

# Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Jefferson County

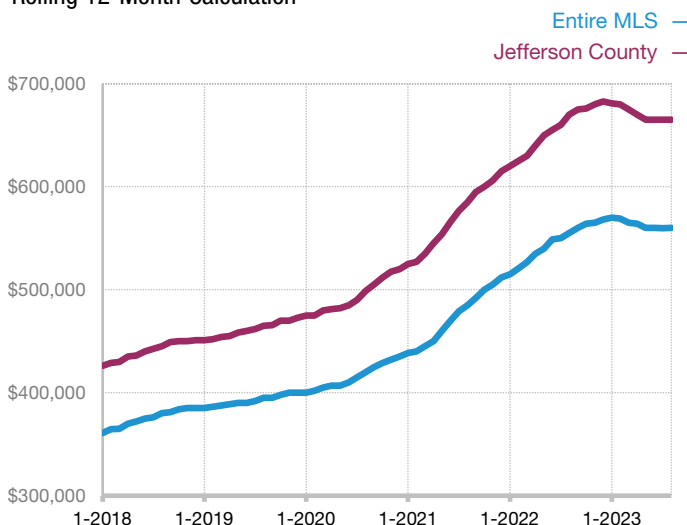
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	1,138	742	- 34.8%	--	--	--
Under Contract	605	501	- 17.2%	4,909	4,072	- 17.1%
New Listings	646	606	- 6.2%	6,153	4,688	- 23.8%
Sold Listings	630	493	- 21.7%	4,705	3,874	- 17.7%
Days on Market Until Sale	18	21	+ 16.7%	12	26	+ 116.7%
Median Sales Price*	\$675,000	\$690,000	+ 2.2%	\$700,000	\$675,222	- 3.5%
Average Sales Price*	\$772,593	\$816,429	+ 5.7%	\$811,659	\$785,377	- 3.2%
Percent of List Price Received*	99.5%	99.7%	+ 0.2%	104.8%	100.4%	- 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.

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	329	223	- 32.2%	--	--	--
Under Contract	223	209	- 6.3%	1,883	1,618	- 14.1%
New Listings	250	230	- 8.0%	2,205	1,756	- 20.4%
Sold Listings	256	190	- 25.8%	1,875	1,518	- 19.0%
Days on Market Until Sale	13	22	+ 69.2%	11	27	+ 145.5%
Median Sales Price*	\$390,000	\$416,500	+ 6.8%	\$420,000	\$415,000	- 1.2%
Average Sales Price*	\$425,886	\$461,438	+ 8.3%	\$451,788	\$456,314	+ 1.0%
Percent of List Price Received*	100.1%	99.8%	- 0.3%	104.4%	100.0%	- 4.2%

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



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

