

Local Market Update for September 2024

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents 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.

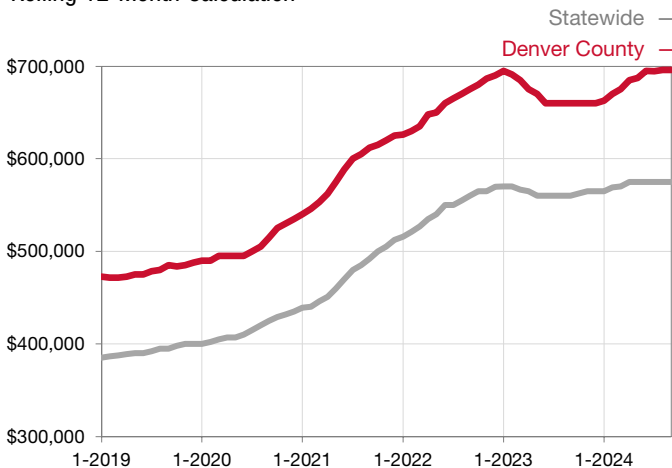
Single Family	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
Key Metrics						
New Listings	611	739	+ 20.9%	5,348	6,627	+ 23.9%
Sold Listings	405	432	+ 6.7%	4,057	4,331	+ 6.8%
Median Sales Price*	\$659,925	\$680,000	+ 3.0%	\$663,000	\$702,000	+ 5.9%
Average Sales Price*	\$871,356	\$819,111	- 6.0%	\$866,398	\$884,140	+ 2.0%
Percent of List Price Received*	99.4%	98.7%	- 0.7%	99.8%	99.3%	- 0.5%
Days on Market Until Sale	24	36	+ 50.0%	26	31	+ 19.2%
Inventory of Homes for Sale	1,238	1,470	+ 18.7%	--	--	--
Months Supply of Inventory	2.8	3.3	+ 17.9%	--	--	--

* 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	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
Key Metrics						
New Listings	545	539	- 1.1%	4,516	4,753	+ 5.2%
Sold Listings	343	250	- 27.1%	3,262	2,633	- 19.3%
Median Sales Price*	\$430,000	\$399,000	- 7.2%	\$432,000	\$415,000	- 3.9%
Average Sales Price*	\$540,067	\$508,668	- 5.8%	\$546,494	\$533,137	- 2.4%
Percent of List Price Received*	98.8%	97.8%	- 1.0%	99.5%	98.6%	- 0.9%
Days on Market Until Sale	35	59	+ 68.6%	32	46	+ 43.8%
Inventory of Homes for Sale	1,184	1,483	+ 25.3%	--	--	--
Months Supply of Inventory	3.4	5.1	+ 50.0%	--	--	--

* 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

