

Local Market Update for June 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

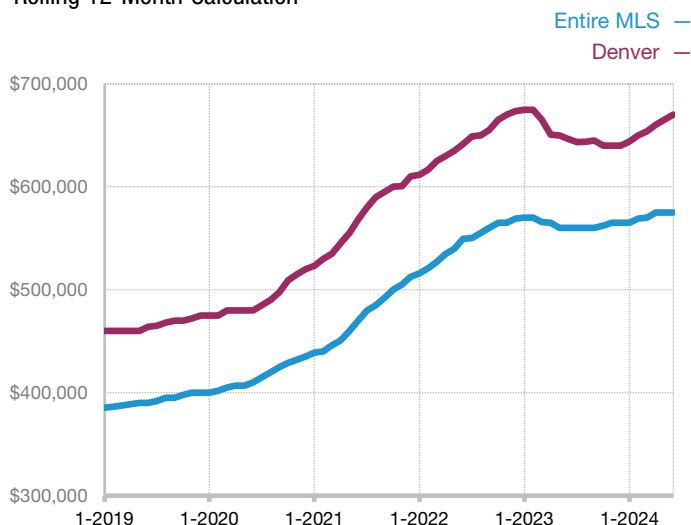
| Single Family | June | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics | 2023 | 2024 | Percent Change from Previous Year | Thru 06-2023 | Thru 06-2024 | Percent Change from Previous Year |
| 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 | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics | 2023 | 2024 | Percent Change from Previous Year | Thru 06-2023 | Thru 06-2024 | Percent Change from Previous Year |
| 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

