

Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

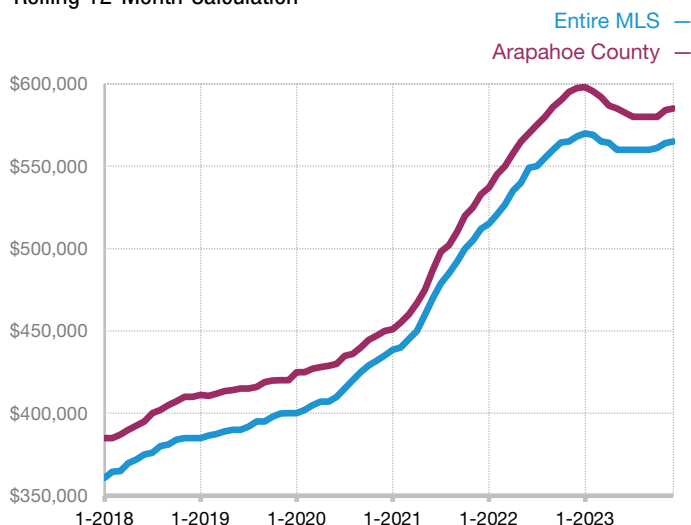
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	955	632	- 33.8%	--	--	--
Under Contract	308	335	+ 8.8%	6,755	5,571	- 17.5%
New Listings	233	248	+ 6.4%	8,406	6,353	- 24.4%
Sold Listings	396	379	- 4.3%	6,890	5,521	- 19.9%
Days on Market Until Sale	45	42	- 6.7%	17	30	+ 76.5%
Median Sales Price*	\$565,000	\$571,000	+ 1.1%	\$597,450	\$585,000	- 2.1%
Average Sales Price*	\$662,653	\$744,420	+ 12.3%	\$705,754	\$735,500	+ 4.2%
Percent of List Price Received*	98.2%	98.7%	+ 0.5%	102.4%	99.7%	- 2.6%

* 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	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	370	331	- 10.5%	--	--	--
Under Contract	158	201	+ 27.2%	3,506	3,019	- 13.9%
New Listings	134	139	+ 3.7%	4,056	3,516	- 13.3%
Sold Listings	197	220	+ 11.7%	3,650	2,973	- 18.5%
Days on Market Until Sale	33	39	+ 18.2%	14	25	+ 78.6%
Median Sales Price*	\$336,550	\$368,500	+ 9.5%	\$365,000	\$367,500	+ 0.7%
Average Sales Price*	\$353,023	\$392,417	+ 11.2%	\$384,021	\$388,482	+ 1.2%
Percent of List Price Received*	98.6%	98.6%	0.0%	102.6%	99.6%	- 2.9%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

