

# Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Jefferson County

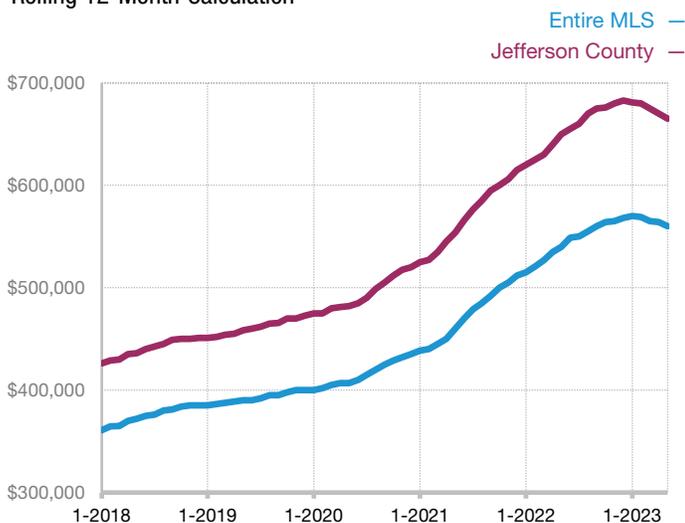
Single Family	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	627	537	- 14.4%	--	--	--
Under Contract	814	642	- 21.1%	3,056	2,544	- 16.8%
New Listings	942	695	- 26.2%	3,540	2,737	- 22.7%
Sold Listings	730	582	- 20.3%	2,750	2,234	- 18.8%
Days on Market Until Sale	10	18	+ 80.0%	11	31	+ 181.8%
Median Sales Price*	\$715,000	\$700,000	- 2.1%	\$700,000	\$660,000	- 5.7%
Average Sales Price*	\$845,978	\$802,360	- 5.2%	\$814,066	\$767,853	- 5.7%
Percent of List Price Received*	106.2%	101.2%	- 4.7%	107.1%	100.4%	- 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	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	194	200	+ 3.1%	--	--	--
Under Contract	287	240	- 16.4%	1,174	1,008	- 14.1%
New Listings	324	240	- 25.9%	1,295	1,059	- 18.2%
Sold Listings	265	252	- 4.9%	1,091	883	- 19.1%
Days on Market Until Sale	6	22	+ 266.7%	11	29	+ 163.6%
Median Sales Price*	\$430,000	\$430,000	0.0%	\$425,000	\$410,000	- 3.5%
Average Sales Price*	\$449,265	\$462,397	+ 2.9%	\$454,552	\$445,057	- 2.1%
Percent of List Price Received*	106.3%	100.3%	- 5.6%	106.3%	99.9%	- 6.0%

\* 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

