

Local Market Update for October 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.

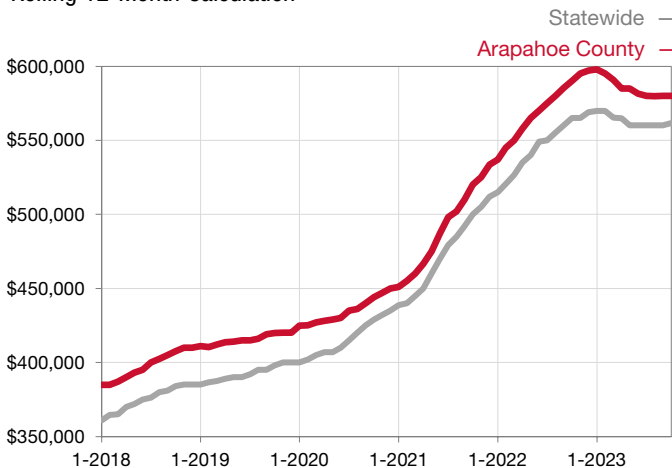
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	547	475	- 13.2%	7,821	5,760	- 26.4%
Sold Listings	504	401	- 20.4%	6,174	4,792	- 22.4%
Median Sales Price*	\$573,627	\$586,000	+ 2.2%	\$600,000	\$585,000	- 2.5%
Average Sales Price*	\$660,262	\$711,264	+ 7.7%	\$714,001	\$736,168	+ 3.1%
Percent of List Price Received*	98.3%	99.4%	+ 1.1%	103.0%	99.8%	- 3.1%
Days on Market Until Sale	28	28	0.0%	14	29	+ 107.1%
Inventory of Homes for Sale	1,341	914	- 31.8%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--

* 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	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	285	262	- 8.1%	3,719	3,177	- 14.6%
Sold Listings	256	207	- 19.1%	3,294	2,586	- 21.5%
Median Sales Price*	\$359,000	\$369,000	+ 2.8%	\$370,000	\$369,900	- 0.0%
Average Sales Price*	\$385,611	\$395,936	+ 2.7%	\$386,392	\$389,497	+ 0.8%
Percent of List Price Received*	99.0%	99.1%	+ 0.1%	103.1%	99.8%	- 3.2%
Days on Market Until Sale	22	28	+ 27.3%	12	24	+ 100.0%
Inventory of Homes for Sale	489	470	- 3.9%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 26.7%	--	--	--

* 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

