

# Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Wheat Ridge

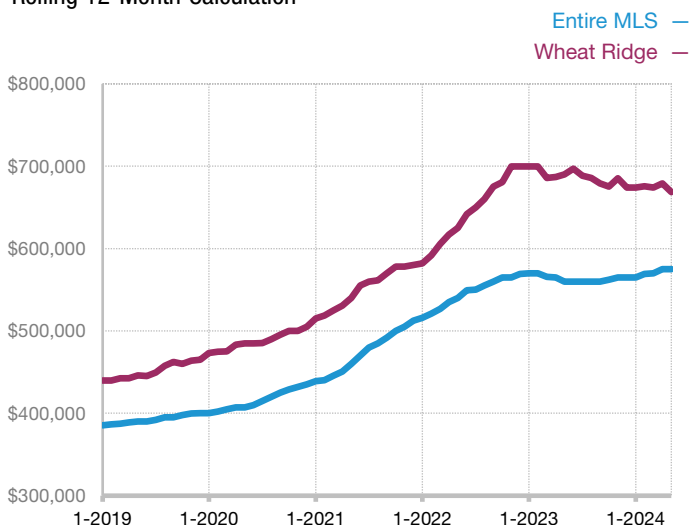
| Single Family                   | May       |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2023      | 2024      | Percent Change from Previous Year | Thru 05-2023 | Thru 05-2024 | Percent Change from Previous Year |
| Inventory of Active Listings    | 35        | 54        | + 54.3%                           | --           | --           | --                                |
| Under Contract                  | 31        | 34        | + 9.7%                            | 137          | 136          | - 0.7%                            |
| New Listings                    | 34        | 63        | + 85.3%                           | 151          | 183          | + 21.2%                           |
| Sold Listings                   | 36        | 39        | + 8.3%                            | 126          | 121          | - 4.0%                            |
| Days on Market Until Sale       | 13        | 13        | 0.0%                              | 33           | 31           | - 6.1%                            |
| Median Sales Price*             | \$745,000 | \$700,000 | - 6.0%                            | \$675,500    | \$672,500    | - 0.4%                            |
| Average Sales Price*            | \$840,586 | \$775,191 | - 7.8%                            | \$721,934    | \$733,797    | + 1.6%                            |
| Percent of List Price Received* | 100.8%    | 101.2%    | + 0.4%                            | 100.2%       | 100.5%       | + 0.3%                            |

\* 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 |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2023      | 2024      | Percent Change from Previous Year | Thru 05-2023 | Thru 05-2024 | Percent Change from Previous Year |
| Inventory of Active Listings    | 14        | 13        | - 7.1%                            | --           | --           | --                                |
| Under Contract                  | 13        | 12        | - 7.7%                            | 49           | 43           | - 12.2%                           |
| New Listings                    | 14        | 12        | - 14.3%                           | 59           | 52           | - 11.9%                           |
| Sold Listings                   | 15        | 7         | - 53.3%                           | 45           | 38           | - 15.6%                           |
| Days on Market Until Sale       | 25        | 23        | - 8.0%                            | 28           | 44           | + 57.1%                           |
| Median Sales Price*             | \$475,000 | \$358,000 | - 24.6%                           | \$425,000    | \$494,000    | + 16.2%                           |
| Average Sales Price*            | \$470,130 | \$376,843 | - 19.8%                           | \$465,169    | \$432,934    | - 6.9%                            |
| Percent of List Price Received* | 100.1%    | 100.1%    | 0.0%                              | 99.8%        | 99.4%        | - 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

