

# Local Market Update for October 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Jefferson County

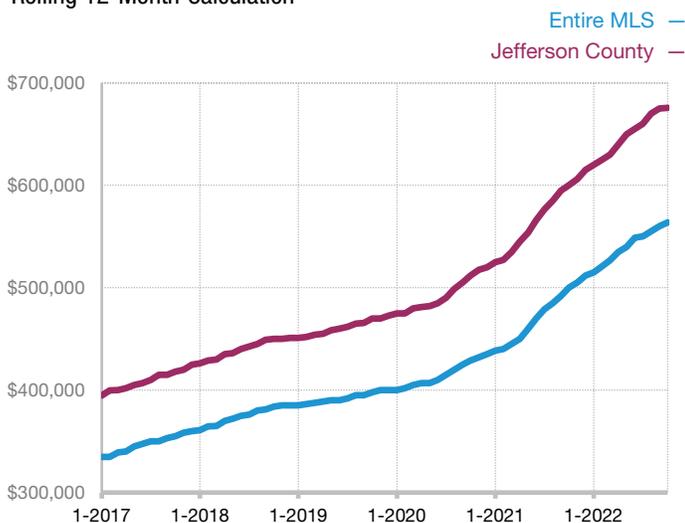
Single Family	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	584	<b>923</b>	+ 58.0%	--	--	--
Under Contract	806	<b>495</b>	- 38.6%	7,440	<b>5,893</b>	- 20.8%
New Listings	711	<b>526</b>	- 26.0%	8,073	<b>7,404</b>	- 8.3%
Sold Listings	815	<b>448</b>	- 45.0%	7,014	<b>5,742</b>	- 18.1%
Days on Market Until Sale	15	<b>27</b>	+ 80.0%	11	<b>14</b>	+ 27.3%
Median Sales Price*	\$615,000	<b>\$630,000</b>	+ 2.4%	\$610,090	<b>\$690,000</b>	+ 13.1%
Average Sales Price*	\$693,608	<b>\$737,113</b>	+ 6.3%	\$702,436	<b>\$801,479</b>	+ 14.1%
Percent of List Price Received*	101.8%	<b>99.0%</b>	- 2.8%	104.3%	<b>103.7%</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.

Townhouse/Condo	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	209	<b>283</b>	+ 35.4%	--	--	--
Under Contract	273	<b>183</b>	- 33.0%	2,617	<b>2,269</b>	- 13.3%
New Listings	271	<b>188</b>	- 30.6%	2,778	<b>2,672</b>	- 3.8%
Sold Listings	260	<b>195</b>	- 25.0%	2,521	<b>2,298</b>	- 8.8%
Days on Market Until Sale	12	<b>20</b>	+ 66.7%	12	<b>13</b>	+ 8.3%
Median Sales Price*	\$370,500	<b>\$400,000</b>	+ 8.0%	\$356,000	<b>\$415,400</b>	+ 16.7%
Average Sales Price*	\$403,782	<b>\$441,857</b>	+ 9.4%	\$379,927	<b>\$449,388</b>	+ 18.3%
Percent of List Price Received*	102.2%	<b>99.6%</b>	- 2.5%	103.5%	<b>103.6%</b>	+ 0.1%

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



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

