

Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Centennial

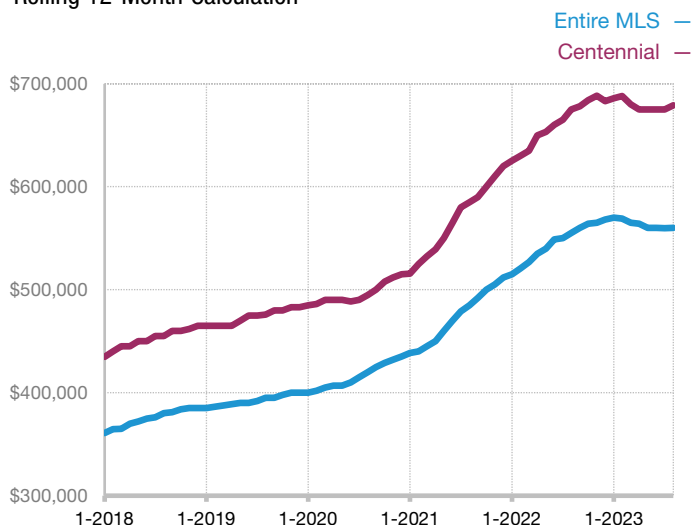
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	182	140	- 23.1%	--	--	--
Under Contract	107	82	- 23.4%	964	752	- 22.0%
New Listings	130	118	- 9.2%	1,180	852	- 27.8%
Sold Listings	135	98	- 27.4%	952	724	- 23.9%
Days on Market Until Sale	19	20	+ 5.3%	10	26	+ 160.0%
Median Sales Price*	\$668,500	\$700,000	+ 4.7%	\$700,000	\$695,750	- 0.6%
Average Sales Price*	\$721,646	\$764,449	+ 5.9%	\$766,149	\$767,538	+ 0.2%
Percent of List Price Received*	99.0%	99.3%	+ 0.3%	104.1%	99.9%	- 4.0%

* 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	36	23	- 36.1%	--	--	--
Under Contract	35	35	0.0%	257	247	- 3.9%
New Listings	44	26	- 40.9%	298	265	- 11.1%
Sold Listings	31	41	+ 32.3%	248	227	- 8.5%
Days on Market Until Sale	12	15	+ 25.0%	8	18	+ 125.0%
Median Sales Price*	\$440,000	\$465,000	+ 5.7%	\$447,500	\$444,900	- 0.6%
Average Sales Price*	\$448,190	\$462,987	+ 3.3%	\$456,329	\$445,503	- 2.4%
Percent of List Price Received*	100.5%	99.7%	- 0.8%	104.2%	100.3%	- 3.7%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

