

Local Market Update for June 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

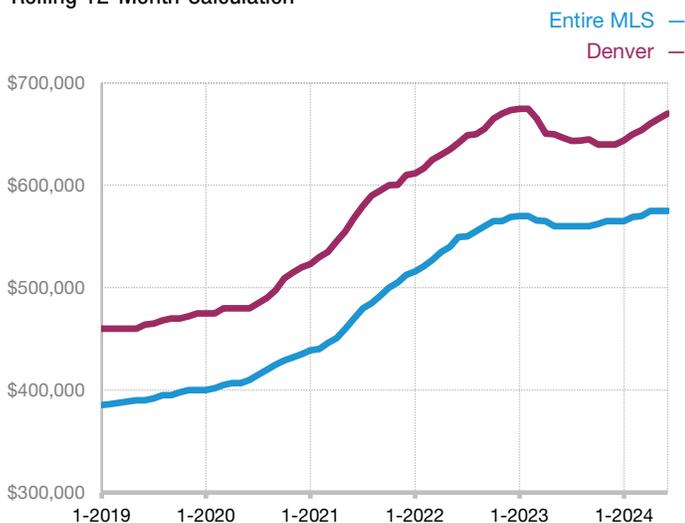
Single Family	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1,078	1,522	+ 41.2%	--	--	--
Under Contract	558	586	+ 5.0%	3,133	3,407	+ 8.7%
New Listings	797	842	+ 5.6%	3,820	4,832	+ 26.5%
Sold Listings	632	546	- 13.6%	2,944	3,101	+ 5.3%
Days on Market Until Sale	21	22	+ 4.8%	28	29	+ 3.6%
Median Sales Price*	\$670,000	\$721,000	+ 7.6%	\$645,000	\$695,000	+ 7.8%
Average Sales Price*	\$870,743	\$914,627	+ 5.0%	\$837,051	\$876,672	+ 4.7%
Percent of List Price Received*	100.2%	99.6%	- 0.6%	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	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	1,000	1,437	+ 43.7%	--	--	--
Under Contract	423	367	- 13.2%	2,380	2,032	- 14.6%
New Listings	594	597	+ 0.5%	3,055	3,411	+ 11.7%
Sold Listings	445	313	- 29.7%	2,194	1,874	- 14.6%
Days on Market Until Sale	26	37	+ 42.3%	32	45	+ 40.6%
Median Sales Price*	\$460,000	\$415,000	- 9.8%	\$430,000	\$415,000	- 3.5%
Average Sales Price*	\$563,970	\$532,743	- 5.5%	\$542,557	\$532,048	- 1.9%
Percent of List Price Received*	99.9%	98.8%	- 1.1%	99.5%	98.7%	- 0.8%

* 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

