

# Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Centennial

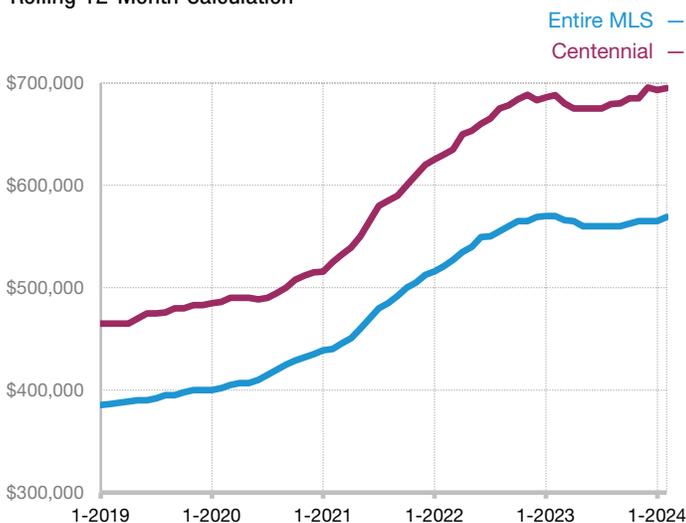
Single Family	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	94	101	+ 7.4%	--	--	--
Under Contract	88	75	- 14.8%	177	150	- 15.3%
New Listings	86	94	+ 9.3%	147	171	+ 16.3%
Sold Listings	89	61	- 31.5%	133	107	- 19.5%
Days on Market Until Sale	47	38	- 19.1%	47	37	- 21.3%
Median Sales Price*	\$630,000	\$650,000	+ 3.2%	\$635,000	\$650,000	+ 2.4%
Average Sales Price*	\$715,407	\$686,864	- 4.0%	\$715,834	\$685,188	- 4.3%
Percent of List Price Received*	99.4%	100.3%	+ 0.9%	98.6%	99.8%	+ 1.2%

\* 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	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	19	28	+ 47.4%	--	--	--
Under Contract	32	35	+ 9.4%	48	62	+ 29.2%
New Listings	30	36	+ 20.0%	43	69	+ 60.5%
Sold Listings	13	25	+ 92.3%	25	41	+ 64.0%
Days on Market Until Sale	21	20	- 4.8%	33	33	0.0%
Median Sales Price*	\$393,500	\$400,000	+ 1.7%	\$440,000	\$400,000	- 9.1%
Average Sales Price*	\$386,162	\$441,600	+ 14.4%	\$435,242	\$432,183	- 0.7%
Percent of List Price Received*	100.4%	100.3%	- 0.1%	99.7%	98.7%	- 1.0%

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



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

