

Local Market Update for September 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Denver

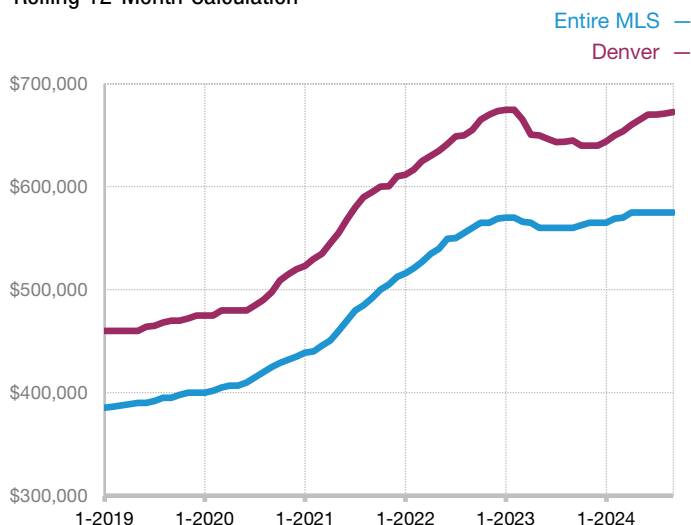
Single Family	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
Inventory of Active Listings	1,350	1,579	+ 17.0%	--	--	--
Under Contract	398	573	+ 44.0%	4,475	4,967	+ 11.0%
New Listings	657	782	+ 19.0%	5,790	7,060	+ 21.9%
Sold Listings	433	460	+ 6.2%	4,383	4,670	+ 6.5%
Days on Market Until Sale	25	36	+ 44.0%	26	31	+ 19.2%
Median Sales Price*	\$640,000	\$652,500	+ 2.0%	\$649,000	\$685,000	+ 5.5%
Average Sales Price*	\$852,500	\$796,665	- 6.5%	\$844,001	\$863,015	+ 2.3%
Percent of List Price Received*	99.2%	98.8%	- 0.4%	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	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
Inventory of Active Listings	1,256	1,582	+ 26.0%	--	--	--
Under Contract	325	295	- 9.2%	3,494	2,882	- 17.5%
New Listings	579	560	- 3.3%	4,754	5,021	+ 5.6%
Sold Listings	357	265	- 25.8%	3,417	2,791	- 18.3%
Days on Market Until Sale	35	57	+ 62.9%	31	46	+ 48.4%
Median Sales Price*	\$430,000	\$385,000	- 10.5%	\$430,000	\$406,000	- 5.6%
Average Sales Price*	\$539,536	\$497,549	- 7.8%	\$540,470	\$520,750	- 3.6%
Percent of List Price Received*	98.7%	97.9%	- 0.8%	99.4%	98.6%	- 0.8%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

