

Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

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	803	624	- 22.3%	--	--	--
Under Contract	435	451	+ 3.7%	435	451	+ 3.7%
New Listings	363	436	+ 20.1%	363	436	+ 20.1%
Sold Listings	280	266	- 5.0%	280	266	- 5.0%
Days on Market Until Sale	49	43	- 12.2%	49	43	- 12.2%
Median Sales Price*	\$534,725	\$586,500	+ 9.7%	\$534,725	\$586,500	+ 9.7%
Average Sales Price*	\$674,349	\$679,147	+ 0.7%	\$674,349	\$679,147	+ 0.7%
Percent of List Price Received*	98.1%	98.7%	+ 0.6%	98.1%	98.7%	+ 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.

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	315	338	+ 7.3%	--	--	--
Under Contract	216	228	+ 5.6%	216	228	+ 5.6%
New Listings	187	260	+ 39.0%	187	260	+ 39.0%
Sold Listings	159	154	- 3.1%	159	154	- 3.1%
Days on Market Until Sale	41	39	- 4.9%	41	39	- 4.9%
Median Sales Price*	\$349,000	\$373,500	+ 7.0%	\$349,000	\$373,500	+ 7.0%
Average Sales Price*	\$380,688	\$384,021	+ 0.9%	\$380,688	\$384,021	+ 0.9%
Percent of List Price Received*	98.6%	99.0%	+ 0.4%	98.6%	99.0%	+ 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

