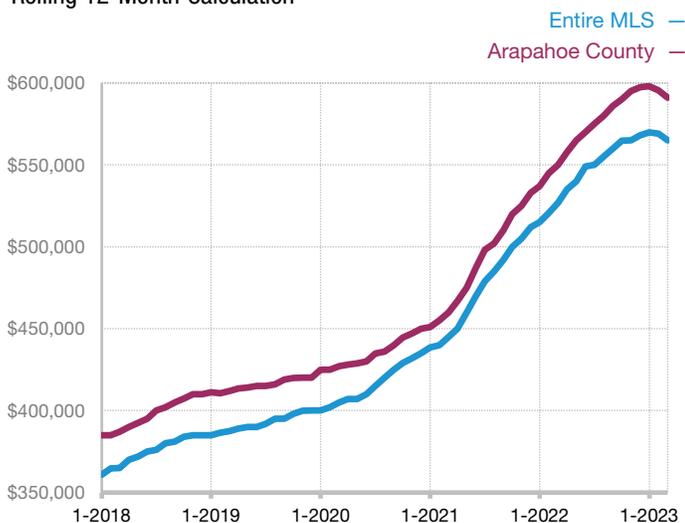
Single Family	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	379	534	+ 40.9%	--	--	--
Under Contract	649	577	- 11.1%	1,719	1,532	- 10.9%
New Listings	809	645	- 20.3%	1,901	1,452	- 23.6%
Sold Listings	651	576	- 11.5%	1,541	1,278	- 17.1%
Days on Market Until Sale	8	44	+ 450.0%	11	46	+ 318.2%
Median Sales Price*	\$607,000	\$571,000	- 5.9%	\$584,250	\$555,250	- 5.0%
Average Sales Price*	\$747,823	\$702,676	- 6.0%	\$692,505	\$686,208	- 0.9%
Percent of List Price Received*	106.7%	99.9%	- 6.4%	104.9%	99.2%	- 5.4%

* 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	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	162	238	+ 46.9%	--	--	--
Under Contract	334	327	- 2.1%	915	803	- 12.2%
New Listings	395	381	- 3.5%	975	815	- 16.4%
Sold Listings	330	286	- 13.3%	856	623	- 27.2%
Days on Market Until Sale	7	29	+ 314.3%	10	34	+ 240.0%
Median Sales Price*	\$373,500	\$365,500	- 2.1%	\$355,000	\$359,000	+ 1.1%
Average Sales Price*	\$396,909	\$382,571	- 3.6%	\$377,592	\$382,098	+ 1.2%
Percent of List Price Received*	106.0%	99.9%	- 5.8%	104.3%	99.4%	- 4.7%

* 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

