

# Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Jefferson County

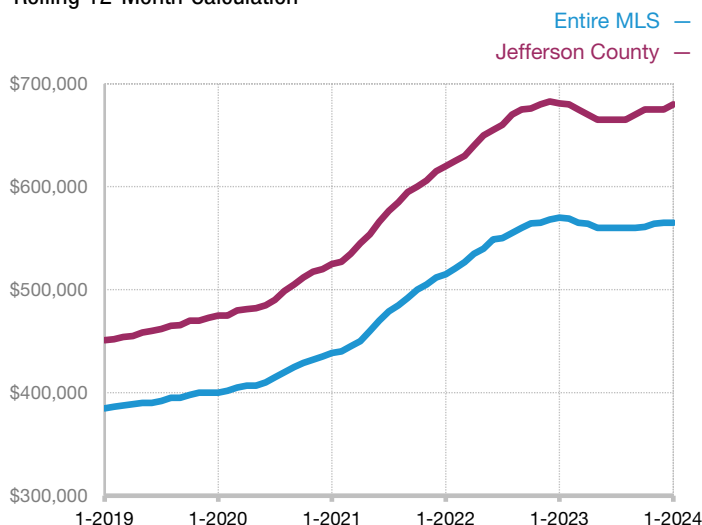
Single Family	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	609	420	- 31.0%	--	--	--
Under Contract	402	388	- 3.5%	402	388	- 3.5%
New Listings	324	355	+ 9.6%	324	355	+ 9.6%
Sold Listings	285	284	- 0.4%	285	284	- 0.4%
Days on Market Until Sale	47	46	- 2.1%	47	46	- 2.1%
Median Sales Price*	\$615,500	\$669,000	+ 8.7%	\$615,500	\$669,000	+ 8.7%
Average Sales Price*	\$706,163	\$751,823	+ 6.5%	\$706,163	\$751,823	+ 6.5%
Percent of List Price Received*	98.3%	98.7%	+ 0.4%	98.3%	98.7%	+ 0.4%

\* 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	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	257	200	- 22.2%	--	--	--
Under Contract	170	126	- 25.9%	170	126	- 25.9%
New Listings	167	144	- 13.8%	167	144	- 13.8%
Sold Listings	104	90	- 13.5%	104	90	- 13.5%
Days on Market Until Sale	38	40	+ 5.3%	38	40	+ 5.3%
Median Sales Price*	\$390,000	\$387,500	- 0.6%	\$390,000	\$387,500	- 0.6%
Average Sales Price*	\$434,057	\$413,285	- 4.8%	\$434,057	\$413,285	- 4.8%
Percent of List Price Received*	98.6%	99.1%	+ 0.5%	98.6%	99.1%	+ 0.5%

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

