

Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

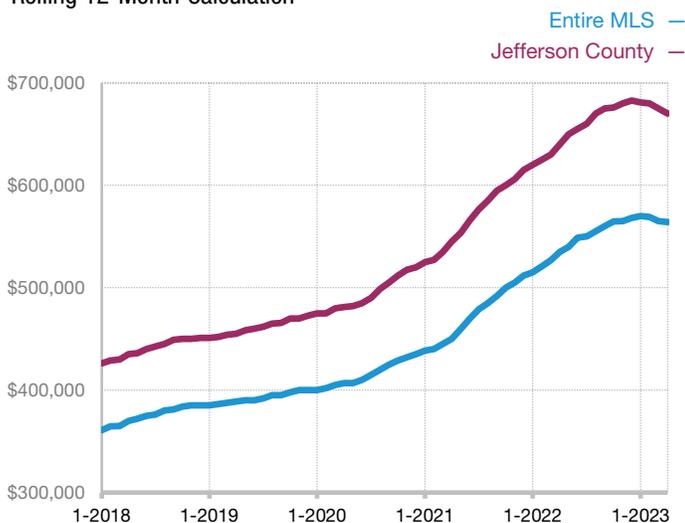
Single Family	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	539	490	- 9.1%	--	--	--
Under Contract	712	620	- 12.9%	2,243	1,950	- 13.1%
New Listings	897	633	- 29.4%	2,598	2,041	- 21.4%
Sold Listings	665	513	- 22.9%	2,020	1,648	- 18.4%
Days on Market Until Sale	9	22	+ 144.4%	11	35	+ 218.2%
Median Sales Price*	\$725,000	\$685,000	- 5.5%	\$700,000	\$650,000	- 7.1%
Average Sales Price*	\$853,865	\$824,511	- 3.4%	\$802,534	\$756,026	- 5.8%
Percent of List Price Received*	108.6%	101.3%	- 6.7%	107.5%	100.1%	- 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	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	171	201	+ 17.5%	--	--	--
Under Contract	271	226	- 16.6%	887	787	- 11.3%
New Listings	309	233	- 24.6%	971	819	- 15.7%
Sold Listings	272	189	- 30.5%	826	628	- 24.0%
Days on Market Until Sale	6	20	+ 233.3%	13	32	+ 146.2%
Median Sales Price*	\$438,250	\$405,000	- 7.6%	\$422,750	\$400,000	- 5.4%
Average Sales Price*	\$474,678	\$445,347	- 6.2%	\$456,249	\$438,308	- 3.9%
Percent of List Price Received*	107.8%	100.5%	- 6.8%	106.2%	99.8%	- 6.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

