

# Local Market Update for August 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Jefferson County

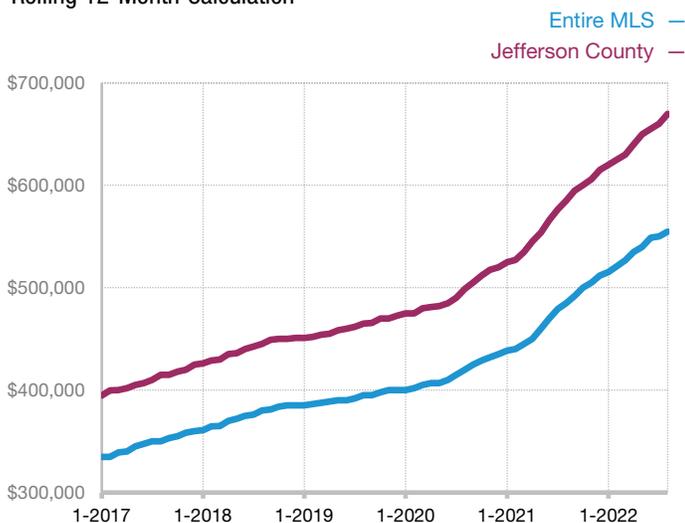
Single Family	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	664	<b>910</b>	+ 37.0%	--	--	--
Under Contract	868	<b>636</b>	- 26.7%	5,841	<b>4,963</b>	- 15.0%
New Listings	904	<b>650</b>	- 28.1%	6,449	<b>6,161</b>	- 4.5%
Sold Listings	808	<b>623</b>	- 22.9%	5,397	<b>4,702</b>	- 12.9%
Days on Market Until Sale	9	<b>18</b>	+ 100.0%	10	<b>12</b>	+ 20.0%
Median Sales Price*	\$605,000	<b>\$675,000</b>	+ 11.6%	\$611,500	<b>\$700,000</b>	+ 14.5%
Average Sales Price*	\$709,301	<b>\$772,923</b>	+ 9.0%	\$703,568	<b>\$811,605</b>	+ 15.4%
Percent of List Price Received*	103.0%	<b>99.5%</b>	- 3.4%	105.1%	<b>104.8%</b>	- 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		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	212	<b>245</b>	+ 15.6%	--	--	--
Under Contract	303	<b>237</b>	- 21.8%	2,083	<b>1,911</b>	- 8.3%
New Listings	313	<b>248</b>	- 20.8%	2,216	<b>2,201</b>	- 0.7%
Sold Listings	293	<b>251</b>	- 14.3%	1,977	<b>1,871</b>	- 5.4%
Days on Market Until Sale	8	<b>13</b>	+ 62.5%	11	<b>11</b>	0.0%
Median Sales Price*	\$367,000	<b>\$389,900</b>	+ 6.2%	\$352,750	<b>\$420,000</b>	+ 19.1%
Average Sales Price*	\$389,949	<b>\$424,682</b>	+ 8.9%	\$374,674	<b>\$451,944</b>	+ 20.6%
Percent of List Price Received*	102.8%	<b>100.1%</b>	- 2.6%	103.8%	<b>104.4%</b>	+ 0.6%

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

