

# Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

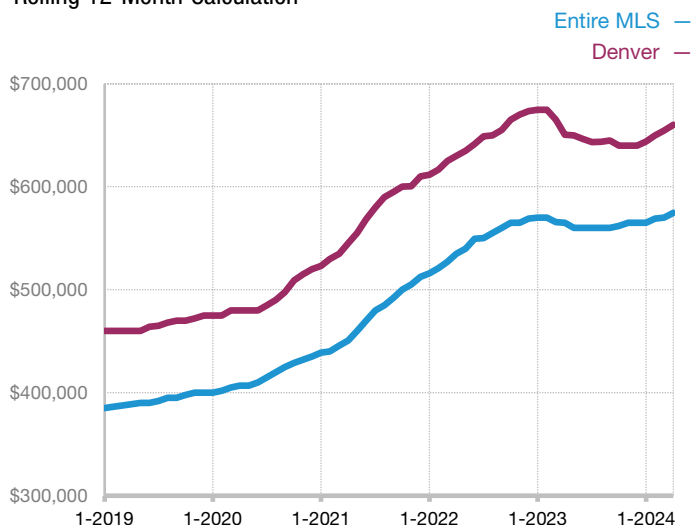
Single Family	April			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	818	1,033	+ 26.3%	--	--	--
Under Contract	580	678	+ 16.9%	2,006	2,259	+ 12.6%
New Listings	682	962	+ 41.1%	2,282	2,871	+ 25.8%
Sold Listings	505	594	+ 17.6%	1,726	1,886	+ 9.3%
Days on Market Until Sale	22	24	+ 9.1%	34	34	0.0%
Median Sales Price*	\$650,000	\$739,000	+ 13.7%	\$615,500	\$675,000	+ 9.7%
Average Sales Price*	\$834,583	\$930,415	+ 11.5%	\$810,494	\$863,324	+ 6.5%
Percent of List Price Received*	100.8%	100.1%	- 0.7%	99.5%	99.6%	+ 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		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	842	1,126	+ 33.7%	--	--	--
Under Contract	442	373	- 15.6%	1,505	1,369	- 9.0%
New Listings	542	642	+ 18.5%	1,860	2,107	+ 13.3%
Sold Listings	390	363	- 6.9%	1,285	1,199	- 6.7%
Days on Market Until Sale	28	38	+ 35.7%	36	49	+ 36.1%
Median Sales Price*	\$406,539	\$429,900	+ 5.7%	\$415,000	\$415,000	0.0%
Average Sales Price*	\$511,517	\$532,780	+ 4.2%	\$530,209	\$533,180	+ 0.6%
Percent of List Price Received*	99.8%	98.9%	- 0.9%	99.2%	98.8%	- 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.

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



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

