

Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

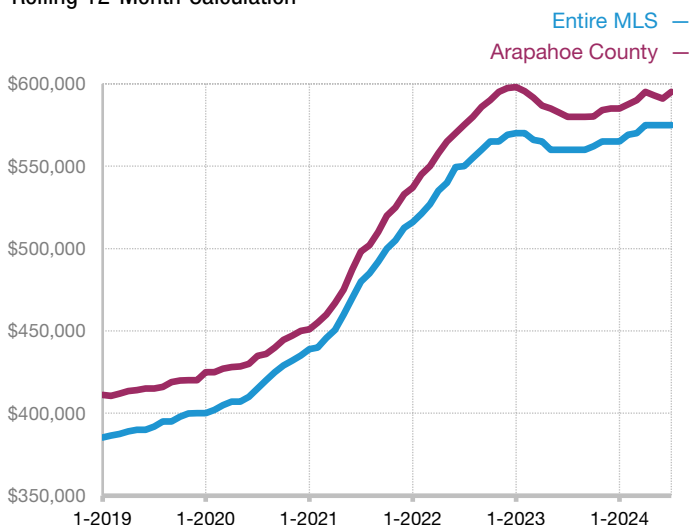
Single Family	July			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Inventory of Active Listings	970	1,219	+ 25.7%	--	--	--
Under Contract	509	539	+ 5.9%	3,613	3,641	+ 0.8%
New Listings	632	622	- 1.6%	4,071	4,619	+ 13.5%
Sold Listings	471	517	+ 9.8%	3,399	3,392	- 0.2%
Days on Market Until Sale	19	27	+ 42.1%	31	30	- 3.2%
Median Sales Price*	\$600,000	\$623,000	+ 3.8%	\$585,000	\$600,000	+ 2.6%
Average Sales Price*	\$773,229	\$752,023	- 2.7%	\$735,020	\$751,613	+ 2.3%
Percent of List Price Received*	100.4%	99.3%	- 1.1%	100.0%	99.8%	- 0.2%

* 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	July			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Inventory of Active Listings	423	714	+ 68.8%	--	--	--
Under Contract	285	236	- 17.2%	1,994	1,669	- 16.3%
New Listings	322	339	+ 5.3%	2,251	2,407	+ 6.9%
Sold Listings	287	232	- 19.2%	1,844	1,577	- 14.5%
Days on Market Until Sale	17	40	+ 135.3%	23	35	+ 52.2%
Median Sales Price*	\$378,500	\$372,500	- 1.6%	\$365,000	\$372,000	+ 1.9%
Average Sales Price*	\$384,502	\$397,745	+ 3.4%	\$386,732	\$392,096	+ 1.4%
Percent of List Price Received*	99.9%	98.9%	- 1.0%	100.0%	99.2%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

