

Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

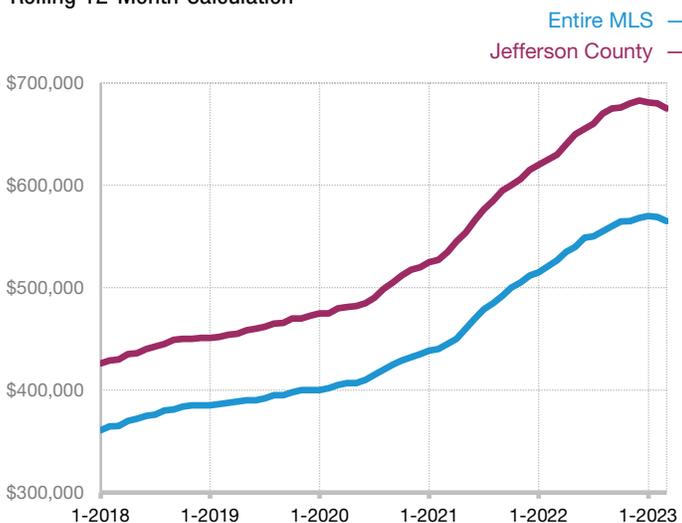
Single Family	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	375	494	+ 31.7%	--	--	--
Under Contract	605	521	- 13.9%	1,532	1,347	- 12.1%
New Listings	753	684	- 9.2%	1,701	1,409	- 17.2%
Sold Listings	600	480	- 20.0%	1,355	1,133	- 16.4%
Days on Market Until Sale	9	32	+ 255.6%	12	41	+ 241.7%
Median Sales Price*	\$700,000	\$650,000	- 7.1%	\$681,000	\$635,000	- 6.8%
Average Sales Price*	\$808,842	\$729,056	- 9.9%	\$777,342	\$724,919	- 6.7%
Percent of List Price Received*	108.7%	100.6%	- 7.5%	106.9%	99.5%	- 6.9%

* 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	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	139	194	+ 39.6%	--	--	--
Under Contract	261	212	- 18.8%	616	575	- 6.7%
New Listings	302	250	- 17.2%	662	585	- 11.6%
Sold Listings	227	198	- 12.8%	554	444	- 19.9%
Days on Market Until Sale	16	33	+ 106.3%	17	36	+ 111.8%
Median Sales Price*	\$433,900	\$400,000	- 7.8%	\$414,850	\$400,000	- 3.6%
Average Sales Price*	\$471,260	\$427,380	- 9.3%	\$447,201	\$435,760	- 2.6%
Percent of List Price Received*	107.6%	100.0%	- 7.1%	105.5%	99.5%	- 5.7%

* 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

