

Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

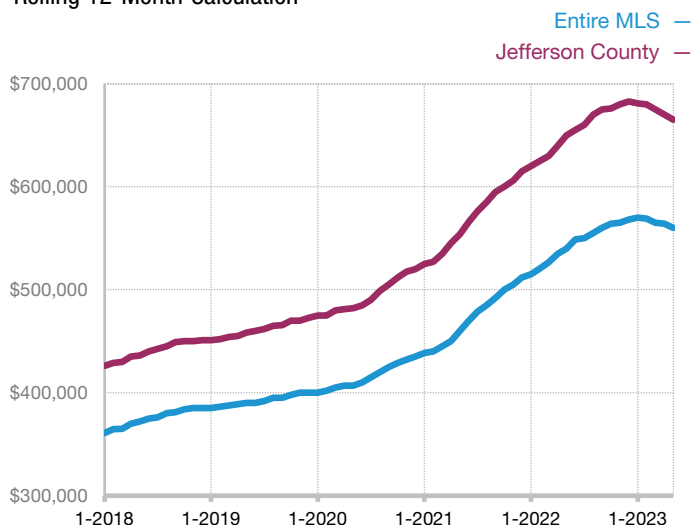
| Single Family | May | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2022 | 2023 | Percent Change from Previous Year | Thru 05-2022 | Thru 05-2023 | Percent Change from Previous Year |
| Inventory of Active Listings | 627 | 537 | - 14.4% | -- | -- | -- |
| Under Contract | 814 | 642 | - 21.1% | 3,056 | 2,544 | - 16.8% |
| New Listings | 942 | 695 | - 26.2% | 3,540 | 2,737 | - 22.7% |
| Sold Listings | 730 | 582 | - 20.3% | 2,750 | 2,234 | - 18.8% |
| Days on Market Until Sale | 10 | 18 | + 80.0% | 11 | 31 | + 181.8% |
| Median Sales Price* | \$715,000 | \$700,000 | - 2.1% | \$700,000 | \$660,000 | - 5.7% |
| Average Sales Price* | \$845,978 | \$802,360 | - 5.2% | \$814,066 | \$767,853 | - 5.7% |
| Percent of List Price Received* | 106.2% | 101.2% | - 4.7% | 107.1% | 100.4% | - 6.3% |

* 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 | May | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2022 | 2023 | Percent Change from Previous Year | Thru 05-2022 | Thru 05-2023 | Percent Change from Previous Year |
| Inventory of Active Listings | 194 | 200 | + 3.1% | -- | -- | -- |
| Under Contract | 287 | 240 | - 16.4% | 1,174 | 1,008 | - 14.1% |
| New Listings | 324 | 240 | - 25.9% | 1,295 | 1,059 | - 18.2% |
| Sold Listings | 265 | 252 | - 4.9% | 1,091 | 883 | - 19.1% |
| Days on Market Until Sale | 6 | 22 | + 266.7% | 11 | 29 | + 163.6% |
| Median Sales Price* | \$430,000 | \$430,000 | 0.0% | \$425,000 | \$410,000 | - 3.5% |
| Average Sales Price* | \$449,265 | \$462,397 | + 2.9% | \$454,552 | \$445,057 | - 2.1% |
| Percent of List Price Received* | 106.3% | 100.3% | - 5.6% | 106.3% | 99.9% | - 6.0% |

* 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

