

Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

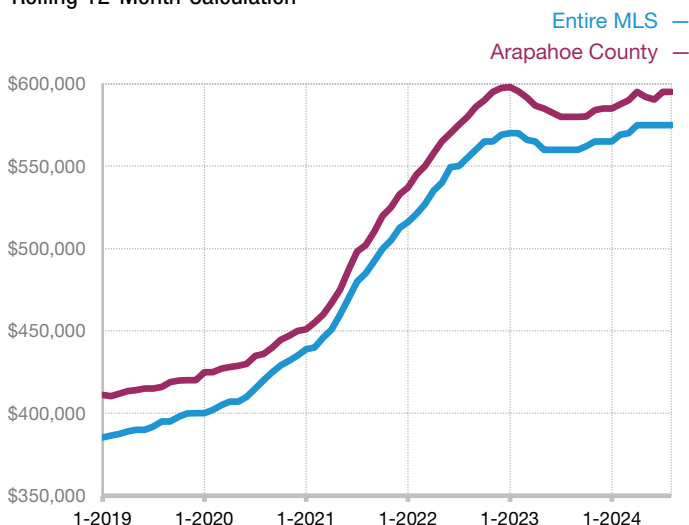
Single Family	August			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	1,059	1,234	+ 16.5%	--	--	--
Under Contract	479	533	+ 11.3%	4,092	4,126	+ 0.8%
New Listings	651	629	- 3.4%	4,722	5,248	+ 11.1%
Sold Listings	549	518	- 5.6%	3,948	3,910	- 1.0%
Days on Market Until Sale	21	39	+ 85.7%	30	31	+ 3.3%
Median Sales Price*	\$585,000	\$605,000	+ 3.4%	\$585,000	\$600,000	+ 2.6%
Average Sales Price*	\$765,625	\$780,208	+ 1.9%	\$739,276	\$754,721	+ 2.1%
Percent of List Price Received*	99.7%	98.9%	- 0.8%	99.9%	99.7%	- 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	August			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	480	760	+ 58.3%	--	--	--
Under Contract	251	225	- 10.4%	2,245	1,883	- 16.1%
New Listings	343	340	- 0.9%	2,594	2,748	+ 5.9%
Sold Listings	293	234	- 20.1%	2,137	1,814	- 15.1%
Days on Market Until Sale	22	41	+ 86.4%	23	35	+ 52.2%
Median Sales Price*	\$375,000	\$360,000	- 4.0%	\$367,500	\$370,000	+ 0.7%
Average Sales Price*	\$389,050	\$378,014	- 2.8%	\$387,050	\$390,200	+ 0.8%
Percent of List Price Received*	99.5%	98.9%	- 0.6%	99.9%	99.1%	- 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

