

Local Market Update for August 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

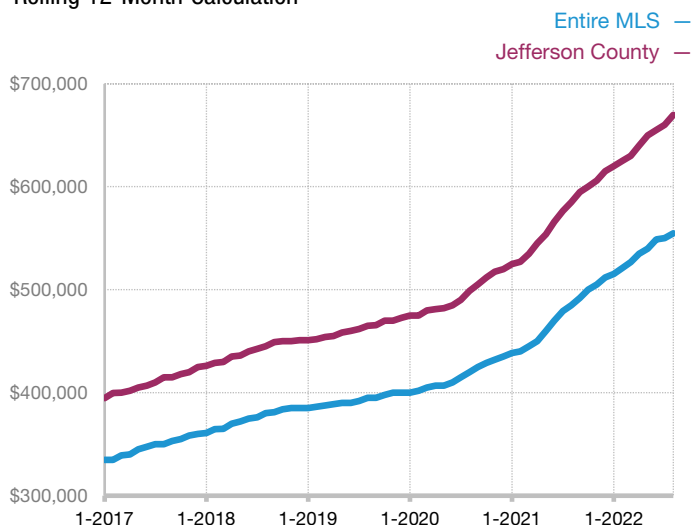
Single Family	August			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
Inventory of Active Listings	664	910	+ 37.0%	--	--	--
Under Contract	868	636	- 26.7%	5,841	4,963	- 15.0%
New Listings	904	650	- 28.1%	6,449	6,161	- 4.5%
Sold Listings	808	623	- 22.9%	5,397	4,702	- 12.9%
Days on Market Until Sale	9	18	+ 100.0%	10	12	+ 20.0%
Median Sales Price*	\$605,000	\$675,000	+ 11.6%	\$611,500	\$700,000	+ 14.5%
Average Sales Price*	\$709,301	\$772,923	+ 9.0%	\$703,568	\$811,605	+ 15.4%
Percent of List Price Received*	103.0%	99.5%	- 3.4%	105.1%	104.8%	- 0.3%

* 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	August			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
Inventory of Active Listings	212	245	+ 15.6%	--	--	--
Under Contract	303	237	- 21.8%	2,083	1,911	- 8.3%
New Listings	313	248	- 20.8%	2,216	2,201	- 0.7%
Sold Listings	293	251	- 14.3%	1,977	1,871	- 5.4%
Days on Market Until Sale	8	13	+ 62.5%	11	11	0.0%
Median Sales Price*	\$367,000	\$389,900	+ 6.2%	\$352,750	\$420,000	+ 19.1%
Average Sales Price*	\$389,949	\$424,682	+ 8.9%	\$374,674	\$451,944	+ 20.6%
Percent of List Price Received*	102.8%	100.1%	- 2.6%	103.8%	104.4%	+ 0.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

