

Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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.

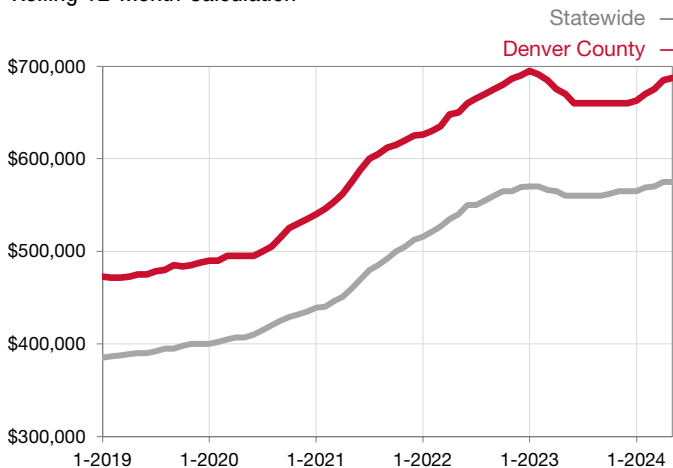
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	690	1,068	+ 54.8%	2,810	3,744	+ 33.2%
Sold Listings	545	630	+ 15.6%	2,147	2,363	+ 10.1%
Median Sales Price*	\$711,755	\$745,000	+ 4.7%	\$650,000	\$710,000	+ 9.2%
Average Sales Price*	\$899,602	\$888,731	- 1.2%	\$849,192	\$889,182	+ 4.7%
Percent of List Price Received*	100.9%	100.1%	- 0.8%	99.9%	99.7%	- 0.2%
Days on Market Until Sale	17	23	+ 35.3%	30	31	+ 3.3%
Inventory of Homes for Sale	841	1,305	+ 55.2%	--	--	--
Months Supply of Inventory	1.8	3.0	+ 66.7%	--	--	--

* 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	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	576	655	+ 13.7%	2,338	2,663	+ 13.9%
Sold Listings	447	347	- 22.4%	1,677	1,484	- 11.5%
Median Sales Price*	\$457,500	\$420,000	- 8.2%	\$430,000	\$425,000	- 1.2%
Average Sales Price*	\$562,451	\$540,383	- 3.9%	\$543,839	\$543,800	- 0.0%
Percent of List Price Received*	100.0%	98.8%	- 1.2%	99.4%	98.8%	- 0.6%
Days on Market Until Sale	27	37	+ 37.0%	34	46	+ 35.3%
Inventory of Homes for Sale	874	1,253	+ 43.4%	--	--	--
Months Supply of Inventory	2.3	3.9	+ 69.6%	--	--	--

* 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

