

Local Market Update for September 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

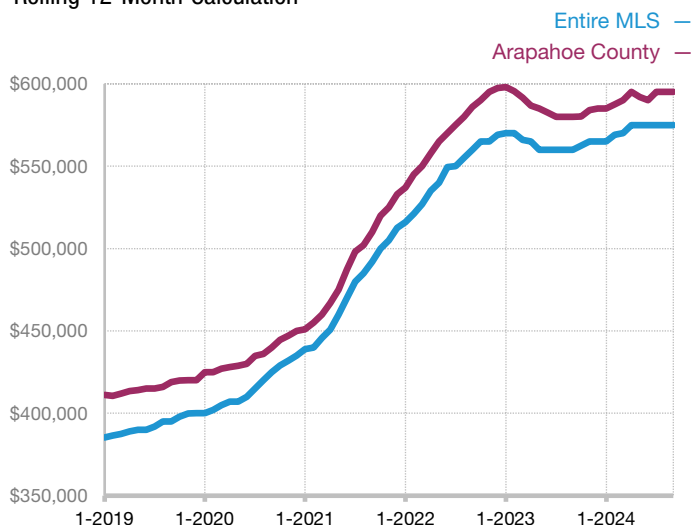
Single Family	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1,114	1,265	+ 13.6%	--	--	--
Under Contract	412	498	+ 20.9%	4,504	4,589	+ 1.9%
New Listings	551	625	+ 13.4%	5,273	5,863	+ 11.2%
Sold Listings	436	430	- 1.4%	4,384	4,344	- 0.9%
Days on Market Until Sale	28	35	+ 25.0%	29	31	+ 6.9%
Median Sales Price*	\$590,000	\$565,000	- 4.2%	\$585,000	\$599,000	+ 2.4%
Average Sales Price*	\$734,920	\$685,623	- 6.7%	\$738,842	\$747,722	+ 1.2%
Percent of List Price Received*	99.3%	99.2%	- 0.1%	99.9%	99.6%	- 0.3%

* 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	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	551	835	+ 51.5%	--	--	--
Under Contract	200	204	+ 2.0%	2,445	2,074	- 15.2%
New Listings	310	350	+ 12.9%	2,904	3,097	+ 6.6%
Sold Listings	234	196	- 16.2%	2,371	2,015	- 15.0%
Days on Market Until Sale	24	38	+ 58.3%	23	36	+ 56.5%
Median Sales Price*	\$383,000	\$367,200	- 4.1%	\$370,000	\$370,000	0.0%
Average Sales Price*	\$408,753	\$388,355	- 5.0%	\$389,192	\$389,932	+ 0.2%
Percent of List Price Received*	99.3%	99.1%	- 0.2%	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

