

Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

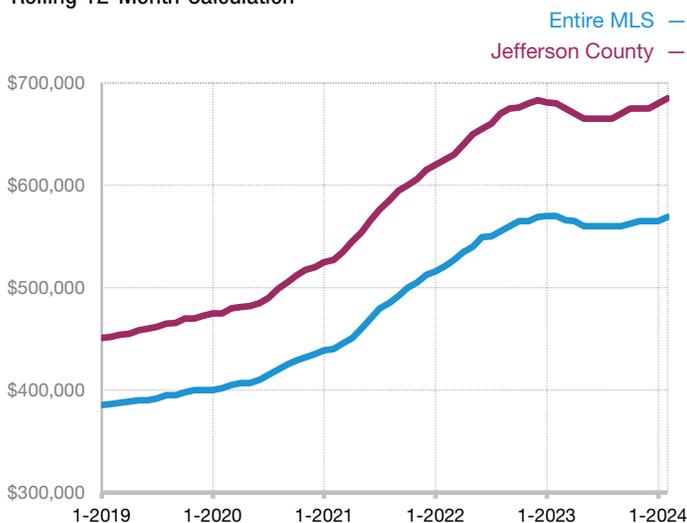
Single Family	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	523	452	- 13.6%	--	--	--
Under Contract	420	421	+ 0.2%	822	793	- 3.5%
New Listings	401	470	+ 17.2%	725	825	+ 13.8%
Sold Listings	368	342	- 7.1%	653	628	- 3.8%
Days on Market Until Sale	50	41	- 18.0%	49	43	- 12.2%
Median Sales Price*	\$633,500	\$700,000	+ 10.5%	\$625,000	\$686,250	+ 9.8%
Average Sales Price*	\$734,049	\$807,477	+ 10.0%	\$721,878	\$782,379	+ 8.4%
Percent of List Price Received*	99.1%	99.6%	+ 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		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	231	227	- 1.7%	--	--	--
Under Contract	182	161	- 11.5%	352	279	- 20.7%
New Listings	168	186	+ 10.7%	335	330	- 1.5%
Sold Listings	137	119	- 13.1%	241	210	- 12.9%
Days on Market Until Sale	41	50	+ 22.0%	40	46	+ 15.0%
Median Sales Price*	\$400,000	\$400,000	0.0%	\$396,000	\$395,995	- 0.0%
Average Sales Price*	\$447,616	\$433,874	- 3.1%	\$441,765	\$425,318	- 3.7%
Percent of List Price Received*	99.3%	99.3%	0.0%	99.0%	99.2%	+ 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

