

Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

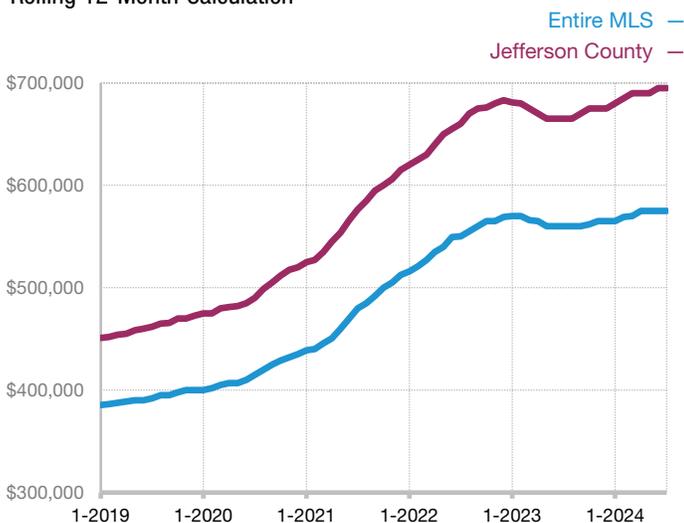
Single Family	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	863	1,163	+ 34.8%	--	--	--
Under Contract	501	576	+ 15.0%	3,557	3,584	+ 0.8%
New Listings	609	697	+ 14.4%	4,080	4,641	+ 13.8%
Sold Listings	529	584	+ 10.4%	3,379	3,281	- 2.9%
Days on Market Until Sale	19	22	+ 15.8%	26	26	0.0%
Median Sales Price*	\$700,000	\$715,000	+ 2.1%	\$675,000	\$704,000	+ 4.3%
Average Sales Price*	\$802,873	\$816,305	+ 1.7%	\$781,012	\$814,374	+ 4.3%
Percent of List Price Received*	100.4%	99.4%	- 1.0%	100.5%	100.0%	- 0.5%

* 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
Key Metrics						
Inventory of Active Listings	281	444	+ 58.0%	--	--	--
Under Contract	171	191	+ 11.7%	1,401	1,191	- 15.0%
New Listings	207	255	+ 23.2%	1,529	1,599	+ 4.6%
Sold Listings	222	178	- 19.8%	1,333	1,084	- 18.7%
Days on Market Until Sale	25	33	+ 32.0%	28	36	+ 28.6%
Median Sales Price*	\$449,205	\$410,500	- 8.6%	\$416,500	\$410,000	- 1.6%
Average Sales Price*	\$481,403	\$436,682	- 9.3%	\$456,295	\$440,971	- 3.4%
Percent of List Price Received*	100.1%	99.5%	- 0.6%	100.0%	99.5%	- 0.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

