

Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
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Denver

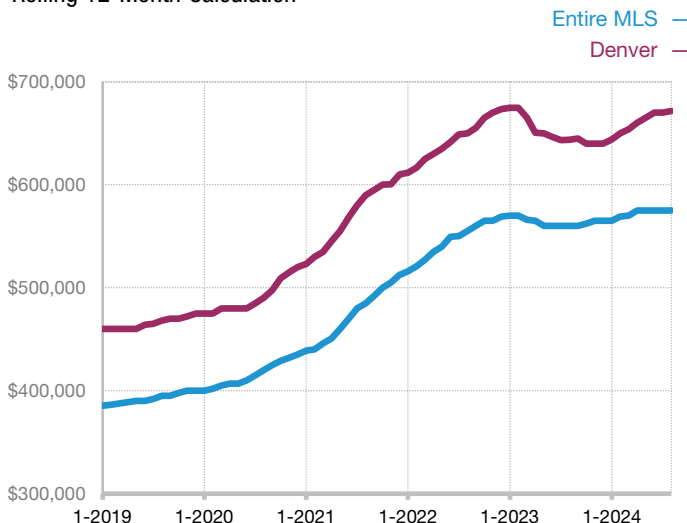
Single Family	August			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	1,217	1,490	+ 22.4%	--	--	--
Under Contract	468	542	+ 15.8%	4,077	4,430	+ 8.7%
New Listings	703	758	+ 7.8%	5,133	6,280	+ 22.3%
Sold Listings	518	546	+ 5.4%	3,950	4,209	+ 6.6%
Days on Market Until Sale	24	34	+ 41.7%	27	30	+ 11.1%
Median Sales Price*	\$650,000	\$670,000	+ 3.1%	\$650,000	\$690,000	+ 6.2%
Average Sales Price*	\$866,421	\$860,416	- 0.7%	\$843,069	\$870,638	+ 3.3%
Percent of List Price Received*	99.2%	98.7%	- 0.5%	99.8%	99.4%	- 0.4%

* 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	1,140	1,484	+ 30.2%	--	--	--
Under Contract	370	335	- 9.5%	3,169	2,612	- 17.6%
New Listings	553	552	- 0.2%	4,175	4,471	+ 7.1%
Sold Listings	440	306	- 30.5%	3,060	2,523	- 17.5%
Days on Market Until Sale	28	48	+ 71.4%	31	44	+ 41.9%
Median Sales Price*	\$425,000	\$375,000	- 11.8%	\$430,000	\$410,000	- 4.7%
Average Sales Price*	\$529,355	\$488,926	- 7.6%	\$540,579	\$523,254	- 3.2%
Percent of List Price Received*	99.4%	98.6%	- 0.8%	99.5%	98.7%	- 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

