

Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

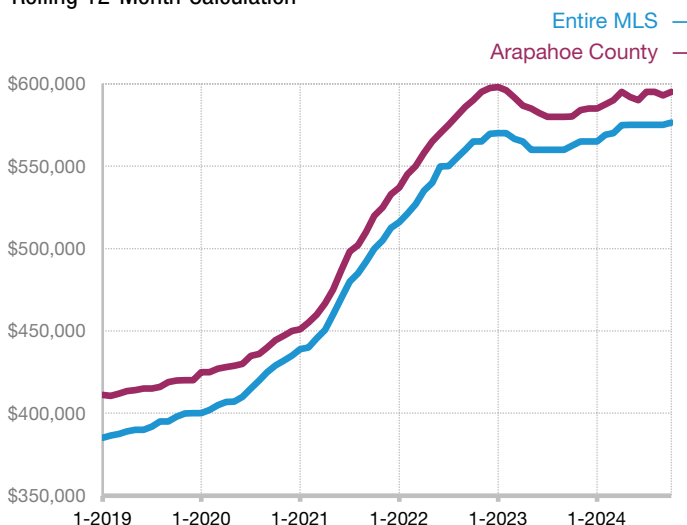
Single Family	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Inventory of Active Listings	1,111	1,291	+ 16.2%	--	--	--
Under Contract	377	468	+ 24.1%	4,881	5,046	+ 3.4%
New Listings	471	581	+ 23.4%	5,741	6,500	+ 13.2%
Sold Listings	398	466	+ 17.1%	4,784	4,854	+ 1.5%
Days on Market Until Sale	28	41	+ 46.4%	29	33	+ 13.8%
Median Sales Price*	\$589,500	\$599,450	+ 1.7%	\$585,000	\$598,948	+ 2.4%
Average Sales Price*	\$712,927	\$778,147	+ 9.1%	\$737,083	\$748,448	+ 1.5%
Percent of List Price Received*	99.4%	99.0%	- 0.4%	99.8%	99.6%	- 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	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	568	860	+ 51.4%	--	--	--
Under Contract	190	211	+ 11.1%	2,636	2,280	- 13.5%
New Listings	263	322	+ 22.4%	3,168	3,456	+ 9.1%
Sold Listings	207	189	- 8.7%	2,579	2,228	- 13.6%
Days on Market Until Sale	29	46	+ 58.6%	24	37	+ 54.2%
Median Sales Price*	\$369,000	\$347,500	- 5.8%	\$370,000	\$369,000	- 0.3%
Average Sales Price*	\$391,221	\$371,532	- 5.0%	\$389,330	\$387,841	- 0.4%
Percent of List Price Received*	99.1%	99.2%	+ 0.1%	99.8%	99.1%	- 0.7%

* 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

