

# Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

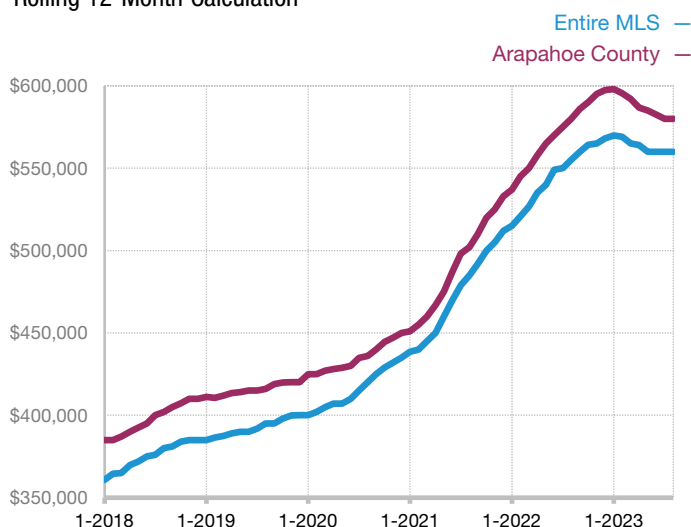
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	1,234	882	- 28.5%	--	--	--
Under Contract	586	516	- 11.9%	5,163	4,144	- 19.7%
New Listings	733	654	- 10.8%	6,509	4,723	- 27.4%
Sold Listings	588	549	- 6.6%	5,019	3,951	- 21.3%
Days on Market Until Sale	20	21	+ 5.0%	11	30	+ 172.7%
Median Sales Price*	\$605,500	\$585,000	- 3.4%	\$605,000	\$585,000	- 3.3%
Average Sales Price*	\$694,623	\$766,317	+ 10.3%	\$717,765	\$739,348	+ 3.0%
Percent of List Price Received*	99.3%	99.8%	+ 0.5%	103.9%	100.0%	- 3.8%

\* 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	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	417	375	- 10.1%	--	--	--
Under Contract	298	276	- 7.4%	2,696	2,278	- 15.5%
New Listings	371	342	- 7.8%	3,091	2,593	- 16.1%
Sold Listings	332	289	- 13.0%	2,700	2,132	- 21.0%
Days on Market Until Sale	15	23	+ 53.3%	10	23	+ 130.0%
Median Sales Price*	\$368,500	\$377,000	+ 2.3%	\$370,000	\$368,500	- 0.4%
Average Sales Price*	\$381,767	\$390,647	+ 2.3%	\$386,288	\$387,271	+ 0.3%
Percent of List Price Received*	100.3%	99.4%	- 0.9%	103.9%	99.9%	- 3.8%

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

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



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

