

# Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

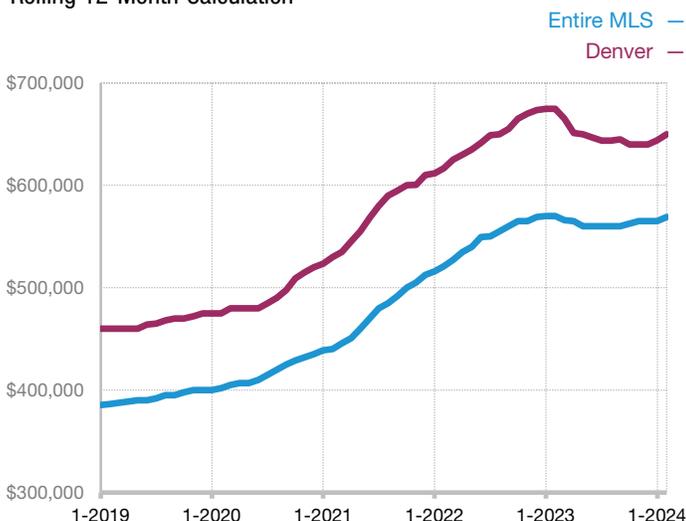
Single Family	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	667	779	+ 16.8%	--	--	--
Under Contract	455	537	+ 18.0%	900	1,001	+ 11.2%
New Listings	469	692	+ 47.5%	870	1,197	+ 37.6%
Sold Listings	402	441	+ 9.7%	693	744	+ 7.4%
Days on Market Until Sale	44	42	- 4.5%	45	45	0.0%
Median Sales Price*	\$602,500	\$652,500	+ 8.3%	\$590,000	\$648,000	+ 9.8%
Average Sales Price*	\$797,655	\$819,520	+ 2.7%	\$769,145	\$809,232	+ 5.2%
Percent of List Price Received*	98.5%	99.4%	+ 0.9%	98.3%	98.8%	+ 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
Inventory of Active Listings	685	815	+ 19.0%	--	--	--
Under Contract	331	348	+ 5.1%	641	653	+ 1.9%
New Listings	378	507	+ 34.1%	725	905	+ 24.8%
Sold Listings	280	314	+ 12.1%	508	522	+ 2.8%
Days on Market Until Sale	46	57	+ 23.9%	45	59	+ 31.1%
Median Sales Price*	\$405,950	\$397,000	- 2.2%	\$405,000	\$395,000	- 2.5%
Average Sales Price*	\$531,486	\$506,351	- 4.7%	\$516,280	\$527,877	+ 2.2%
Percent of List Price Received*	98.9%	98.8%	- 0.1%	98.6%	98.6%	0.0%

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



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

