

# Local Market Update for January 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.

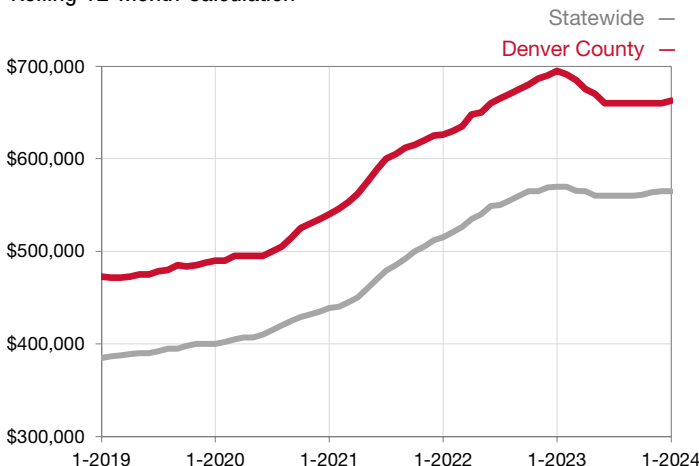
Single Family	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	373	<b>458</b>	+ 22.8%	373	<b>458</b>	+ 22.8%
Sold Listings	280	<b>282</b>	+ 0.7%	280	<b>282</b>	+ 0.7%
Median Sales Price*	\$590,000	<b>\$639,500</b>	+ 8.4%	\$590,000	<b>\$639,500</b>	+ 8.4%
Average Sales Price*	\$742,255	<b>\$806,991</b>	+ 8.7%	\$742,255	<b>\$806,991</b>	+ 8.7%
Percent of List Price Received*	97.9%	<b>97.8%</b>	- 0.1%	97.9%	<b>97.8%</b>	- 0.1%
Days on Market Until Sale	48	<b>49</b>	+ 2.1%	48	<b>49</b>	+ 2.1%
Inventory of Homes for Sale	670	<b>587</b>	- 12.4%	--	--	--
Months Supply of Inventory	1.3	<b>1.4</b>	+ 7.7%	--	--	--

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

Townhouse/Condo	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	329	<b>380</b>	+ 15.5%	329	<b>380</b>	+ 15.5%
Sold Listings	217	<b>195</b>	- 10.1%	217	<b>195</b>	- 10.1%
Median Sales Price*	\$430,000	<b>\$399,000</b>	- 7.2%	\$430,000	<b>\$399,000</b>	- 7.2%
Average Sales Price*	\$505,299	<b>\$581,743</b>	+ 15.1%	\$505,299	<b>\$581,743</b>	+ 15.1%
Percent of List Price Received*	98.1%	<b>98.2%</b>	+ 0.1%	98.1%	<b>98.2%</b>	+ 0.1%
Days on Market Until Sale	44	<b>58</b>	+ 31.8%	44	<b>58</b>	+ 31.8%
Inventory of Homes for Sale	655	<b>641</b>	- 2.1%	--	--	--
Months Supply of Inventory	1.5	<b>1.9</b>	+ 26.7%	--	--	--

\* 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

