

# Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

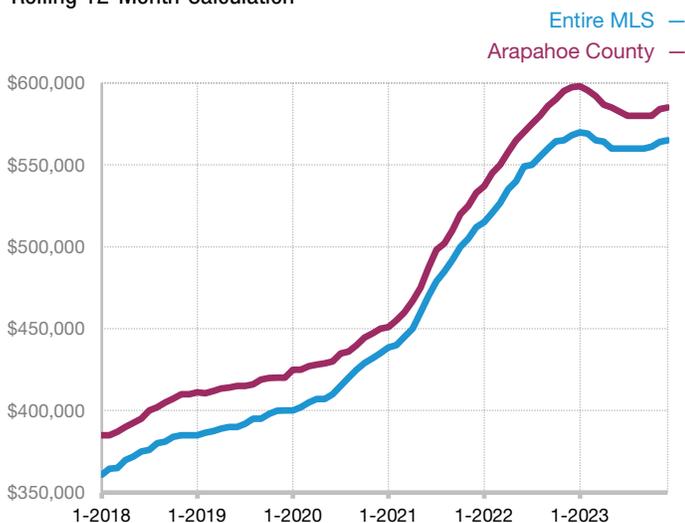
Single Family	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	955	<b>632</b>	- 33.8%	--	--	--
Under Contract	308	<b>335</b>	+ 8.8%	6,755	<b>5,571</b>	- 17.5%
New Listings	233	<b>248</b>	+ 6.4%	8,406	<b>6,353</b>	- 24.4%
Sold Listings	396	<b>379</b>	- 4.3%	6,890	<b>5,521</b>	- 19.9%
Days on Market Until Sale	45	<b>42</b>	- 6.7%	17	<b>30</b>	+ 76.5%
Median Sales Price*	\$565,000	<b>\$571,000</b>	+ 1.1%	\$597,450	<b>\$585,000</b>	- 2.1%
Average Sales Price*	\$662,653	<b>\$744,420</b>	+ 12.3%	\$705,754	<b>\$735,500</b>	+ 4.2%
Percent of List Price Received*	98.2%	<b>98.7%</b>	+ 0.5%	102.4%	<b>99.7%</b>	- 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		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	370	<b>331</b>	- 10.5%	--	--	--
Under Contract	158	<b>201</b>	+ 27.2%	3,506	<b>3,019</b>	- 13.9%
New Listings	134	<b>139</b>	+ 3.7%	4,056	<b>3,516</b>	- 13.3%
Sold Listings	197	<b>220</b>	+ 11.7%	3,650	<b>2,973</b>	- 18.5%
Days on Market Until Sale	33	<b>39</b>	+ 18.2%	14	<b>25</b>	+ 78.6%
Median Sales Price*	\$336,550	<b>\$368,500</b>	+ 9.5%	\$365,000	<b>\$367,500</b>	+ 0.7%
Average Sales Price*	\$353,023	<b>\$392,417</b>	+ 11.2%	\$384,021	<b>\$388,482</b>	+ 1.2%
Percent of List Price Received*	98.6%	<b>98.6%</b>	0.0%	102.6%	<b>99.6%</b>	- 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

