

Local Market Update for May 2022

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents are the same!



Jefferson County

Contact the Denver Metro Association of REALTORS®, Mountain Metro Association of REALTORS®, South Metro Denver REALTOR® Association, or Boulder Area REALTOR® Association for more detailed local statistics or to find a REALTOR® in the area.

Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Key Metrics						
New Listings	886	947	+ 6.9%	3,447	3,556	+ 3.2%
Sold Listings	704	729	+ 3.6%	2,805	2,754	- 1.8%
Median Sales Price*	\$625,000	\$715,000	+ 14.4%	\$600,000	\$700,000	+ 16.7%
Average Sales Price*	\$694,098	\$845,963	+ 21.9%	\$683,137	\$813,717	+ 19.1%
Percent of List Price Received*	107.1%	106.1%	- 0.9%	105.2%	107.1%	+ 1.8%
Days on Market Until Sale	7	10	+ 42.9%	12	11	- 8.3%
Inventory of Homes for Sale	382	493	+ 29.1%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--

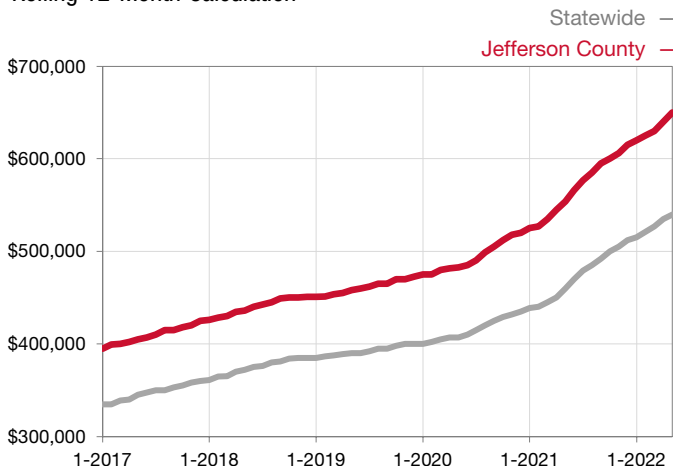
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Key Metrics						
New Listings	266	322	+ 21.1%	1,215	1,287	+ 5.9%
Sold Listings	266	264	- 0.8%	1,113	1,089	- 2.2%
Median Sales Price*	\$375,000	\$429,250	+ 14.5%	\$335,000	\$425,000	+ 26.9%
Average Sales Price*	\$401,000	\$447,713	+ 11.6%	\$362,145	\$454,254	+ 25.4%
Percent of List Price Received*	105.7%	106.3%	+ 0.6%	103.5%	106.2%	+ 2.6%
Days on Market Until Sale	8	6	- 25.0%	15	11	- 26.7%
Inventory of Homes for Sale	107	120	+ 12.1%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--

* 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

