

# Local Market Update for January 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

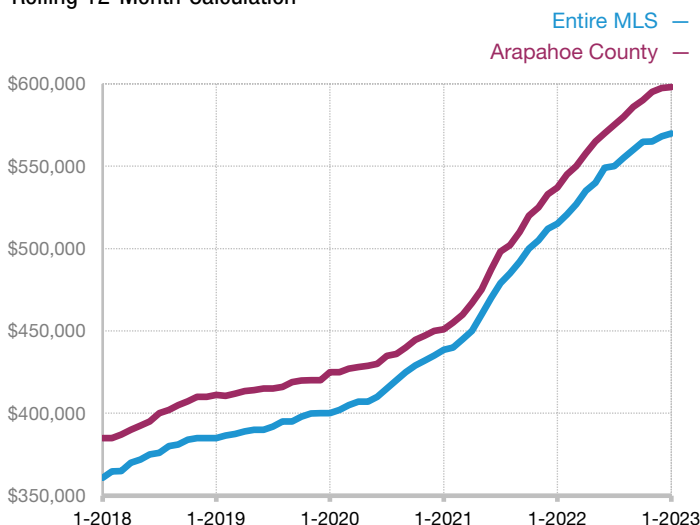
Single Family	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	244	541	+ 121.7%	--	--	--
Under Contract	497	478	- 3.8%	497	478	- 3.8%
New Listings	500	366	- 26.8%	500	366	- 26.8%
Sold Listings	410	280	- 31.7%	410	280	- 31.7%
Days on Market Until Sale	15	48	+ 220.0%	15	48	+ 220.0%
Median Sales Price*	\$565,000	\$534,725	- 5.4%	\$565,000	\$534,725	- 5.4%
Average Sales Price*	\$633,348	\$672,903	+ 6.2%	\$633,348	\$672,903	+ 6.2%
Percent of List Price Received*	102.5%	98.2%	- 4.2%	102.5%	98.2%	- 4.2%

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

Townhouse/Condo	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	116	216	+ 86.2%	--	--	--
Under Contract	283	234	- 17.3%	283	234	- 17.3%
New Listings	274	187	- 31.8%	274	187	- 31.8%
Sold Listings	253	154	- 39.1%	253	154	- 39.1%
Days on Market Until Sale	13	41	+ 215.4%	13	41	+ 215.4%
Median Sales Price*	\$336,500	\$349,500	+ 3.9%	\$336,500	\$349,500	+ 3.9%
Average Sales Price*	\$361,357	\$381,766	+ 5.6%	\$361,357	\$381,766	+ 5.6%
Percent of List Price Received*	102.3%	98.6%	- 3.6%	102.3%	98.6%	- 3.6%

\* 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

