

# Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Centennial

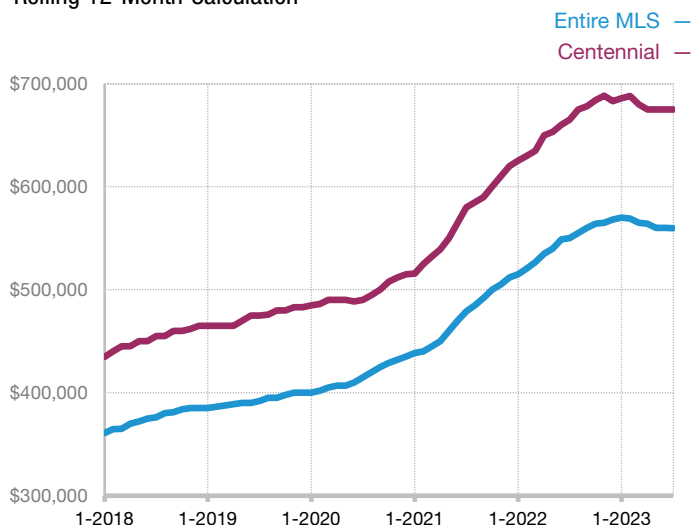
Single Family	July			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	174	127	- 27.0%	--	--	--
Under Contract	136	105	- 22.8%	857	674	- 21.4%
New Listings	156	125	- 19.9%	1,050	735	- 30.0%
Sold Listings	127	101	- 20.5%	817	624	- 23.6%
Days on Market Until Sale	11	15	+ 36.4%	8	26	+ 225.0%
Median Sales Price*	\$680,000	\$728,000	+ 7.1%	\$700,000	\$695,250	- 0.7%
Average Sales Price*	\$762,966	\$760,973	- 0.3%	\$773,503	\$768,175	- 0.7%
Percent of List Price Received*	100.7%	100.1%	- 0.6%	104.9%	99.9%	- 4.8%

\* 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	July			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	30	30	0.0%	--	--	--
Under Contract	27	37	+ 37.0%	222	216	- 2.7%
New Listings	39	41	+ 5.1%	254	240	- 5.5%
Sold Listings	26	27	+ 3.8%	217	186	- 14.3%
Days on Market Until Sale	8	14	+ 75.0%	7	19	+ 171.4%
Median Sales Price*	\$485,000	\$444,900	- 8.3%	\$450,000	\$440,000	- 2.2%
Average Sales Price*	\$480,596	\$426,185	- 11.3%	\$457,491	\$441,650	- 3.5%
Percent of List Price Received*	101.8%	100.4%	- 1.4%	104.7%	100.4%	- 4.1%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

