

# Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Jefferson County

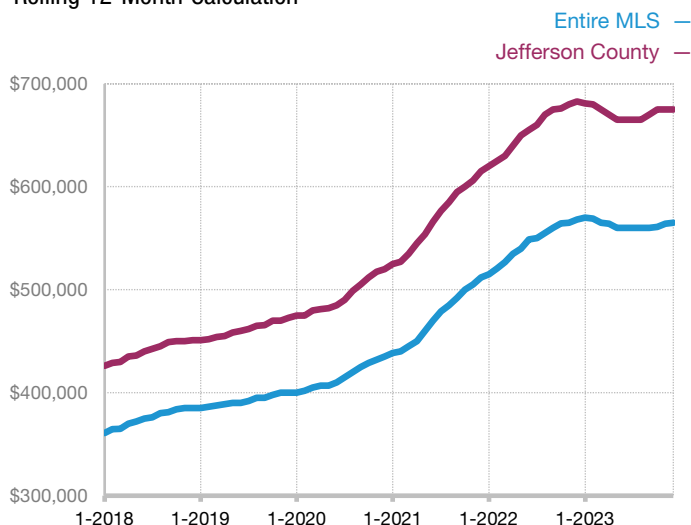
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	766	471	- 38.5%	--	--	--
Under Contract	291	302	+ 3.8%	6,457	5,473	- 15.2%
New Listings	193	181	- 6.2%	7,901	6,264	- 20.7%
Sold Listings	344	360	+ 4.7%	6,502	5,467	- 15.9%
Days on Market Until Sale	43	41	- 4.7%	17	27	+ 58.8%
Median Sales Price*	\$633,000	\$652,093	+ 3.0%	\$683,000	\$675,000	- 1.2%
Average Sales Price*	\$733,180	\$748,569	+ 2.1%	\$793,141	\$788,447	- 0.6%
Percent of List Price Received*	98.1%	98.4%	+ 0.3%	103.1%	100.0%	- 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.

Townhouse/Condo	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	285	189	- 33.7%	--	--	--
Under Contract	117	111	- 5.1%	2,524	2,180	- 13.6%
New Listings	92	76	- 17.4%	2,912	2,406	- 17.4%
Sold Listings	187	137	- 26.7%	2,644	2,181	- 17.5%
Days on Market Until Sale	36	44	+ 22.2%	16	29	+ 81.3%
Median Sales Price*	\$407,520	\$410,000	+ 0.6%	\$415,000	\$414,900	- 0.0%
Average Sales Price*	\$447,081	\$445,686	- 0.3%	\$449,146	\$453,326	+ 0.9%
Percent of List Price Received*	98.7%	99.3%	+ 0.6%	102.9%	99.8%	- 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

