

# Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

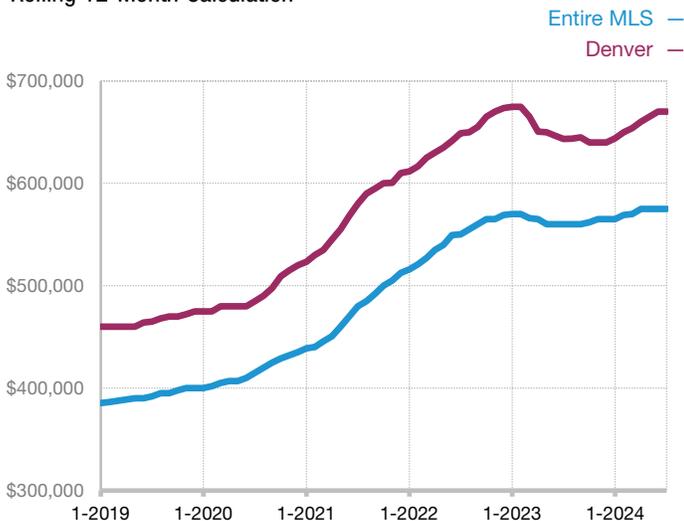
Single Family	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>	<b>2023</b>	<b>2024</b>	<b>Percent Change from Previous Year</b>	<b>Thru 07-2023</b>	<b>Thru 07-2024</b>	<b>Percent Change from Previous Year</b>
Inventory of Active Listings	1,113	<b>1,456</b>	+ 30.8%	--	--	--
Under Contract	476	<b>561</b>	+ 17.9%	3,609	<b>3,922</b>	+ 8.7%
New Listings	610	<b>702</b>	+ 15.1%	4,430	<b>5,528</b>	+ 24.8%
Sold Listings	488	<b>556</b>	+ 13.9%	3,432	<b>3,659</b>	+ 6.6%
Days on Market Until Sale	21	<b>28</b>	+ 33.3%	27	<b>29</b>	+ 7.4%
Median Sales Price*	\$670,000	<b>\$675,000</b>	+ 0.7%	\$649,500	<b>\$690,500</b>	+ 6.3%
Average Sales Price*	\$854,587	<b>\$854,621</b>	+ 0.0%	\$839,545	<b>\$872,947</b>	+ 4.0%
Percent of List Price Received*	99.8%	<b>98.7%</b>	- 1.1%	99.9%	<b>99.5%</b>	- 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		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>	<b>2023</b>	<b>2024</b>	<b>Percent Change from Previous Year</b>	<b>Thru 07-2023</b>	<b>Thru 07-2024</b>	<b>Percent Change from Previous Year</b>
Inventory of Active Listings	1,050	<b>1,476</b>	+ 40.6%	--	--	--
Under Contract	419	<b>297</b>	- 29.1%	2,799	<b>2,296</b>	- 18.0%
New Listings	567	<b>514</b>	- 9.3%	3,622	<b>3,919</b>	+ 8.2%
Sold Listings	426	<b>341</b>	- 20.0%	2,620	<b>2,216</b>	- 15.4%
Days on Market Until Sale	28	<b>40</b>	+ 42.9%	31	<b>44</b>	+ 41.9%
Median Sales Price*	\$425,000	<b>\$400,000</b>	- 5.9%	\$430,000	<b>\$415,000</b>	- 3.5%
Average Sales Price*	\$541,988	<b>\$507,975</b>	- 6.3%	\$542,464	<b>\$527,913</b>	- 2.7%
Percent of List Price Received*	99.5%	<b>98.3%</b>	- 1.2%	99.5%	<b>98.7%</b>	- 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

