

# Local Market Update for June 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
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## Arapahoe County

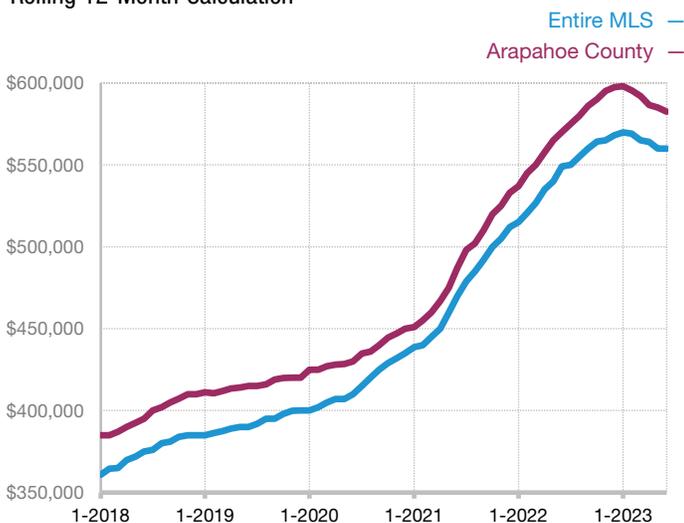
Single Family	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	989	<b>739</b>	- 25.3%	--	--	--
Under Contract	675	<b>567</b>	- 16.0%	4,021	<b>3,178</b>	- 21.0%
New Listings	1,084	<b>763</b>	- 29.6%	4,932	<b>3,449</b>	- 30.1%
Sold Listings	769	<b>561</b>	- 27.0%	3,802	<b>2,924</b>	- 23.1%
Days on Market Until Sale	9	<b>20</b>	+ 122.2%	9	<b>33</b>	+ 266.7%
Median Sales Price*	\$602,500	<b>\$600,000</b>	- 0.4%	\$605,000	<b>\$580,000</b>	- 4.1%
Average Sales Price*	\$716,194	<b>\$811,651</b>	+ 13.3%	\$720,408	<b>\$729,297</b>	+ 1.2%
Percent of List Price Received*	103.3%	<b>100.5%</b>	- 2.7%	105.1%	<b>99.9%</b>	- 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		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	318	<b>325</b>	+ 2.2%	--	--	--
Under Contract	345	<b>341</b>	- 1.2%	2,074	<b>1,731</b>	- 16.5%
New Listings	471	<b>436</b>	- 7.4%	2,323	<b>1,923</b>	- 17.2%
Sold Listings	390	<b>317</b>	- 18.7%	2,054	<b>1,546</b>	- 24.7%
Days on Market Until Sale	8	<b>16</b>	+ 100.0%	9	<b>24</b>	+ 166.7%
Median Sales Price*	\$386,000	<b>\$375,000</b>	- 2.8%	\$371,500	<b>\$365,000</b>	- 1.7%
Average Sales Price*	\$396,557	<b>\$393,534</b>	- 0.8%	\$386,843	<b>\$387,069</b>	+ 0.1%
Percent of List Price Received*	103.6%	<b>100.6%</b>	- 2.9%	104.8%	<b>100.0%</b>	- 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

