

Local Market Update for February 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.

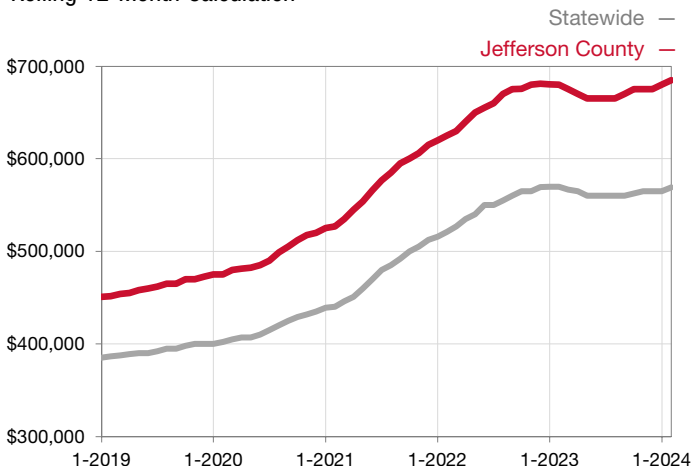
Single Family	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Key Metrics						
New Listings	402	484	+ 20.4%	727	843	+ 16.0%
Sold Listings	369	348	- 5.7%	654	637	- 2.6%
Median Sales Price*	\$635,000	\$700,000	+ 10.2%	\$625,000	\$685,000	+ 9.6%
Average Sales Price*	\$734,418	\$804,049	+ 9.5%	\$722,105	\$780,081	+ 8.0%
Percent of List Price Received*	99.1%	99.6%	+ 0.5%	98.7%	99.2%	+ 0.5%
Days on Market Until Sale	50	41	- 18.0%	49	43	- 12.2%
Inventory of Homes for Sale	520	449	- 13.7%	--	--	--
Months Supply of Inventory	1.0	1.0	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	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Key Metrics						
New Listings	168	194	+ 15.5%	335	338	+ 0.9%
Sold Listings	138	124	- 10.1%	243	215	- 11.5%
Median Sales Price*	\$402,500	\$399,500	- 0.7%	\$399,000	\$394,990	- 1.0%
Average Sales Price*	\$448,966	\$431,971	- 3.8%	\$443,407	\$424,419	- 4.3%
Percent of List Price Received*	99.3%	99.3%	0.0%	99.0%	99.2%	+ 0.2%
Days on Market Until Sale	43	49	+ 14.0%	42	46	+ 9.5%
Inventory of Homes for Sale	231	230	- 0.4%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

