

Local Market Update for August 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.

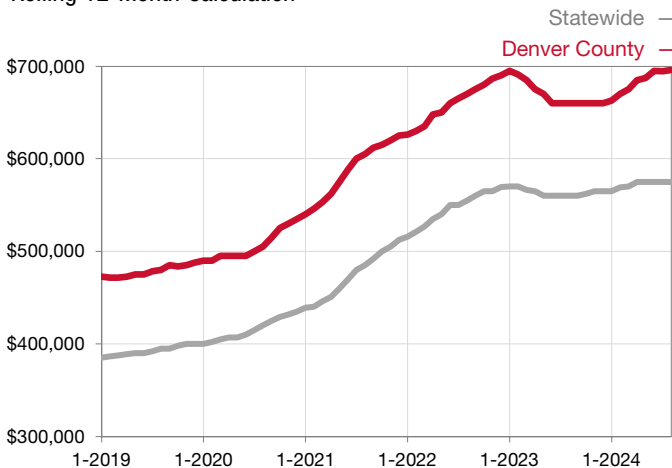
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	639	713	+ 11.6%	4,737	5,887	+ 24.3%
Sold Listings	474	498	+ 5.1%	3,652	3,899	+ 6.8%
Median Sales Price*	\$666,000	\$699,000	+ 5.0%	\$663,618	\$710,000	+ 7.0%
Average Sales Price*	\$890,858	\$887,303	- 0.4%	\$865,849	\$891,628	+ 3.0%
Percent of List Price Received*	99.2%	98.5%	- 0.7%	99.8%	99.4%	- 0.4%
Days on Market Until Sale	25	35	+ 40.0%	27	30	+ 11.1%
Inventory of Homes for Sale	1,102	1,394	+ 26.5%	--	--	--
Months Supply of Inventory	2.5	3.1	+ 24.0%	--	--	--

* 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	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	530	528	- 0.4%	3,971	4,218	+ 6.2%
Sold Listings	422	288	- 31.8%	2,919	2,381	- 18.4%
Median Sales Price*	\$426,500	\$377,500	- 11.5%	\$432,500	\$420,000	- 2.9%
Average Sales Price*	\$533,918	\$497,963	- 6.7%	\$547,249	\$535,719	- 2.1%
Percent of List Price Received*	99.5%	98.4%	- 1.1%	99.5%	98.7%	- 0.8%
Days on Market Until Sale	27	49	+ 81.5%	31	45	+ 45.2%
Inventory of Homes for Sale	1,084	1,389	+ 28.1%	--	--	--
Months Supply of Inventory	3.1	4.7	+ 51.6%	--	--	--

* 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

