

Local Market Update for December 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

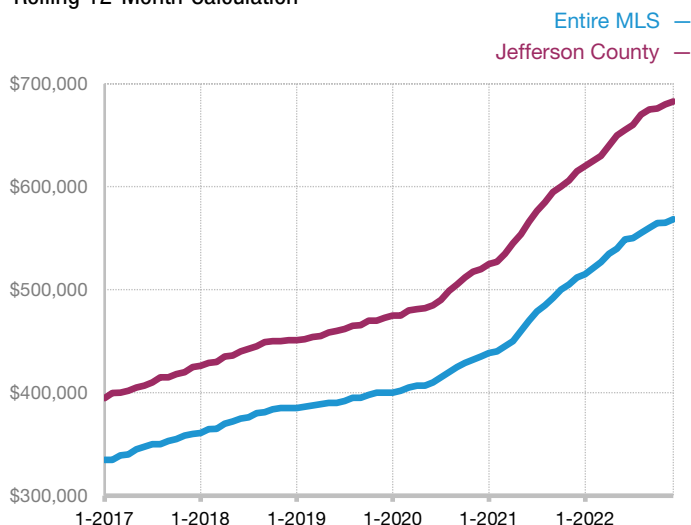
Single Family	December			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 12-2021	Thru 12-2022	Percent Change from Previous Year
Inventory of Active Listings	280	524	+ 87.1%	--	--	--
Under Contract	370	310	- 16.2%	8,375	6,498	- 22.4%
New Listings	296	192	- 35.1%	8,823	7,904	- 10.4%
Sold Listings	594	343	- 42.3%	8,393	6,500	- 22.6%
Days on Market Until Sale	19	43	+ 126.3%	12	17	+ 41.7%
Median Sales Price*	\$627,000	\$635,000	+ 1.3%	\$615,000	\$683,000	+ 11.1%
Average Sales Price*	\$717,534	\$734,245	+ 2.3%	\$705,739	\$793,233	+ 12.4%
Percent of List Price Received*	102.0%	98.1%	- 3.8%	103.9%	103.1%	- 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	December			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 12-2021	Thru 12-2022	Percent Change from Previous Year
Inventory of Active Listings	119	197	+ 65.5%	--	--	--
Under Contract	161	121	- 24.8%	3,023	2,529	- 16.3%
New Listings	129	92	- 28.7%	3,114	2,907	- 6.6%
Sold Listings	236	182	- 22.9%	3,026	2,637	- 12.9%
Days on Market Until Sale	14	36	+ 157.1%	12	15	+ 25.0%
Median Sales Price*	\$382,500	\$407,640	+ 6.6%	\$362,000	\$415,000	+ 14.6%
Average Sales Price*	\$408,822	\$449,121	+ 9.9%	\$384,439	\$449,265	+ 16.9%
Percent of List Price Received*	101.6%	98.7%	- 2.9%	103.2%	103.0%	- 0.2%

* 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

