

# Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

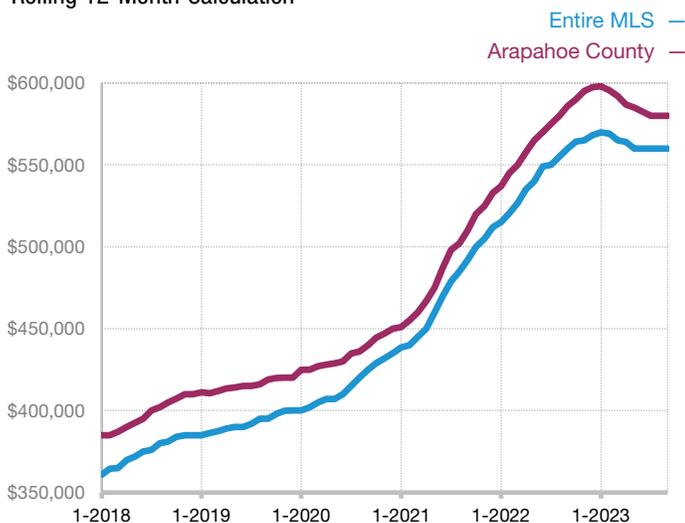
Single Family	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	1,392	<b>904</b>	- 35.1%	--	--	--
Under Contract	463	<b>458</b>	- 1.1%	5,626	<b>4,564</b>	- 18.9%
New Listings	746	<b>550</b>	- 26.3%	7,255	<b>5,270</b>	- 27.4%
Sold Listings	564	<b>432</b>	- 23.4%	5,583	<b>4,380</b>	- 21.5%
Days on Market Until Sale	29	<b>28</b>	- 3.4%	13	<b>29</b>	+ 123.1%
Median Sales Price*	\$570,000	<b>\$590,000</b>	+ 3.5%	\$600,000	<b>\$585,000</b>	- 2.5%
Average Sales Price*	\$690,228	<b>\$736,568</b>	+ 6.7%	\$714,987	<b>\$739,027</b>	+ 3.4%
Percent of List Price Received*	98.9%	<b>99.3%</b>	+ 0.4%	103.4%	<b>99.9%</b>	- 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		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	470	<b>441</b>	- 6.2%	--	--	--
Under Contract	244	<b>224</b>	- 8.2%	2,940	<b>2,480</b>	- 15.6%
New Listings	337	<b>311</b>	- 7.7%	3,428	<b>2,904</b>	- 15.3%
Sold Listings	288	<b>234</b>	- 18.8%	2,988	<b>2,370</b>	- 20.7%
Days on Market Until Sale	20	<b>24</b>	+ 20.0%	11	<b>23</b>	+ 109.1%
Median Sales Price*	\$355,000	<b>\$383,000</b>	+ 7.9%	\$370,000	<b>\$370,000</b>	0.0%
Average Sales Price*	\$383,215	<b>\$409,628</b>	+ 6.9%	\$385,991	<b>\$389,268</b>	+ 0.8%
Percent of List Price Received*	99.6%	<b>99.3%</b>	- 0.3%	103.5%	<b>99.9%</b>	- 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

