

Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Centennial

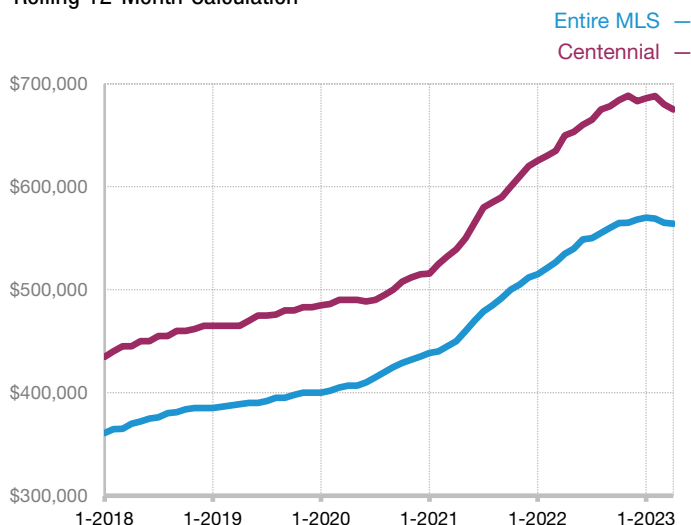
Single Family	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	97	71	- 26.8%	--	--	--
Under Contract	147	119	- 19.0%	422	388	- 8.1%
New Listings	180	116	- 35.6%	502	360	- 28.3%
Sold Listings	123	77	- 37.4%	390	308	- 21.0%
Days on Market Until Sale	5	16	+ 220.0%	9	37	+ 311.1%
Median Sales Price*	\$765,000	\$675,000	- 11.8%	\$702,000	\$665,000	- 5.3%
Average Sales Price*	\$815,120	\$762,962	- 6.4%	\$763,474	\$744,460	- 2.5%
Percent of List Price Received*	108.1%	100.3%	- 7.2%	106.4%	99.5%	- 6.5%

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

Townhouse/Condo	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	22	14	- 36.4%	--	--	--
Under Contract	39	40	+ 2.6%	121	110	- 9.1%
New Listings	45	36	- 20.0%	139	108	- 22.3%
Sold Listings	47	25	- 46.8%	123	81	- 34.1%
Days on Market Until Sale	6	20	+ 233.3%	7	29	+ 314.3%
Median Sales Price*	\$441,000	\$440,000	- 0.2%	\$445,000	\$450,000	+ 1.1%
Average Sales Price*	\$438,439	\$468,676	+ 6.9%	\$446,949	\$452,500	+ 1.2%
Percent of List Price Received*	108.0%	100.3%	- 7.1%	106.2%	99.7%	- 6.1%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

