

Local Market Update for October 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.

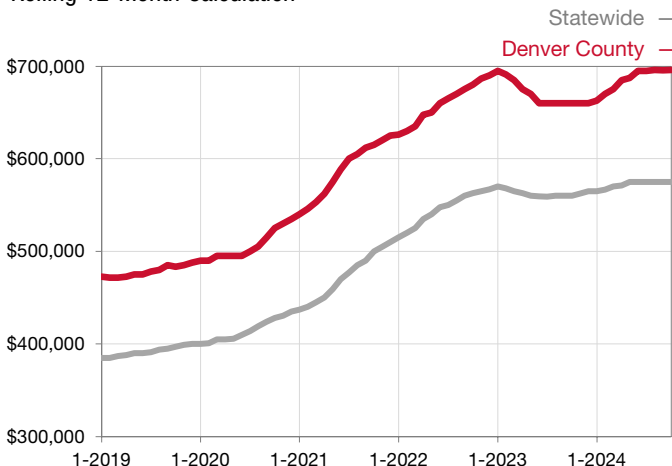
Single Family	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	526	672	+ 27.8%	5,872	7,297	+ 24.3%
Sold Listings	380	523	+ 37.6%	4,437	4,861	+ 9.6%
Median Sales Price*	\$660,000	\$675,000	+ 2.3%	\$663,000	\$700,000	+ 5.6%
Average Sales Price*	\$838,525	\$838,740	+ 0.0%	\$864,011	\$879,108	+ 1.7%
Percent of List Price Received*	98.8%	98.1%	- 0.7%	99.7%	99.2%	- 0.5%
Days on Market Until Sale	29	41	+ 41.4%	27	32	+ 18.5%
Inventory of Homes for Sale	1,247	1,390	+ 11.5%	--	--	--
Months Supply of Inventory	2.9	3.0	+ 3.4%	--	--	--

* 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	450	463	+ 2.9%	4,966	5,209	+ 4.9%
Sold Listings	320	250	- 21.9%	3,582	2,889	- 19.3%
Median Sales Price*	\$455,000	\$400,500	- 12.0%	\$435,000	\$415,000	- 4.6%
Average Sales Price*	\$550,765	\$551,694	+ 0.2%	\$546,876	\$534,510	- 2.3%
Percent of List Price Received*	99.6%	98.4%	- 1.2%	99.5%	98.6%	- 0.9%
Days on Market Until Sale	31	56	+ 80.6%	32	47	+ 46.9%
Inventory of Homes for Sale	1,218	1,457	+ 19.6%	--	--	--
Months Supply of Inventory	3.6	5.1	+ 41.7%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

