

# Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Wheat Ridge

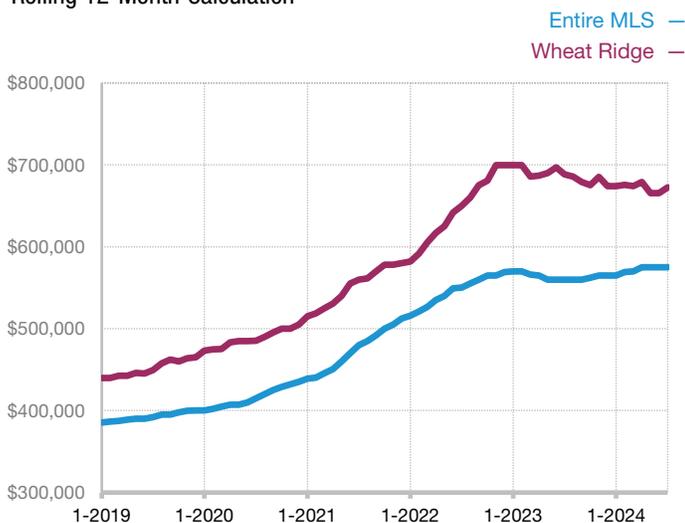
Single Family	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Inventory of Active Listings	48	67	+ 39.6%	--	--	--
Under Contract	24	35	+ 45.8%	184	193	+ 4.9%
New Listings	30	35	+ 16.7%	222	265	+ 19.4%
Sold Listings	22	22	0.0%	176	171	- 2.8%
Days on Market Until Sale	23	17	- 26.1%	29	27	- 6.9%
Median Sales Price*	\$673,000	<b>\$712,500</b>	+ 5.9%	\$688,000	<b>\$695,000</b>	+ 1.0%
Average Sales Price*	\$820,896	<b>\$737,727</b>	- 10.1%	\$745,946	<b>\$742,993</b>	- 0.4%
Percent of List Price Received*	99.8%	<b>100.2%</b>	+ 0.4%	100.2%	<b>100.3%</b>	+ 0.1%

\* 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	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Inventory of Active Listings	7	18	+ 157.1%	--	--	--
Under Contract	6	12	+ 100.0%	73	60	- 17.8%
New Listings	8	10	+ 25.0%	80	73	- 8.8%
Sold Listings	17	6	- 64.7%	73	56	- 23.3%
Days on Market Until Sale	10	31	+ 210.0%	26	43	+ 65.4%
Median Sales Price*	\$425,000	<b>\$465,998</b>	+ 9.6%	\$425,000	<b>\$494,000</b>	+ 16.2%
Average Sales Price*	\$472,336	<b>\$435,833</b>	- 7.7%	\$469,335	<b>\$432,292</b>	- 7.9%
Percent of List Price Received*	101.3%	<b>99.4%</b>	- 1.9%	100.2%	<b>99.4%</b>	- 0.8%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

