

Local Market Update for August 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.

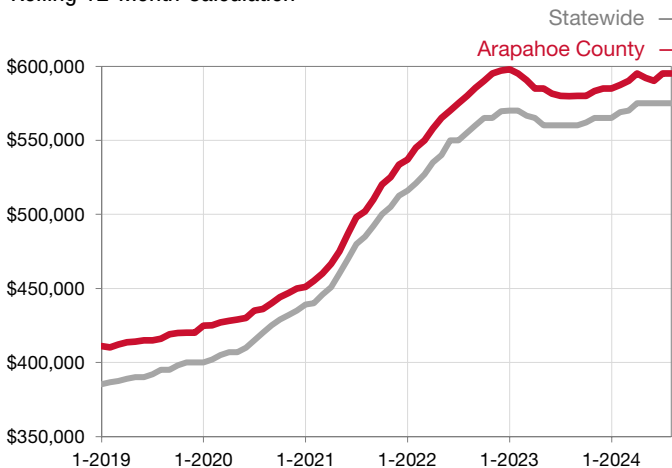
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	656	638	- 2.7%	4,732	5,307	+ 12.2%
Sold Listings	549	529	- 3.6%	3,955	3,948	- 0.2%
Median Sales Price*	\$585,000	\$602,500	+ 3.0%	\$585,000	\$600,000	+ 2.6%
Average Sales Price*	\$765,625	\$775,603	+ 1.3%	\$738,809	\$752,369	+ 1.8%
Percent of List Price Received*	99.7%	99.0%	- 0.7%	99.9%	99.7%	- 0.2%
Days on Market Until Sale	21	40	+ 90.5%	30	31	+ 3.3%
Inventory of Homes for Sale	1,067	1,245	+ 16.7%	--	--	--
Months Supply of Inventory	2.2	2.7	+ 22.7%	--	--	--

* 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	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	344	346	+ 0.6%	2,602	2,780	+ 6.8%
Sold Listings	294	238	- 19.0%	2,144	1,837	- 14.3%
Median Sales Price*	\$375,000	\$360,000	- 4.0%	\$367,000	\$370,000	+ 0.8%
Average Sales Price*	\$388,645	\$377,090	- 3.0%	\$387,011	\$389,780	+ 0.7%
Percent of List Price Received*	99.5%	98.9%	- 0.6%	99.9%	99.1%	- 0.8%
Days on Market Until Sale	22	41	+ 86.4%	23	36	+ 56.5%
Inventory of Homes for Sale	481	765	+ 59.0%	--	--	--
Months Supply of Inventory	1.9	3.4	+ 78.9%	--	--	--

* 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

