

Local Market Update for November 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

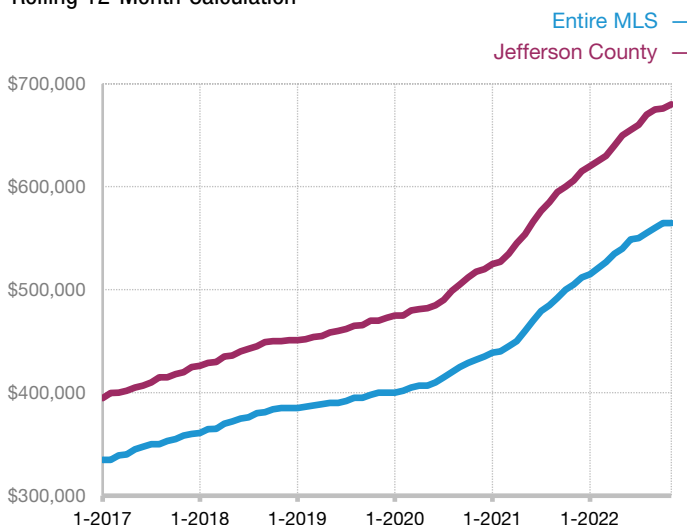
| Single Family | November | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2021 | 2022 | Percent Change from Previous Year | Thru 11-2021 | Thru 11-2022 | Percent Change from Previous Year |
| Inventory of Active Listings | 428 | 764 | + 78.5% | -- | -- | -- |
| Under Contract | 567 | 370 | - 34.7% | 8,005 | 6,218 | - 22.3% |
| New Listings | 454 | 318 | - 30.0% | 8,527 | 7,719 | - 9.5% |
| Sold Listings | 787 | 414 | - 47.4% | 7,799 | 6,158 | - 21.0% |
| Days on Market Until Sale | 18 | 34 | + 88.9% | 12 | 16 | + 33.3% |
| Median Sales Price* | \$621,800 | \$640,000 | + 2.9% | \$612,500 | \$685,000 | + 11.8% |
| Average Sales Price* | \$726,050 | \$727,059 | + 0.1% | \$704,839 | \$796,547 | + 13.0% |
| Percent of List Price Received* | 102.0% | 98.2% | - 3.7% | 104.1% | 103.3% | - 0.8% |

* 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 | November | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2021 | 2022 | Percent Change from Previous Year | Thru 11-2021 | Thru 11-2022 | Percent Change from Previous Year |
| Inventory of Active Listings | 163 | 252 | + 54.6% | -- | -- | -- |
| Under Contract | 247 | 152 | - 38.5% | 2,863 | 2,412 | - 15.8% |
| New Listings | 206 | 136 | - 34.0% | 2,985 | 2,809 | - 5.9% |
| Sold Listings | 270 | 151 | - 44.1% | 2,790 | 2,452 | - 12.1% |
| Days on Market Until Sale | 16 | 25 | + 56.3% | 12 | 14 | + 16.7% |
| Median Sales Price* | \$385,500 | \$400,000 | + 3.8% | \$360,000 | \$415,000 | + 15.3% |
| Average Sales Price* | \$405,293 | \$441,374 | + 8.9% | \$382,380 | \$448,951 | + 17.4% |
| Percent of List Price Received* | 101.5% | 98.9% | - 2.6% | 103.3% | 103.3% | 0.0% |

* 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

