

# Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
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## Arapahoe County

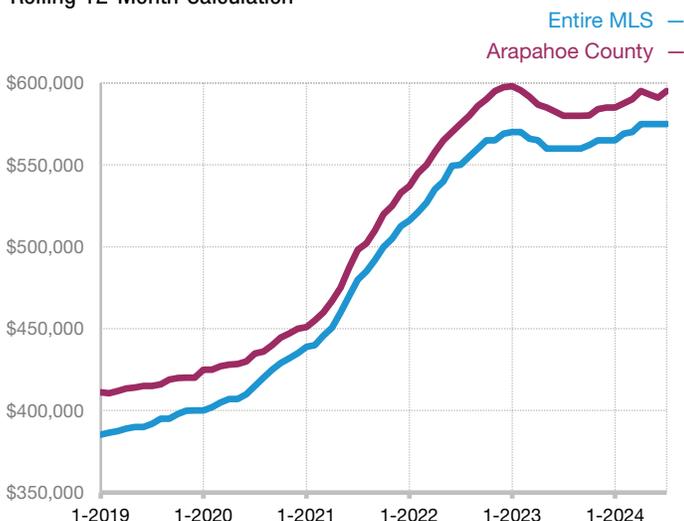
Single Family	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	970	<b>1,219</b>	+ 25.7%	--	--	--
Under Contract	509	<b>539</b>	+ 5.9%	3,613	<b>3,641</b>	+ 0.8%
New Listings	632	<b>622</b>	- 1.6%	4,071	<b>4,619</b>	+ 13.5%
Sold Listings	471	<b>517</b>	+ 9.8%	3,399	<b>3,392</b>	- 0.2%
Days on Market Until Sale	19	<b>27</b>	+ 42.1%	31	<b>30</b>	- 3.2%
Median Sales Price*	\$600,000	<b>\$623,000</b>	+ 3.8%	\$585,000	<b>\$600,000</b>	+ 2.6%
Average Sales Price*	\$773,229	<b>\$752,023</b>	- 2.7%	\$735,020	<b>\$751,613</b>	+ 2.3%
Percent of List Price Received*	100.4%	<b>99.3%</b>	- 1.1%	100.0%	<b>99.8%</b>	- 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	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	423	<b>714</b>	+ 68.8%	--	--	--
Under Contract	285	<b>236</b>	- 17.2%	1,994	<b>1,669</b>	- 16.3%
New Listings	322	<b>339</b>	+ 5.3%	2,251	<b>2,407</b>	+ 6.9%
Sold Listings	287	<b>232</b>	- 19.2%	1,844	<b>1,577</b>	- 14.5%
Days on Market Until Sale	17	<b>40</b>	+ 135.3%	23	<b>35</b>	+ 52.2%
Median Sales Price*	\$378,500	<b>\$372,500</b>	- 1.6%	\$365,000	<b>\$372,000</b>	+ 1.9%
Average Sales Price*	\$384,502	<b>\$397,745</b>	+ 3.4%	\$386,732	<b>\$392,096</b>	+ 1.4%
Percent of List Price Received*	99.9%	<b>98.9%</b>	- 1.0%	100.0%	<b>99.2%</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

