

Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

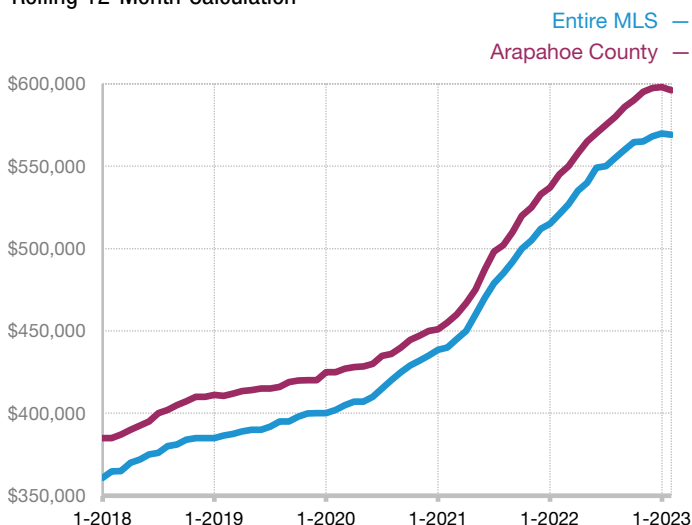
Single Family	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	240	432	+ 80.0%	--	--	--
Under Contract	573	565	- 1.4%	1,070	1,004	- 6.2%
New Listings	592	446	- 24.7%	1,092	810	- 25.8%
Sold Listings	480	417	- 13.1%	890	698	- 21.6%
Days on Market Until Sale	11	46	+ 318.2%	13	47	+ 261.5%
Median Sales Price*	\$575,000	\$550,000	- 4.3%	\$570,000	\$545,000	- 4.4%
Average Sales Price*	\$668,010	\$672,804	+ 0.7%	\$652,042	\$673,062	+ 3.2%
Percent of List Price Received*	104.6%	99.1%	- 5.3%	103.7%	98.7%	- 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	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	112	195	+ 74.1%	--	--	--
Under Contract	298	272	- 8.7%	581	489	- 15.8%
New Listings	306	247	- 19.3%	580	434	- 25.2%
Sold Listings	273	176	- 35.5%	526	333	- 36.7%
Days on Market Until Sale	11	35	+ 218.2%	12	38	+ 216.7%
Median Sales Price*	\$343,500	\$360,000	+ 4.8%	\$342,100	\$355,000	+ 3.8%
Average Sales Price*	\$369,286	\$382,817	+ 3.7%	\$365,472	\$381,713	+ 4.4%
Percent of List Price Received*	104.1%	99.1%	- 4.8%	103.3%	98.9%	- 4.3%

* 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

