

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

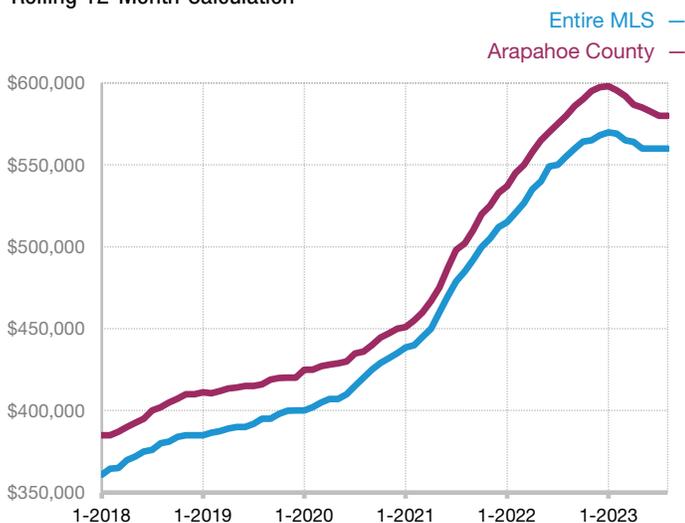
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

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

