

Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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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.

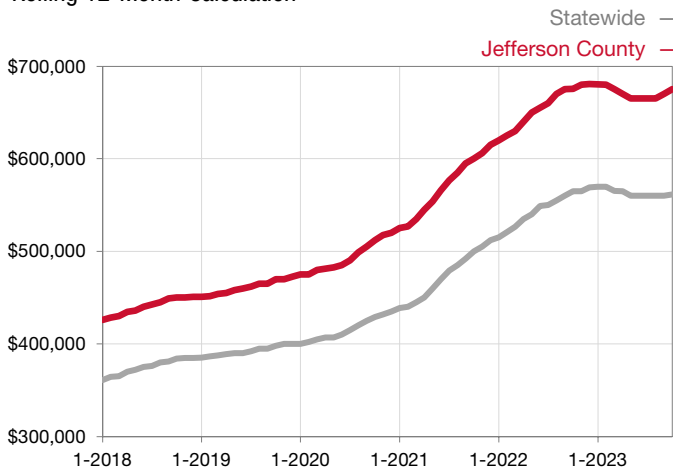
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	525	479	- 8.8%	7,410	5,750	- 22.4%
Sold Listings	453	415	- 8.4%	5,830	4,750	- 18.5%
Median Sales Price*	\$630,000	\$674,950	+ 7.1%	\$690,000	\$680,000	- 1.4%
Average Sales Price*	\$737,959	\$815,959	+ 10.6%	\$801,163	\$793,766	- 0.9%
Percent of List Price Received*	99.0%	99.2%	+ 0.2%	103.7%	100.2%	- 3.4%
Days on Market Until Sale	28	25	- 10.7%	14	26	+ 85.7%
Inventory of Homes for Sale	1,208	815	- 32.5%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.0%	--	--	--

* 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	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	189	196	+ 3.7%	2,685	2,184	- 18.7%
Sold Listings	202	179	- 11.4%	2,341	1,876	- 19.9%
Median Sales Price*	\$401,000	\$415,000	+ 3.5%	\$416,550	\$415,000	- 0.4%
Average Sales Price*	\$443,881	\$454,730	+ 2.4%	\$450,452	\$454,531	+ 0.9%
Percent of List Price Received*	99.6%	99.4%	- 0.2%	103.5%	99.9%	- 3.5%
Days on Market Until Sale	20	29	+ 45.0%	13	27	+ 107.7%
Inventory of Homes for Sale	377	280	- 25.7%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.3%	--	--	--

* 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

