

Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
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Denver

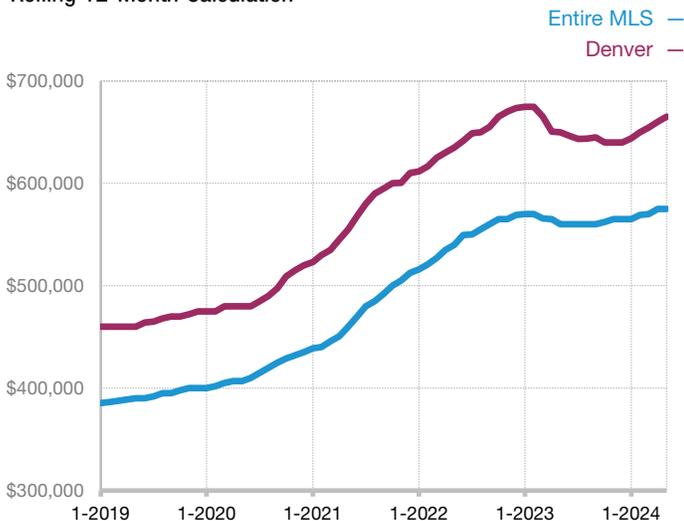
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	912	1,404	+ 53.9%	--	--	--
Under Contract	569	647	+ 13.7%	2,575	2,863	+ 11.2%
New Listings	741	1,130	+ 52.5%	3,023	3,996	+ 32.2%
Sold Listings	586	652	+ 11.3%	2,312	2,545	+ 10.1%
Days on Market Until Sale	17	23	+ 35.3%	30	31	+ 3.3%
Median Sales Price*	\$698,725	\$734,750	+ 5.2%	\$635,000	\$690,000	+ 8.7%
Average Sales Price*	\$878,937	\$885,624	+ 0.8%	\$827,841	\$869,145	+ 5.0%
Percent of List Price Received*	100.9%	100.1%	- 0.8%	99.9%	99.7%	- 0.2%

* 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
Key Metrics						
Inventory of Active Listings	925	1,339	+ 44.8%	--	--	--
Under Contract	452	357	- 21.0%	1,957	1,701	- 13.1%
New Listings	601	707	+ 17.6%	2,461	2,816	+ 14.4%
Sold Listings	464	365	- 21.3%	1,749	1,566	- 10.5%
Days on Market Until Sale	27	38	+ 40.7%	33	46	+ 39.4%
Median Sales Price*	\$451,000	\$415,000	- 8.0%	\$423,000	\$415,000	- 1.9%
Average Sales Price*	\$556,218	\$527,830	- 5.1%	\$537,109	\$531,788	- 1.0%
Percent of List Price Received*	100.0%	98.6%	- 1.4%	99.4%	98.7%	- 0.7%

* 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

