

Local Market Update for January 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

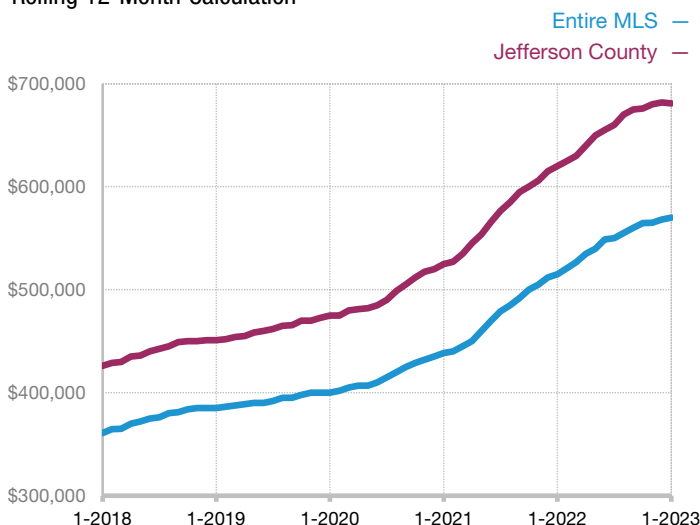
Single Family	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	241	392	+ 62.7%	--	--	--
Under Contract	417	432	+ 3.6%	417	432	+ 3.6%
New Listings	401	326	- 18.7%	401	326	- 18.7%
Sold Listings	368	282	- 23.4%	368	282	- 23.4%
Days on Market Until Sale	18	47	+ 161.1%	18	47	+ 161.1%
Median Sales Price*	\$650,000	\$615,250	- 5.3%	\$650,000	\$615,250	- 5.3%
Average Sales Price*	\$716,319	\$706,431	- 1.4%	\$716,319	\$706,431	- 1.4%
Percent of List Price Received*	103.3%	98.3%	- 4.8%	103.3%	98.3%	- 4.8%

* 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	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	110	185	+ 68.2%	--	--	--
Under Contract	168	183	+ 8.9%	168	183	+ 8.9%
New Listings	164	165	+ 0.6%	164	165	+ 0.6%
Sold Listings	156	104	- 33.3%	156	104	- 33.3%
Days on Market Until Sale	20	37	+ 85.0%	20	37	+ 85.0%
Median Sales Price*	\$395,000	\$395,000	0.0%	\$395,000	\$395,000	0.0%
Average Sales Price*	\$426,561	\$437,059	+ 2.5%	\$426,561	\$437,059	+ 2.5%
Percent of List Price Received*	102.5%	98.6%	- 3.8%	102.5%	98.6%	- 3.8%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

