

# Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Arapahoe County

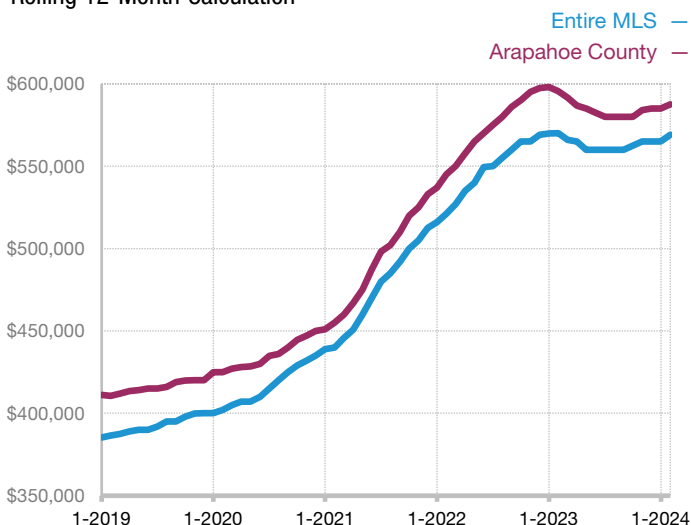
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	666	650	- 2.4%	--	--	--
Under Contract	509	500	- 1.8%	944	934	- 1.1%
New Listings	443	531	+ 19.9%	806	969	+ 20.2%
Sold Listings	423	410	- 3.1%	703	679	- 3.4%
Days on Market Until Sale	46	43	- 6.5%	47	43	- 8.5%
Median Sales Price*	\$550,000	\$569,925	+ 3.6%	\$545,000	\$575,000	+ 5.5%
Average Sales Price*	\$670,954	\$735,000	+ 9.5%	\$672,306	\$713,060	+ 6.1%
Percent of List Price Received*	99.0%	99.5%	+ 0.5%	98.7%	99.2%	+ 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		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	278	359	+ 29.1%	--	--	--
Under Contract	254	250	- 1.6%	470	460	- 2.1%
New Listings	246	288	+ 17.1%	433	548	+ 26.6%
Sold Listings	178	200	+ 12.4%	337	355	+ 5.3%
Days on Market Until Sale	36	38	+ 5.6%	38	39	+ 2.6%
Median Sales Price*	\$359,000	\$367,450	+ 2.4%	\$355,000	\$370,000	+ 4.2%
Average Sales Price*	\$382,596	\$387,512	+ 1.3%	\$381,696	\$385,704	+ 1.1%
Percent of List Price Received*	99.1%	99.4%	+ 0.3%	98.8%	99.2%	+ 0.4%

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



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

