

# Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Centennial

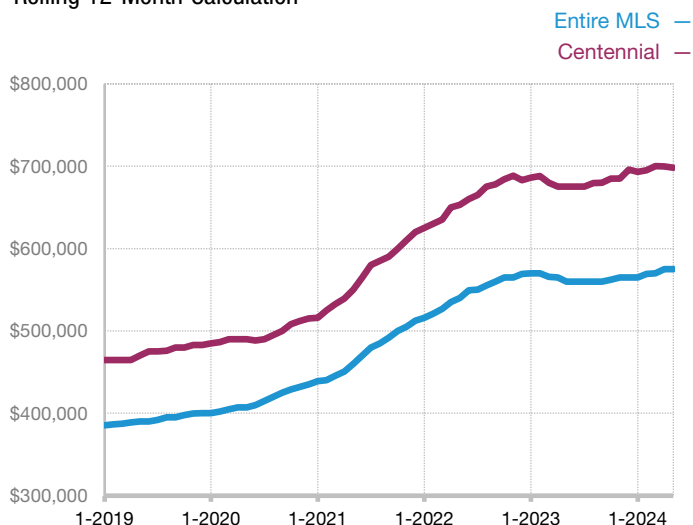
Single Family	May			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	111	132	+ 18.9%	--	--	--
Under Contract	91	122	+ 34.1%	469	499	+ 6.4%
New Listings	116	165	+ 42.2%	474	578	+ 21.9%
Sold Listings	116	110	- 5.2%	425	431	+ 1.4%
Days on Market Until Sale	15	14	- 6.7%	31	25	- 19.4%
Median Sales Price*	\$735,000	\$710,050	- 3.4%	\$680,000	\$680,000	0.0%
Average Sales Price*	\$824,625	\$798,910	- 3.1%	\$766,257	\$764,786	- 0.2%
Percent of List Price Received*	100.5%	100.7%	+ 0.2%	99.8%	100.1%	+ 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	May			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	20	51	+ 155.0%	--	--	--
Under Contract	30	33	+ 10.0%	140	139	- 0.7%
New Listings	36	41	+ 13.9%	145	185	+ 27.6%
Sold Listings	40	23	- 42.5%	121	120	- 0.8%
Days on Market Until Sale	12	25	+ 108.3%	23	23	0.0%
Median Sales Price*	\$468,750	\$500,000	+ 6.7%	\$454,000	\$441,500	- 2.8%
Average Sales Price*	\$458,211	\$461,783	+ 0.8%	\$454,388	\$457,011	+ 0.6%
Percent of List Price Received*	100.8%	98.8%	- 2.0%	100.1%	99.6%	- 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.

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



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

