

Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Centennial

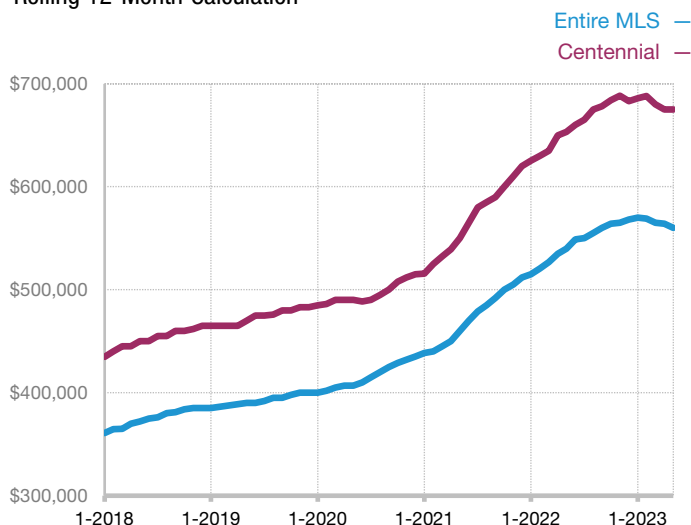
Single Family	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	91	91	0.0%	--	--	--
Under Contract	176	98	- 44.3%	598	477	- 20.2%
New Listings	175	116	- 33.7%	677	476	- 29.7%
Sold Listings	153	117	- 23.5%	543	426	- 21.5%
Days on Market Until Sale	6	15	+ 150.0%	8	31	+ 287.5%
Median Sales Price*	\$703,000	\$735,000	+ 4.6%	\$703,000	\$680,000	- 3.3%
Average Sales Price*	\$772,783	\$821,936	+ 6.4%	\$766,097	\$765,538	- 0.1%
Percent of List Price Received*	105.9%	100.5%	- 5.1%	106.3%	99.8%	- 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.

Townhouse/Condo	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	22	17	- 22.7%	--	--	--
Under Contract	37	31	- 16.2%	158	140	- 11.4%
New Listings	39	36	- 7.7%	178	144	- 19.1%
Sold Listings	24	39	+ 62.5%	147	120	- 18.4%
Days on Market Until Sale	5	11	+ 120.0%	7	23	+ 228.6%
Median Sales Price*	\$429,000	\$455,000	+ 6.1%	\$442,000	\$452,000	+ 2.3%
Average Sales Price*	\$458,165	\$456,883	- 0.3%	\$448,781	\$453,925	+ 1.1%
Percent of List Price Received*	105.1%	100.8%	- 4.1%	106.1%	100.1%	- 5.7%

* 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

