

Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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are the same!



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.

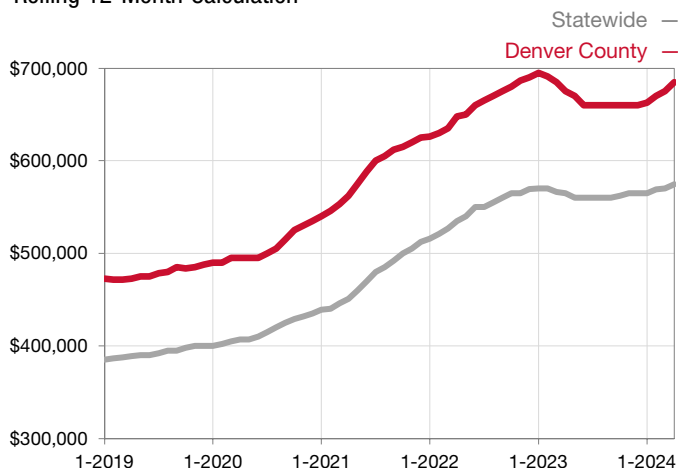
Single Family	April			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	634	907	+ 43.1%	2,120	2,684	+ 26.6%
Sold Listings	472	543	+ 15.0%	1,602	1,726	+ 7.7%
Median Sales Price*	\$661,250	\$775,000	+ 17.2%	\$630,000	\$699,950	+ 11.1%
Average Sales Price*	\$854,787	\$962,241	+ 12.6%	\$832,043	\$889,293	+ 6.9%
Percent of List Price Received*	100.8%	100.1%	- 0.7%	99.5%	99.6%	+ 0.1%
Days on Market Until Sale	22	24	+ 9.1%	34	34	0.0%
Inventory of Homes for Sale	758	947	+ 24.9%	--	--	--
Months Supply of Inventory	1.5	2.2	+ 46.7%	--	--	--

* 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	April			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	517	608	+ 17.6%	1,762	2,007	+ 13.9%
Sold Listings	375	341	- 9.1%	1,231	1,137	- 7.6%
Median Sales Price*	\$407,500	\$447,000	+ 9.7%	\$420,000	\$425,000	+ 1.2%
Average Sales Price*	\$518,057	\$542,860	+ 4.8%	\$537,063	\$544,945	+ 1.5%
Percent of List Price Received*	99.8%	99.0%	- 0.8%	99.2%	98.8%	- 0.4%
Days on Market Until Sale	28	39	+ 39.3%	36	49	+ 36.1%
Inventory of Homes for Sale	794	1,062	+ 33.8%	--	--	--
Months Supply of Inventory	2.0	3.2	+ 60.0%	--	--	--

* 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

