

Local Market Update for November 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

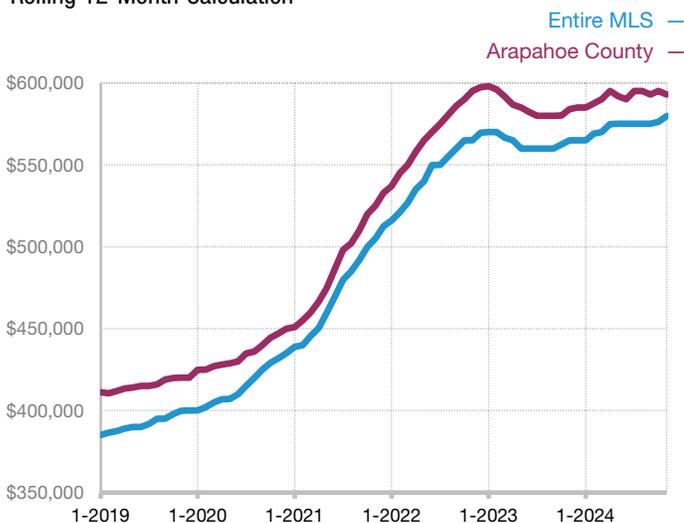
Single Family	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1,061	1,087	+ 2.5%	--	--	--
Under Contract	339	440	+ 29.8%	5,220	5,452	+ 4.4%
New Listings	358	342	- 4.5%	6,099	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		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
Key Metrics						
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

