

Local Market Update for October 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.

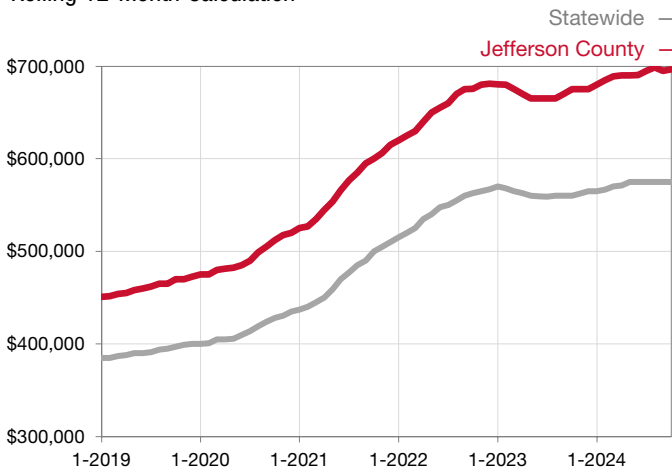
Single Family	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	480	574	+ 19.6%	5,745	6,719	+ 17.0%
Sold Listings	414	527	+ 27.3%	4,747	4,950	+ 4.3%
Median Sales Price*	\$673,975	\$700,000	+ 3.9%	\$680,000	\$700,000	+ 2.9%
Average Sales Price*	\$814,886	\$828,628	+ 1.7%	\$793,782	\$816,952	+ 2.9%
Percent of List Price Received*	99.2%	99.0%	- 0.2%	100.2%	99.7%	- 0.5%
Days on Market Until Sale	25	35	+ 40.0%	26	28	+ 7.7%
Inventory of Homes for Sale	980	1,156	+ 18.0%	--	--	--
Months Supply of Inventory	2.1	2.4	+ 14.3%	--	--	--

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

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	194	242	+ 24.7%	2,184	2,355	+ 7.8%
Sold Listings	181	165	- 8.8%	1,882	1,646	- 12.5%
Median Sales Price*	\$415,000	\$410,000	- 1.2%	\$415,000	\$410,000	- 1.2%
Average Sales Price*	\$453,912	\$426,300	- 6.1%	\$454,677	\$435,922	- 4.1%
Percent of List Price Received*	99.4%	98.8%	- 0.6%	99.9%	99.3%	- 0.6%
Days on Market Until Sale	29	39	+ 34.5%	27	37	+ 37.0%
Inventory of Homes for Sale	341	485	+ 42.2%	--	--	--
Months Supply of Inventory	1.8	3.0	+ 66.7%	--	--	--

* 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

