

Local Market Update for July 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.

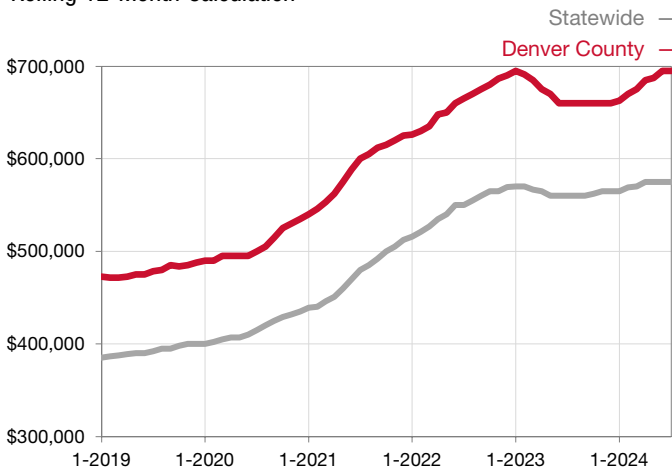
Single Family	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Key Metrics						
New Listings	557	657	+ 18.0%	4,098	5,175	+ 26.3%
Sold Listings	452	513	+ 13.5%	3,178	3,397	+ 6.9%
Median Sales Price*	\$696,500	\$700,000	+ 0.5%	\$663,000	\$715,000	+ 7.8%
Average Sales Price*	\$876,875	\$872,873	- 0.5%	\$862,118	\$893,130	+ 3.6%
Percent of List Price Received*	99.8%	98.7%	- 1.1%	99.9%	99.5%	- 0.4%
Days on Market Until Sale	21	29	+ 38.1%	27	29	+ 7.4%
Inventory of Homes for Sale	1,027	1,349	+ 31.4%	--	--	--
Months Supply of Inventory	2.3	3.1	+ 34.8%	--	--	--

* 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	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Key Metrics						
New Listings	547	474	- 13.3%	3,441	3,690	+ 7.2%
Sold Listings	401	321	- 20.0%	2,497	2,092	- 16.2%
Median Sales Price*	\$435,000	\$420,000	- 3.4%	\$435,000	\$422,000	- 3.0%
Average Sales Price*	\$552,966	\$520,427	- 5.9%	\$549,502	\$540,935	- 1.6%
Percent of List Price Received*	99.5%	98.4%	- 1.1%	99.5%	98.8%	- 0.7%
Days on Market Until Sale	28	40	+ 42.9%	32	44	+ 37.5%
Inventory of Homes for Sale	1,000	1,372	+ 37.2%	--	--	--
Months Supply of Inventory	2.8	4.5	+ 60.7%	--	--	--

* 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

