

# Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Wheat Ridge

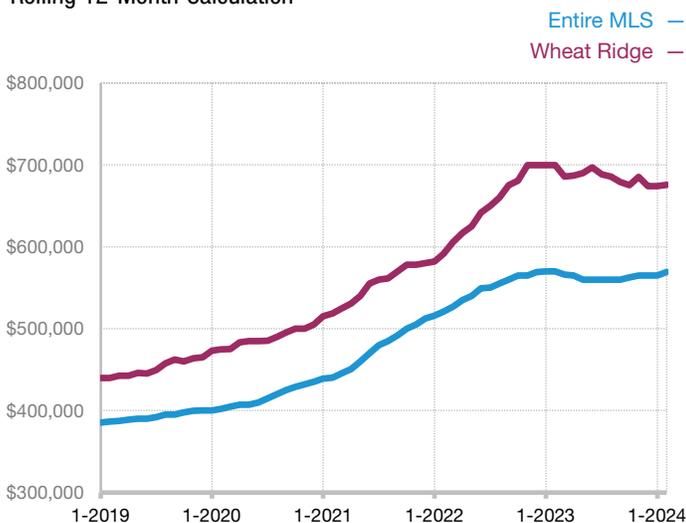
Single Family	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	32	17	- 46.9%	--	--	--
Under Contract	19	31	+ 63.2%	38	49	+ 28.9%
New Listings	25	28	+ 12.0%	41	47	+ 14.6%
Sold Listings	18	18	0.0%	33	31	- 6.1%
Days on Market Until Sale	67	40	- 40.3%	67	41	- 38.8%
Median Sales Price*	\$597,500	<b>\$615,000</b>	+ 2.9%	\$610,000	<b>\$590,000</b>	- 3.3%
Average Sales Price*	\$656,600	<b>\$741,994</b>	+ 13.0%	\$652,945	<b>\$686,786</b>	+ 5.2%
Percent of List Price Received*	100.6%	<b>100.3%</b>	- 0.3%	98.6%	<b>99.4%</b>	+ 0.8%

\* 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	10	14	+ 40.0%	--	--	--
Under Contract	8	10	+ 25.0%	14	17	+ 21.4%
New Listings	11	11	0.0%	19	19	0.0%
Sold Listings	6	8	+ 33.3%	9	13	+ 44.4%
Days on Market Until Sale	33	70	+ 112.1%	44	58	+ 31.8%
Median Sales Price*	\$415,500	<b>\$506,500</b>	+ 21.9%	\$425,000	<b>\$369,000</b>	- 13.2%
Average Sales Price*	\$473,500	<b>\$458,774</b>	- 3.1%	\$453,489	<b>\$413,476</b>	- 8.8%
Percent of List Price Received*	99.7%	<b>99.4%</b>	- 0.3%	99.7%	<b>99.7%</b>	0.0%

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



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

