

Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

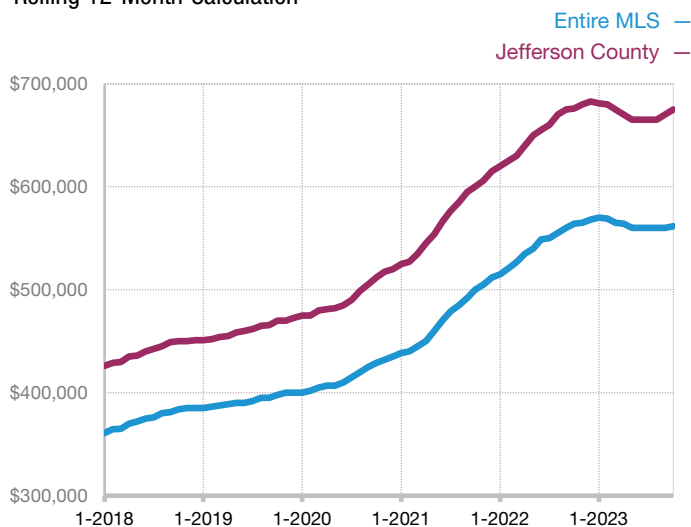
Single Family	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	1,206	800	- 33.7%	--	--	--
Under Contract	449	413	- 8.0%	5,825	4,851	- 16.7%
New Listings	522	479	- 8.2%	7,394	5,744	- 22.3%
Sold Listings	448	413	- 7.8%	5,743	4,738	- 17.5%
Days on Market Until Sale	28	25	- 10.7%	14	26	+ 85.7%
Median Sales Price*	\$630,000	\$674,950	+ 7.1%	\$690,000	\$680,000	- 1.4%
Average Sales Price*	\$738,296	\$816,705	+ 10.6%	\$801,570	\$793,171	- 1.0%
Percent of List Price Received*	99.0%	99.2%	+ 0.2%	103.7%	100.2%	- 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	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	376	279	- 25.8%	--	--	--
Under Contract	176	182	+ 3.4%	2,258	1,942	- 14.0%
New Listings	188	197	+ 4.8%	2,678	2,185	- 18.4%
Sold Listings	199	177	- 11.1%	2,303	1,867	- 18.9%
Days on Market Until Sale	20	29	+ 45.0%	13	27	+ 107.7%
Median Sales Price*	\$402,000	\$415,000	+ 3.2%	\$415,500	\$415,000	- 0.1%
Average Sales Price*	\$444,780	\$455,416	+ 2.4%	\$449,778	\$454,268	+ 1.0%
Percent of List Price Received*	99.6%	99.4%	- 0.2%	103.6%	99.9%	- 3.6%

* 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

