Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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.
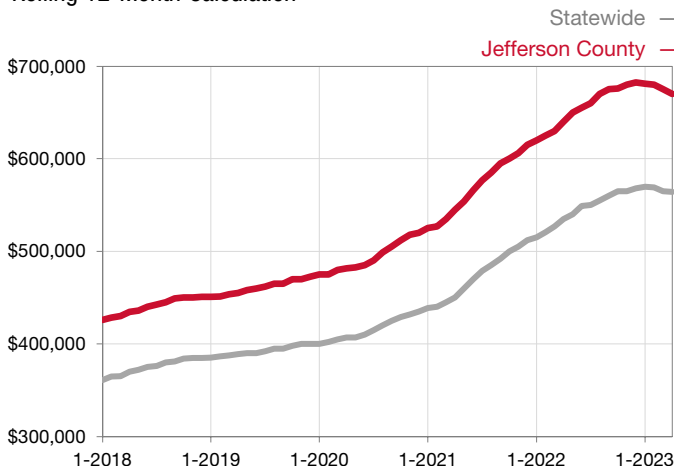
Single Family

Key Metrics	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	899	633	- 29.6%	2,603	2,043	- 21.5%
Sold Listings	668	514	- 23.1%	2,024	1,651	- 18.4%
Median Sales Price*	$725,000	$685,000	- 5.5%	$700,000	$650,000	- 7.1%
Average Sales Price*	$853,290	$829,911	- 2.7%	$802,320	$757,758	- 5.6%
Percent of List Price Received*	108.6%	101.3%	- 6.7%	107.4%	100.1%	- 6.8%
Days on Market Until Sale	9	23	+ 155.6%	11	36	+ 227.3%
Inventory of Homes for Sale	540	490	- 9.3%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 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.

Townhouse/Condo

Key Metrics	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	309	233	- 24.6%	971	819	- 15.7%
Sold Listings	272	189	- 30.5%	826	628	- 24.0%
Median Sales Price*	$438,250	$405,000	- 7.6%	$422,750	$400,000	- 5.4%
Average Sales Price*	$474,678	$445,347	- 6.2%	$456,249	$438,308	- 3.9%
Percent of List Price Received*	107.8%	100.5%	- 6.8%	106.2%	99.8%	- 6.0%
Days on Market Until Sale	6	20	+ 233.3%	13	32	+ 146.2%
Inventory of Homes for Sale	171	202	+ 18.1%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--

* 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

Statewide —
Jefferson County —

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

Statewide —
Jefferson County —