

Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Jefferson County

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

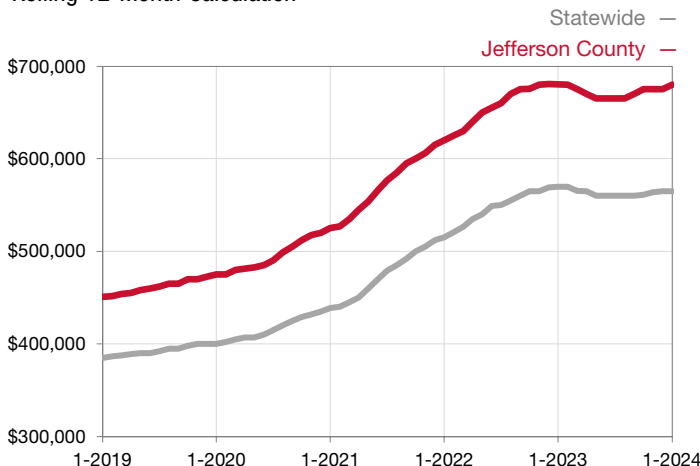
| Single Family | January | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2023 | 2024 | Percent Change from Previous Year | Thru 01-2023 | Thru 01-2024 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 325 | 359 | + 10.5% | 325 | 359 | + 10.5% |
| Sold Listings | 285 | 287 | + 0.7% | 285 | 287 | + 0.7% |
| Median Sales Price* | \$615,500 | \$670,000 | + 8.9% | \$615,500 | \$670,000 | + 8.9% |
| Average Sales Price* | \$706,163 | \$750,673 | + 6.3% | \$706,163 | \$750,673 | + 6.3% |
| Percent of List Price Received* | 98.3% | 98.7% | + 0.4% | 98.3% | 98.7% | + 0.4% |
| Days on Market Until Sale | 47 | 46 | - 2.1% | 47 | 46 | - 2.1% |
| Inventory of Homes for Sale | 608 | 421 | - 30.8% | -- | -- | -- |
| Months Supply of Inventory | 1.1 | 0.9 | - 18.2% | -- | -- | -- |

* 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 | January | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2023 | 2024 | Percent Change from Previous Year | Thru 01-2023 | Thru 01-2024 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 167 | 144 | - 13.8% | 167 | 144 | - 13.8% |
| Sold Listings | 105 | 90 | - 14.3% | 105 | 90 | - 14.3% |
| Median Sales Price* | \$390,000 | \$387,500 | - 0.6% | \$390,000 | \$387,500 | - 0.6% |
| Average Sales Price* | \$436,102 | \$413,285 | - 5.2% | \$436,102 | \$413,285 | - 5.2% |
| Percent of List Price Received* | 98.6% | 99.1% | + 0.5% | 98.6% | 99.1% | + 0.5% |
| Days on Market Until Sale | 41 | 40 | - 2.4% | 41 | 40 | - 2.4% |
| Inventory of Homes for Sale | 258 | 199 | - 22.9% | -- | -- | -- |
| Months Supply of Inventory | 1.2 | 1.1 | - 8.3% | -- | -- | -- |

* 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

