

Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

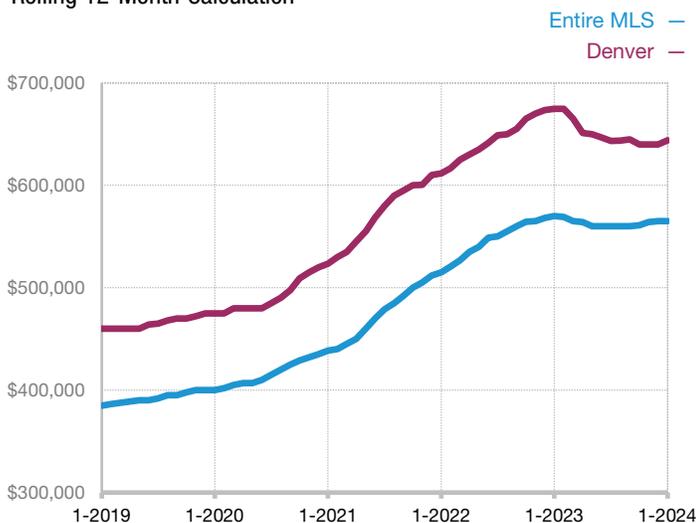
Single Family	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	733	654	- 10.8%	--	--	--
Under Contract	445	487	+ 9.4%	445	487	+ 9.4%
New Listings	401	506	+ 26.2%	401	506	+ 26.2%
Sold Listings	291	302	+ 3.8%	291	302	+ 3.8%
Days on Market Until Sale	48	49	+ 2.1%	48	49	+ 2.1%
Median Sales Price*	\$584,000	\$626,250	+ 7.2%	\$584,000	\$626,250	+ 7.2%
Average Sales Price*	\$729,758	\$795,183	+ 9.0%	\$729,758	\$795,183	+ 9.0%
Percent of List Price Received*	97.9%	97.9%	0.0%	97.9%	97.9%	0.0%

* 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	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	692	680	- 1.7%	--	--	--
Under Contract	310	323	+ 4.2%	310	323	+ 4.2%
New Listings	347	395	+ 13.8%	347	395	+ 13.8%
Sold Listings	228	207	- 9.2%	228	207	- 9.2%
Days on Market Until Sale	43	60	+ 39.5%	43	60	+ 39.5%
Median Sales Price*	\$405,000	\$395,000	- 2.5%	\$405,000	\$395,000	- 2.5%
Average Sales Price*	\$497,606	\$568,718	+ 14.3%	\$497,606	\$568,718	+ 14.3%
Percent of List Price Received*	98.1%	98.3%	+ 0.2%	98.1%	98.3%	+ 0.2%

* 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

