

Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

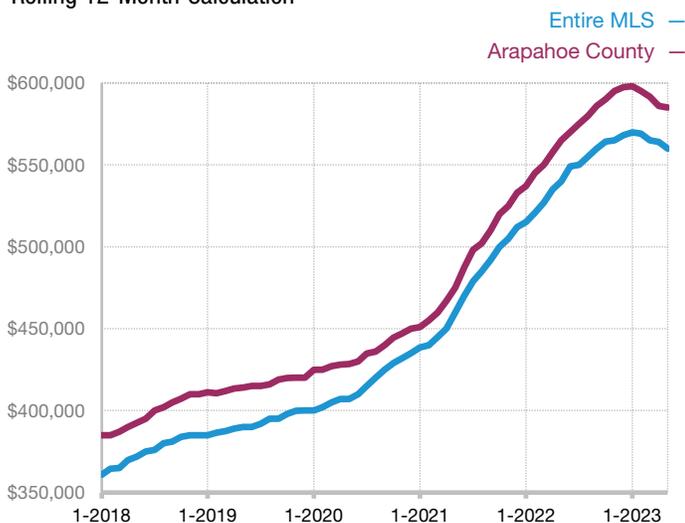
Single Family	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	632	564	- 10.8%	--	--	--
Under Contract	858	576	- 32.9%	3,346	2,651	- 20.8%
New Listings	963	621	- 35.5%	3,848	2,687	- 30.2%
Sold Listings	804	580	- 27.9%	3,033	2,358	- 22.3%
Days on Market Until Sale	7	20	+ 185.7%	9	36	+ 300.0%
Median Sales Price*	\$628,450	\$620,000	- 1.3%	\$605,000	\$575,000	- 5.0%
Average Sales Price*	\$743,766	\$787,840	+ 5.9%	\$721,476	\$707,959	- 1.9%
Percent of List Price Received*	105.7%	100.6%	- 4.8%	105.6%	99.8%	- 5.5%

* 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	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	203	256	+ 26.1%	--	--	--
Under Contract	392	298	- 24.0%	1,729	1,406	- 18.7%
New Listings	417	348	- 16.5%	1,852	1,486	- 19.8%
Sold Listings	405	320	- 21.0%	1,664	1,221	- 26.6%
Days on Market Until Sale	8	16	+ 100.0%	9	27	+ 200.0%
Median Sales Price*	\$380,000	\$370,000	- 2.6%	\$368,125	\$360,500	- 2.1%
Average Sales Price*	\$388,618	\$385,367	- 0.8%	\$384,566	\$385,195	+ 0.2%
Percent of List Price Received*	105.7%	100.5%	- 4.9%	105.1%	99.8%	- 5.0%

* 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

