

# Local Market Update for March 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

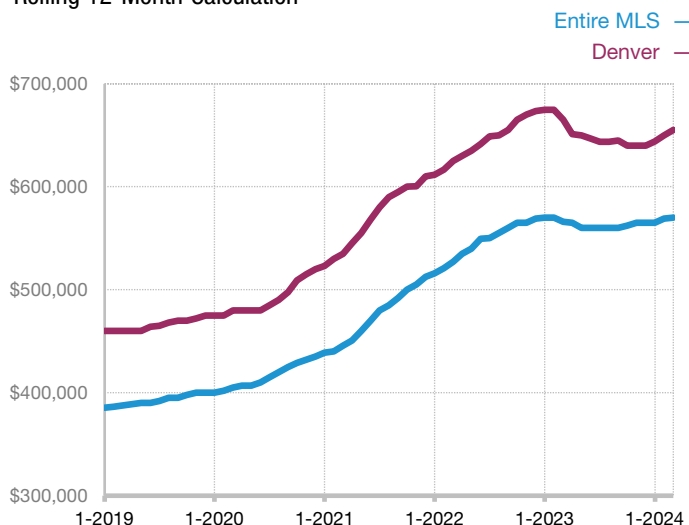
Single Family	March			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	783	814	+ 4.0%	--	--	--
Under Contract	527	657	+ 24.7%	1,427	1,622	+ 13.7%
New Listings	731	714	- 2.3%	1,601	1,909	+ 19.2%
Sold Listings	529	541	+ 2.3%	1,222	1,290	+ 5.6%
Days on Market Until Sale	32	29	- 9.4%	40	38	- 5.0%
Median Sales Price*	\$626,000	\$685,000	+ 9.4%	\$605,250	\$656,251	+ 8.4%
Average Sales Price*	\$841,854	\$872,100	+ 3.6%	\$800,620	\$834,913	+ 4.3%
Percent of List Price Received*	100.0%	100.0%	0.0%	99.0%	99.3%	+ 0.3%

\* 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	March			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	802	963	+ 20.1%	--	--	--
Under Contract	421	394	- 6.4%	1,062	1,028	- 3.2%
New Listings	592	564	- 4.7%	1,317	1,469	+ 11.5%
Sold Listings	386	310	- 19.7%	894	832	- 6.9%
Days on Market Until Sale	33	42	+ 27.3%	40	53	+ 32.5%
Median Sales Price*	\$465,000	\$425,000	- 8.6%	\$427,000	\$410,500	- 3.9%
Average Sales Price*	\$566,441	\$536,958	- 5.2%	\$537,938	\$531,443	- 1.2%
Percent of List Price Received*	99.6%	99.1%	- 0.5%	99.0%	98.7%	- 0.3%

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



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

