

# Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Jefferson County

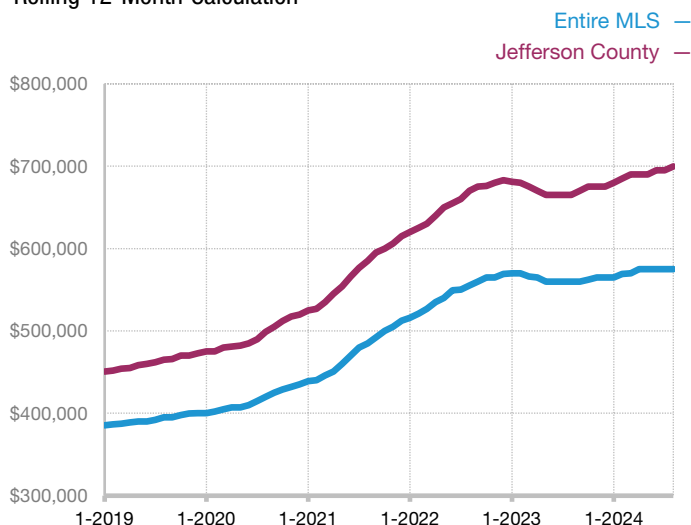
Single Family	August			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	924	<b>1,213</b>	+ 31.3%	--	--	--
Under Contract	465	<b>563</b>	+ 21.1%	4,021	<b>4,096</b>	+ 1.9%
New Listings	602	<b>705</b>	+ 17.1%	4,681	<b>5,346</b>	+ 14.2%
Sold Listings	498	<b>561</b>	+ 12.7%	3,876	<b>3,843</b>	- 0.9%
Days on Market Until Sale	21	<b>28</b>	+ 33.3%	26	<b>26</b>	0.0%
Median Sales Price*	\$690,000	<b>\$735,000</b>	+ 6.5%	\$676,000	<b>\$707,000</b>	+ 4.6%
Average Sales Price*	\$816,039	<b>\$869,131</b>	+ 6.5%	\$785,570	<b>\$822,398</b>	+ 4.7%
Percent of List Price Received*	99.7%	<b>99.1%</b>	- 0.6%	100.4%	<b>99.9%</b>	- 0.5%

\* 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	288	<b>414</b>	+ 43.8%	--	--	--
Under Contract	197	<b>205</b>	+ 4.1%	1,598	<b>1,382</b>	- 13.5%
New Listings	232	<b>218</b>	- 6.0%	1,761	<b>1,815</b>	+ 3.1%
Sold Listings	192	<b>199</b>	+ 3.6%	1,525	<b>1,284</b>	- 15.8%
Days on Market Until Sale	22	<b>35</b>	+ 59.1%	27	<b>36</b>	+ 33.3%
Median Sales Price*	\$416,500	<b>\$410,000</b>	- 1.6%	\$416,500	<b>\$410,000</b>	- 1.6%
Average Sales Price*	\$461,609	<b>\$430,078</b>	- 6.8%	\$456,929	<b>\$439,575</b>	- 3.8%
Percent of List Price Received*	99.9%	<b>99.0%</b>	- 0.9%	100.0%	<b>99.4%</b>	- 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

