

# Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Jefferson County

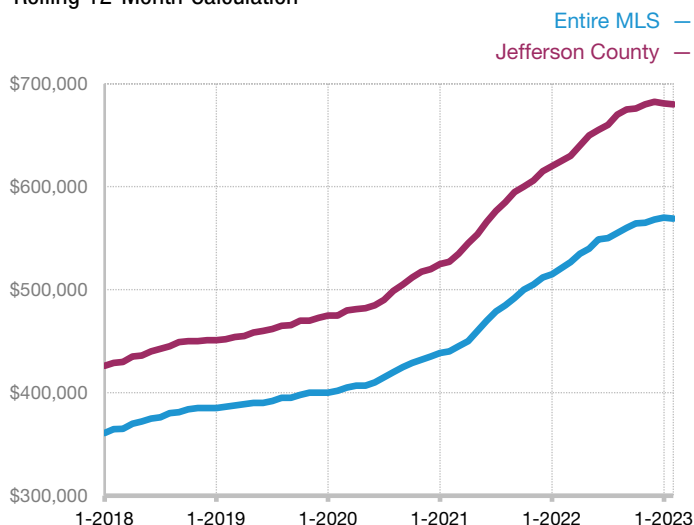
Single Family	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	256	345	+ 34.8%	--	--	--
Under Contract	510	444	- 12.9%	927	848	- 8.5%
New Listings	547	401	- 26.7%	948	725	- 23.5%
Sold Listings	387	364	- 5.9%	755	650	- 13.9%
Days on Market Until Sale	11	50	+ 354.5%	14	49	+ 250.0%
Median Sales Price*	\$693,500	\$635,000	- 8.4%	\$670,000	\$625,000	- 6.7%
Average Sales Price*	\$786,530	\$735,014	- 6.5%	\$752,308	\$721,778	- 4.1%
Percent of List Price Received*	107.5%	99.1%	- 7.8%	105.4%	98.8%	- 6.3%

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

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	110	156	+ 41.8%	--	--	--
Under Contract	187	195	+ 4.3%	355	375	+ 5.6%
New Listings	196	168	- 14.3%	360	335	- 6.9%
Sold Listings	171	138	- 19.3%	327	242	- 26.0%
Days on Market Until Sale	15	40	+ 166.7%	17	39	+ 129.4%
Median Sales Price*	\$410,000	\$405,500	- 1.1%	\$410,000	\$400,000	- 2.4%
Average Sales Price*	\$434,091	\$452,124	+ 4.2%	\$430,499	\$445,650	+ 3.5%
Percent of List Price Received*	105.3%	99.5%	- 5.5%	104.0%	99.1%	- 4.7%

\* 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

