

# Local Market Update for November 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

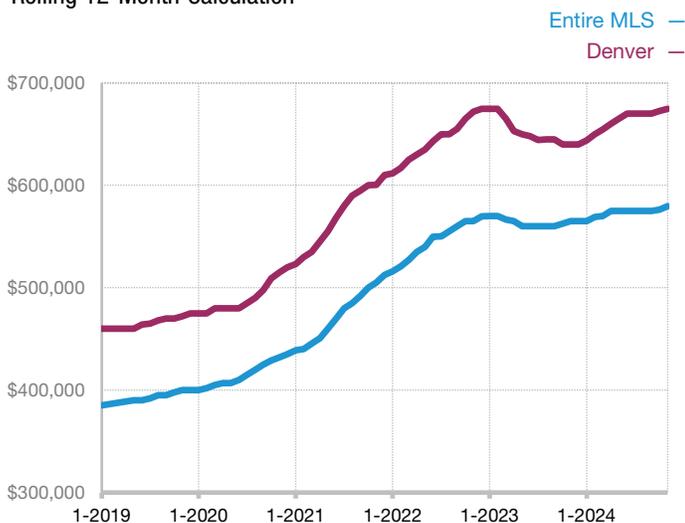
Single Family	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	1,251	<b>1,298</b>	+ 3.8%	--	--	--
Under Contract	338	<b>441</b>	+ 30.5%	5,210	<b>5,976</b>	+ 14.7%
New Listings	384	<b>411</b>	+ 7.0%	6,739	<b>8,332</b>	+ 23.6%
Sold Listings	358	<b>492</b>	+ 37.4%	5,159	<b>5,773</b>	+ 11.9%
Days on Market Until Sale	37	<b>43</b>	+ 16.2%	27	<b>33</b>	+ 22.2%
Median Sales Price*	\$631,250	<b>\$666,500</b>	+ 5.6%	\$645,222	<b>\$677,500</b>	+ 5.0%
Average Sales Price*	\$805,534	<b>\$835,648</b>	+ 3.7%	\$838,347	<b>\$854,573</b>	+ 1.9%
Percent of List Price Received*	98.3%	<b>98.4%</b>	+ 0.1%	99.6%	<b>99.1%</b>	- 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	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	1,182	<b>1,377</b>	+ 16.5%	--	--	--
Under Contract	244	<b>289</b>	+ 18.4%	4,038	<b>3,445</b>	- 14.7%
New Listings	275	<b>300</b>	+ 9.1%	5,498	<b>5,899</b>	+ 7.3%
Sold Listings	284	<b>252</b>	- 11.3%	4,039	<b>3,358</b>	- 16.9%
Days on Market Until Sale	41	<b>70</b>	+ 70.7%	32	<b>49</b>	+ 53.1%
Median Sales Price*	\$435,000	<b>\$432,450</b>	- 0.6%	\$430,000	<b>\$407,000</b>	- 5.3%
Average Sales Price*	\$535,960	<b>\$515,798</b>	- 3.8%	\$540,119	<b>\$522,003</b>	- 3.4%
Percent of List Price Received*	98.4%	<b>97.7%</b>	- 0.7%	99.4%	<b>98.5%</b>	- 0.9%

\* 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

