

Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Louisville

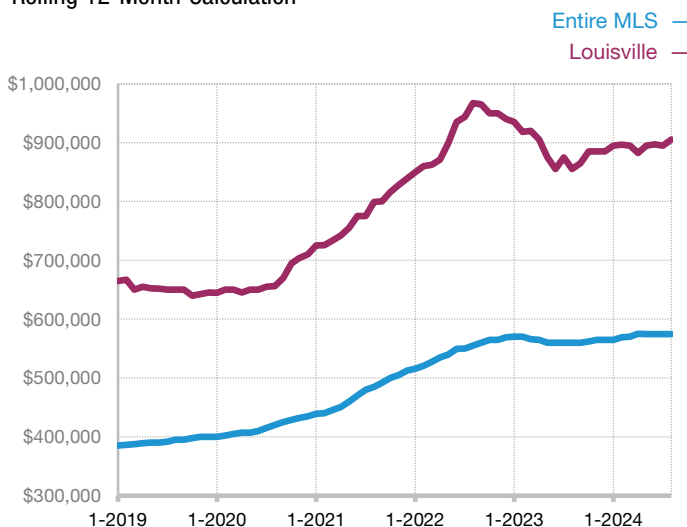
Single Family	August			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	23	32	+ 39.1%	--	--	--
Under Contract	13	11	- 15.4%	129	54	- 58.1%
New Listings	20	10	- 50.0%	150	80	- 46.7%
Sold Listings	10	7	- 30.0%	119	43	- 63.9%
Days on Market Until Sale	22	61	+ 177.3%	42	44	+ 4.8%
Median Sales Price*	\$778,750	\$925,000	+ 18.8%	\$895,500	\$1,005,000	+ 12.2%
Average Sales Price*	\$794,900	\$1,092,714	+ 37.5%	\$990,951	\$1,093,131	+ 10.3%
Percent of List Price Received*	98.1%	99.0%	+ 0.9%	100.2%	98.8%	- 1.4%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

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	9	9	0.0%	--	--	--
Under Contract	2	3	+ 50.0%	37	23	- 37.8%
New Listings	4	2	- 50.0%	51	29	- 43.1%
Sold Listings	5	1	- 80.0%	39	20	- 48.7%
Days on Market Until Sale	45	62	+ 37.8%	46	46	0.0%
Median Sales Price*	\$455,000	\$662,000	+ 45.5%	\$560,000	\$515,000	- 8.0%
Average Sales Price*	\$540,300	\$662,000	+ 22.5%	\$645,850	\$588,795	- 8.8%
Percent of List Price Received*	100.3%	100.0%	- 0.3%	99.4%	99.5%	+ 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

