

Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
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Denver

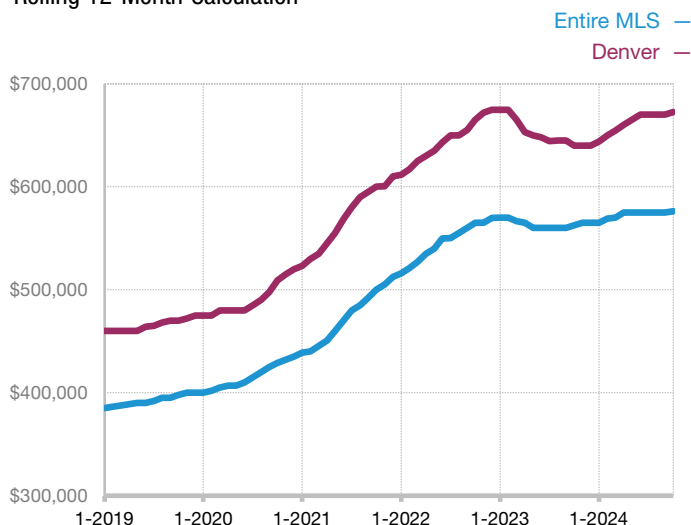
Single Family	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Inventory of Active Listings	1,346	1,513	+ 12.4%	--	--	--
Under Contract	399	608	+ 52.4%	4,872	5,578	+ 14.5%
New Listings	568	728	+ 28.2%	6,355	7,918	+ 24.6%
Sold Listings	420	557	+ 32.6%	4,801	5,283	+ 10.0%
Days on Market Until Sale	29	42	+ 44.8%	27	32	+ 18.5%
Median Sales Price*	\$632,500	\$650,000	+ 2.8%	\$647,500	\$680,000	+ 5.0%
Average Sales Price*	\$808,179	\$819,784	+ 1.4%	\$840,794	\$856,377	+ 1.9%
Percent of List Price Received*	98.8%	98.1%	- 0.7%	99.7%	99.2%	- 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	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Inventory of Active Listings	1,289	1,568	+ 21.6%	--	--	--
Under Contract	299	297	- 0.7%	3,794	3,180	- 16.2%
New Listings	471	498	+ 5.7%	5,223	5,602	+ 7.3%
Sold Listings	337	270	- 19.9%	3,755	3,101	- 17.4%
Days on Market Until Sale	31	58	+ 87.1%	31	47	+ 51.6%
Median Sales Price*	\$445,000	\$400,500	- 10.0%	\$430,000	\$406,000	- 5.6%
Average Sales Price*	\$538,579	\$541,491	+ 0.5%	\$540,434	\$522,820	- 3.3%
Percent of List Price Received*	99.6%	98.6%	- 1.0%	99.4%	98.6%	- 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

