

# Local Market Update for November 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

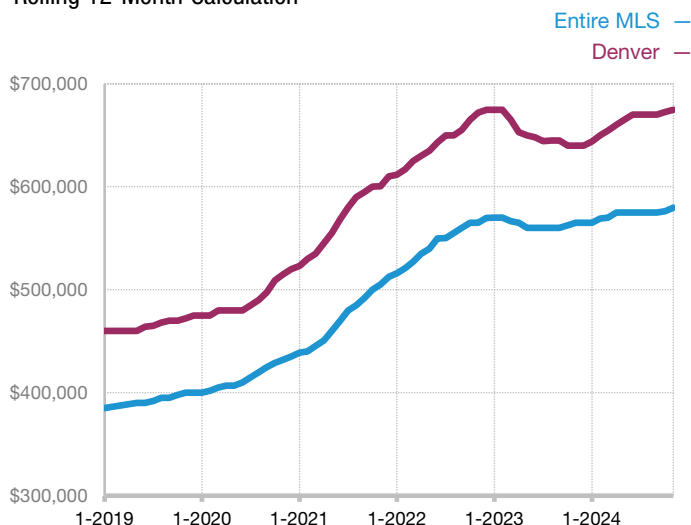
Single Family	November			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
Inventory of Active Listings	1,251	1,298	+ 3.8%	--	--	--
Under Contract	338	441	+ 30.5%	5,210	5,976	+ 14.7%
New Listings	384	411	+ 7.0%	6,739	8,332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

