

# Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

Not all agents  
are the same!



## 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.

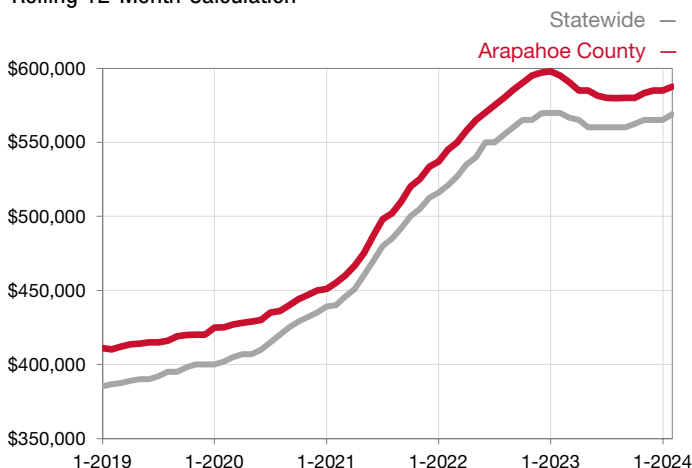
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	445	536	+ 20.4%	808	975	+ 20.7%
Sold Listings	423	413	- 2.4%	706	685	- 3.0%
Median Sales Price*	\$550,000	\$569,900	+ 3.6%	\$545,000	\$575,000	+ 5.5%
Average Sales Price*	\$670,954	\$736,928	+ 9.8%	\$671,246	\$713,906	+ 6.4%
Percent of List Price Received*	99.0%	99.5%	+ 0.5%	98.7%	99.2%	+ 0.5%
Days on Market Until Sale	46	43	- 6.5%	47	43	- 8.5%
Inventory of Homes for Sale	666	653	- 2.0%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 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	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	247	291	+ 17.8%	434	553	+ 27.4%
Sold Listings	180	203	+ 12.8%	340	358	+ 5.3%
Median Sales Price*	\$359,000	\$365,000	+ 1.7%	\$355,000	\$369,950	+ 4.2%
Average Sales Price*	\$382,356	\$386,042	+ 1.0%	\$381,426	\$384,885	+ 0.9%
Percent of List Price Received*	99.1%	99.4%	+ 0.3%	98.8%	99.2%	+ 0.4%
Days on Market Until Sale	36	39	+ 8.3%	39	39	0.0%
Inventory of Homes for Sale	280	362	+ 29.3%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--

\* 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

