

2023 Year in Review



Aurora, CO

“While some areas of the Denver metro market experienced price reductions and longer times on the market thanks to rising interest rates, the numbers show that the Aurora, Centennial, Adams, and Arapahoe County areas did not see the same price decreases. Most zip codes experienced a 2%-5% increase in sales price over December 2022. Inventory in the same Adams and Arapahoe County areas was down approximately 30% in each zip code. The low inventory helps explain why solds were down and high demand explains why prices were up. Average days on market was also lower than a year ago.

“Looking for some of the best values in our market will take you to the 80011-zip code with a median price of \$445,000, a 6% increase over December 2022. In the central Aurora zip code 80013, we saw a 2.6% increase over 2022 and a median price of \$490,000. Newer and more pricey homes in 80016 delivered a median price of \$790,000, up 5% from December 2022. The 80111 zip in Englewood/Greenwood Village gained 12.7% in pricing to a median of more than \$1.14 million.

“The higher interest rates have certainly kept the year-over-year price increases more modest however, the low inventory, down 30% for most areas, has allowed sellers to enjoy continued appreciation. Given the current demand and low inventory, it stands to reason that if interest rates come down, there will be more demand for housing. It is very possible that buyers could see bidding wars and showing frenzies once again. The crystal ball is cloudy and will depend on the interest rate decisions of the Federal Reserve in the year ahead,” **said Aurora-area REALTOR® and Spokesperson Sunny Banka.**

Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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Adams County

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

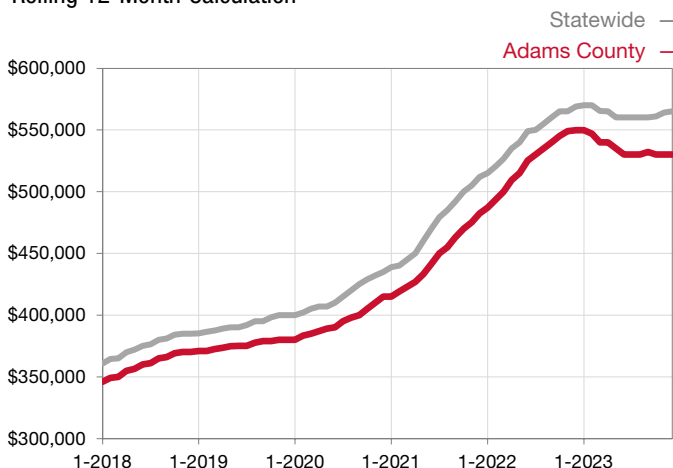
Single Family	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Key Metrics						
New Listings	275	285	+ 3.6%	7,560	6,428	- 15.0%
Sold Listings	409	383	- 6.4%	6,170	5,370	- 13.0%
Median Sales Price*	\$512,000	\$515,000	+ 0.6%	\$550,000	\$530,000	- 3.6%
Average Sales Price*	\$539,824	\$544,918	+ 0.9%	\$577,607	\$562,692	- 2.6%
Percent of List Price Received*	98.8%	99.0%	+ 0.2%	101.9%	99.5%	- 2.4%
Days on Market Until Sale	47	53	+ 12.8%	20	37	+ 85.0%
Inventory of Homes for Sale	956	766	- 19.9%	--	--	--
Months Supply of Inventory	1.9	1.7	- 10.5%	--	--	--

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

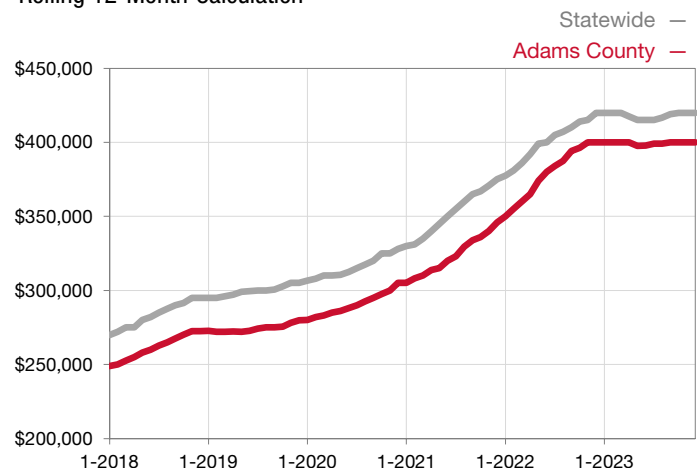
Townhouse/Condo	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Key Metrics						
New Listings	62	54	- 12.9%	1,891	1,509	- 20.2%
Sold Listings	100	77	- 23.0%	1,756	1,359	- 22.6%
Median Sales Price*	\$414,116	\$395,000	- 4.6%	\$400,000	\$400,000	0.0%
Average Sales Price*	\$407,683	\$379,919	- 6.8%	\$404,528	\$397,037	- 1.9%
Percent of List Price Received*	99.4%	99.0%	- 0.4%	102.7%	99.8%	- 2.8%
Days on Market Until Sale	37	49	+ 32.4%	17	35	+ 105.9%
Inventory of Homes for Sale	221	123	- 44.3%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



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Arapahoe County

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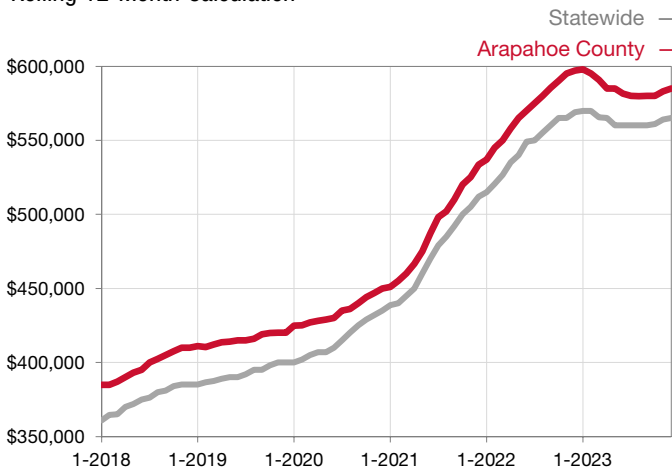
Single Family	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Key Metrics						
New Listings	233	248	+ 6.4%	8,428	6,367	- 24.5%
Sold Listings	398	380	- 4.5%	6,988	5,533	- 20.8%
Median Sales Price*	\$565,000	\$570,500	+ 1.0%	\$597,000	\$585,000	- 2.0%
Average Sales Price*	\$661,720	\$743,513	+ 12.4%	\$708,834	\$734,964	+ 3.7%
Percent of List Price Received*	98.2%	98.7%	+ 0.5%	102.4%	99.7%	- 2.6%
Days on Market Until Sale	44	41	- 6.8%	17	30	+ 76.5%
Inventory of Homes for Sale	955	633	- 33.7%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--

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Townhouse/Condo	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Key Metrics						
New Listings	134	140	+ 4.5%	4,064	3,526	- 13.2%
Sold Listings	196	220	+ 12.2%	3,704	2,983	- 19.5%
Median Sales Price*	\$336,275	\$368,500	+ 9.6%	\$365,000	\$367,000	+ 0.5%
Average Sales Price*	\$351,447	\$392,417	+ 11.7%	\$384,381	\$388,359	+ 1.0%
Percent of List Price Received*	98.6%	98.6%	0.0%	102.6%	99.6%	- 2.9%
Days on Market Until Sale	33	39	+ 18.2%	14	25	+ 78.6%
Inventory of Homes for Sale	373	333	- 10.7%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

