

# Local Market Update for June 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

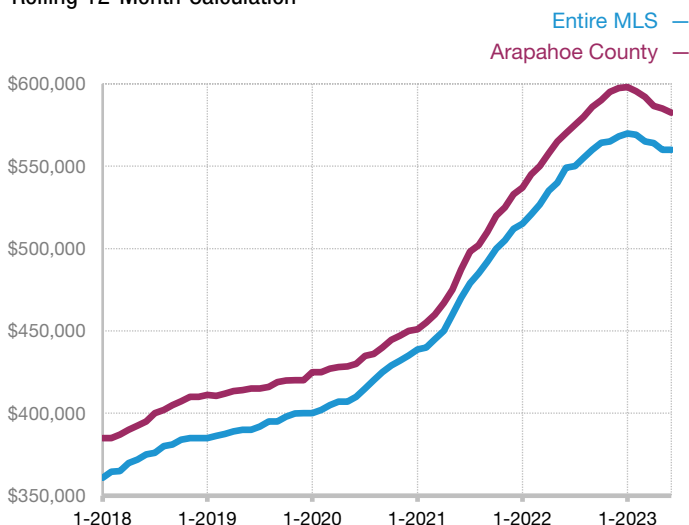
Single Family	June			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
Inventory of Active Listings	989	739	- 25.3%	--	--	--
Under Contract	675	567	- 16.0%	4,021	3,178	- 21.0%
New Listings	1,084	763	- 29.6%	4,932	3,449	- 30.1%
Sold Listings	769	561	- 27.0%	3,802	2,924	- 23.1%
Days on Market Until Sale	9	20	+ 122.2%	9	33	+ 266.7%
Median Sales Price*	\$602,500	\$600,000	- 0.4%	\$605,000	\$580,000	- 4.1%
Average Sales Price*	\$716,194	\$811,651	+ 13.3%	\$720,408	\$729,297	+ 1.2%
Percent of List Price Received*	103.3%	100.5%	- 2.7%	105.1%	99.9%	- 4.9%

\* 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	June			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
Inventory of Active Listings	318	325	+ 2.2%	--	--	--
Under Contract	345	341	- 1.2%	2,074	1,731	- 16.5%
New Listings	471	436	- 7.4%	2,323	1,923	- 17.2%
Sold Listings	390	317	- 18.7%	2,054	1,546	- 24.7%
Days on Market Until Sale	8	16	+ 100.0%	9	24	+ 166.7%
Median Sales Price*	\$386,000	\$375,000	- 2.8%	\$371,500	\$365,000	- 1.7%
Average Sales Price*	\$396,557	\$393,534	- 0.8%	\$386,843	\$387,069	+ 0.1%
Percent of List Price Received*	103.6%	100.6%	- 2.9%	104.8%	100.0%	- 4.6%

\* 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

