

Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
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Denver

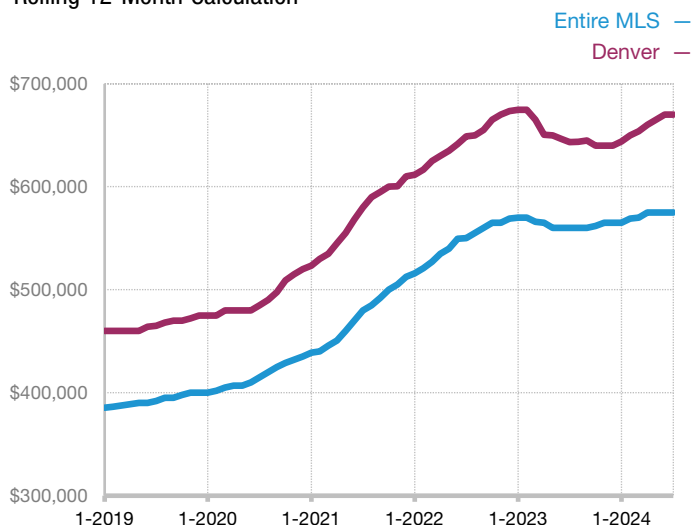
Single Family	July			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Inventory of Active Listings	1,113	1,456	+ 30.8%	--	--	--
Under Contract	476	561	+ 17.9%	3,609	3,922	+ 8.7%
New Listings	610	702	+ 15.1%	4,430	5,528	+ 24.8%
Sold Listings	488	556	+ 13.9%	3,432	3,659	+ 6.6%
Days on Market Until Sale	21	28	+ 33.3%	27	29	+ 7.4%
Median Sales Price*	\$670,000	\$675,000	+ 0.7%	\$649,500	\$690,500	+ 6.3%
Average Sales Price*	\$854,587	\$854,621	+ 0.0%	\$839,545	\$872,947	+ 4.0%
Percent of List Price Received*	99.8%	98.7%	- 1.1%	99.9%	99.5%	- 0.4%

* 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		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Inventory of Active Listings	1,050	1,476	+ 40.6%	--	--	--
Under Contract	419	297	- 29.1%	2,799	2,296	- 18.0%
New Listings	567	514	- 9.3%	3,622	3,919	+ 8.2%
Sold Listings	426	341	- 20.0%	2,620	2,216	- 15.4%
Days on Market Until Sale	28	40	+ 42.9%	31	44	+ 41.9%
Median Sales Price*	\$425,000	\$400,000	- 5.9%	\$430,000	\$415,000	- 3.5%
Average Sales Price*	\$541,988	\$507,975	- 6.3%	\$542,464	\$527,913	- 2.7%
Percent of List Price Received*	99.5%	98.3%	- 1.2%	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

