

# Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

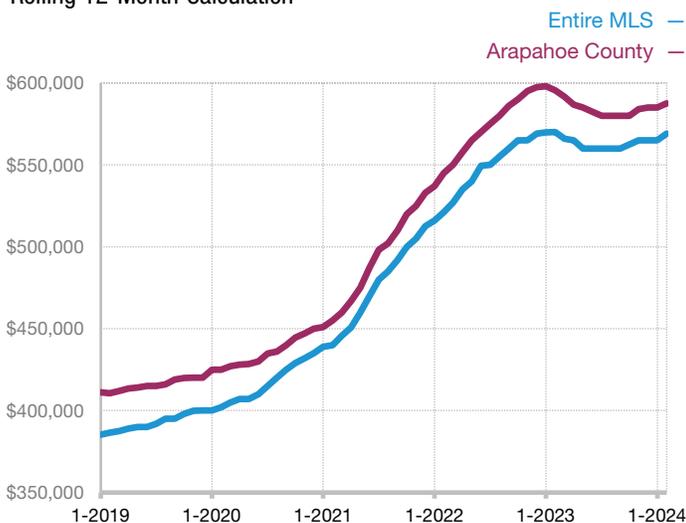
Single Family	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	666	<b>650</b>	- 2.4%	--	--	--
Under Contract	509	<b>500</b>	- 1.8%	944	<b>934</b>	- 1.1%
New Listings	443	<b>531</b>	+ 19.9%	806	<b>969</b>	+ 20.2%
Sold Listings	423	<b>410</b>	- 3.1%	703	<b>679</b>	- 3.4%
Days on Market Until Sale	46	<b>43</b>	- 6.5%	47	<b>43</b>	- 8.5%
Median Sales Price*	\$550,000	<b>\$569,925</b>	+ 3.6%	\$545,000	<b>\$575,000</b>	+ 5.5%
Average Sales Price*	\$670,954	<b>\$735,000</b>	+ 9.5%	\$672,306	<b>\$713,060</b>	+ 6.1%
Percent of List Price Received*	99.0%	<b>99.5%</b>	+ 0.5%	98.7%	<b>99.2%</b>	+ 0.5%

\* 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	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	278	<b>359</b>	+ 29.1%	--	--	--
Under Contract	254	<b>250</b>	- 1.6%	470	<b>460</b>	- 2.1%
New Listings	246	<b>288</b>	+ 17.1%	433	<b>548</b>	+ 26.6%
Sold Listings	178	<b>200</b>	+ 12.4%	337	<b>355</b>	+ 5.3%
Days on Market Until Sale	36	<b>38</b>	+ 5.6%	38	<b>39</b>	+ 2.6%
Median Sales Price*	\$359,000	<b>\$367,450</b>	+ 2.4%	\$355,000	<b>\$370,000</b>	+ 4.2%
Average Sales Price*	\$382,596	<b>\$387,512</b>	+ 1.3%	\$381,696	<b>\$385,704</b>	+ 1.1%
Percent of List Price Received*	99.1%	<b>99.4%</b>	+ 0.3%	98.8%	<b>99.2%</b>	+ 0.4%

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



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

