

Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Centennial

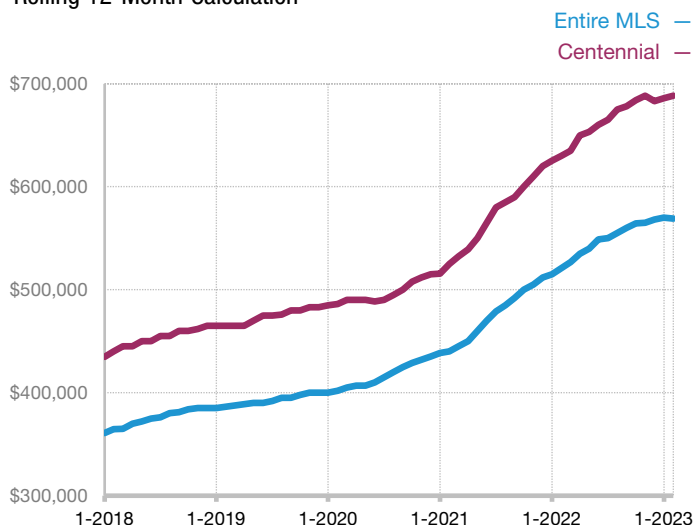
Single Family	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	26	60	+ 130.8%	--	--	--
Under Contract	94	96	+ 2.1%	171	185	+ 8.2%
New Listings	93	87	- 6.5%	175	148	- 15.4%
Sold Listings	77	88	+ 14.3%	163	132	- 19.0%
Days on Market Until Sale	11	47	+ 327.3%	13	48	+ 269.2%
Median Sales Price*	\$653,000	\$631,500	- 3.3%	\$653,000	\$637,500	- 2.4%
Average Sales Price*	\$715,393	\$718,309	+ 0.4%	\$720,086	\$717,772	- 0.3%
Percent of List Price Received*	104.3%	99.3%	- 4.8%	103.9%	98.6%	- 5.1%

* 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	10	13	+ 30.0%	--	--	--
Under Contract	27	33	+ 22.2%	53	49	- 7.5%
New Listings	33	30	- 9.1%	58	43	- 25.9%
Sold Listings	23	13	- 43.5%	46	24	- 47.8%
Days on Market Until Sale	8	21	+ 162.5%	11	28	+ 154.5%
Median Sales Price*	\$451,000	\$393,500	- 12.7%	\$442,500	\$437,500	- 1.1%
Average Sales Price*	\$454,083	\$386,162	- 15.0%	\$432,126	\$434,627	+ 0.6%
Percent of List Price Received*	104.5%	100.4%	- 3.9%	103.4%	99.8%	- 3.5%

* 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

