

Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

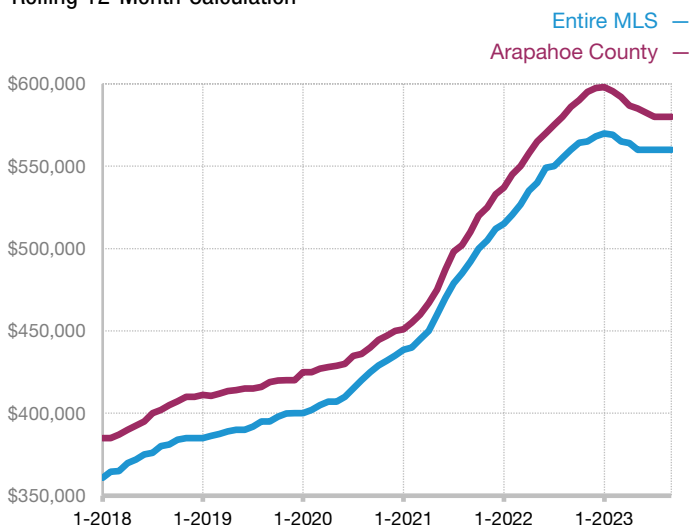
Single Family	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	1,392	904	- 35.1%	--	--	--
Under Contract	463	458	- 1.1%	5,626	4,564	- 18.9%
New Listings	746	550	- 26.3%	7,255	5,270	- 27.4%
Sold Listings	564	432	- 23.4%	5,583	4,380	- 21.5%
Days on Market Until Sale	29	28	- 3.4%	13	29	+ 123.1%
Median Sales Price*	\$570,000	\$590,000	+ 3.5%	\$600,000	\$585,000	- 2.5%
Average Sales Price*	\$690,228	\$736,568	+ 6.7%	\$714,987	\$739,027	+ 3.4%
Percent of List Price Received*	98.9%	99.3%	+ 0.4%	103.4%	99.9%	- 3.4%

* 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	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	470	441	- 6.2%	--	--	--
Under Contract	244	224	- 8.2%	2,940	2,480	- 15.6%
New Listings	337	311	- 7.7%	3,428	2,904	- 15.3%
Sold Listings	288	234	- 18.8%	2,988	2,370	- 20.7%
Days on Market Until Sale	20	24	+ 20.0%	11	23	+ 109.1%
Median Sales Price*	\$355,000	\$383,000	+ 7.9%	\$370,000	\$370,000	0.0%
Average Sales Price*	\$383,215	\$409,628	+ 6.9%	\$385,991	\$389,268	+ 0.8%
Percent of List Price Received*	99.6%	99.3%	- 0.3%	103.5%	99.9%	- 3.5%

* 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

