

Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

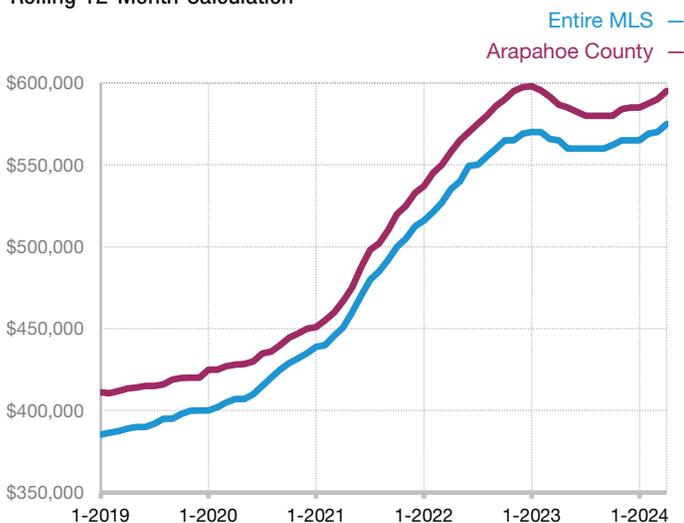
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	685	824	+ 20.3%	--	--	--
Under Contract	575	614	+ 6.8%	2,064	2,091	+ 1.3%
New Listings	615	766	+ 24.6%	2,064	2,399	+ 16.2%
Sold Listings	498	535	+ 7.4%	1,776	1,750	- 1.5%
Days on Market Until Sale	29	24	- 17.2%	41	35	- 14.6%
Median Sales Price*	\$575,000	\$620,000	+ 7.8%	\$561,750	\$598,250	+ 6.5%
Average Sales Price*	\$676,428	\$810,682	+ 19.8%	\$683,703	\$754,273	+ 10.3%
Percent of List Price Received*	100.1%	100.1%	0.0%	99.5%	99.8%	+ 0.3%

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

Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	290	486	+ 67.6%	--	--	--
Under Contract	324	289	- 10.8%	1,105	986	- 10.8%
New Listings	323	398	+ 23.2%	1,137	1,287	+ 13.2%
Sold Listings	280	232	- 17.1%	904	832	- 8.0%
Days on Market Until Sale	22	27	+ 22.7%	30	36	+ 20.0%
Median Sales Price*	\$361,750	\$371,000	+ 2.6%	\$360,000	\$370,000	+ 2.8%
Average Sales Price*	\$392,424	\$383,390	- 2.3%	\$385,230	\$389,893	+ 1.2%
Percent of List Price Received*	100.3%	99.3%	- 1.0%	99.6%	99.3%	- 0.3%

* 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

