

Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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Arapahoe County

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

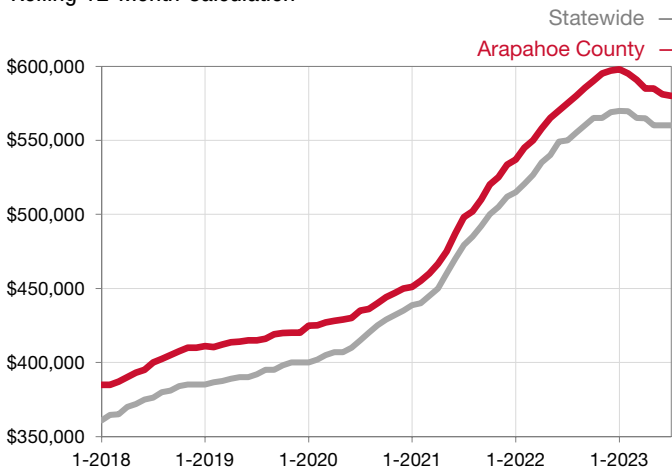
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	847	634	- 25.1%	5,790	4,080	- 29.5%
Sold Listings	639	471	- 26.3%	4,494	3,405	- 24.2%
Median Sales Price*	\$605,000	\$600,000	- 0.8%	\$605,000	\$585,000	- 3.3%
Average Sales Price*	\$727,578	\$774,153	+ 6.4%	\$725,758	\$734,639	+ 1.2%
Percent of List Price Received*	100.9%	100.5%	- 0.4%	104.5%	100.0%	- 4.3%
Days on Market Until Sale	13	18	+ 38.5%	9	31	+ 244.4%
Inventory of Homes for Sale	1,192	793	- 33.5%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--

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

Townhouse/Condo	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	400	325	- 18.8%	2,725	2,258	- 17.1%
Sold Listings	320	286	- 10.6%	2,411	1,848	- 23.4%
Median Sales Price*	\$370,000	\$379,925	+ 2.7%	\$370,000	\$365,000	- 1.4%
Average Sales Price*	\$387,024	\$387,252	+ 0.1%	\$387,685	\$387,068	- 0.2%
Percent of List Price Received*	101.3%	99.9%	- 1.4%	104.3%	100.0%	- 4.1%
Days on Market Until Sale	10	18	+ 80.0%	9	23	+ 155.6%
Inventory of Homes for Sale	374	325	- 13.1%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--

* 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

