

Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Denver County

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

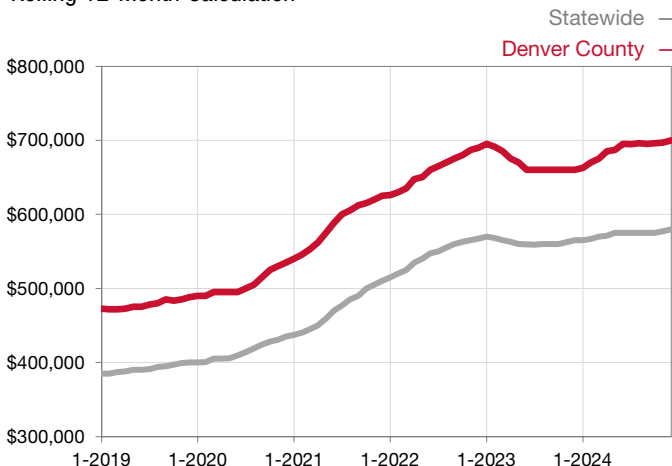
Single Family	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Key Metrics						
New Listings	199	235	+ 18.1%	6,424	7,896	+ 22.9%
Sold Listings	312	405	+ 29.8%	5,067	5,718	+ 12.8%
Median Sales Price*	\$610,000	\$690,425	+ 13.2%	\$660,000	\$700,000	+ 6.1%
Average Sales Price*	\$786,436	\$913,088	+ 16.1%	\$857,334	\$879,891	+ 2.6%
Percent of List Price Received*	98.3%	98.5%	+ 0.2%	99.5%	99.1%	- 0.4%
Days on Market Until Sale	40	54	+ 35.0%	28	34	+ 21.4%
Inventory of Homes for Sale	862	818	- 5.1%	--	--	--
Months Supply of Inventory	2.0	1.7	- 15.0%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Key Metrics						
New Listings	161	156	- 3.1%	5,385	5,628	+ 4.5%
Sold Listings	240	280	+ 16.7%	4,096	3,399	- 17.0%
Median Sales Price*	\$421,945	\$390,000	- 7.6%	\$435,000	\$414,990	- 4.6%
Average Sales Price*	\$556,969	\$505,269	- 9.3%	\$546,919	\$532,055	- 2.7%
Percent of List Price Received*	97.9%	97.7%	- 0.2%	99.3%	98.5%	- 0.8%
Days on Market Until Sale	53	74	+ 39.6%	33	51	+ 54.5%
Inventory of Homes for Sale	860	899	+ 4.5%	--	--	--
Months Supply of Inventory	2.5	3.2	+ 28.0%	--	--	--

* 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

