

Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

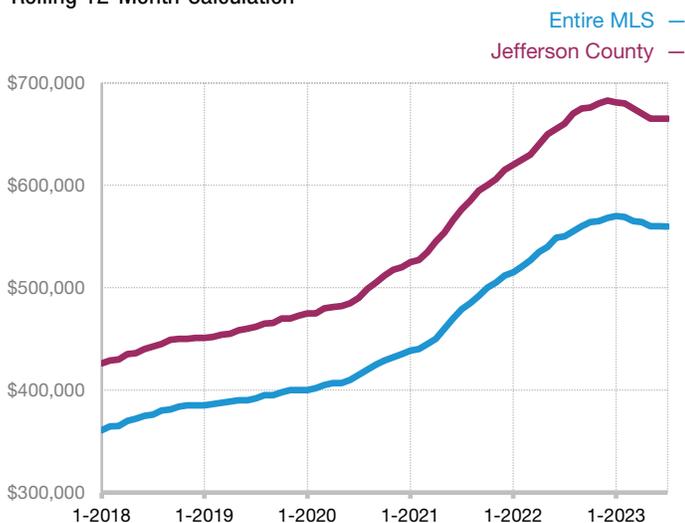
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1,210	667	- 44.9%	--	--	--
Under Contract	598	555	- 7.2%	4,304	3,622	- 15.8%
New Listings	862	615	- 28.7%	5,507	4,092	- 25.7%
Sold Listings	608	530	- 12.8%	4,075	3,382	- 17.0%
Days on Market Until Sale	12	19	+ 58.3%	11	26	+ 136.4%
Median Sales Price*	\$694,150	\$700,000	+ 0.8%	\$700,000	\$675,000	- 3.6%
Average Sales Price*	\$798,151	\$803,811	+ 0.7%	\$817,689	\$781,052	- 4.5%
Percent of List Price Received*	101.1%	100.3%	- 0.8%	105.6%	100.5%	- 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		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	321	206	- 35.8%	--	--	--
Under Contract	251	187	- 25.5%	1,660	1,421	- 14.4%
New Listings	322	209	- 35.1%	1,955	1,522	- 22.1%
Sold Listings	247	222	- 10.1%	1,619	1,326	- 18.1%
Days on Market Until Sale	13	24	+ 84.6%	11	28	+ 154.5%
Median Sales Price*	\$420,000	\$449,205	+ 7.0%	\$426,500	\$415,000	- 2.7%
Average Sales Price*	\$449,490	\$482,038	+ 7.2%	\$455,883	\$455,784	- 0.0%
Percent of List Price Received*	101.5%	100.1%	- 1.4%	105.1%	100.0%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

