

Local Market Update for November 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

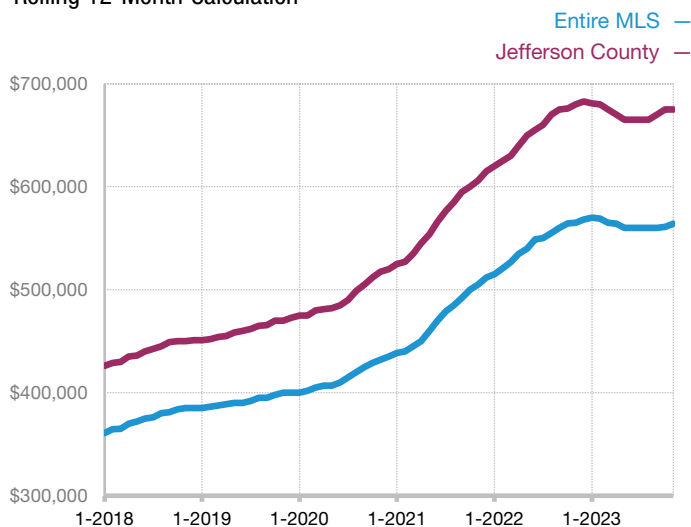
Single Family	November			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Inventory of Active Listings	1,045	703	- 32.7%	--	--	--
Under Contract	341	357	+ 4.7%	6,166	5,187	- 15.9%
New Listings	314	338	+ 7.6%	7,707	6,082	- 21.1%
Sold Listings	415	366	- 11.8%	6,158	5,105	- 17.1%
Days on Market Until Sale	34	32	- 5.9%	16	26	+ 62.5%
Median Sales Price*	\$640,000	\$659,750	+ 3.1%	\$685,000	\$679,900	- 0.7%
Average Sales Price*	\$726,223	\$768,926	+ 5.9%	\$796,491	\$791,235	- 0.7%
Percent of List Price Received*	98.2%	98.7%	+ 0.5%	103.3%	100.1%	- 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	November			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Inventory of Active Listings	347	243	- 30.0%	--	--	--
Under Contract	149	142	- 4.7%	2,407	2,078	- 13.7%
New Listings	142	144	+ 1.4%	2,821	2,329	- 17.4%
Sold Listings	154	165	+ 7.1%	2,457	2,041	- 16.9%
Days on Market Until Sale	26	42	+ 61.5%	14	28	+ 100.0%
Median Sales Price*	\$400,000	\$406,000	+ 1.5%	\$415,000	\$415,000	0.0%
Average Sales Price*	\$442,211	\$447,178	+ 1.1%	\$449,304	\$453,841	+ 1.0%
Percent of List Price Received*	98.8%	99.3%	+ 0.5%	103.3%	99.8%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

