



colorado association of REALTORS® HOUSING REPORTS

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Metro Denver Region

Single Family and Townhouse-Condo

October 2024



Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

October 2024
Metro Denver Region

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Key Metrics	Historical Sparkbars	10-2023	10-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
New Listings		3,473	4,369	+ 25.8%	41,328	47,633	+ 15.3%
Pending / Under Contract		2,672	3,513	+ 31.5%	32,699	34,902	+ 6.7%
Sold Listings		2,839	3,467	+ 22.1%	32,148	33,304	+ 3.6%
Median Sales Price		\$624,990	\$625,000	+ 0.0%	\$615,000	\$625,000	+ 1.6%
Average Sales Price		\$749,333	\$750,728	+ 0.2%	\$737,023	\$748,838	+ 1.6%
Percent of List Price Received		98.7%	98.5%	- 0.2%	99.4%	99.2%	- 0.2%
Days on Market Until Sale		37	48	+ 29.7%	35	39	+ 11.4%
Housing Affordability Index		60	67	+ 11.7%	61	67	+ 9.8%
Inventory of Active Listings		9,569	10,606	+ 10.8%	--	--	--
Months Supply of Inventory		3.0	3.3	+ 10.0%	--	--	--

Townhouse-Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

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Key Metrics	Historical Sparkbars	10-2023	10-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
New Listings		1,351	1,479	+ 9.5%	15,182	16,030	+ 5.6%
Pending / Under Contract		993	971	- 2.2%	12,143	10,254	- 15.6%
Sold Listings		1,051	915	- 12.9%	11,977	10,011	- 16.4%
Median Sales Price		\$430,000	\$402,000	- 6.5%	\$420,000	\$410,000	- 2.4%
Average Sales Price		\$516,520	\$476,413	- 7.8%	\$499,521	\$478,879	- 4.1%
Percent of List Price Received		99.3%	98.7%	- 0.6%	99.6%	98.9%	- 0.7%
Days on Market Until Sale		36	52	+ 44.4%	32	42	+ 31.3%
Housing Affordability Index		90	107	+ 18.9%	93	105	+ 12.9%
Inventory of Active Listings		3,292	4,069	+ 23.6%	--	--	--
Months Supply of Inventory		2.8	4.1	+ 46.4%	--	--	--

New Listings

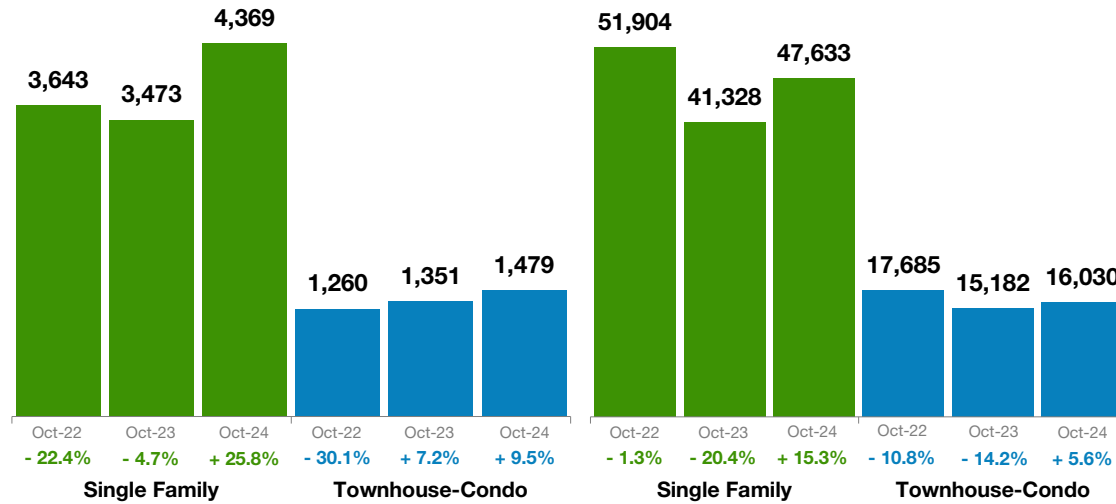
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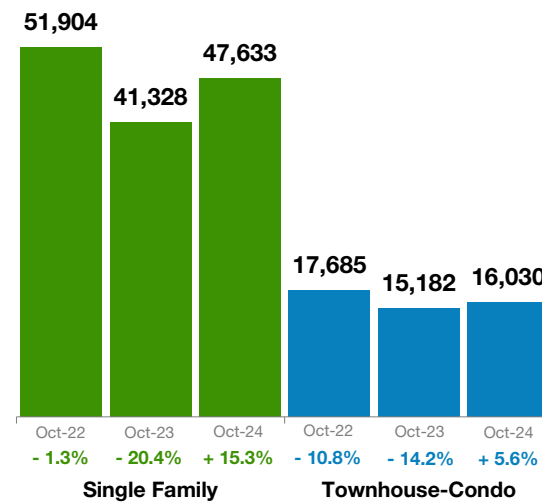
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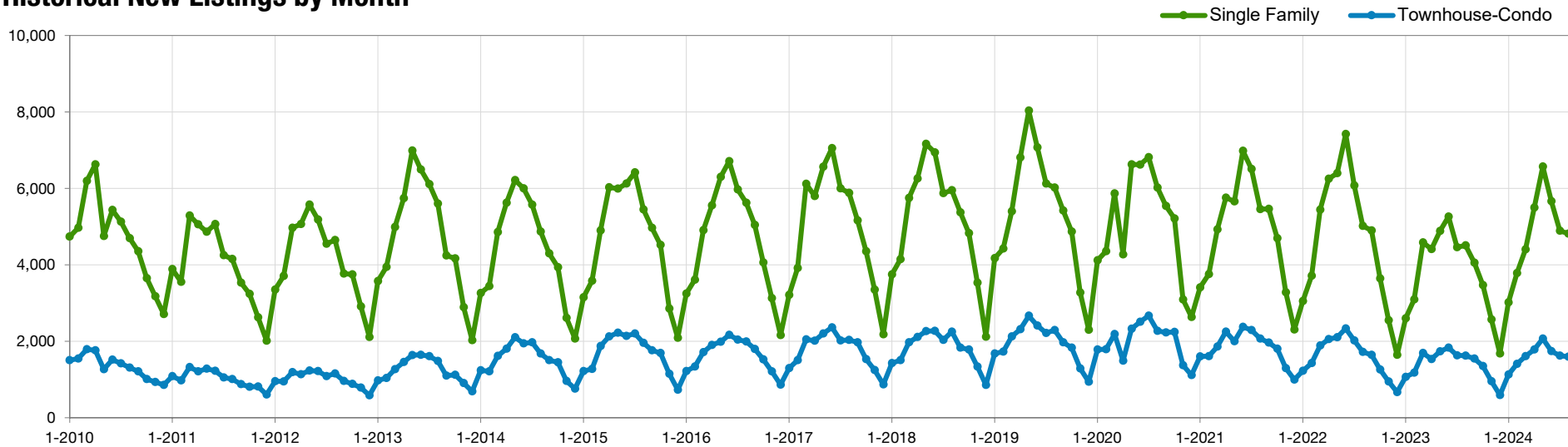


Year to Date



New Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2023	2,572	+0.9%	-25.9%	954	+0.5%	-29.4%
Dec-2023	1,680	+2.3%	-34.7%	591	-11.1%	-38.1%
Jan-2024	3,016	+16.0%	+79.5%	1,127	+5.7%	+90.7%
Feb-2024	3,786	+22.4%	+25.5%	1,410	+19.8%	+25.1%
Mar-2024	4,402	-4.0%	+16.3%	1,612	-4.7%	+14.3%
Apr-2024	5,501	+24.8%	+25.0%	1,784	+16.4%	+10.7%
May-2024	6,568	+34.4%	+19.4%	2,067	+19.4%	+15.9%
Jun-2024	5,667	+7.7%	-13.7%	1,742	-5.0%	-15.7%
Jul-2024	4,888	+9.6%	-13.7%	1,620	-0.5%	-7.0%
Aug-2024	4,816	+6.9%	-1.5%	1,592	-2.1%	-1.7%
Sep-2024	4,620	+14.0%	-4.1%	1,597	+3.4%	+0.3%
Oct-2024	4,369	+25.8%	-5.4%	1,479	+9.5%	-7.4%

Historical New Listings by Month



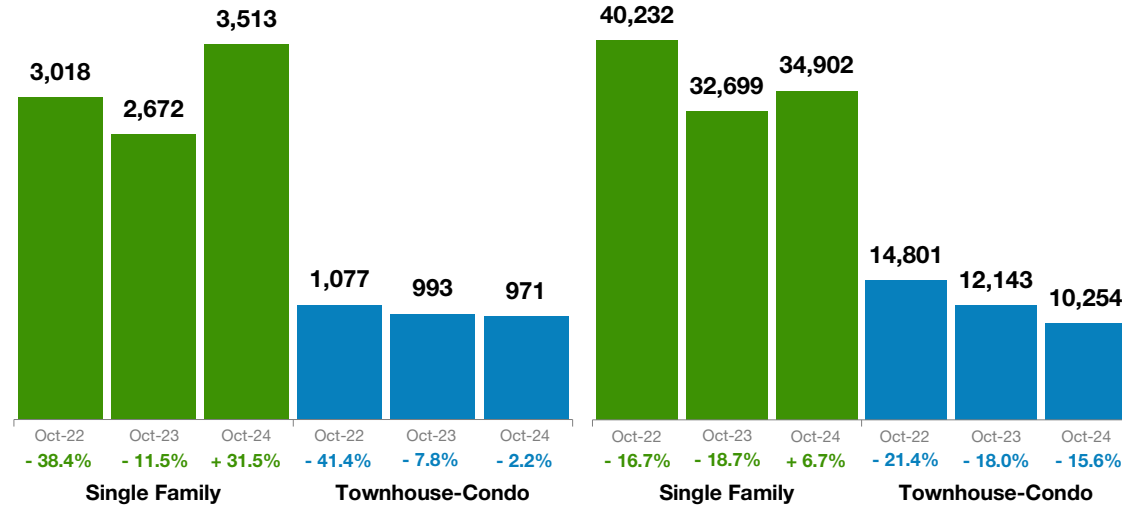
Pending / Under Contract

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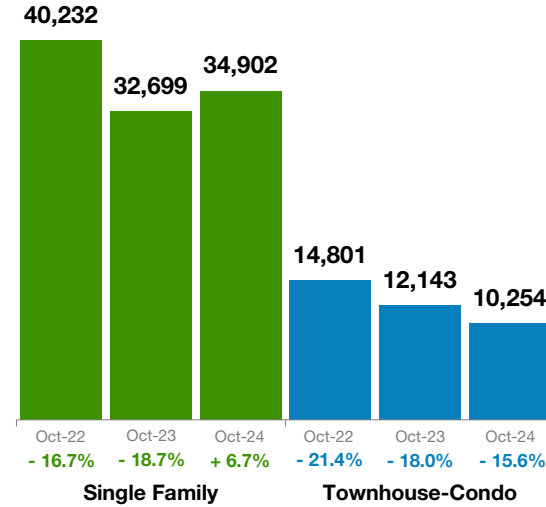
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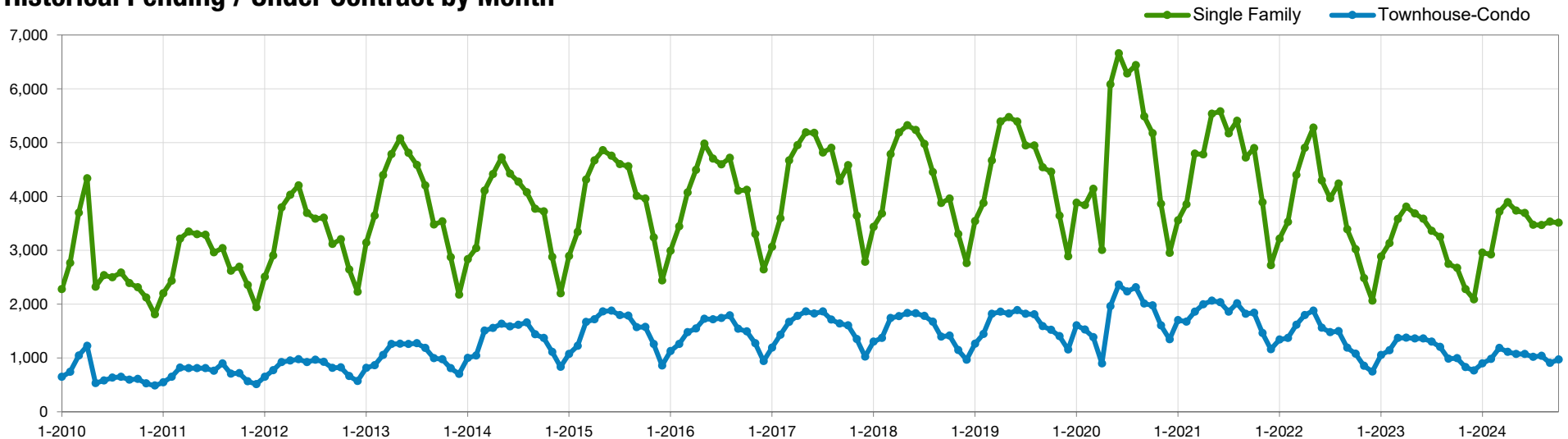


Year to Date



Pending / Under Contract	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2023	2,276	-8.3%	-14.8%	828	-2.7%	-16.6%
Dec-2023	2,089	+1.3%	-8.2%	764	+2.4%	-7.7%
Jan-2024	2,954	+2.5%	+41.4%	897	-14.8%	+17.4%
Feb-2024	2,923	-6.7%	-1.0%	979	-14.2%	+9.1%
Mar-2024	3,719	+3.9%	+27.2%	1,185	-13.6%	+21.0%
Apr-2024	3,894	+2.3%	+4.7%	1,113	-19.1%	-6.1%
May-2024	3,738	+1.5%	-4.0%	1,073	-21.0%	-3.6%
Jun-2024	3,691	+2.9%	-1.3%	1,074	-21.0%	+0.1%
Jul-2024	3,474	+3.3%	-5.9%	1,019	-21.9%	-5.1%
Aug-2024	3,467	+6.8%	-0.2%	1,037	-13.9%	+1.8%
Sep-2024	3,529	+28.6%	+1.8%	906	-7.8%	-12.6%
Oct-2024	3,513	+31.5%	-0.5%	971	-2.2%	+7.2%

Historical Pending / Under Contract by Month



Sold Listings

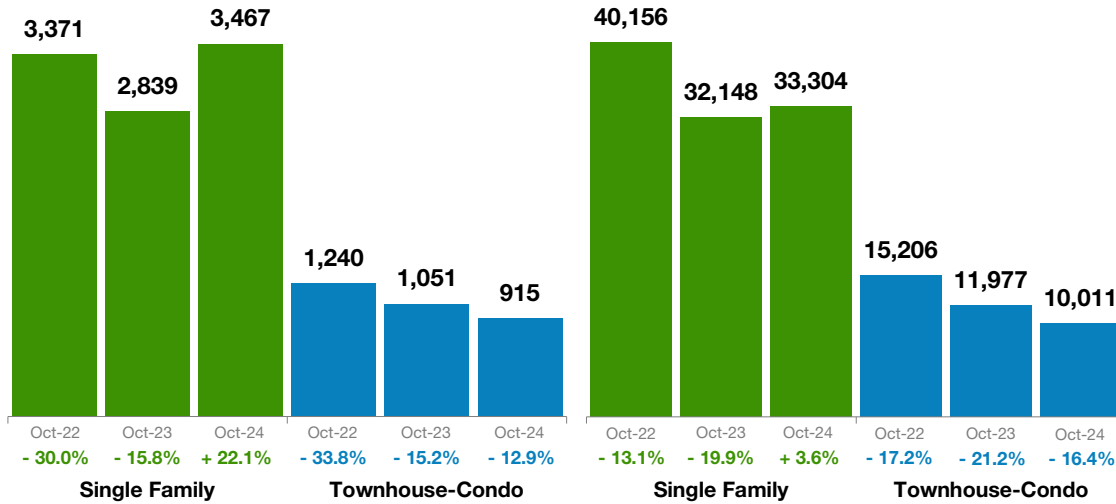
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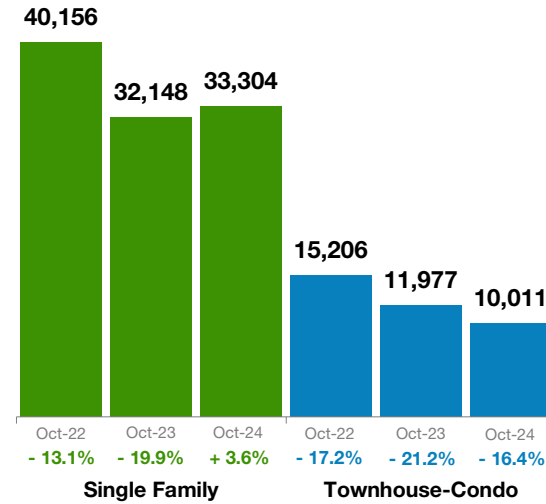
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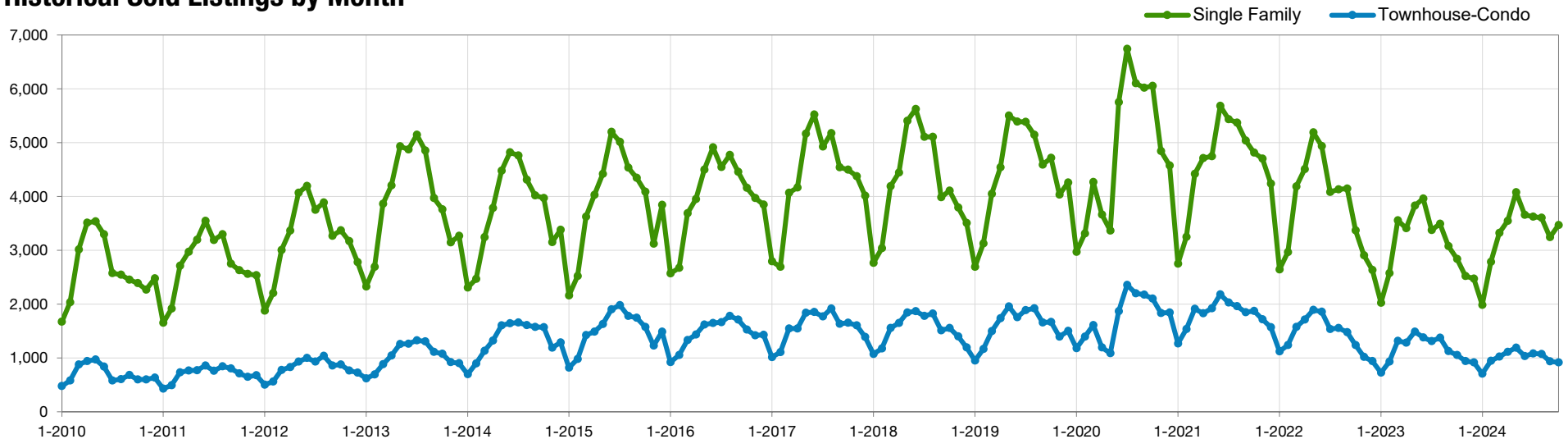


Year to Date



Sold Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2023	2,520	-13.3%	-11.2%	939	-7.8%	-10.7%
Dec-2023	2,475	-6.0%	-1.8%	917	-2.7%	-2.3%
Jan-2024	1,983	-2.0%	-19.9%	705	-3.2%	-23.1%
Feb-2024	2,786	+8.1%	+40.5%	944	+1.5%	+33.9%
Mar-2024	3,320	-6.7%	+19.2%	1,025	-22.0%	+8.6%
Apr-2024	3,544	+3.9%	+6.7%	1,110	-13.5%	+8.3%
May-2024	4,076	+6.4%	+15.0%	1,189	-19.9%	+7.1%
Jun-2024	3,657	-7.7%	-10.3%	1,032	-25.1%	-13.2%
Jul-2024	3,623	+7.3%	-0.9%	1,081	-17.5%	+4.7%
Aug-2024	3,603	+3.2%	-0.6%	1,072	-21.9%	-0.8%
Sep-2024	3,245	+5.4%	-9.9%	938	-16.5%	-12.5%
Oct-2024	3,467	+22.1%	+6.8%	915	-12.9%	-2.5%

Historical Sold Listings by Month



Median Sales Price

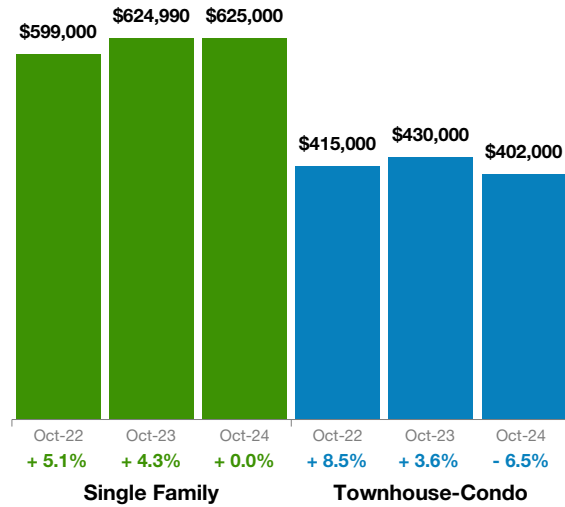
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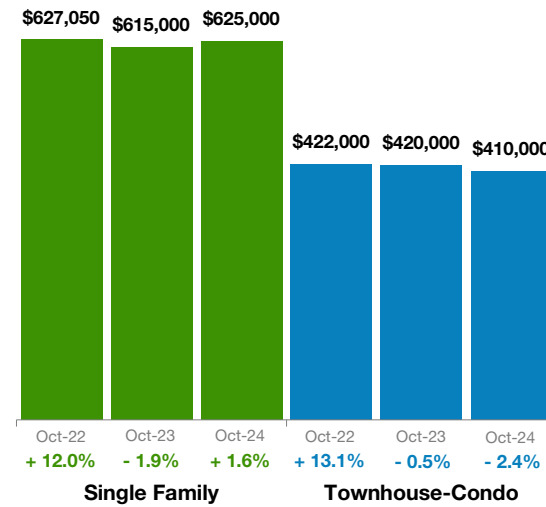
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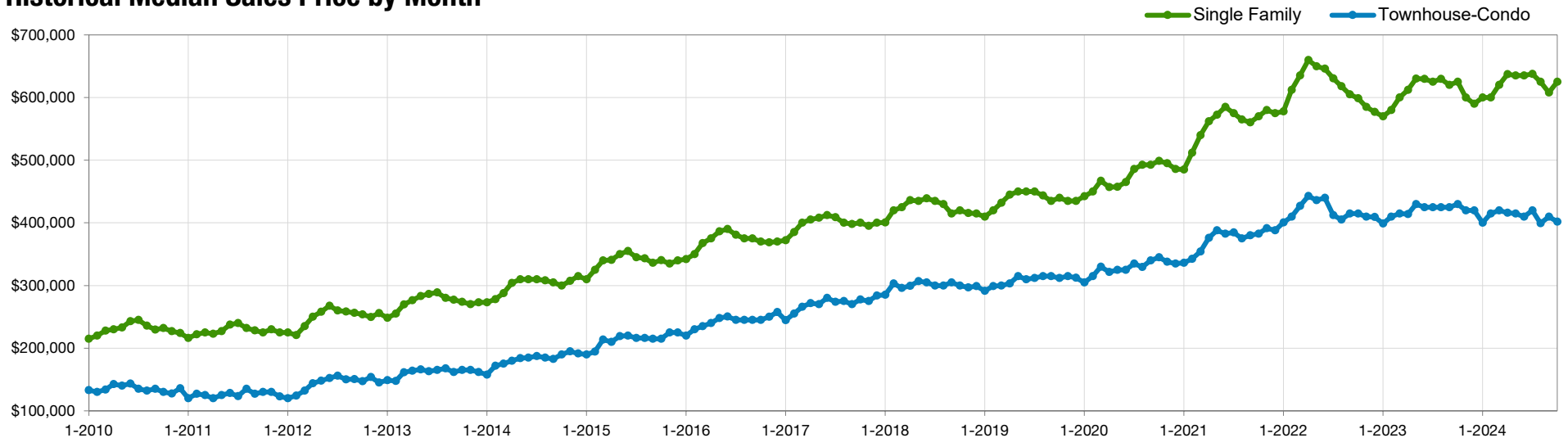


Year to Date



Median Sales Price	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2023	\$600,000	+2.6%	-4.0%	\$420,000	+2.4%	-2.3%
Dec-2023	\$590,000	+2.3%	-1.7%	\$420,000	+2.6%	0.0%
Jan-2024	\$599,950	+5.3%	+1.7%	\$400,000	+0.3%	-4.8%
Feb-2024	\$600,000	+3.4%	+0.0%	\$415,000	+1.2%	+3.8%
Mar-2024	\$620,000	+3.4%	+3.3%	\$420,000	+1.2%	+1.2%
Apr-2024	\$637,250	+4.1%	+2.8%	\$416,250	+0.5%	-0.9%
May-2024	\$635,000	+0.8%	-0.4%	\$414,900	-3.5%	-0.3%
Jun-2024	\$635,000	+0.8%	0.0%	\$410,000	-3.5%	-1.2%
Jul-2024	\$637,500	+2.0%	+0.4%	\$420,000	-1.2%	+2.4%
Aug-2024	\$625,000	-0.7%	-2.0%	\$399,250	-6.1%	-4.9%
Sep-2024	\$607,949	-1.9%	-2.7%	\$410,000	-3.5%	+2.7%
Oct-2024	\$625,000	+0.0%	+2.8%	\$402,000	-6.5%	-2.0%

Historical Median Sales Price by Month



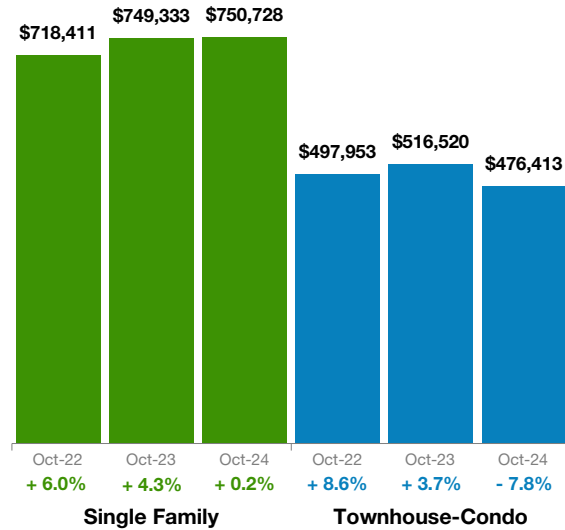
Average Sales Price

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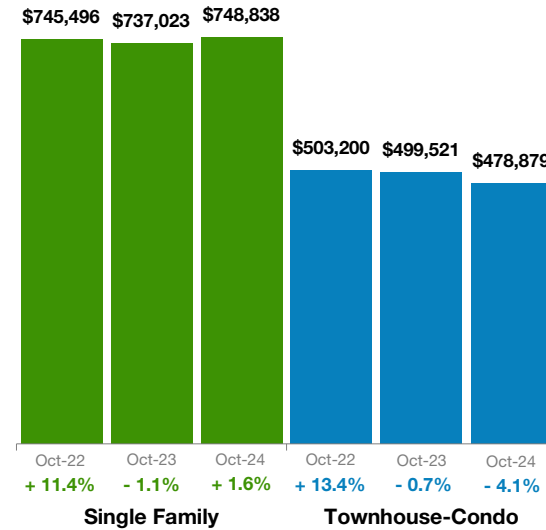
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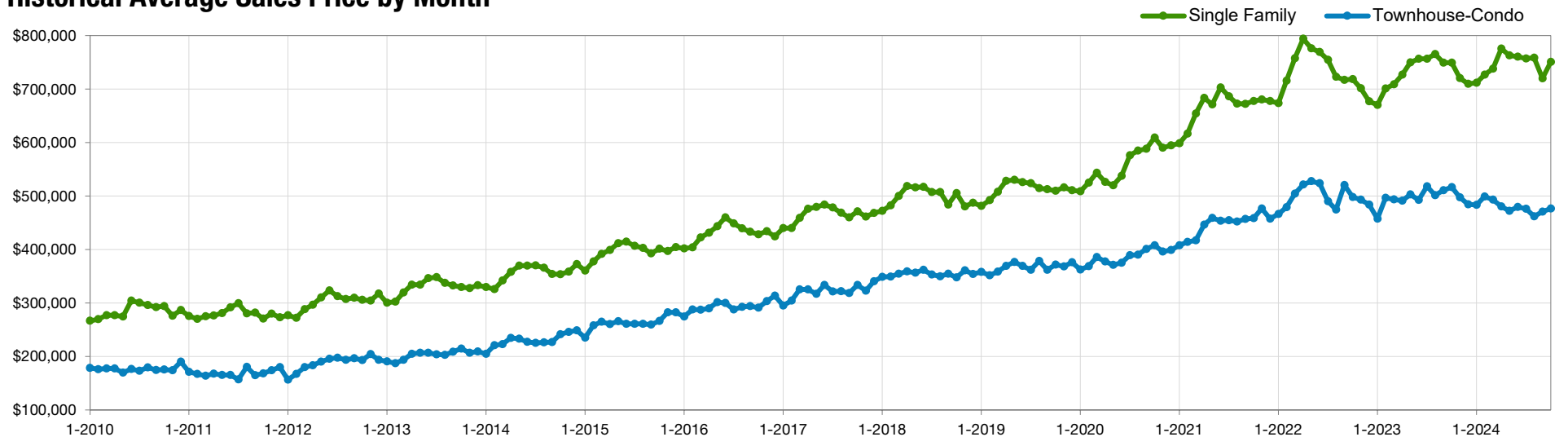


Year to Date



Average Sales Price	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2023	\$720,273	+2.7%	-3.9%	\$497,669	+0.9%	-3.6%
Dec-2023	\$709,557	+4.8%	-1.5%	\$484,481	+0.1%	-2.6%
Jan-2024	\$711,942	+6.3%	+0.3%	\$483,174	+5.6%	-0.3%
Feb-2024	\$726,672	+3.6%	+2.1%	\$499,032	+0.5%	+3.3%
Mar-2024	\$737,912	+4.1%	+1.5%	\$493,063	-0.1%	-1.2%
Apr-2024	\$775,488	+6.7%	+5.1%	\$480,642	-2.1%	-2.5%
May-2024	\$763,109	+1.8%	-1.6%	\$472,006	-6.1%	-1.8%
Jun-2024	\$760,538	+0.5%	-0.3%	\$479,652	-2.6%	+1.6%
Jul-2024	\$756,915	+0.0%	-0.5%	\$476,156	-8.0%	-0.7%
Aug-2024	\$758,305	-0.9%	+0.2%	\$461,907	-7.9%	-3.0%
Sep-2024	\$719,836	-3.9%	-5.1%	\$470,589	-7.8%	+1.9%
Oct-2024	\$750,728	+0.2%	+4.3%	\$476,413	-7.8%	+1.2%

Historical Average Sales Price by Month



Percent of List Price Received

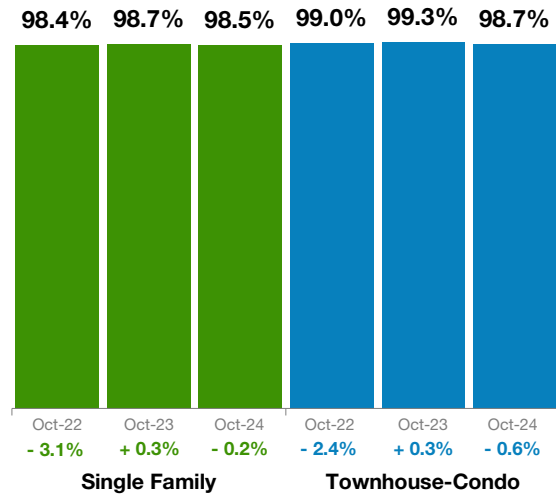
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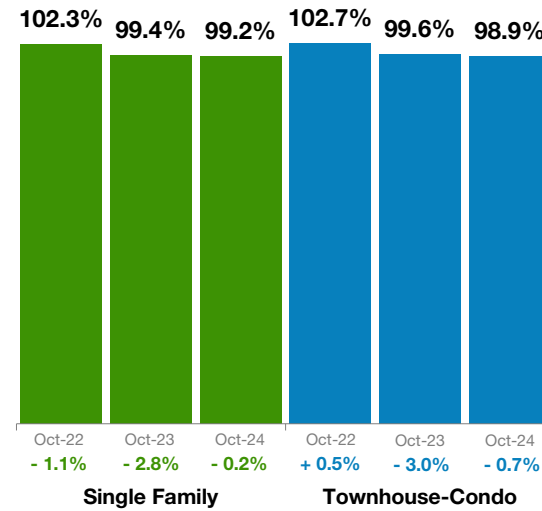
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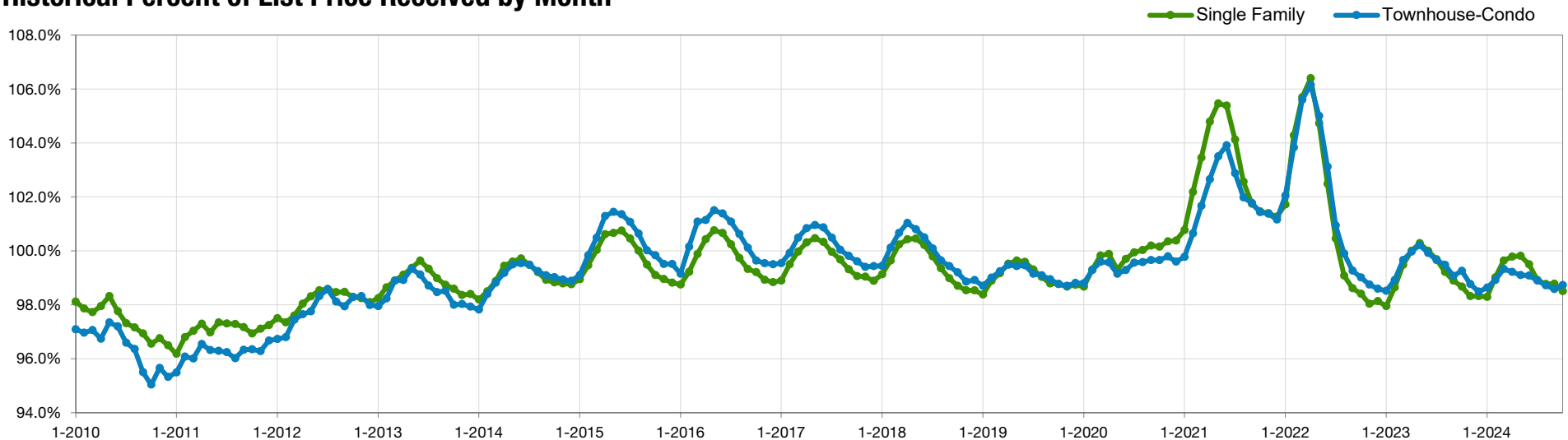


Year to Date



Pct. of List Price Received	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2023	98.3%	+0.3%	-0.4%	98.8%	+0.1%	-0.5%
Dec-2023	98.3%	+0.2%	+0.0%	98.5%	-0.1%	-0.3%
Jan-2024	98.3%	+0.4%	-0.0%	98.6%	+0.1%	+0.1%
Feb-2024	99.0%	+0.4%	+0.7%	98.9%	0.0%	+0.3%
Mar-2024	99.6%	+0.1%	+0.6%	99.3%	-0.4%	+0.4%
Apr-2024	99.8%	-0.2%	+0.1%	99.2%	-0.8%	-0.1%
May-2024	99.8%	-0.5%	+0.0%	99.1%	-1.1%	-0.1%
Jun-2024	99.5%	-0.5%	-0.3%	99.1%	-0.8%	-0.0%
Jul-2024	98.9%	-0.8%	-0.6%	98.9%	-0.8%	-0.2%
Aug-2024	98.8%	-0.4%	-0.1%	98.7%	-0.8%	-0.2%
Sep-2024	98.8%	-0.1%	+0.0%	98.6%	-0.5%	-0.1%
Oct-2024	98.5%	-0.2%	-0.3%	98.7%	-0.6%	+0.1%

Historical Percent of List Price Received by Month



Days on Market Until Sale

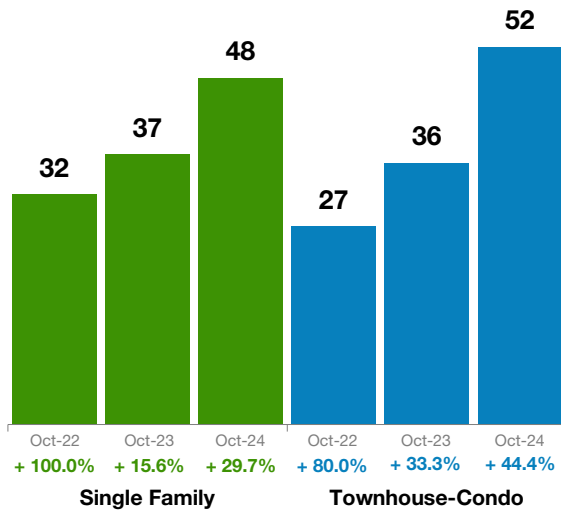
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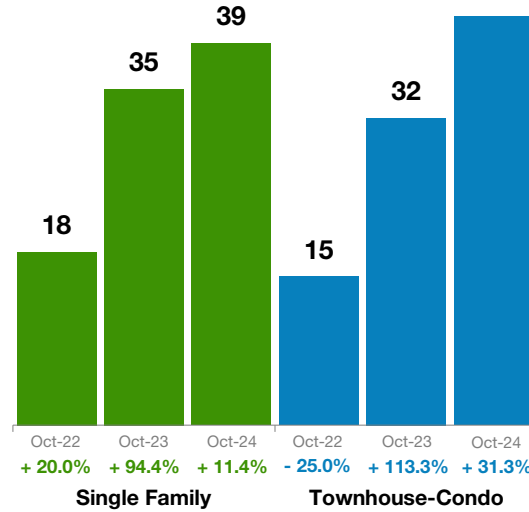
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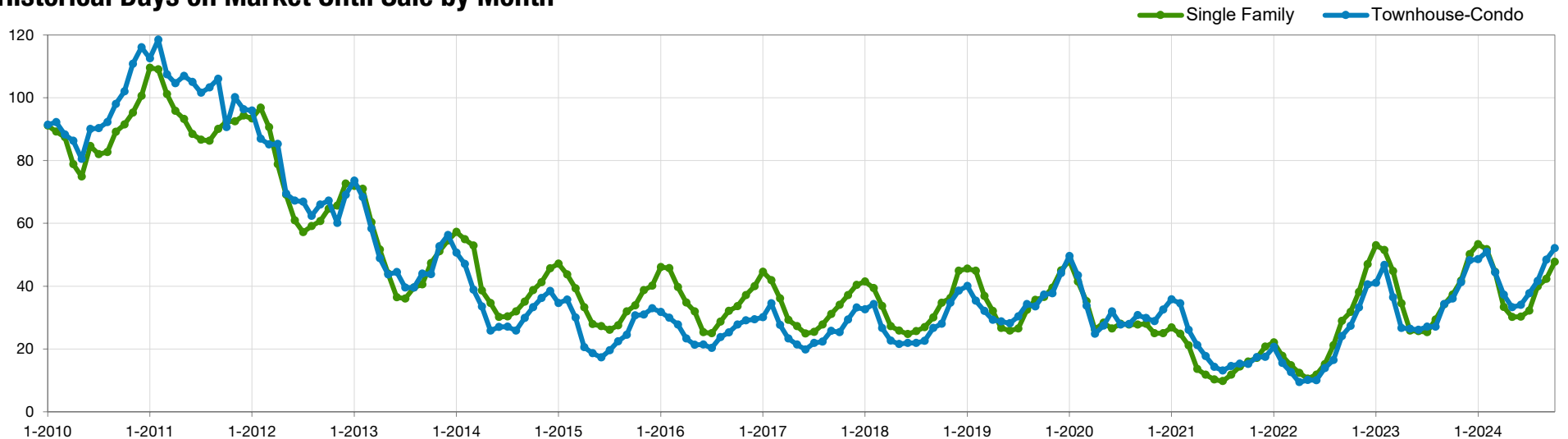


Year to Date



Days on Market Until Sale	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2023	42	+10.5%	+12.0%	41	+24.2%	+14.3%
Dec-2023	50	+6.4%	+20.3%	48	+17.1%	+17.0%
Jan-2024	53	0.0%	+6.3%	49	+19.5%	+0.7%
Feb-2024	52	+2.0%	-2.9%	51	+8.5%	+4.8%
Mar-2024	45	0.0%	-13.9%	44	+22.2%	-12.7%
Apr-2024	33	-5.7%	-25.2%	37	+37.0%	-16.1%
May-2024	30	+15.4%	-9.6%	33	+26.9%	-10.8%
Jun-2024	30	+15.4%	+0.4%	34	+30.8%	+2.3%
Jul-2024	32	+28.0%	+6.4%	38	+40.7%	+11.0%
Aug-2024	40	+37.9%	+23.8%	42	+55.6%	+10.3%
Sep-2024	42	+23.5%	+6.0%	48	+41.2%	+16.3%
Oct-2024	48	+29.7%	+12.9%	52	+44.4%	+7.5%

Historical Days on Market Until Sale by Month



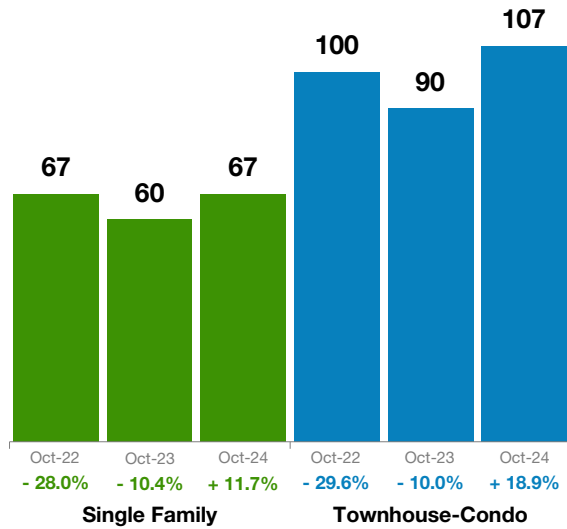
Housing Affordability Index

October 2024
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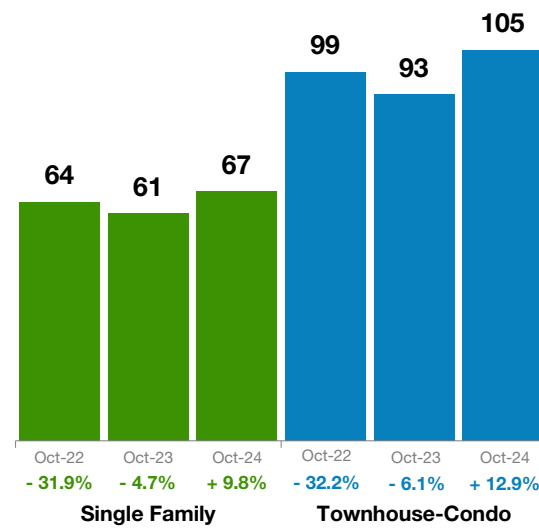
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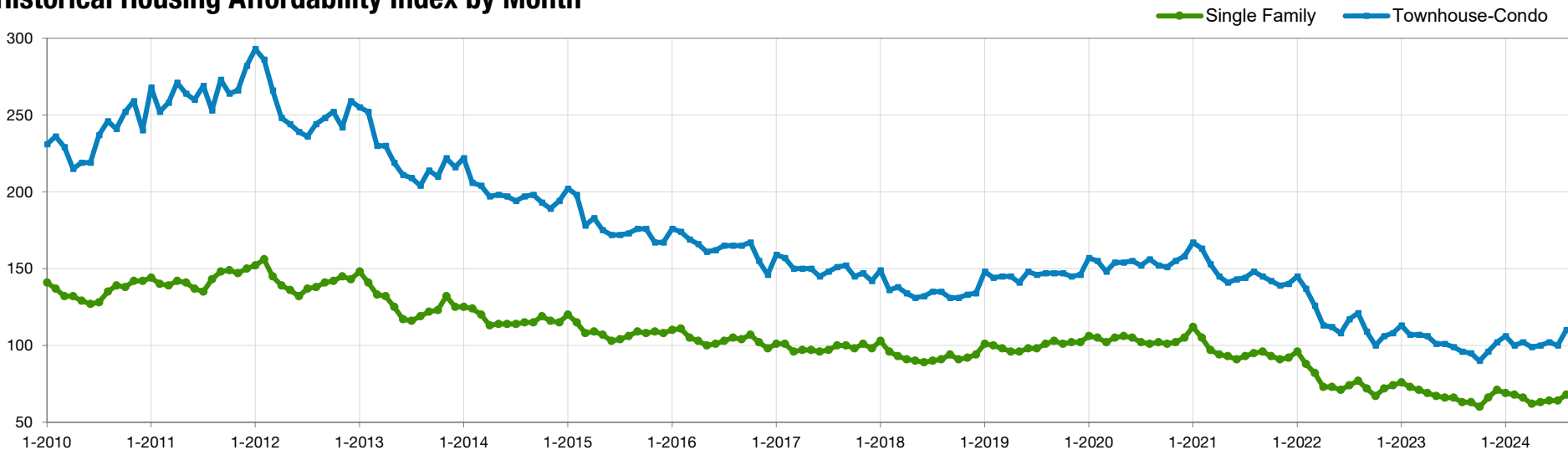


Year to Date



Housing Affordability Index	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2023	66	-8.3%	+10.0%	96	-9.4%	+6.7%
Dec-2023	71	-4.1%	+7.6%	102	-5.6%	+6.3%
Jan-2024	69	-9.2%	-2.8%	106	-6.2%	+3.9%
Feb-2024	68	-6.8%	-1.4%	100	-6.5%	-5.7%
Mar-2024	66	-7.0%	-2.9%	102	-4.7%	+2.0%
Apr-2024	62	-10.1%	-6.1%	99	-6.6%	-2.9%
May-2024	63	-6.0%	+1.6%	100	-1.0%	+1.0%
Jun-2024	64	-3.0%	+1.6%	102	+1.0%	+2.0%
Jul-2024	64	-3.0%	0.0%	100	+1.0%	-2.0%
Aug-2024	68	+7.9%	+6.3%	110	+14.6%	+10.0%
Sep-2024	72	+14.3%	+5.9%	109	+14.7%	-0.9%
Oct-2024	67	+11.7%	-6.9%	107	+18.9%	-1.8%

Historical Housing Affordability Index by Month



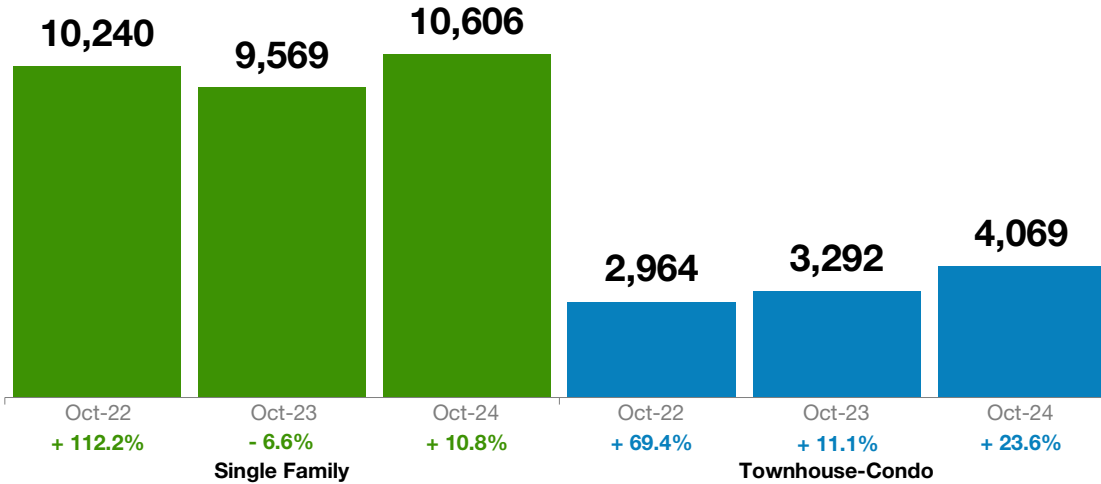
Inventory of Active Listings

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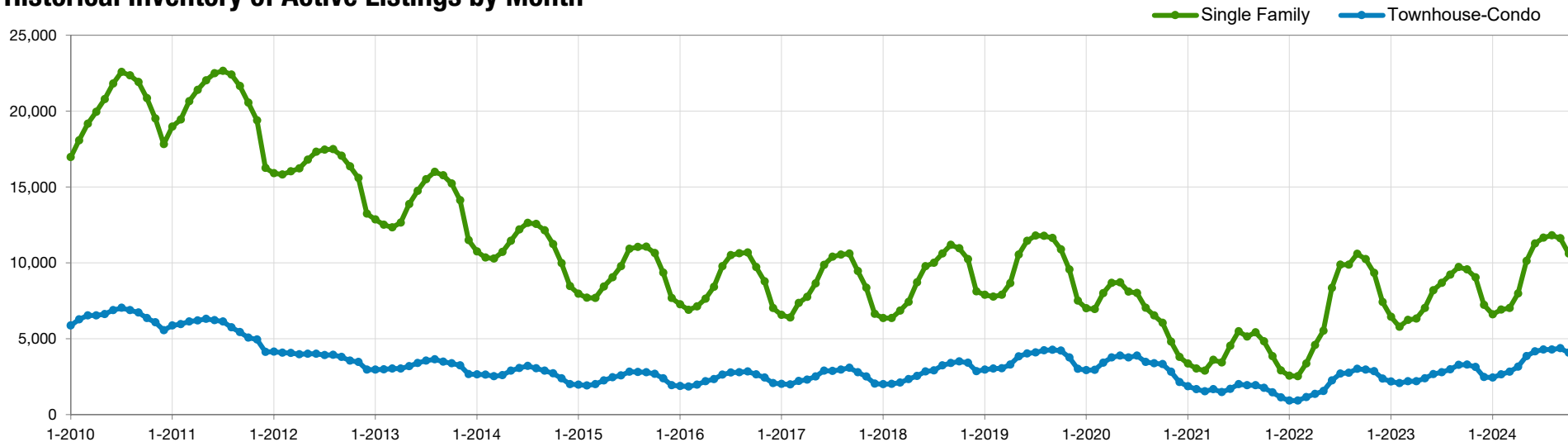


October



Active Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2023	9,036	-3.2%	-5.6%	3,131	+9.9%	-4.9%
Dec-2023	7,220	-2.7%	-20.1%	2,463	+4.0%	-21.3%
Jan-2024	6,600	+2.4%	-8.6%	2,433	+12.0%	-1.2%
Feb-2024	6,916	+19.5%	+4.8%	2,652	+28.4%	+9.0%
Mar-2024	7,018	+12.4%	+1.5%	2,821	+28.3%	+6.4%
Apr-2024	7,970	+25.9%	+13.6%	3,153	+43.3%	+11.8%
May-2024	10,120	+44.2%	+27.0%	3,851	+61.5%	+22.1%
Jun-2024	11,277	+37.8%	+11.4%	4,154	+56.2%	+7.9%
Jul-2024	11,657	+34.3%	+3.4%	4,277	+54.0%	+3.0%
Aug-2024	11,803	+28.1%	+1.3%	4,285	+43.6%	+0.2%
Sep-2024	11,615	+19.4%	-1.6%	4,362	+33.1%	+1.8%
Oct-2024	10,606	+10.8%	-8.7%	4,069	+23.6%	-6.7%

Historical Inventory of Active Listings by Month



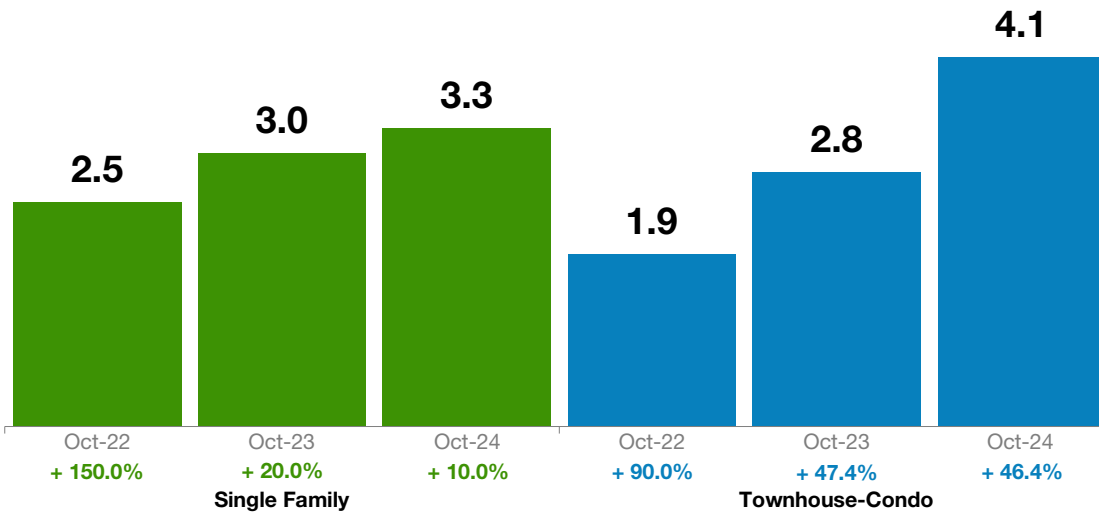
Months Supply of Inventory

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Metro Denver Region

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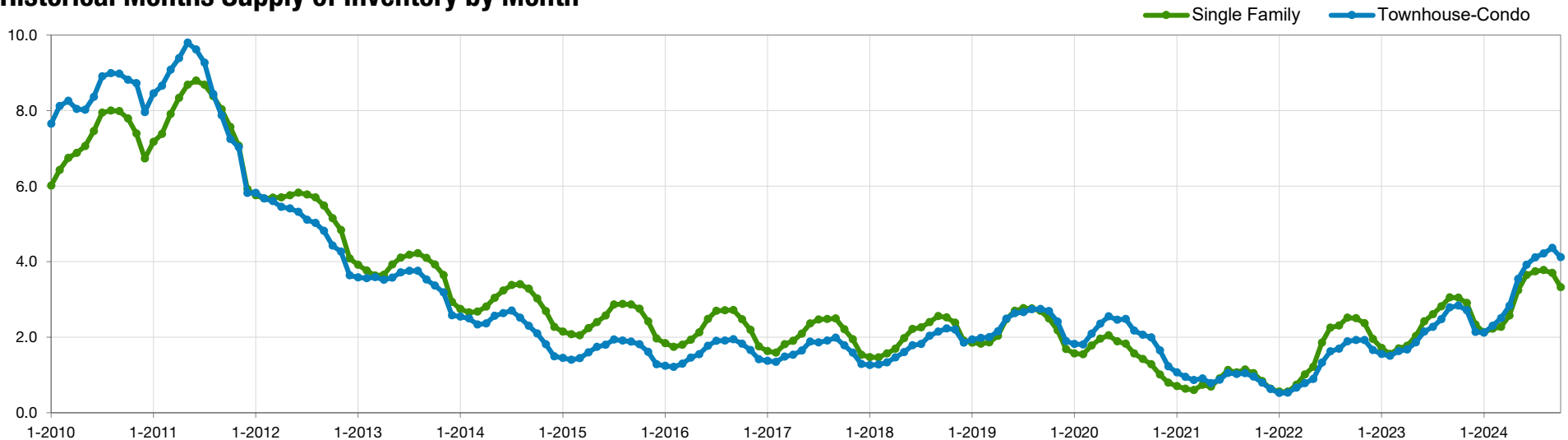


October



Months Supply	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2023	2.9	+20.8%	-4.6%	2.7	+42.1%	-4.3%
Dec-2023	2.3	+21.1%	-19.8%	2.1	+23.5%	-21.2%
Jan-2024	2.1	+23.5%	-8.5%	2.1	+31.3%	-1.1%
Feb-2024	2.2	+37.5%	+4.2%	2.3	+53.3%	+8.9%
Mar-2024	2.3	+35.3%	+2.1%	2.5	+56.3%	+8.6%
Apr-2024	2.6	+44.4%	+13.2%	2.8	+64.7%	+13.2%
May-2024	3.2	+60.0%	+26.1%	3.5	+84.2%	+24.9%
Jun-2024	3.6	+50.0%	+12.3%	3.9	+85.7%	+10.8%
Jul-2024	3.7	+42.3%	+2.7%	4.1	+78.3%	+4.9%
Aug-2024	3.8	+35.7%	+1.0%	4.2	+68.0%	+2.7%
Sep-2024	3.7	+19.4%	-2.0%	4.4	+57.1%	+3.4%
Oct-2024	3.3	+10.0%	-10.2%	4.1	+46.4%	-5.6%

Historical Months Supply of Inventory by Month



Total Market Overview Report

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

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Key Metrics	Historical Sparkbars	10-2023	10-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
New Listings		4,829	5,850	+ 21.1%	56,599	63,700	+ 12.5%
Pending / Under Contract		3,671	4,485	+ 22.2%	44,933	45,188	+ 0.6%
Sold Listings		3,897	4,382	+ 12.4%	44,215	43,352	- 2.0%
Median Sales Price		\$570,000	\$585,000	+ 2.6%	\$566,000	\$578,000	+ 2.1%
Average Sales Price		\$686,124	\$693,436	+ 1.1%	\$671,699	\$686,066	+ 2.1%
Percent of List Price Received		98.8%	98.6%	- 0.2%	99.4%	99.1%	- 0.3%
Days on Market Until Sale		37	49	+ 32.4%	34	40	+ 17.6%
Housing Affordability Index		66	72	+ 9.1%	67	73	+ 9.0%
Inventory of Active Listings		12,885	14,683	+ 14.0%	--	--	--
Months Supply of Inventory		3.0	3.5	+ 16.7%	--	--	--

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®

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New Listings

A measure of how much new supply is coming onto the market from sellers.

Pending/Under Contract

A count of all the listings that went into Pending / Under Contract during the reported period. Pending / Under Contract listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes into Pending / Under Contract, out of Pending / Under Contract, then back into Pending / Under Contract all in one reported period, this listing would only be counted once. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a “leading indicator” of buyer demand.

Sold Listings

A measure of home sales that were closed to completion during the report period.

Median Sales Price

A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.

Average Sales Price

A sum of all home sales prices divided by total number of sales.

Percent of List Price Received

A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.

Days on Market Until Sale

A measure of how long it takes homes to sell, on average.

Housing Affordability Index

A measure of how affordable a region’s housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.

Inventory of Active Listings

A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.

Months Supply of Inventory

A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer’s market has a higher number, reflecting fewer buyers relative to homes for sale. A seller’s market has a lower number, reflecting more buyers relative to homes for sale.

7-COUNTY METRO AREA

