

Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

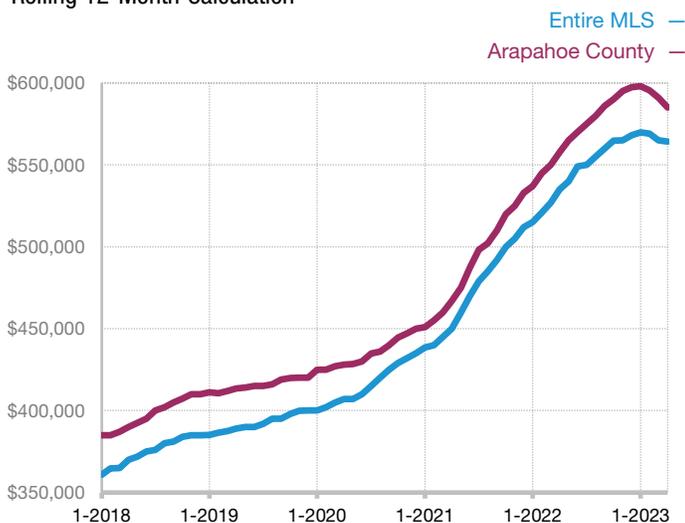
| Single Family | April | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| | 2022 | 2023 | Percent Change from Previous Year | Thru 04-2022 | Thru 04-2023 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| Inventory of Active Listings | 572 | 511 | - 10.7% | -- | -- | -- |
| Under Contract | 769 | 630 | - 18.1% | 2,488 | 2,131 | - 14.3% |
| New Listings | 984 | 619 | - 37.1% | 2,885 | 2,069 | - 28.3% |
| Sold Listings | 688 | 490 | - 28.8% | 2,229 | 1,768 | - 20.7% |
| Days on Market Until Sale | 6 | 29 | + 383.3% | 9 | 41 | + 355.6% |
| Median Sales Price* | \$625,000 | \$572,500 | - 8.4% | \$600,000 | \$560,000 | - 6.7% |
| Average Sales Price* | \$760,318 | \$669,627 | - 11.9% | \$713,436 | \$681,916 | - 4.4% |
| Percent of List Price Received* | 107.0% | 100.1% | - 6.4% | 105.6% | 99.5% | - 5.8% |

* 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 | April | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| | 2022 | 2023 | Percent Change from Previous Year | Thru 04-2022 | Thru 04-2023 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| Inventory of Active Listings | 193 | 211 | + 9.3% | -- | -- | -- |
| Under Contract | 422 | 344 | - 18.5% | 1,337 | 1,131 | - 15.4% |
| New Listings | 460 | 324 | - 29.6% | 1,435 | 1,139 | - 20.6% |
| Sold Listings | 403 | 273 | - 32.3% | 1,259 | 898 | - 28.7% |
| Days on Market Until Sale | 8 | 22 | + 175.0% | 9 | 30 | + 233.3% |
| Median Sales Price* | \$385,000 | \$363,000 | - 5.7% | \$365,000 | \$360,000 | - 1.4% |
| Average Sales Price* | \$395,307 | \$394,281 | - 0.3% | \$383,262 | \$385,725 | + 0.6% |
| Percent of List Price Received* | 106.3% | 100.3% | - 5.6% | 104.9% | 99.6% | - 5.1% |

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

