

Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

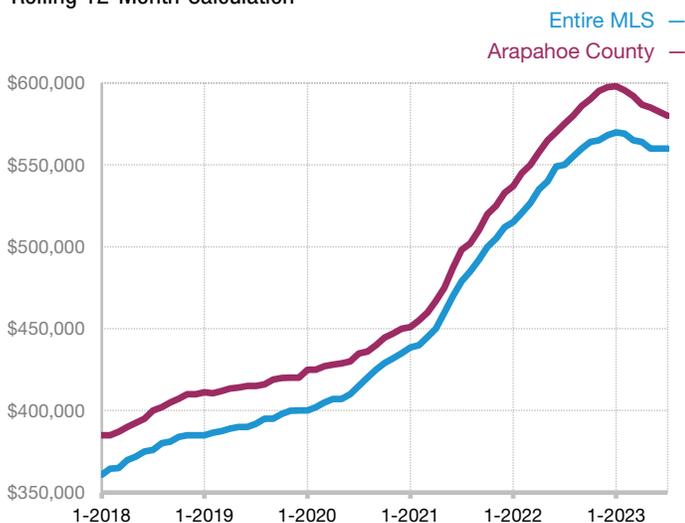
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1,191	790	- 33.7%	--	--	--
Under Contract	556	563	+ 1.3%	4,577	3,679	- 19.6%
New Listings	844	633	- 25.0%	5,776	4,075	- 29.4%
Sold Listings	629	471	- 25.1%	4,431	3,398	- 23.3%
Days on Market Until Sale	13	18	+ 38.5%	9	31	+ 244.4%
Median Sales Price*	\$607,000	\$600,000	- 1.2%	\$605,000	\$585,000	- 3.3%
Average Sales Price*	\$723,422	\$774,153	+ 7.0%	\$720,836	\$735,172	+ 2.0%
Percent of List Price Received*	101.0%	100.5%	- 0.5%	104.5%	100.0%	- 4.3%

* 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	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	371	323	- 12.9%	--	--	--
Under Contract	324	309	- 4.6%	2,398	2,027	- 15.5%
New Listings	397	325	- 18.1%	2,720	2,252	- 17.2%
Sold Listings	314	285	- 9.2%	2,368	1,842	- 22.2%
Days on Market Until Sale	10	18	+ 80.0%	9	23	+ 155.6%
Median Sales Price*	\$370,000	\$379,900	+ 2.7%	\$370,000	\$365,000	- 1.4%
Average Sales Price*	\$387,435	\$386,541	- 0.2%	\$386,921	\$387,050	+ 0.0%
Percent of List Price Received*	101.3%	99.9%	- 1.4%	104.4%	100.0%	- 4.2%

* 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

