

Local Market Update for May 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.

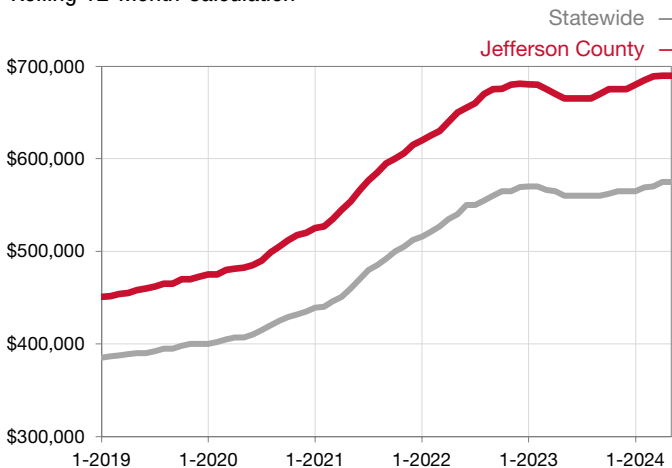
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	690	1,020	+ 47.8%	2,734	3,200	+ 17.0%
Sold Listings	589	602	+ 2.2%	2,245	2,215	- 1.3%
Median Sales Price*	\$700,000	\$693,500	- 0.9%	\$660,000	\$697,000	+ 5.6%
Average Sales Price*	\$803,109	\$827,279	+ 3.0%	\$769,509	\$805,762	+ 4.7%
Percent of List Price Received*	101.2%	100.7%	- 0.5%	100.4%	100.1%	- 0.3%
Days on Market Until Sale	18	16	- 11.1%	31	29	- 6.5%
Inventory of Homes for Sale	698	976	+ 39.8%	--	--	--
Months Supply of Inventory	1.4	2.1	+ 50.0%	--	--	--

* 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	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	245	298	+ 21.6%	1,064	1,126	+ 5.8%
Sold Listings	256	202	- 21.1%	890	754	- 15.3%
Median Sales Price*	\$430,000	\$408,000	- 5.1%	\$410,000	\$410,000	0.0%
Average Sales Price*	\$462,293	\$437,231	- 5.4%	\$445,776	\$439,868	- 1.3%
Percent of List Price Received*	100.3%	99.6%	- 0.7%	99.9%	99.5%	- 0.4%
Days on Market Until Sale	22	25	+ 13.6%	29	38	+ 31.0%
Inventory of Homes for Sale	256	367	+ 43.4%	--	--	--
Months Supply of Inventory	1.2	2.1	+ 75.0%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

