

# Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

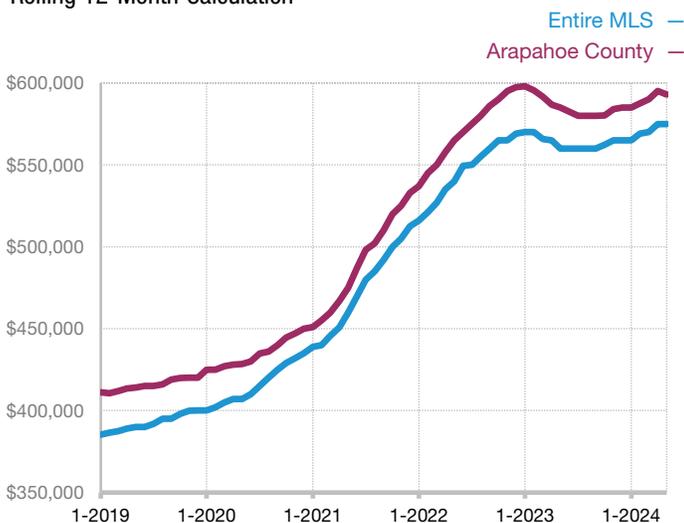
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	718	<b>1,090</b>	+ 51.8%	--	--	--
Under Contract	533	<b>577</b>	+ 8.3%	2,597	<b>2,630</b>	+ 1.3%
New Listings	617	<b>859</b>	+ 39.2%	2,682	<b>3,259</b>	+ 21.5%
Sold Listings	585	<b>600</b>	+ 2.6%	2,361	<b>2,355</b>	- 0.3%
Days on Market Until Sale	20	<b>21</b>	+ 5.0%	36	<b>32</b>	- 11.1%
Median Sales Price*	\$620,000	<b>\$596,500</b>	- 3.8%	\$575,000	<b>\$597,000</b>	+ 3.8%
Average Sales Price*	\$789,613	<b>\$764,984</b>	- 3.1%	\$709,945	<b>\$756,534</b>	+ 6.6%
Percent of List Price Received*	100.6%	<b>100.1%</b>	- 0.5%	99.8%	<b>99.8%</b>	0.0%

\* 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	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	331	<b>618</b>	+ 86.7%	--	--	--
Under Contract	282	<b>276</b>	- 2.1%	1,388	<b>1,238</b>	- 10.8%
New Listings	351	<b>427</b>	+ 21.7%	1,488	<b>1,714</b>	+ 15.2%
Sold Listings	326	<b>264</b>	- 19.0%	1,231	<b>1,098</b>	- 10.8%
Days on Market Until Sale	16	<b>30</b>	+ 87.5%	27	<b>35</b>	+ 29.6%
Median Sales Price*	\$370,000	<b>\$369,500</b>	- 0.1%	\$361,000	<b>\$370,000</b>	+ 2.5%
Average Sales Price*	\$386,514	<b>\$385,701</b>	- 0.2%	\$385,681	<b>\$388,867</b>	+ 0.8%
Percent of List Price Received*	100.5%	<b>99.0%</b>	- 1.5%	99.8%	<b>99.2%</b>	- 0.6%

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



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

