

Local Market Update for November 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

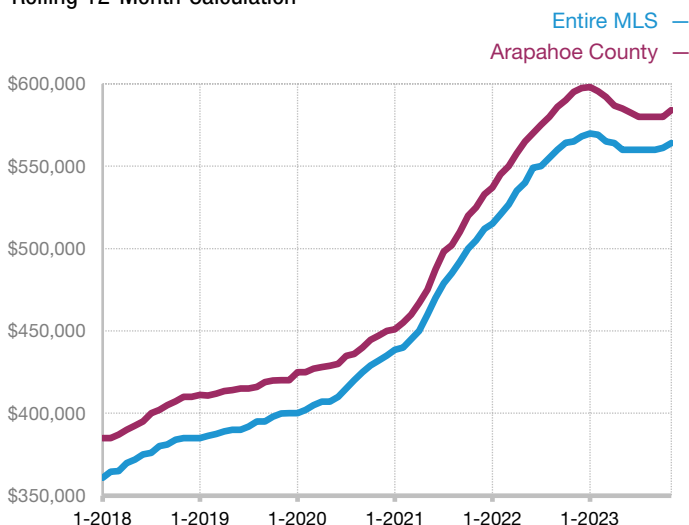
Single Family	November			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Inventory of Active Listings	1,228	829	- 32.5%	--	--	--
Under Contract	360	364	+ 1.1%	6,447	5,256	- 18.5%
New Listings	371	364	- 1.9%	8,173	6,108	- 25.3%
Sold Listings	411	357	- 13.1%	6,494	5,139	- 20.9%
Days on Market Until Sale	36	33	- 8.3%	15	30	+ 100.0%
Median Sales Price*	\$570,000	\$578,000	+ 1.4%	\$600,000	\$585,000	- 2.5%
Average Sales Price*	\$677,767	\$712,579	+ 5.1%	\$708,383	\$735,027	+ 3.8%
Percent of List Price Received*	98.3%	98.9%	+ 0.6%	102.7%	99.8%	- 2.8%

* 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	457	426	- 6.8%	--	--	--
Under Contract	189	206	+ 9.0%	3,348	2,847	- 15.0%
New Listings	211	212	+ 0.5%	3,922	3,378	- 13.9%
Sold Listings	212	176	- 17.0%	3,453	2,753	- 20.3%
Days on Market Until Sale	27	33	+ 22.2%	13	24	+ 84.6%
Median Sales Price*	\$352,250	\$345,000	- 2.1%	\$368,000	\$367,500	- 0.1%
Average Sales Price*	\$382,486	\$371,741	- 2.8%	\$385,789	\$388,256	+ 0.6%
Percent of List Price Received*	98.9%	98.9%	0.0%	102.8%	99.7%	- 3.0%

* 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

