

Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

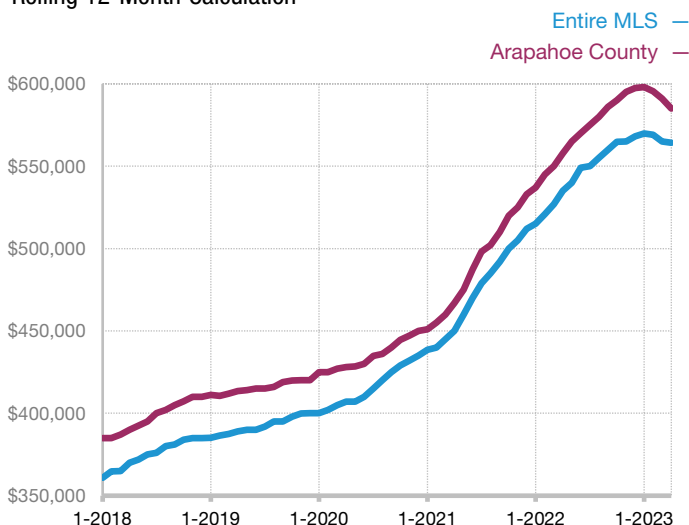
Single Family	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	572	511	- 10.7%	--	--	--
Under Contract	769	630	- 18.1%	2,488	2,131	- 14.3%
New Listings	984	619	- 37.1%	2,885	2,069	- 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		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
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

