

Local Market Update for October 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

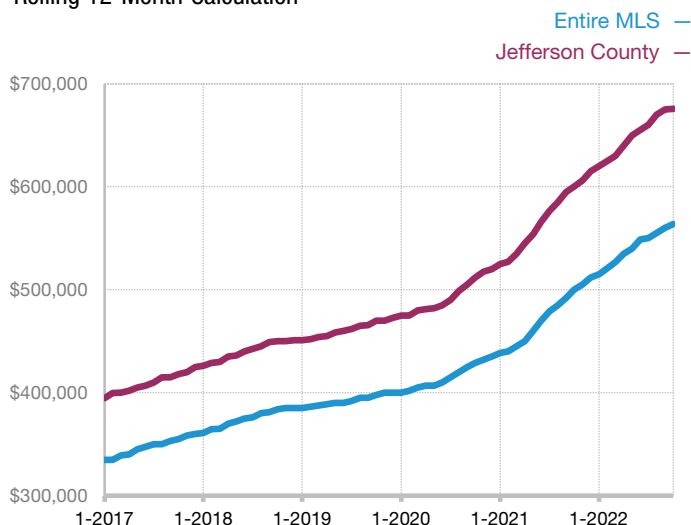
Single Family	October			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	584	923	+ 58.0%	--	--	--
Under Contract	806	495	- 38.6%	7,440	5,893	- 20.8%
New Listings	711	526	- 26.0%	8,073	7,404	- 8.3%
Sold Listings	815	448	- 45.0%	7,014	5,742	- 18.1%
Days on Market Until Sale	15	27	+ 80.0%	11	14	+ 27.3%
Median Sales Price*	\$615,000	\$630,000	+ 2.4%	\$610,090	\$690,000	+ 13.1%
Average Sales Price*	\$693,608	\$737,113	+ 6.3%	\$702,436	\$801,479	+ 14.1%
Percent of List Price Received*	101.8%	99.0%	- 2.8%	104.3%	103.7%	- 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		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	209	283	+ 35.4%	--	--	--
Under Contract	273	183	- 33.0%	2,617	2,269	- 13.3%
New Listings	271	188	- 30.6%	2,778	2,672	- 3.8%
Sold Listings	260	195	- 25.0%	2,521	2,298	- 8.8%
Days on Market Until Sale	12	20	+ 66.7%	12	13	+ 8.3%
Median Sales Price*	\$370,500	\$400,000	+ 8.0%	\$356,000	\$415,400	+ 16.7%
Average Sales Price*	\$403,782	\$441,857	+ 9.4%	\$379,927	\$449,388	+ 18.3%
Percent of List Price Received*	102.2%	99.6%	- 2.5%	103.5%	103.6%	+ 0.1%

* 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

