

Local Market Update for August 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.

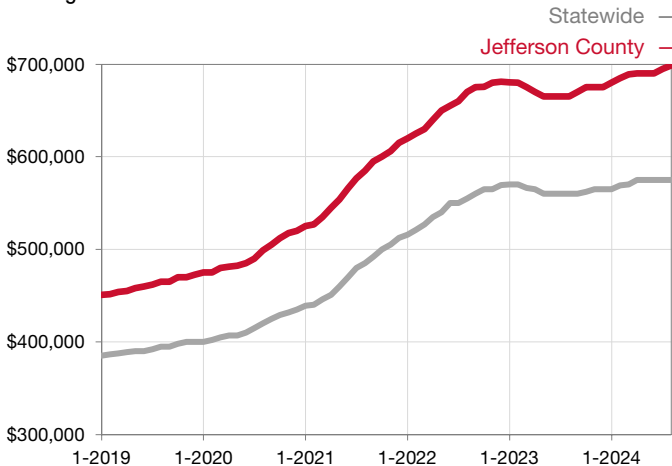
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	603	731	+ 21.2%	4,689	5,479	+ 16.8%
Sold Listings	500	572	+ 14.4%	3,885	3,925	+ 1.0%
Median Sales Price*	\$690,000	\$734,250	+ 6.4%	\$676,000	\$705,000	+ 4.3%
Average Sales Price*	\$818,129	\$866,699	+ 5.9%	\$786,410	\$820,803	+ 4.4%
Percent of List Price Received*	99.6%	99.2%	- 0.4%	100.4%	99.9%	- 0.5%
Days on Market Until Sale	21	27	+ 28.6%	26	26	0.0%
Inventory of Homes for Sale	921	1,226	+ 33.1%	--	--	--
Months Supply of Inventory	1.9	2.7	+ 42.1%	--	--	--

* 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	232	226	- 2.6%	1,760	1,870	+ 6.3%
Sold Listings	192	207	+ 7.8%	1,528	1,313	- 14.1%
Median Sales Price*	\$416,500	\$410,000	- 1.6%	\$417,000	\$410,000	- 1.7%
Average Sales Price*	\$461,609	\$429,653	- 6.9%	\$457,073	\$438,744	- 4.0%
Percent of List Price Received*	99.9%	98.9%	- 1.0%	100.0%	99.4%	- 0.6%
Days on Market Until Sale	22	35	+ 59.1%	28	36	+ 28.6%
Inventory of Homes for Sale	287	421	+ 46.7%	--	--	--
Months Supply of Inventory	1.5	2.6	+ 73.3%	--	--	--

* 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

