

Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Centennial

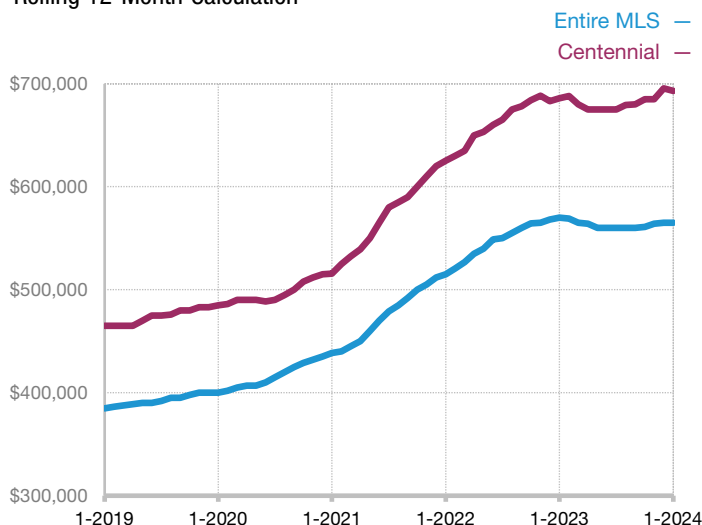
Single Family	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	104	81	- 22.1%	--	--	--
Under Contract	89	76	- 14.6%	89	76	- 14.6%
New Listings	61	77	+ 26.2%	61	77	+ 26.2%
Sold Listings	44	46	+ 4.5%	44	46	+ 4.5%
Days on Market Until Sale	48	35	- 27.1%	48	35	- 27.1%
Median Sales Price*	\$677,500	\$656,000	- 3.2%	\$677,500	\$656,000	- 3.2%
Average Sales Price*	\$716,697	\$682,966	- 4.7%	\$716,697	\$682,966	- 4.7%
Percent of List Price Received*	97.0%	99.1%	+ 2.2%	97.0%	99.1%	+ 2.2%

* 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	23	27	+ 17.4%	--	--	--
Under Contract	16	31	+ 93.8%	16	31	+ 93.8%
New Listings	13	34	+ 161.5%	13	34	+ 161.5%
Sold Listings	12	16	+ 33.3%	12	16	+ 33.3%
Days on Market Until Sale	45	52	+ 15.6%	45	52	+ 15.6%
Median Sales Price*	\$491,000	\$402,500	- 18.0%	\$491,000	\$402,500	- 18.0%
Average Sales Price*	\$488,413	\$417,469	- 14.5%	\$488,413	\$417,469	- 14.5%
Percent of List Price Received*	98.9%	96.3%	- 2.6%	98.9%	96.3%	- 2.6%

* 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

