

Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

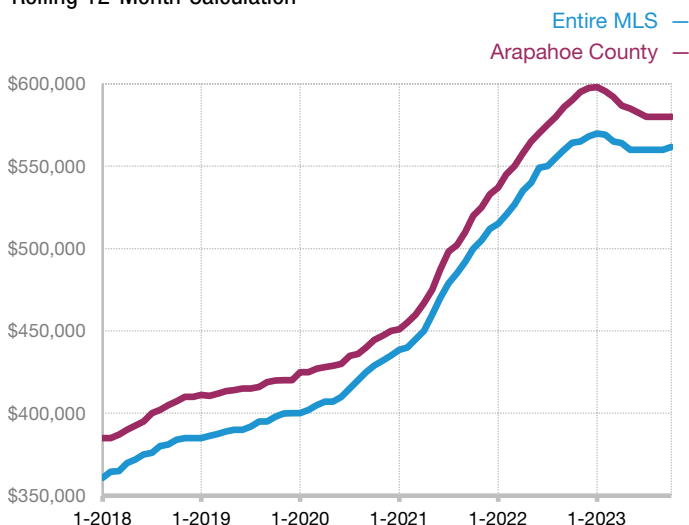
Single Family	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	1,341	894	- 33.3%	--	--	--
Under Contract	461	413	- 10.4%	6,087	4,927	- 19.1%
New Listings	547	472	- 13.7%	7,802	5,744	- 26.4%
Sold Listings	500	396	- 20.8%	6,083	4,780	- 21.4%
Days on Market Until Sale	28	28	0.0%	14	29	+ 107.1%
Median Sales Price*	\$573,064	\$587,500	+ 2.5%	\$600,000	\$585,000	- 2.5%
Average Sales Price*	\$659,819	\$711,881	+ 7.9%	\$710,452	\$736,626	+ 3.7%
Percent of List Price Received*	98.3%	99.4%	+ 1.1%	103.0%	99.8%	- 3.1%

* 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	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	485	458	- 5.6%	--	--	--
Under Contract	219	208	- 5.0%	3,159	2,661	- 15.8%
New Listings	283	262	- 7.4%	3,711	3,165	- 14.7%
Sold Listings	253	204	- 19.4%	3,241	2,574	- 20.6%
Days on Market Until Sale	22	28	+ 27.3%	12	24	+ 100.0%
Median Sales Price*	\$359,250	\$372,500	+ 3.7%	\$370,000	\$370,000	0.0%
Average Sales Price*	\$386,172	\$397,315	+ 2.9%	\$386,005	\$389,684	+ 1.0%
Percent of List Price Received*	99.0%	99.1%	+ 0.1%	103.1%	99.8%	- 3.2%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

