

# Local Market Update for November 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

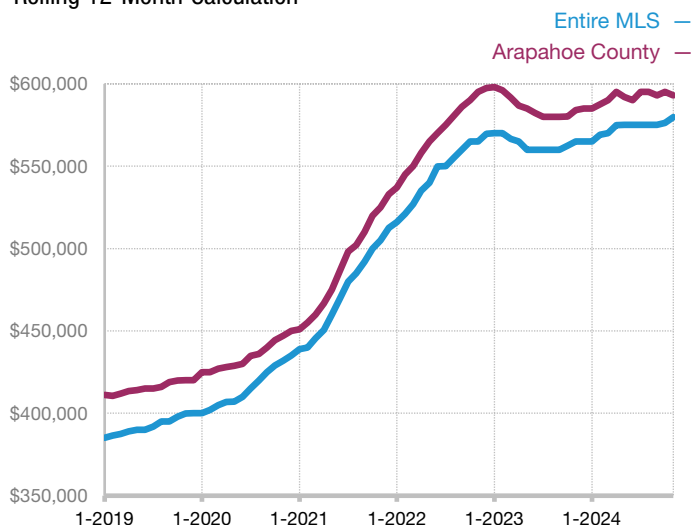
| Single Family                   | November  |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2023      | 2024      | Percent Change from Previous Year | Thru 11-2023 | Thru 11-2024 | Percent Change from Previous Year |
| Inventory of Active Listings    | 1,061     | 1,087     | + 2.5%                            | --           | --           | --                                |
| Under Contract                  | 339       | 440       | + 29.8%                           | 5,220        | 5,452        | + 4.4%                            |
| New Listings                    | 358       | 342       | - 4.5%                            | 6,099        | 6,841        | + 12.2%                           |
| Sold Listings                   | 361       | 407       | + 12.7%                           | 5,145        | 5,264        | + 2.3%                            |
| Days on Market Until Sale       | 33        | 39        | + 18.2%                           | 30           | 33           | + 10.0%                           |
| Median Sales Price*             | \$575,200 | \$569,450 | - 1.0%                            | \$585,000    | \$595,000    | + 1.7%                            |
| Average Sales Price*            | \$713,870 | \$693,458 | - 2.9%                            | \$735,455    | \$744,132    | + 1.2%                            |
| Percent of List Price Received* | 99.0%     | 98.7%     | - 0.3%                            | 99.8%        | 99.5%        | - 0.3%                            |

\* 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    | 558       | 770       | + 38.0%                           | --           | --           | --                                |
| Under Contract                  | 180       | 200       | + 11.1%                           | 2,816        | 2,455        | - 12.8%                           |
| New Listings                    | 211       | 206       | - 2.4%                            | 3,379        | 3,663        | + 8.4%                            |
| Sold Listings                   | 176       | 163       | - 7.4%                            | 2,755        | 2,394        | - 13.1%                           |
| Days on Market Until Sale       | 33        | 53        | + 60.6%                           | 24           | 38           | + 58.3%                           |
| Median Sales Price*             | \$345,000 | \$350,000 | + 1.4%                            | \$367,000    | \$367,000    | 0.0%                              |
| Average Sales Price*            | \$370,702 | \$362,817 | - 2.1%                            | \$388,140    | \$386,017    | - 0.5%                            |
| Percent of List Price Received* | 98.8%     | 98.6%     | - 0.2%                            | 99.7%        | 99.1%        | - 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

