

# Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Wheat Ridge

Single Family	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	32	22	- 31.3%	--	--	--
Under Contract	19	18	- 5.3%	19	18	- 5.3%
New Listings	16	19	+ 18.8%	16	19	+ 18.8%
Sold Listings	15	13	- 13.3%	15	13	- 13.3%
Days on Market Until Sale	67	43	- 35.8%	67	43	- 35.8%
Median Sales Price*	\$635,000	\$575,000	- 9.4%	\$635,000	\$575,000	- 9.4%
Average Sales Price*	\$648,560	\$610,344	- 5.9%	\$648,560	\$610,344	- 5.9%
Percent of List Price Received*	96.1%	98.2%	+ 2.2%	96.1%	98.2%	+ 2.2%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	7	15	+ 114.3%	--	--	--
Under Contract	6	8	+ 33.3%	6	8	+ 33.3%
New Listings	8	8	0.0%	8	8	0.0%
Sold Listings	3	5	+ 66.7%	3	5	+ 66.7%
Days on Market Until Sale	67	38	- 43.3%	67	38	- 43.3%
Median Sales Price*	\$470,900	\$330,000	- 29.9%	\$470,900	\$330,000	- 29.9%
Average Sales Price*	\$413,467	\$340,999	- 17.5%	\$413,467	\$340,999	- 17.5%
Percent of List Price Received*	99.5%	100.1%	+ 0.6%	99.5%	100.1%	+ 0.6%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

