

Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

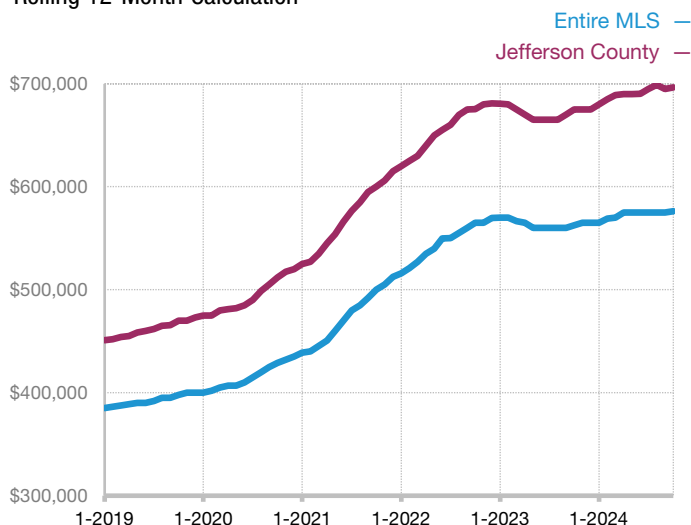
Single Family	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Inventory of Active Listings	980	1,153	+ 17.7%	--	--	--
Under Contract	396	540	+ 36.4%	4,828	5,194	+ 7.6%
New Listings	480	574	+ 19.6%	5,738	6,703	+ 16.8%
Sold Listings	413	525	+ 27.1%	4,739	4,945	+ 4.3%
Days on Market Until Sale	25	35	+ 40.0%	26	28	+ 7.7%
Median Sales Price*	\$673,000	\$700,000	+ 4.0%	\$680,000	\$700,000	+ 2.9%
Average Sales Price*	\$815,022	\$827,892	+ 1.6%	\$793,078	\$816,678	+ 3.0%
Percent of List Price Received*	99.2%	99.0%	- 0.2%	100.2%	99.7%	- 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	341	485	+ 42.2%	--	--	--
Under Contract	171	168	- 1.8%	1,926	1,706	- 11.4%
New Listings	194	242	+ 24.7%	2,183	2,355	+ 7.9%
Sold Listings	181	165	- 8.8%	1,880	1,646	- 12.4%
Days on Market Until Sale	29	39	+ 34.5%	27	37	+ 37.0%
Median Sales Price*	\$415,000	\$410,000	- 1.2%	\$415,000	\$410,000	- 1.2%
Average Sales Price*	\$453,912	\$426,300	- 6.1%	\$454,657	\$435,922	- 4.1%
Percent of List Price Received*	99.4%	98.8%	- 0.6%	99.9%	99.3%	- 0.6%

* 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

