

Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Arapahoe County

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

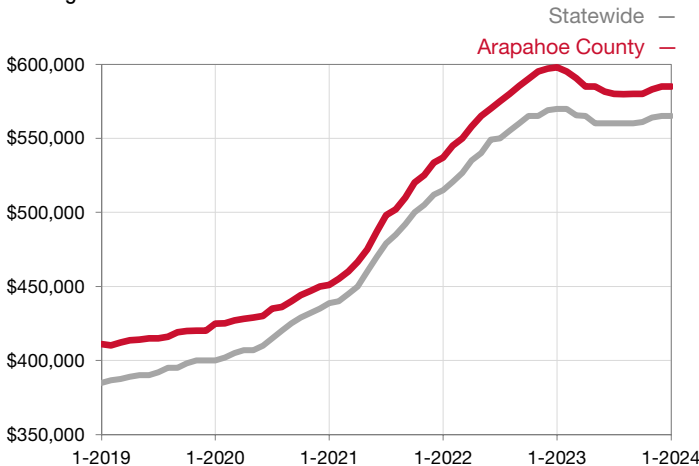
Single Family	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Key Metrics						
New Listings	363	437	+ 20.4%	363	437	+ 20.4%
Sold Listings	283	269	- 4.9%	283	269	- 4.9%
Median Sales Price*	\$530,000	\$585,000	+ 10.4%	\$530,000	\$585,000	+ 10.4%
Average Sales Price*	\$671,683	\$678,473	+ 1.0%	\$671,683	\$678,473	+ 1.0%
Percent of List Price Received*	98.1%	98.7%	+ 0.6%	98.1%	98.7%	+ 0.6%
Days on Market Until Sale	49	43	- 12.2%	49	43	- 12.2%
Inventory of Homes for Sale	803	624	- 22.3%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--

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

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	187	262	+ 40.1%	187	262	+ 40.1%
Sold Listings	160	154	- 3.8%	160	154	- 3.8%
Median Sales Price*	\$349,000	\$373,500	+ 7.0%	\$349,000	\$373,500	+ 7.0%
Average Sales Price*	\$380,380	\$384,021	+ 1.0%	\$380,380	\$384,021	+ 1.0%
Percent of List Price Received*	98.6%	99.0%	+ 0.4%	98.6%	99.0%	+ 0.4%
Days on Market Until Sale	41	39	- 4.9%	41	39	- 4.9%
Inventory of Homes for Sale	316	340	+ 7.6%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--

* 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

