

# Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Golden

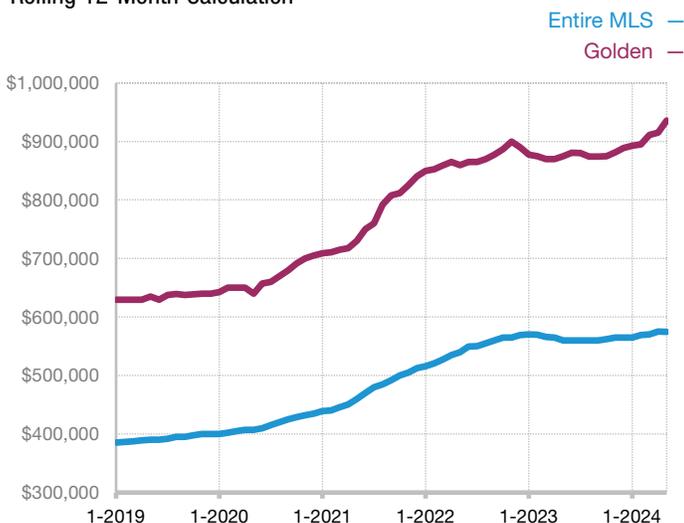
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	85	<b>99</b>	+ 16.5%	--	--	--
Under Contract	64	<b>57</b>	- 10.9%	234	<b>204</b>	- 12.8%
New Listings	65	<b>91</b>	+ 40.0%	270	<b>270</b>	0.0%
Sold Listings	52	<b>49</b>	- 5.8%	197	<b>174</b>	- 11.7%
Days on Market Until Sale	29	<b>14</b>	- 51.7%	34	<b>32</b>	- 5.9%
Median Sales Price*	\$880,000	<b>\$1,195,000</b>	+ 35.8%	\$866,737	<b>\$987,500</b>	+ 13.9%
Average Sales Price*	\$1,011,809	<b>\$1,231,723</b>	+ 21.7%	\$1,026,599	<b>\$1,129,757</b>	+ 10.0%
Percent of List Price Received*	99.9%	<b>101.6%</b>	+ 1.7%	100.3%	<b>99.8%</b>	- 0.5%

\* 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	15	<b>15</b>	0.0%	--	--	--
Under Contract	21	<b>11</b>	- 47.6%	72	<b>47</b>	- 34.7%
New Listings	24	<b>22</b>	- 8.3%	79	<b>55</b>	- 30.4%
Sold Listings	18	<b>10</b>	- 44.4%	61	<b>41</b>	- 32.8%
Days on Market Until Sale	22	<b>11</b>	- 50.0%	30	<b>16</b>	- 46.7%
Median Sales Price*	\$605,000	<b>\$622,500</b>	+ 2.9%	\$542,500	<b>\$544,000</b>	+ 0.3%
Average Sales Price*	\$652,828	<b>\$653,100</b>	+ 0.0%	\$614,548	<b>\$588,537</b>	- 4.2%
Percent of List Price Received*	102.7%	<b>101.8%</b>	- 0.9%	100.9%	<b>101.3%</b>	+ 0.4%

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



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

