

Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

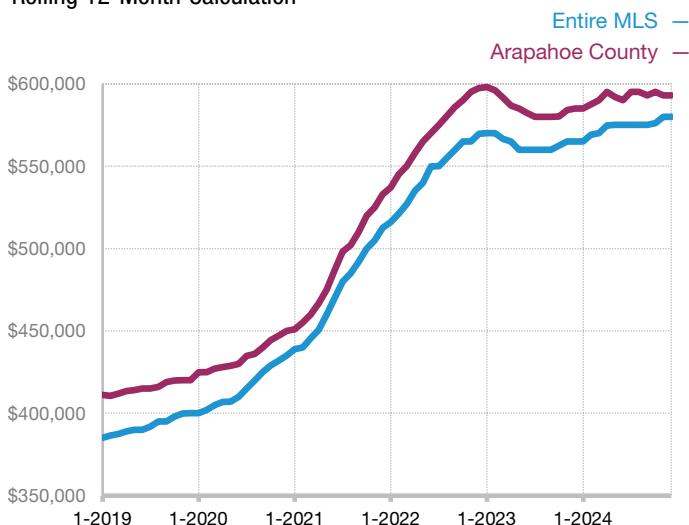
Single Family	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	853	814	- 4.6%	--	--	--
Under Contract	296	335	+ 13.2%	5,516	5,757	+ 4.4%
New Listings	250	236	- 5.6%	6,349	7,075	+ 11.4%
Sold Listings	379	437	+ 15.3%	5,524	5,704	+ 3.3%
Days on Market Until Sale	42	55	+ 31.0%	30	35	+ 16.7%
Median Sales Price*	\$571,000	\$575,000	+ 0.7%	\$585,000	\$593,000	+ 1.4%
Average Sales Price*	\$744,850	\$675,495	- 9.3%	\$736,099	\$738,800	+ 0.4%
Percent of List Price Received*	98.7%	98.7%	0.0%	99.7%	99.4%	- 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	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	435	592	+ 36.1%	--	--	--
Under Contract	187	146	- 21.9%	3,002	2,580	- 14.1%
New Listings	139	133	- 4.3%	3,518	3,796	+ 7.9%
Sold Listings	223	192	- 13.9%	2,978	2,588	- 13.1%
Days on Market Until Sale	39	56	+ 43.6%	25	39	+ 56.0%
Median Sales Price*	\$370,000	\$355,000	- 4.1%	\$367,250	\$365,000	- 0.6%
Average Sales Price*	\$392,106	\$361,725	- 7.7%	\$388,437	\$384,245	- 1.1%
Percent of List Price Received*	98.7%	98.4%	- 0.3%	99.7%	99.0%	- 0.7%

* 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

