

Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Centennial

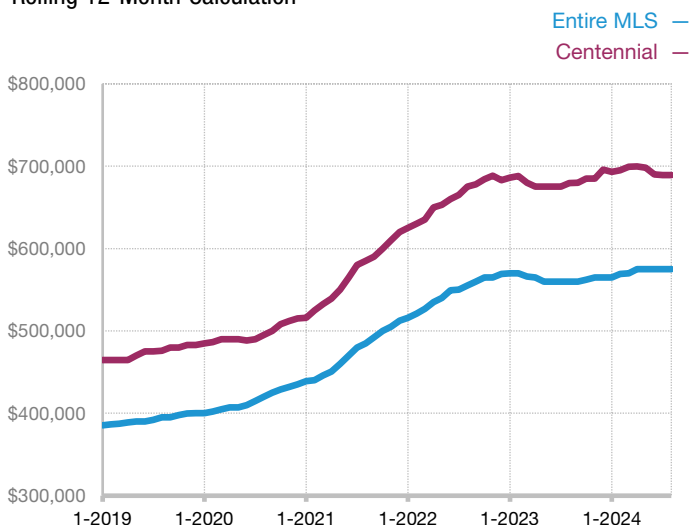
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	159	175	+ 10.1%	--	--	--
Under Contract	78	88	+ 12.8%	747	762	+ 2.0%
New Listings	117	116	- 0.9%	851	938	+ 10.2%
Sold Listings	98	82	- 16.3%	723	722	- 0.1%
Days on Market Until Sale	20	24	+ 20.0%	26	24	- 7.7%
Median Sales Price*	\$700,000	\$703,000	+ 0.4%	\$696,000	\$685,000	- 1.6%
Average Sales Price*	\$764,449	\$761,520	- 0.4%	\$767,708	\$771,516	+ 0.5%
Percent of List Price Received*	99.3%	99.3%	0.0%	99.9%	99.9%	0.0%

* 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		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	29	53	+ 82.8%	--	--	--
Under Contract	33	26	- 21.2%	244	210	- 13.9%
New Listings	26	30	+ 15.4%	265	284	+ 7.2%
Sold Listings	42	24	- 42.9%	228	196	- 14.0%
Days on Market Until Sale	15	46	+ 206.7%	18	27	+ 50.0%
Median Sales Price*	\$470,000	\$410,500	- 12.7%	\$444,950	\$454,950	+ 2.2%
Average Sales Price*	\$464,226	\$428,236	- 7.8%	\$445,808	\$455,212	+ 2.1%
Percent of List Price Received*	99.7%	98.2%	- 1.5%	100.3%	99.4%	- 0.9%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

