

Local Market Update for May 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.

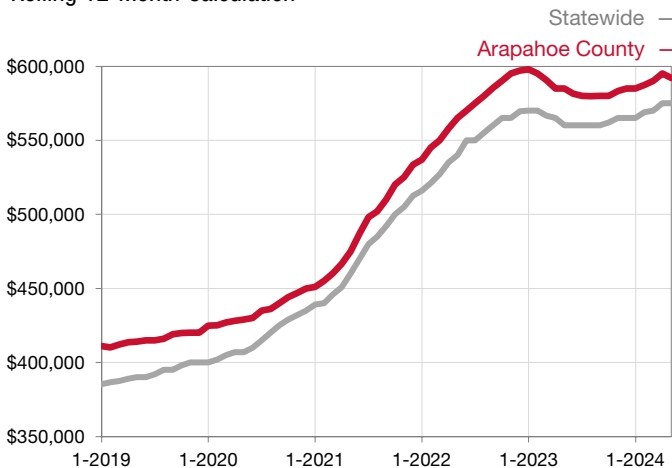
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	618	870	+ 40.8%	2,686	3,286	+ 22.3%
Sold Listings	586	604	+ 3.1%	2,368	2,367	- 0.0%
Median Sales Price*	\$620,000	\$595,500	- 4.0%	\$575,000	\$595,000	+ 3.5%
Average Sales Price*	\$789,272	\$763,530	- 3.3%	\$709,254	\$754,297	+ 6.4%
Percent of List Price Received*	100.6%	100.1%	- 0.5%	99.8%	99.8%	0.0%
Days on Market Until Sale	20	21	+ 5.0%	36	32	- 11.1%
Inventory of Homes for Sale	721	1,103	+ 53.0%	--	--	--
Months Supply of Inventory	1.4	2.4	+ 71.4%	--	--	--

* 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	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	352	436	+ 23.9%	1,492	1,735	+ 16.3%
Sold Listings	327	271	- 17.1%	1,236	1,115	- 9.8%
Median Sales Price*	\$370,000	\$370,000	0.0%	\$361,000	\$370,000	+ 2.5%
Average Sales Price*	\$386,326	\$384,883	- 0.4%	\$385,549	\$388,323	+ 0.7%
Percent of List Price Received*	100.5%	99.0%	- 1.5%	99.8%	99.2%	- 0.6%
Days on Market Until Sale	17	30	+ 76.5%	27	35	+ 29.6%
Inventory of Homes for Sale	333	632	+ 89.8%	--	--	--
Months Supply of Inventory	1.2	2.6	+ 116.7%	--	--	--

* 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

