

Local Market Update for June 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

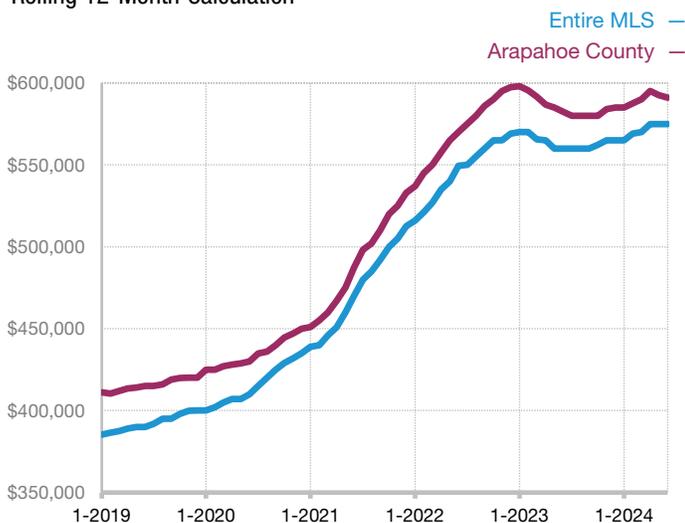
Single Family	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	912	1,214	+ 33.1%	--	--	--
Under Contract	507	568	+ 12.0%	3,104	3,146	+ 1.4%
New Listings	757	743	- 1.8%	3,439	3,996	+ 16.2%
Sold Listings	567	512	- 9.7%	2,928	2,869	- 2.0%
Days on Market Until Sale	20	23	+ 15.0%	33	30	- 9.1%
Median Sales Price*	\$600,000	\$599,495	- 0.1%	\$580,000	\$597,500	+ 3.0%
Average Sales Price*	\$807,689	\$734,199	- 9.1%	\$728,873	\$752,424	+ 3.2%
Percent of List Price Received*	100.5%	100.1%	- 0.4%	99.9%	99.9%	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	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	419	671	+ 60.1%	--	--	--
Under Contract	321	249	- 22.4%	1,710	1,457	- 14.8%
New Listings	441	354	- 19.7%	1,929	2,069	+ 7.3%
Sold Listings	326	238	- 27.0%	1,557	1,341	- 13.9%
Days on Market Until Sale	16	30	+ 87.5%	24	34	+ 41.7%
Median Sales Price*	\$375,000	\$385,000	+ 2.7%	\$365,000	\$372,000	+ 1.9%
Average Sales Price*	\$392,662	\$403,297	+ 2.7%	\$387,143	\$391,148	+ 1.0%
Percent of List Price Received*	100.6%	99.1%	- 1.5%	100.0%	99.2%	- 0.8%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

