

Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

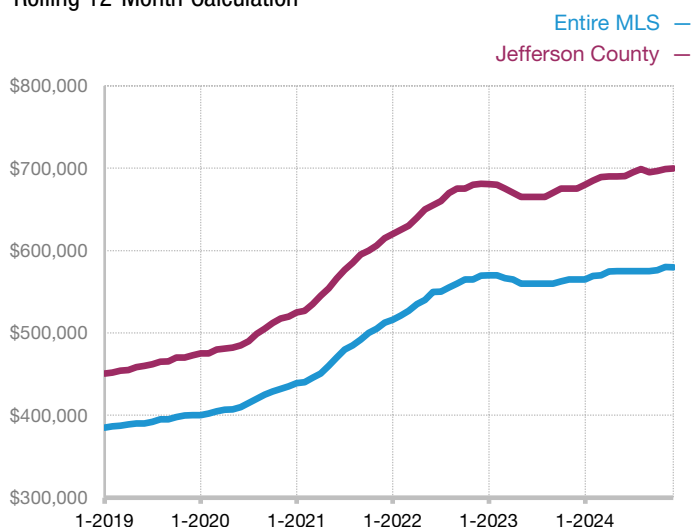
Single Family	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	634	605	- 4.6%	--	--	--
Under Contract	289	296	+ 2.4%	5,456	5,876	+ 7.7%
New Listings	183	203	+ 10.9%	6,258	7,225	+ 15.5%
Sold Listings	363	447	+ 23.1%	5,471	5,851	+ 6.9%
Days on Market Until Sale	41	48	+ 17.1%	27	30	+ 11.1%
Median Sales Price*	\$652,000	\$675,000	+ 3.5%	\$675,000	\$700,000	+ 3.7%
Average Sales Price*	\$746,700	\$800,510	+ 7.2%	\$788,306	\$813,975	+ 3.3%
Percent of List Price Received*	98.4%	98.6%	+ 0.2%	100.0%	99.5%	- 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	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	252	337	+ 33.7%	--	--	--
Under Contract	103	131	+ 27.2%	2,167	1,957	- 9.7%
New Listings	76	104	+ 36.8%	2,404	2,600	+ 8.2%
Sold Listings	138	134	- 2.9%	2,185	1,926	- 11.9%
Days on Market Until Sale	44	56	+ 27.3%	29	39	+ 34.5%
Median Sales Price*	\$406,500	\$391,487	- 3.7%	\$414,900	\$410,000	- 1.2%
Average Sales Price*	\$443,543	\$418,438	- 5.7%	\$453,339	\$435,510	- 3.9%
Percent of List Price Received*	99.2%	98.7%	- 0.5%	99.8%	99.2%	- 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

