

# Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Centennial

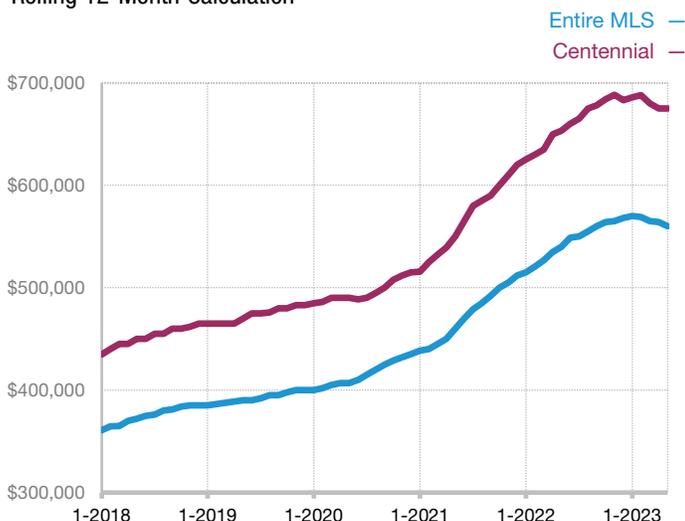
Single Family	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	91	<b>91</b>	0.0%	--	--	--
Under Contract	176	<b>98</b>	- 44.3%	598	<b>477</b>	- 20.2%
New Listings	175	<b>116</b>	- 33.7%	677	<b>476</b>	- 29.7%
Sold Listings	153	<b>117</b>	- 23.5%	543	<b>426</b>	- 21.5%
Days on Market Until Sale	6	<b>15</b>	+ 150.0%	8	<b>31</b>	+ 287.5%
Median Sales Price*	\$703,000	<b>\$735,000</b>	+ 4.6%	\$703,000	<b>\$680,000</b>	- 3.3%
Average Sales Price*	\$772,783	<b>\$821,936</b>	+ 6.4%	\$766,097	<b>\$765,538</b>	- 0.1%
Percent of List Price Received*	105.9%	<b>100.5%</b>	- 5.1%	106.3%	<b>99.8%</b>	- 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		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	22	<b>17</b>	- 22.7%	--	--	--
Under Contract	37	<b>31</b>	- 16.2%	158	<b>140</b>	- 11.4%
New Listings	39	<b>36</b>	- 7.7%	178	<b>144</b>	- 19.1%
Sold Listings	24	<b>39</b>	+ 62.5%	147	<b>120</b>	- 18.4%
Days on Market Until Sale	5	<b>11</b>	+ 120.0%	7	<b>23</b>	+ 228.6%
Median Sales Price*	\$429,000	<b>\$455,000</b>	+ 6.1%	\$442,000	<b>\$452,000</b>	+ 2.3%
Average Sales Price*	\$458,165	<b>\$456,883</b>	- 0.3%	\$448,781	<b>\$453,925</b>	+ 1.1%
Percent of List Price Received*	105.1%	<b>100.8%</b>	- 4.1%	106.1%	<b>100.1%</b>	- 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

