

# Local Market Update for July 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.

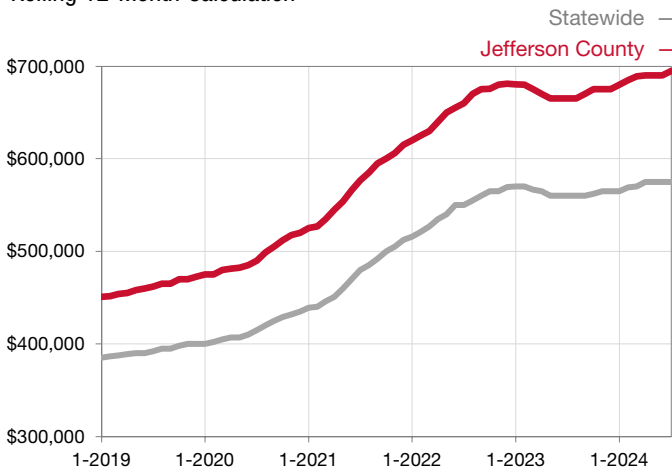
| Single Family                   | July      |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
|                                 | 2023      | 2024      | Percent Change from Previous Year | Thru 07-2023 | Thru 07-2024 | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |           |                                   |              |              |                                   |
| New Listings                    | 611       | 715       | + 17.0%                           | 4,086        | 4,750        | + 16.3%                           |
| Sold Listings                   | 529       | 596       | + 12.7%                           | 3,385        | 3,352        | - 1.0%                            |
| Median Sales Price*             | \$700,000 | \$715,000 | + 2.1%                            | \$675,000    | \$700,500    | + 3.8%                            |
| Average Sales Price*            | \$802,873 | \$817,999 | + 1.9%                            | \$781,734    | \$812,939    | + 4.0%                            |
| Percent of List Price Received* | 100.4%    | 99.4%     | - 1.0%                            | 100.5%       | 100.0%       | - 0.5%                            |
| Days on Market Until Sale       | 19        | 22        | + 15.8%                           | 26           | 26           | 0.0%                              |
| Inventory of Homes for Sale     | 861       | 1,171     | + 36.0%                           | --           | --           | --                                |
| Months Supply of Inventory      | 1.8       | 2.6       | + 44.4%                           | --           | --           | --                                |

\* 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                 | July      |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
|                                 | 2023      | 2024      | Percent Change from Previous Year | Thru 07-2023 | Thru 07-2024 | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |           |                                   |              |              |                                   |
| New Listings                    | 207       | 266       | + 28.5%                           | 1,528        | 1,646        | + 7.7%                            |
| Sold Listings                   | 223       | 180       | - 19.3%                           | 1,336        | 1,104        | - 17.4%                           |
| Median Sales Price*             | \$448,410 | \$410,500 | - 8.5%                            | \$417,000    | \$410,000    | - 1.7%                            |
| Average Sales Price*            | \$480,970 | \$436,505 | - 9.2%                            | \$456,421    | \$440,169    | - 3.6%                            |
| Percent of List Price Received* | 100.1%    | 99.5%     | - 0.6%                            | 100.0%       | 99.5%        | - 0.5%                            |
| Days on Market Until Sale       | 25        | 34        | + 36.0%                           | 28           | 36           | + 28.6%                           |
| Inventory of Homes for Sale     | 280       | 450       | + 60.7%                           | --           | --           | --                                |
| Months Supply of Inventory      | 1.4       | 2.8       | + 100.0%                          | --           | --           | --                                |

\* 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

