

Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

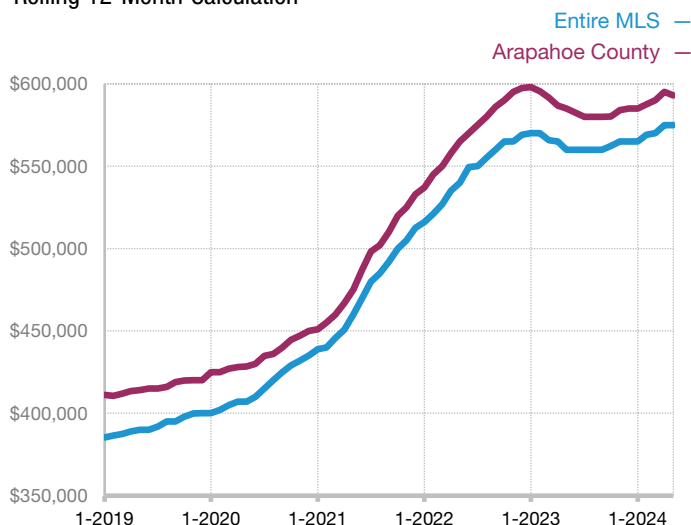
Single Family	May			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	718	1,090	+ 51.8%	--	--	--
Under Contract	533	577	+ 8.3%	2,597	2,630	+ 1.3%
New Listings	617	859	+ 39.2%	2,682	3,259	+ 21.5%
Sold Listings	585	600	+ 2.6%	2,361	2,355	- 0.3%
Days on Market Until Sale	20	21	+ 5.0%	36	32	- 11.1%
Median Sales Price*	\$620,000	\$596,500	- 3.8%	\$575,000	\$597,000	+ 3.8%
Average Sales Price*	\$789,613	\$764,984	- 3.1%	\$709,945	\$756,534	+ 6.6%
Percent of List Price Received*	100.6%	100.1%	- 0.5%	99.8%	99.8%	0.0%

* 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	331	618	+ 86.7%	--	--	--
Under Contract	282	276	- 2.1%	1,388	1,238	- 10.8%
New Listings	351	427	+ 21.7%	1,488	1,714	+ 15.2%
Sold Listings	326	264	- 19.0%	1,231	1,098	- 10.8%
Days on Market Until Sale	16	30	+ 87.5%	27	35	+ 29.6%
Median Sales Price*	\$370,000	\$369,500	- 0.1%	\$361,000	\$370,000	+ 2.5%
Average Sales Price*	\$386,514	\$385,701	- 0.2%	\$385,681	\$388,867	+ 0.8%
Percent of List Price Received*	100.5%	99.0%	- 1.5%	99.8%	99.2%	- 0.6%

* 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

