

Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

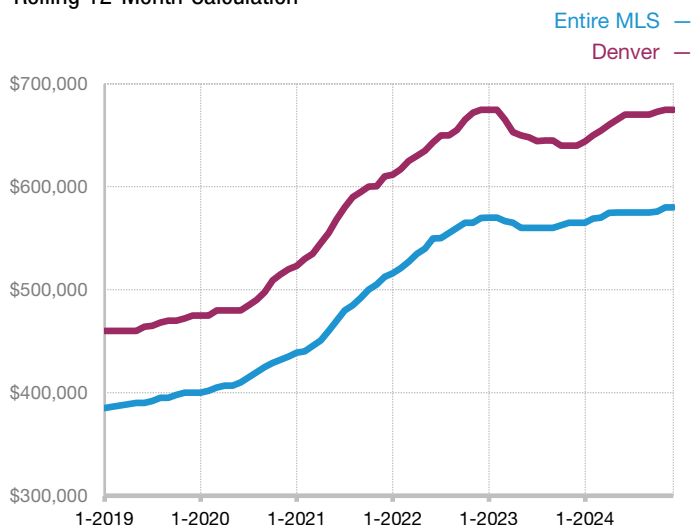
Single Family	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	949	915	- 3.6%	--	--	--
Under Contract	284	363	+ 27.8%	5,494	6,312	+ 14.9%
New Listings	227	269	+ 18.5%	6,966	8,603	+ 23.5%
Sold Listings	340	456	+ 34.1%	5,499	6,229	+ 13.3%
Days on Market Until Sale	41	54	+ 31.7%	28	35	+ 25.0%
Median Sales Price*	\$599,000	\$662,550	+ 10.6%	\$640,000	\$675,000	+ 5.5%
Average Sales Price*	\$763,280	\$876,391	+ 14.8%	\$833,706	\$856,176	+ 2.7%
Percent of List Price Received*	98.3%	98.5%	+ 0.2%	99.5%	99.1%	- 0.4%

* 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	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	918	982	+ 7.0%	--	--	--
Under Contract	214	228	+ 6.5%	4,251	3,648	- 14.2%
New Listings	178	179	+ 0.6%	5,676	6,073	+ 7.0%
Sold Listings	262	308	+ 17.6%	4,301	3,669	- 14.7%
Days on Market Until Sale	54	73	+ 35.2%	33	51	+ 54.5%
Median Sales Price*	\$407,447	\$382,500	- 6.1%	\$430,000	\$405,000	- 5.8%
Average Sales Price*	\$540,593	\$490,701	- 9.2%	\$540,148	\$519,332	- 3.9%
Percent of List Price Received*	97.7%	97.4%	- 0.3%	99.3%	98.4%	- 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

