

# Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Jefferson County

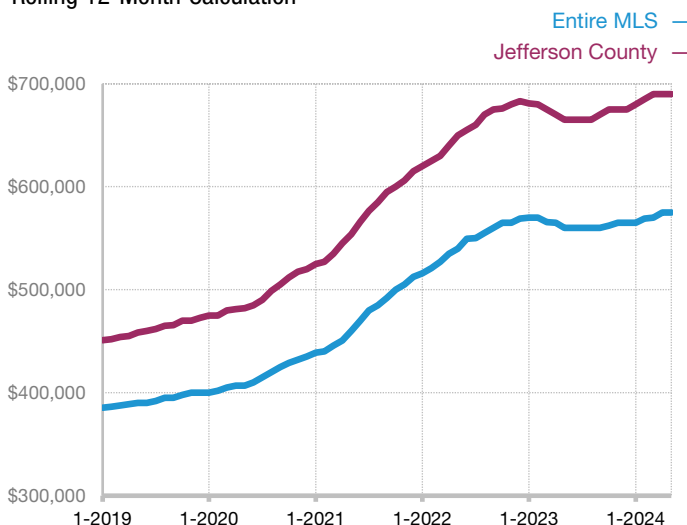
Single Family	May			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	700	966	+ 38.0%	--	--	--
Under Contract	606	599	- 1.2%	2,495	2,446	- 2.0%
New Listings	688	1,001	+ 45.5%	2,730	3,131	+ 14.7%
Sold Listings	589	582	- 1.2%	2,240	2,168	- 3.2%
Days on Market Until Sale	18	16	- 11.1%	31	29	- 6.5%
Median Sales Price*	\$700,000	\$698,750	- 0.2%	\$660,000	\$700,000	+ 6.1%
Average Sales Price*	\$803,109	\$831,696	+ 3.6%	\$768,319	\$808,975	+ 5.3%
Percent of List Price Received*	101.2%	100.6%	- 0.6%	100.4%	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	256	359	+ 40.2%	--	--	--
Under Contract	229	191	- 16.6%	995	831	- 16.5%
New Listings	245	290	+ 18.4%	1,065	1,100	+ 3.3%
Sold Listings	257	198	- 23.0%	889	740	- 16.8%
Days on Market Until Sale	22	24	+ 9.1%	29	38	+ 31.0%
Median Sales Price*	\$430,000	\$408,000	- 5.1%	\$410,000	\$410,000	0.0%
Average Sales Price*	\$462,981	\$436,611	- 5.7%	\$445,554	\$441,143	- 1.0%
Percent of List Price Received*	100.3%	99.6%	- 0.7%	99.9%	99.5%	- 0.4%

\* 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

