

Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

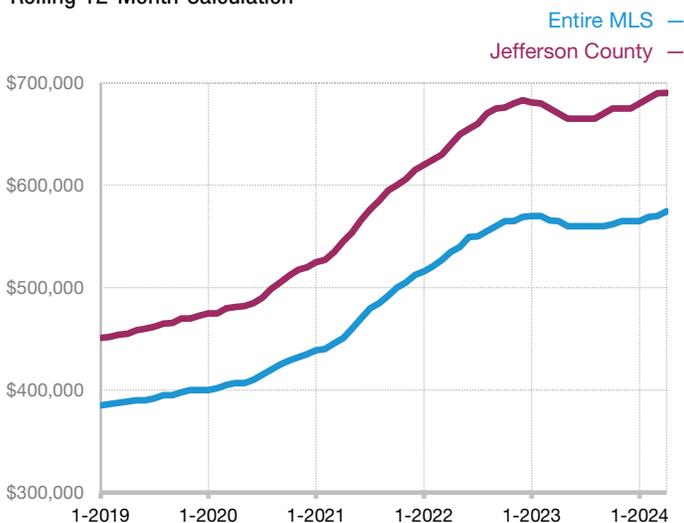
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	672	585	- 12.9%	--	--	--
Under Contract	569	619	+ 8.8%	1,889	1,893	+ 0.2%
New Listings	634	752	+ 18.6%	2,042	2,130	+ 4.3%
Sold Listings	516	504	- 2.3%	1,651	1,582	- 4.2%
Days on Market Until Sale	22	21	- 4.5%	35	33	- 5.7%
Median Sales Price*	\$682,500	\$705,000	+ 3.3%	\$650,000	\$700,000	+ 7.7%
Average Sales Price*	\$823,733	\$813,254	- 1.3%	\$755,907	\$802,011	+ 6.1%
Percent of List Price Received*	101.3%	100.5%	- 0.8%	100.1%	100.0%	- 0.1%

* 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
Inventory of Active Listings	263	284	+ 8.0%	--	--	--
Under Contract	212	196	- 7.5%	766	653	- 14.8%
New Listings	233	250	+ 7.3%	820	810	- 1.2%
Sold Listings	193	170	- 11.9%	632	540	- 14.6%
Days on Market Until Sale	19	31	+ 63.2%	31	43	+ 38.7%
Median Sales Price*	\$406,040	\$419,500	+ 3.3%	\$400,000	\$410,500	+ 2.6%
Average Sales Price*	\$445,723	\$444,911	- 0.2%	\$438,467	\$442,429	+ 0.9%
Percent of List Price Received*	100.5%	99.6%	- 0.9%	99.8%	99.5%	- 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

