

Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Arapahoe County

Contact the Aurora Association of REALTORS®, Denver Metro Association of REALTORS® or South Metro Denver REALTOR® Association for more detailed local statistics or to find a REALTOR® in the area.

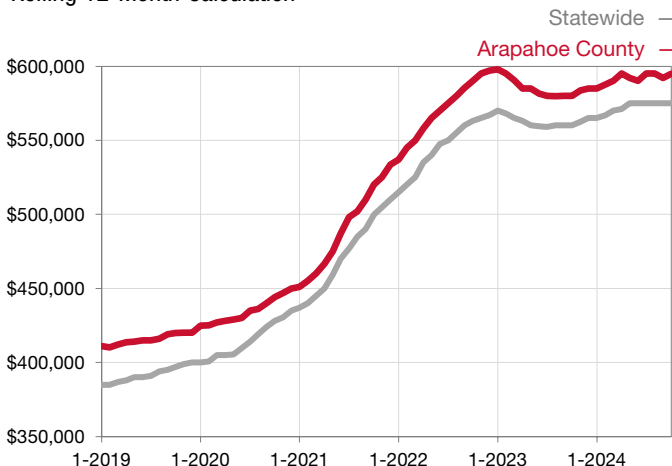
| Single Family | October | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2023 | 2024 | Percent Change from Previous Year | Thru 10-2023 | Thru 10-2024 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 472 | 583 | + 23.5% | 5,755 | 6,513 | + 13.2% |
| Sold Listings | 401 | 467 | + 16.5% | 4,793 | 4,862 | + 1.4% |
| Median Sales Price* | \$589,000 | \$599,000 | + 1.7% | \$585,000 | \$598,700 | + 2.3% |
| Average Sales Price* | \$711,783 | \$777,645 | + 9.3% | \$736,614 | \$748,236 | + 1.6% |
| Percent of List Price Received* | 99.4% | 99.0% | - 0.4% | 99.8% | 99.6% | - 0.2% |
| Days on Market Until Sale | 28 | 41 | + 46.4% | 29 | 33 | + 13.8% |
| Inventory of Homes for Sale | 1,116 | 1,295 | + 16.0% | -- | -- | -- |
| Months Supply of Inventory | 2.4 | 2.8 | + 16.7% | -- | -- | -- |

* 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 | October | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2023 | 2024 | Percent Change from Previous Year | Thru 10-2023 | Thru 10-2024 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 263 | 323 | + 22.8% | 3,178 | 3,464 | + 9.0% |
| Sold Listings | 208 | 190 | - 8.7% | 2,588 | 2,233 | - 13.7% |
| Median Sales Price* | \$368,500 | \$347,250 | - 5.8% | \$369,900 | \$369,000 | - 0.2% |
| Average Sales Price* | \$390,460 | \$371,129 | - 5.0% | \$389,209 | \$387,947 | - 0.3% |
| Percent of List Price Received* | 99.1% | 99.2% | + 0.1% | 99.8% | 99.1% | - 0.7% |
| Days on Market Until Sale | 29 | 46 | + 58.6% | 24 | 37 | + 54.2% |
| Inventory of Homes for Sale | 572 | 862 | + 50.7% | -- | -- | -- |
| Months Supply of Inventory | 2.3 | 3.9 | + 69.6% | -- | -- | -- |

* 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

