

Monthly Indicators

Residential real estate activity in Arapahoe, Douglas, Jefferson and Denver Counties, comprised of single-family properties, townhomes and condominiums.



January 2024

Percent changes calculated using year-over-year comparisons and rounded figures.

New Listings were up 17.6 percent for single family homes and 12.5 percent for townhouse-condo properties. Under Contracts increased 3.6 percent for single family homes but decreased 3.3 percent for townhouse-condo properties.

The Median Sales Price was up 6.0 percent to \$651,700 for single family homes and 1.3 percent to \$395,000 for townhouse-condo properties. Days on Market remained flat for single family homes but increased 14.3 percent for townhouse-condo properties.

Despite tepid sales activity, the persistent shortage of housing supply has helped prop up home values nationwide, with the median existing-home price rising 4.4% year-over-year to \$382,600, according to NAR. Total unsold inventory was at 1 million units heading into January, an 11.5% decline from the previous month, for a 3.2 months' supply at the current sales pace. Nationally, listing activity has started to pick up, and with mortgage rates stabilizing and housing completions on the rise, inventory is expected to improve in the coming months.

Activity Snapshot

- 16.4% **- 1.2%** **+ 6.2%**

One-Year Change in Active Listings All Properties	One-Year Change in Sold Listings All Properties	One-Year Change in Median Sales Price All Properties
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Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	1-2023	1-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
Active Listings		2,825	2,225	- 21.2%	--	--	--
Under Contract		1,648	1,707	+ 3.6%	1,648	1,707	+ 3.6%
New Listings		1,417	1,666	+ 17.6%	1,417	1,666	+ 17.6%
Sold Listings		1,102	1,112	+ 0.9%	1,102	1,112	+ 0.9%
Days on Market		50	50	0.0%	50	50	0.0%
Median Sales Price		\$615,000	\$651,700	+ 6.0%	\$615,000	\$651,700	+ 6.0%
Avg. Sales Price		\$724,421	\$775,879	+ 7.1%	\$724,421	\$775,879	+ 7.1%
Pct. of List Price Received		98.0%	98.4%	+ 0.4%	98.0%	98.4%	+ 0.4%
Affordability Index		51	46	- 9.8%	51	46	- 9.8%

Townhouse-Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

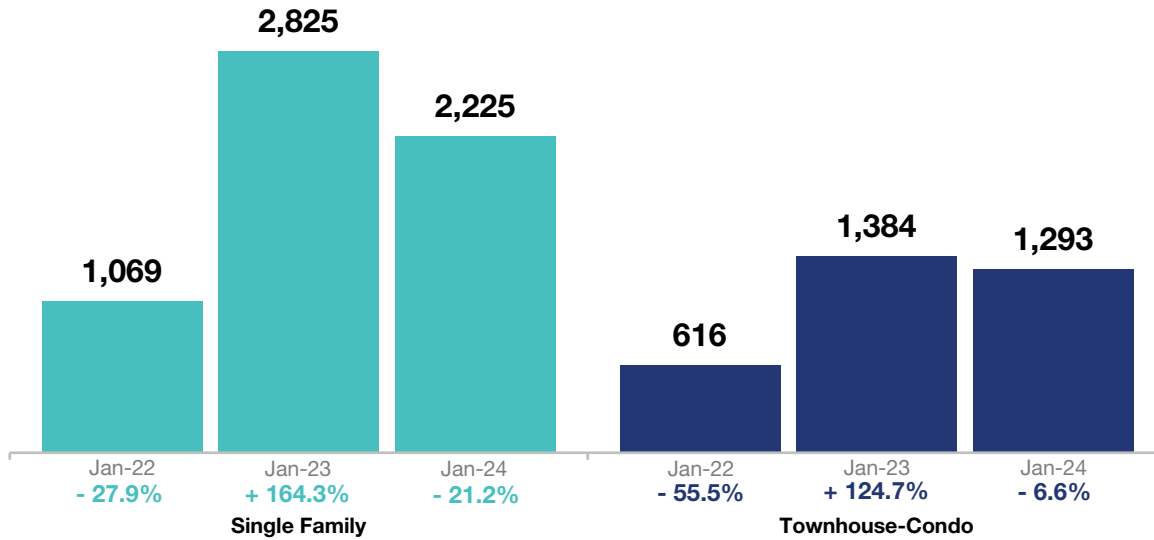


Key Metrics	Historical Sparkbars	1-2023	1-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
Active Listings		1,384	1,293	- 6.6%	--	--	--
Under Contract		761	736	- 3.3%	761	736	- 3.3%
New Listings		767	863	+ 12.5%	767	863	+ 12.5%
Sold Listings		534	505	- 5.4%	534	505	- 5.4%
Days on Market		42	48	+ 14.3%	42	48	+ 14.3%
Median Sales Price		\$390,000	\$395,000	+ 1.3%	\$390,000	\$395,000	+ 1.3%
Avg. Sales Price		\$451,521	\$478,502	+ 6.0%	\$451,521	\$478,502	+ 6.0%
Pct. of List Price Received		98.4%	98.7%	+ 0.3%	98.4%	98.7%	+ 0.3%
Affordability Index		80	76	- 5.0%	80	76	- 5.0%

Inventory of Active Listings

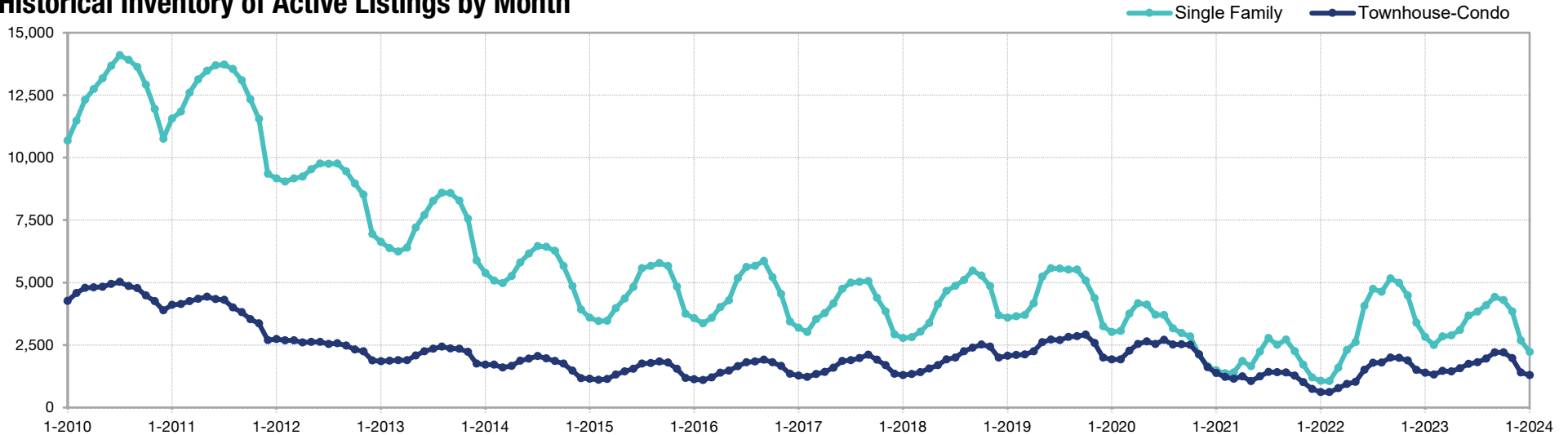


January



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2023	2,494	+136.8%	1,314	+115.1%
Mar-2023	2,843	+79.7%	1,457	+89.0%
Apr-2023	2,879	+25.4%	1,439	+53.1%
May-2023	3,108	+19.0%	1,563	+52.6%
Jun-2023	3,676	-9.7%	1,742	+15.7%
Jul-2023	3,830	-19.2%	1,804	+1.2%
Aug-2023	4,085	-11.7%	1,951	+8.4%
Sep-2023	4,423	-14.4%	2,208	+10.6%
Oct-2023	4,292	-13.9%	2,200	+10.7%
Nov-2023	3,843	-14.4%	1,969	+5.0%
Dec-2023	2,682	-21.0%	1,400	-6.9%
Jan-2024	2,225	-21.2%	1,293	-6.6%

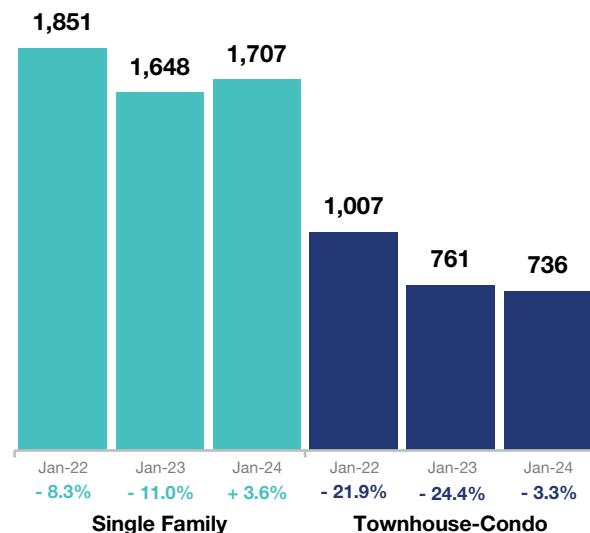
Historical Inventory of Active Listings by Month



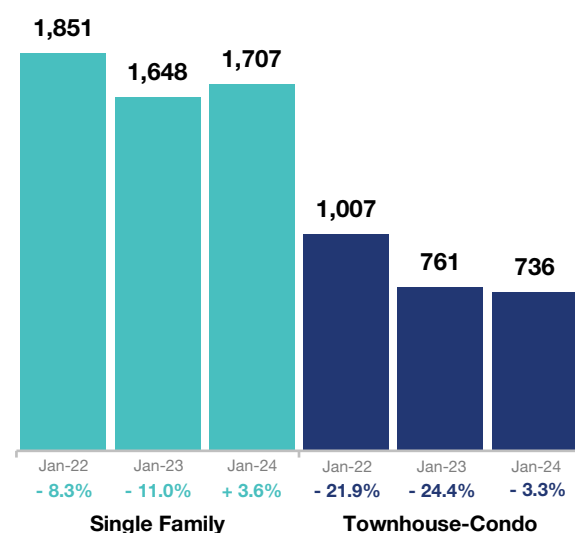
Under Contract



January

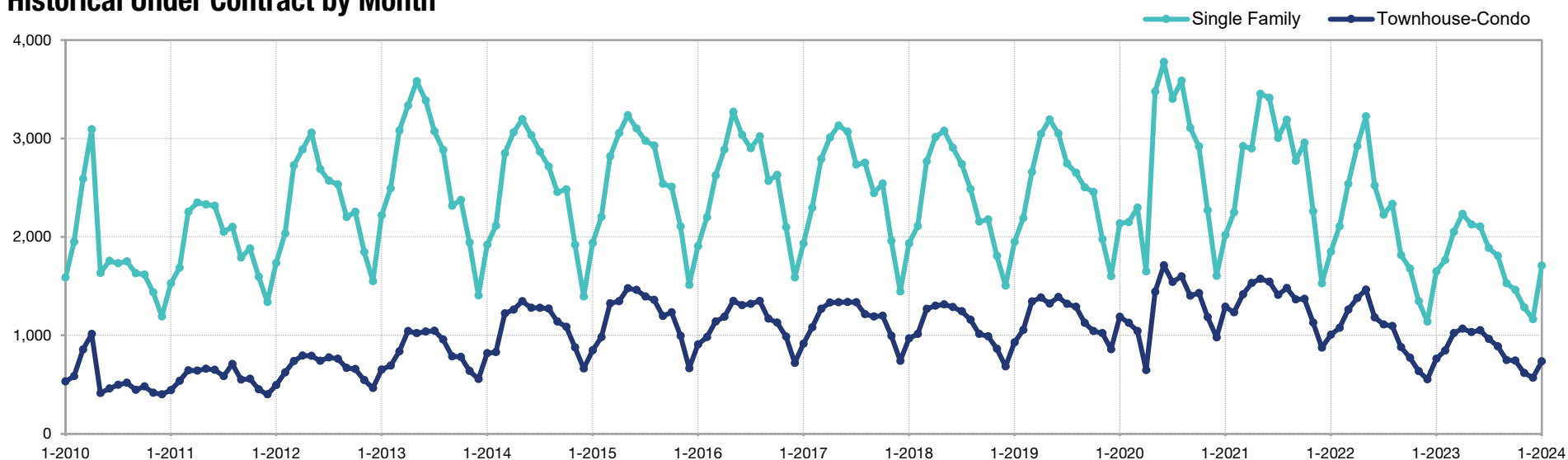


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2023	1,764	-16.2%	844	-21.5%
Mar-2023	2,051	-19.2%	1,023	-18.7%
Apr-2023	2,233	-23.6%	1,067	-22.5%
May-2023	2,125	-34.1%	1,033	-29.4%
Jun-2023	2,104	-16.6%	1,052	-11.0%
Jul-2023	1,887	-15.2%	963	-13.3%
Aug-2023	1,808	-22.6%	888	-18.8%
Sep-2023	1,527	-15.9%	749	-14.8%
Oct-2023	1,462	-12.8%	743	-3.8%
Nov-2023	1,285	-4.5%	618	-2.8%
Dec-2023	1,164	+2.1%	570	+2.9%
Jan-2024	1,707	+3.6%	736	-3.3%

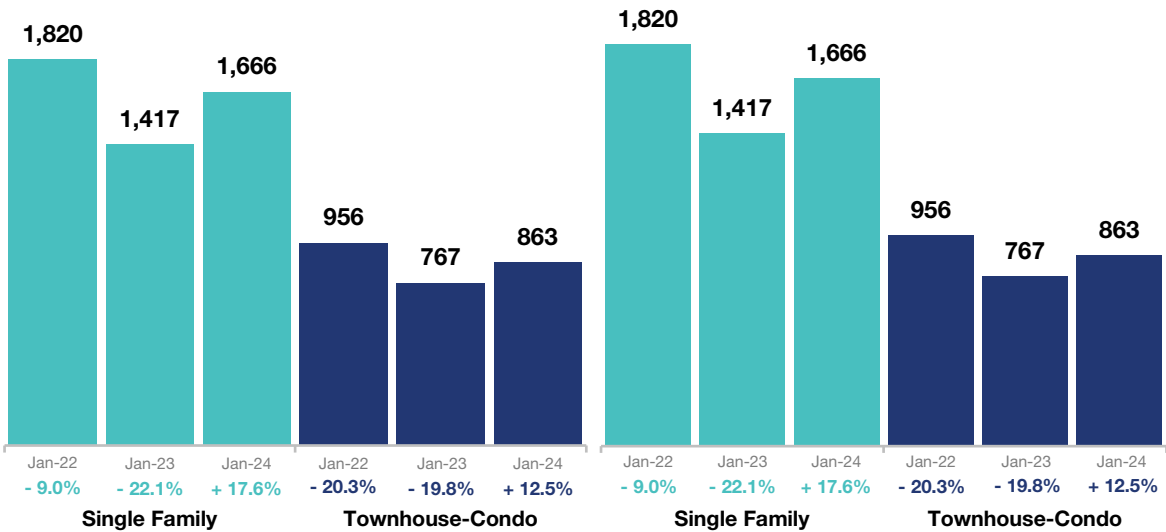
Historical Under Contract by Month



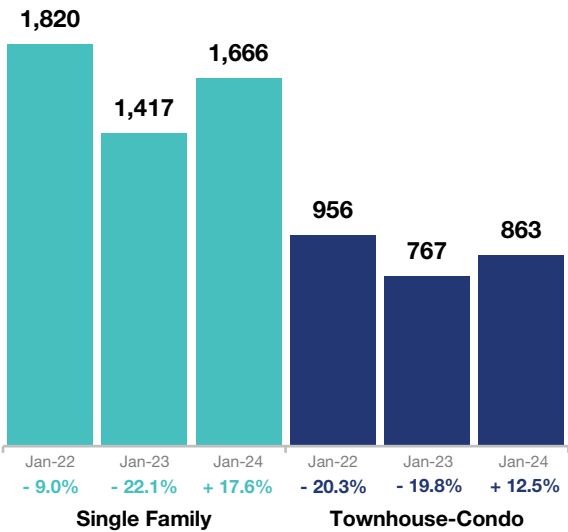
New Listings



January

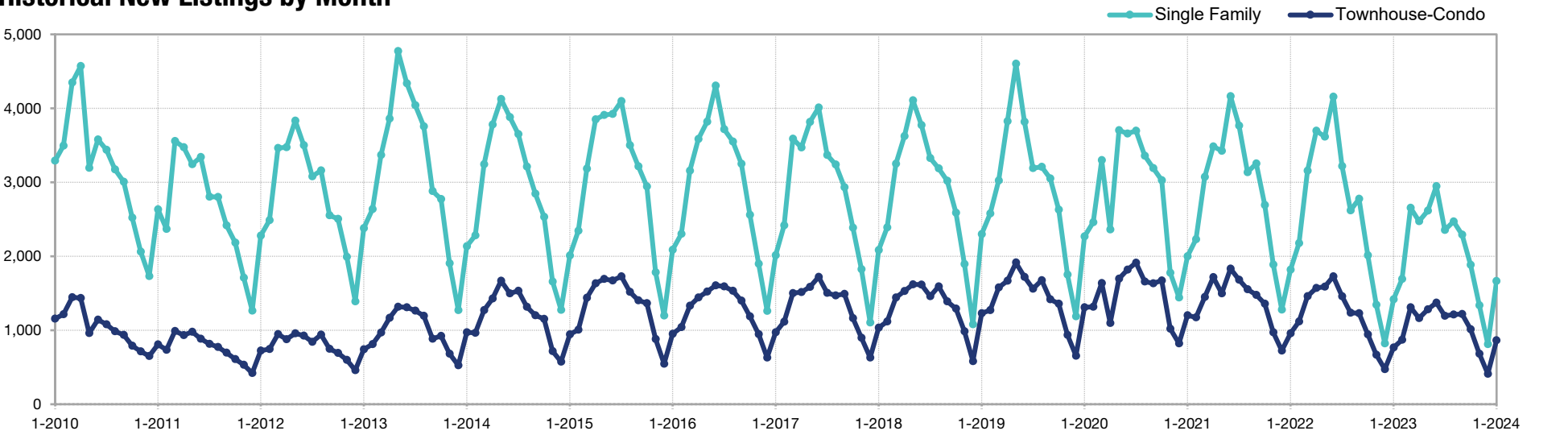


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2023	1,693	-22.2%	871	-22.0%
Mar-2023	2,654	-15.9%	1,309	-10.3%
Apr-2023	2,475	-33.0%	1,165	-25.8%
May-2023	2,617	-27.7%	1,282	-19.3%
Jun-2023	2,946	-29.1%	1,374	-20.5%
Jul-2023	2,354	-26.9%	1,193	-18.3%
Aug-2023	2,469	-5.7%	1,211	-1.9%
Sep-2023	2,291	-17.5%	1,219	-0.8%
Oct-2023	1,885	-6.4%	1,015	+7.4%
Nov-2023	1,337	-0.5%	683	+1.9%
Dec-2023	813	-1.0%	412	-13.3%
Jan-2024	1,666	+17.6%	863	+12.5%

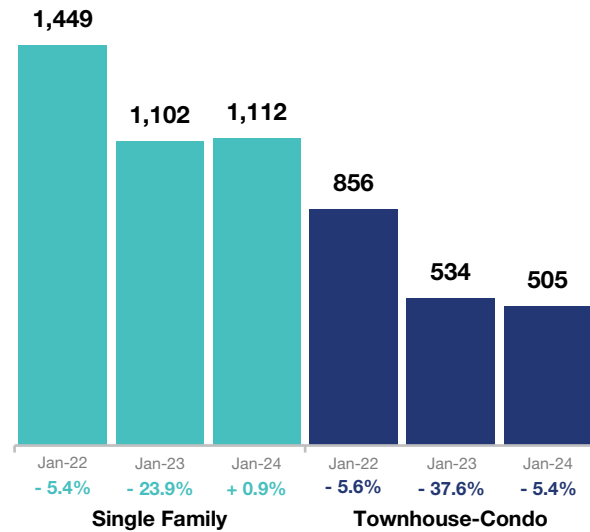
Historical New Listings by Month



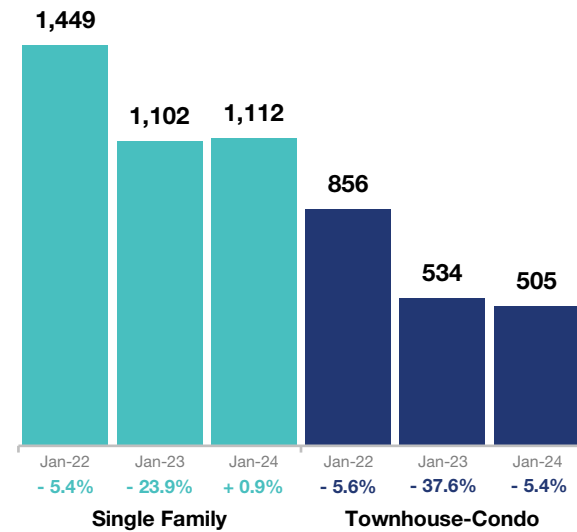
Sold Listings



January

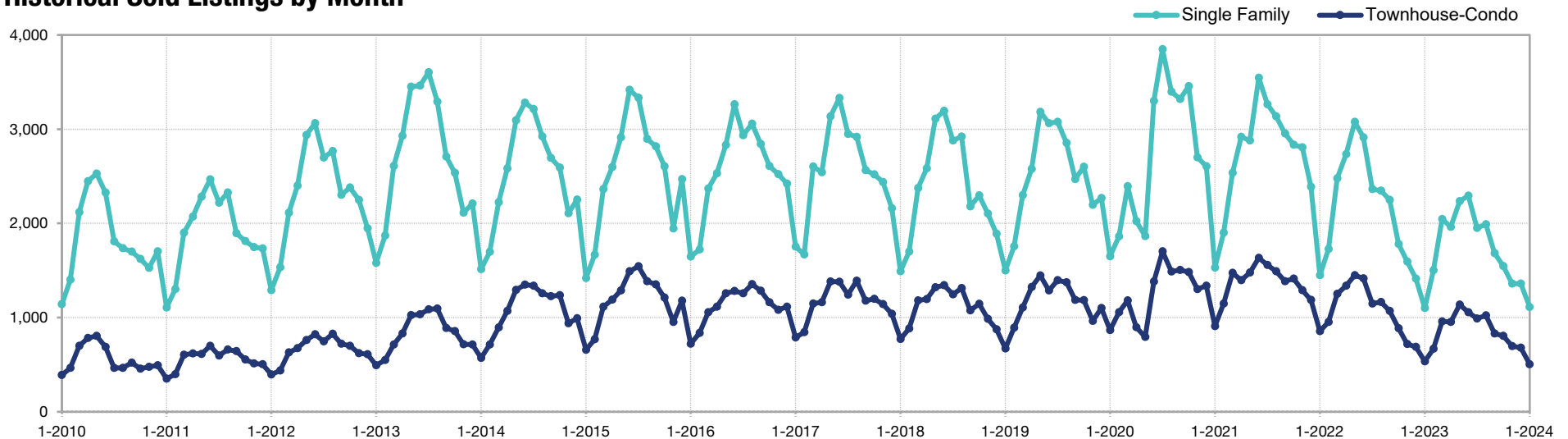


Year to Date

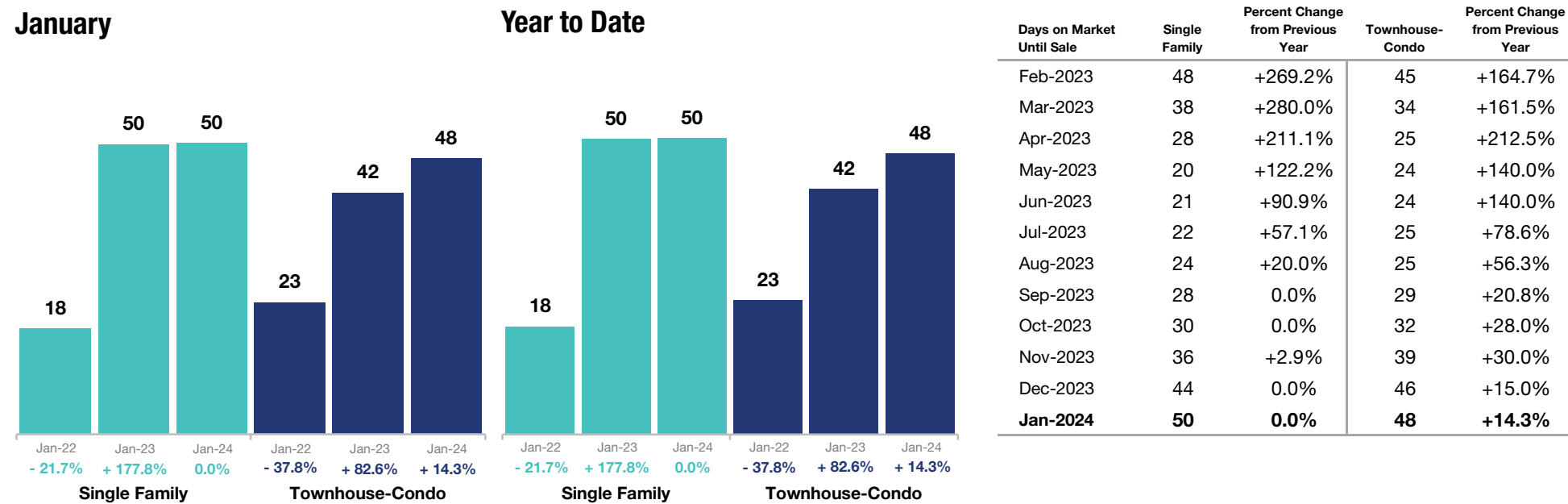


Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2023	1,501	-13.2%	669	-29.7%
Mar-2023	2,045	-17.4%	959	-23.4%
Apr-2023	1,963	-28.2%	953	-28.7%
May-2023	2,235	-27.3%	1,137	-21.5%
Jun-2023	2,295	-21.2%	1,055	-25.4%
Jul-2023	1,951	-17.5%	988	-13.9%
Aug-2023	1,991	-15.1%	1,024	-12.0%
Sep-2023	1,682	-25.2%	829	-22.5%
Oct-2023	1,548	-13.0%	805	-9.1%
Nov-2023	1,359	-14.7%	696	-3.2%
Dec-2023	1,361	-3.6%	679	-1.5%
Jan-2024	1,112	+0.9%	505	-5.4%

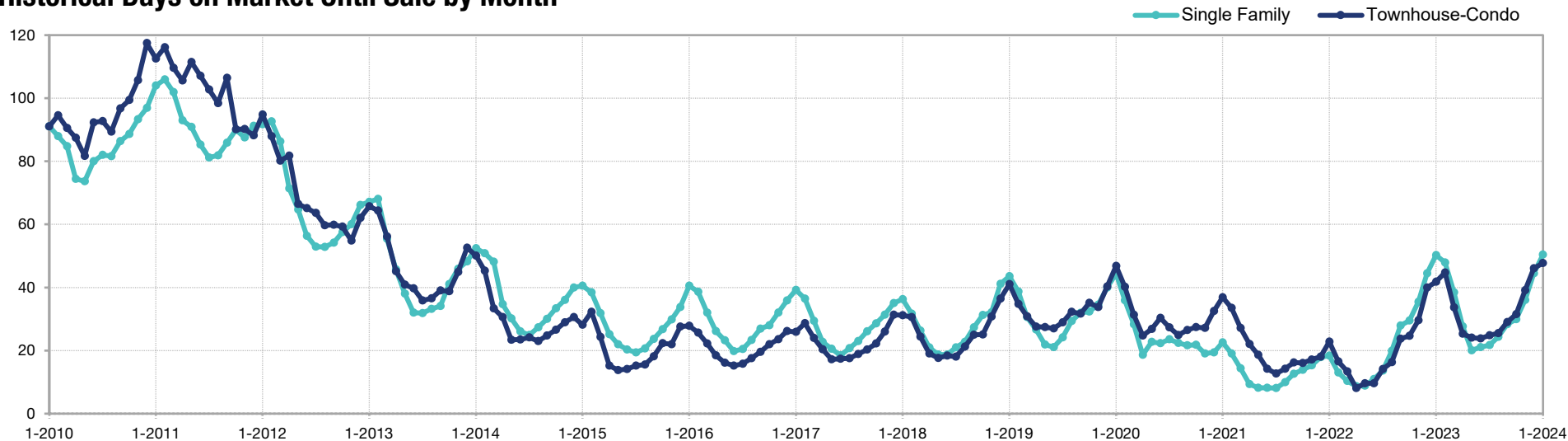
Historical Sold Listings by Month



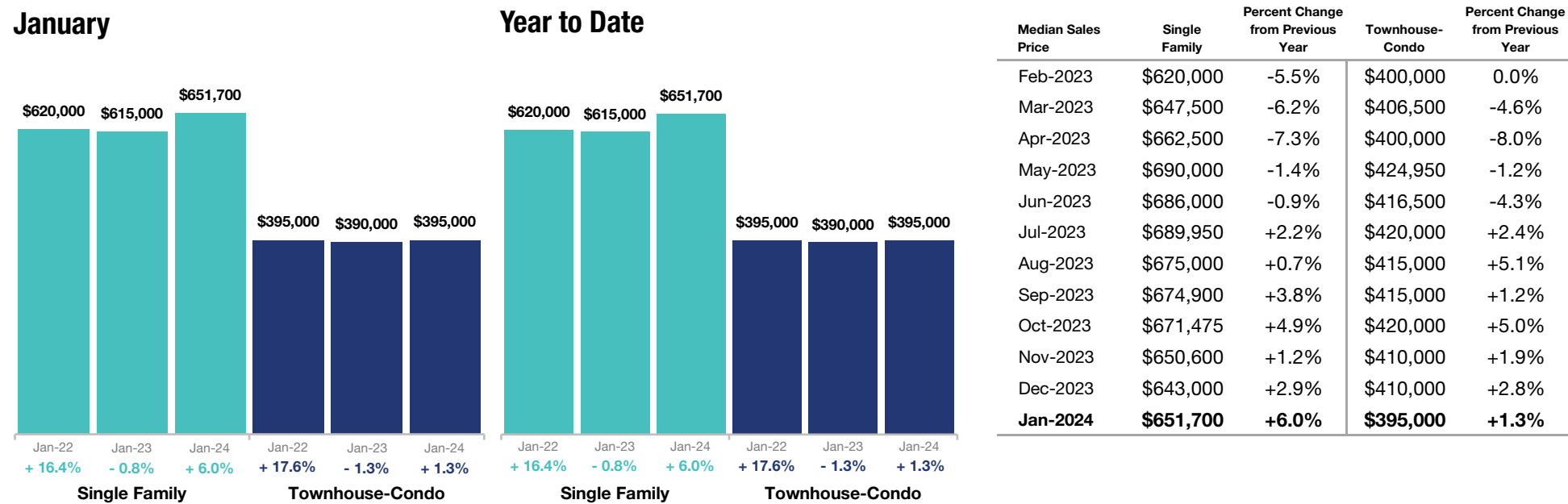
Days on Market Until Sale



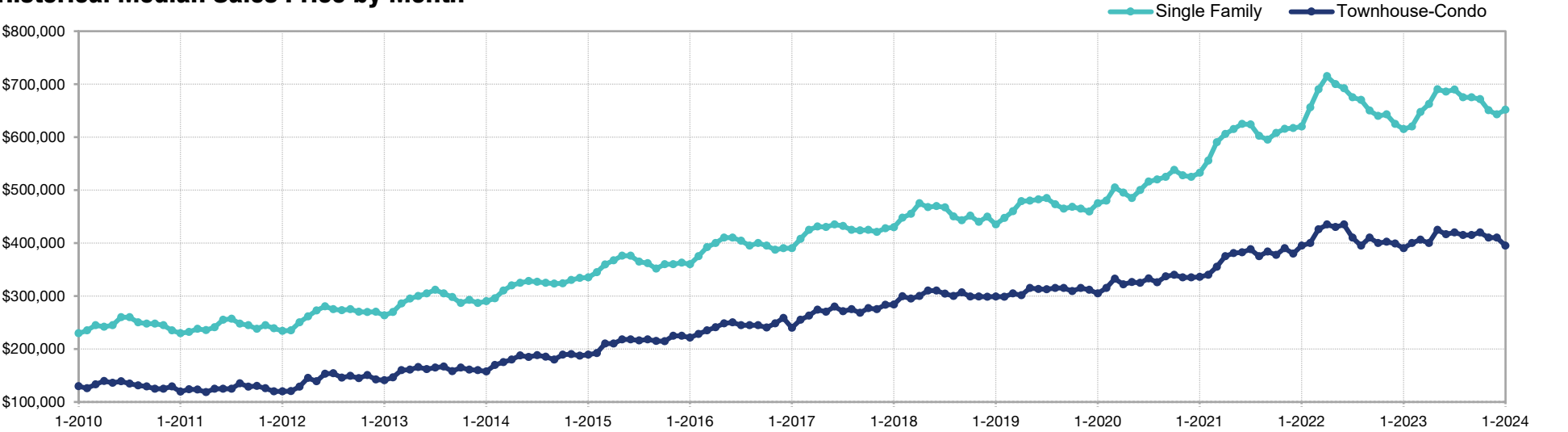
Historical Days on Market Until Sale by Month



Median Sales Price



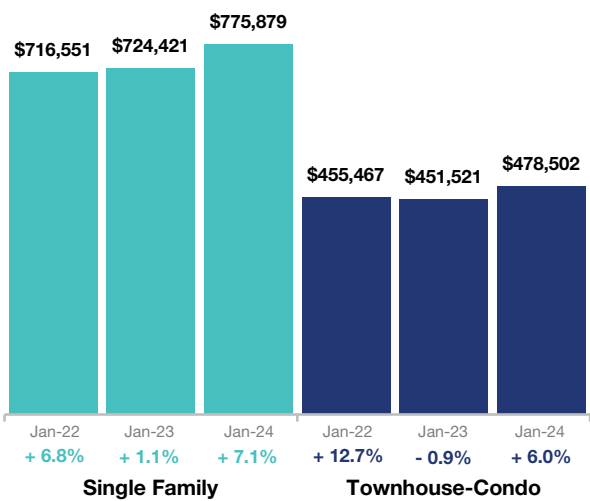
Historical Median Sales Price by Month



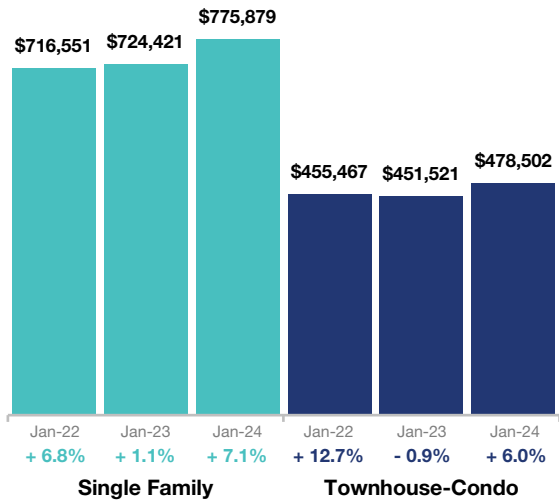
Average Sales Price



January

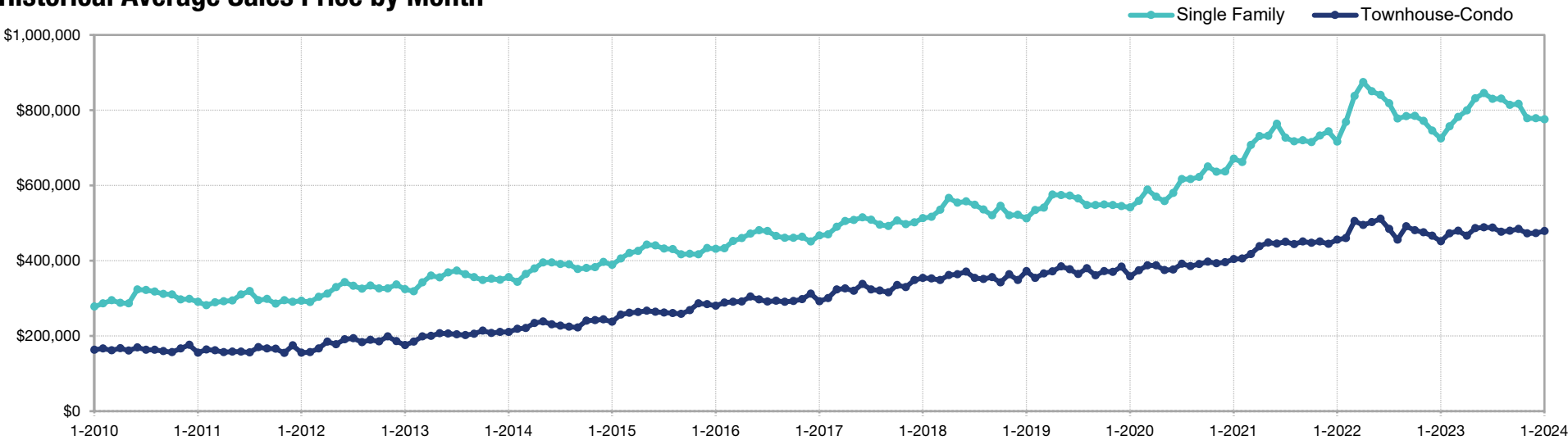


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2023	\$756,733	-1.6%	\$472,550	+2.8%
Mar-2023	\$781,678	-6.7%	\$479,546	-5.1%
Apr-2023	\$799,305	-8.6%	\$466,296	-5.7%
May-2023	\$831,145	-2.2%	\$486,245	-3.2%
Jun-2023	\$845,487	+0.6%	\$488,603	-4.4%
Jul-2023	\$829,726	+1.4%	\$487,416	+0.6%
Aug-2023	\$830,726	+6.9%	\$476,911	+4.6%
Sep-2023	\$813,955	+3.8%	\$479,603	-2.4%
Oct-2023	\$816,412	+4.0%	\$484,378	+0.8%
Nov-2023	\$778,622	+0.9%	\$472,369	-0.7%
Dec-2023	\$778,521	+4.4%	\$473,312	+1.5%
Jan-2024	\$775,879	+7.1%	\$478,502	+6.0%

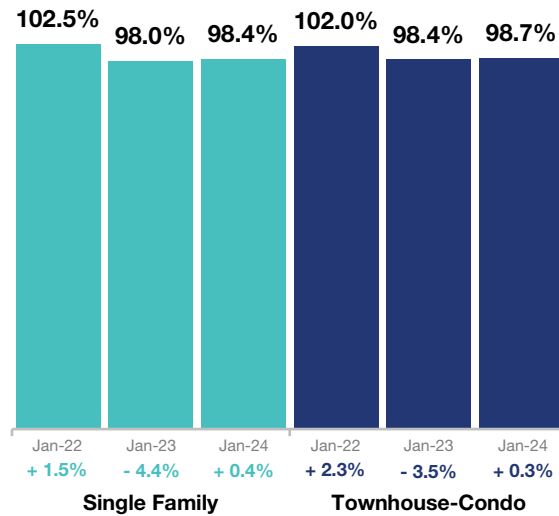
Historical Average Sales Price by Month



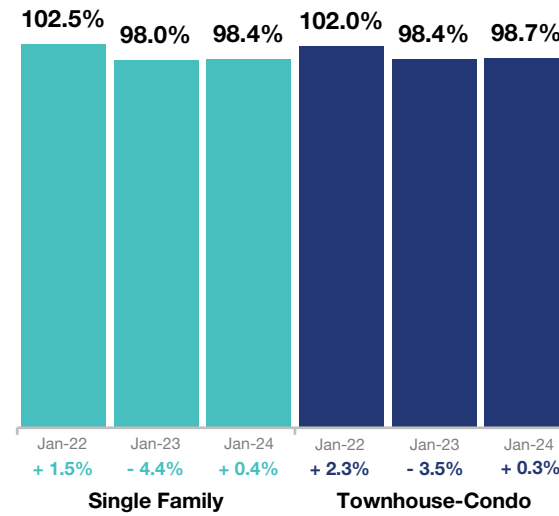
Percent of List Price Received



January

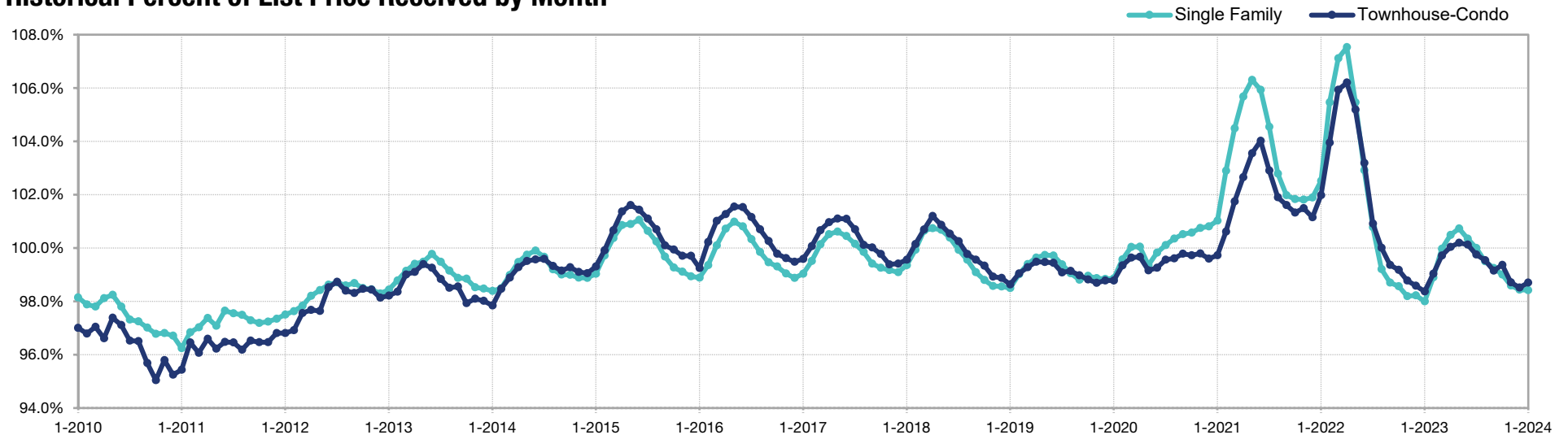


Year to Date

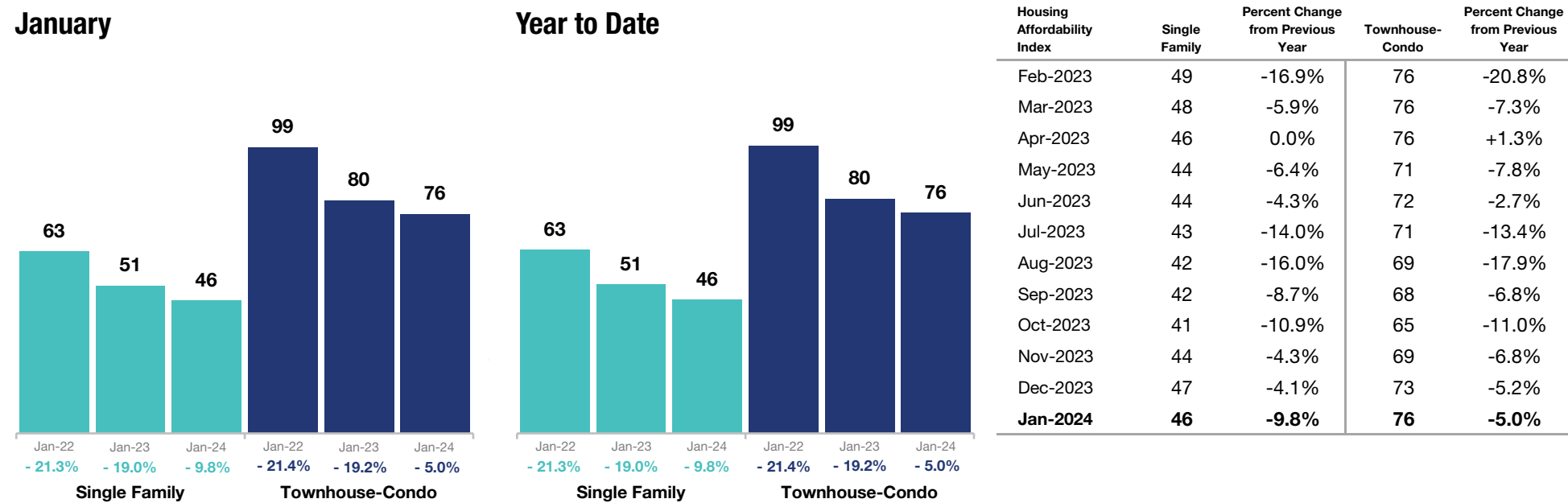


Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2023	98.9%	-6.3%	99.0%	-4.7%
Mar-2023	100.0%	-6.6%	99.7%	-5.9%
Apr-2023	100.5%	-6.5%	100.0%	-5.8%
May-2023	100.7%	-4.5%	100.2%	-4.8%
Jun-2023	100.4%	-2.4%	100.1%	-3.0%
Jul-2023	100.0%	-0.8%	99.8%	-1.1%
Aug-2023	99.5%	+0.3%	99.5%	-0.5%
Sep-2023	99.2%	+0.5%	99.1%	-0.3%
Oct-2023	99.0%	+0.4%	99.4%	+0.2%
Nov-2023	98.6%	+0.4%	98.7%	-0.1%
Dec-2023	98.4%	+0.2%	98.5%	-0.1%
Jan-2024	98.4%	+0.4%	98.7%	+0.3%

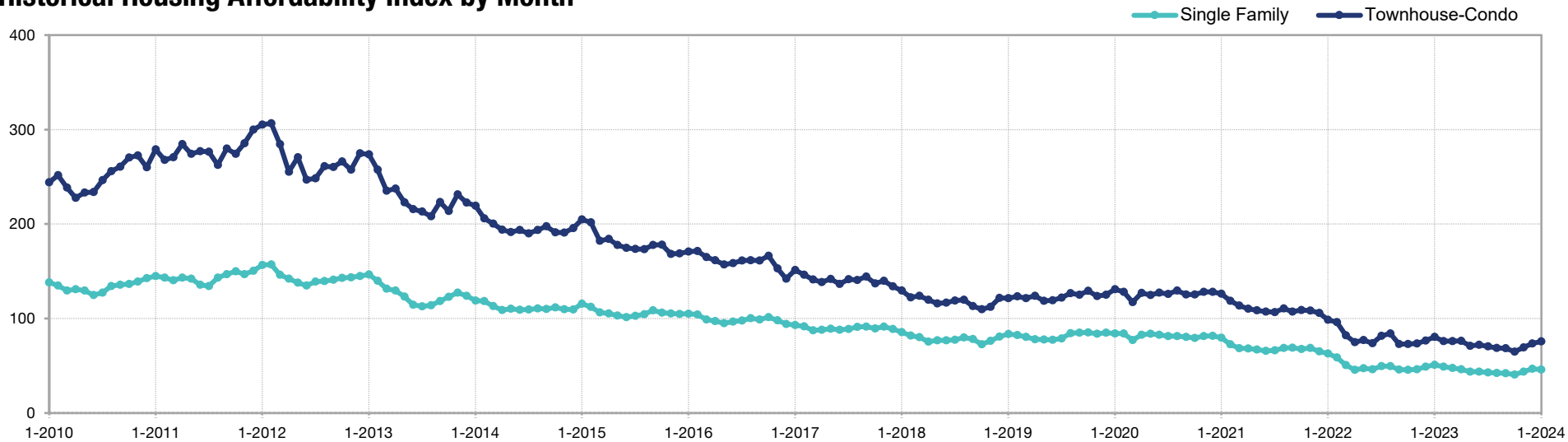
Historical Percent of List Price Received by Month



Housing Affordability Index



Historical Housing Affordability Index by Month



Total Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



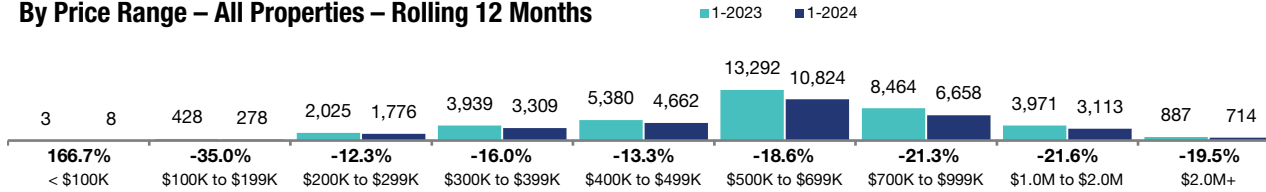
Key Metrics	Historical Sparkbars	1-2023	1-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
Active Listings		4,209	3,518	- 16.4%	--	--	--
Under Contract		2,409	2,443	+ 1.4%	2,409	2,443	+ 1.4%
New Listings		2,184	2,529	+ 15.8%	2,184	2,529	+ 15.8%
Sold Listings		1,636	1,617	- 1.2%	1,636	1,617	- 1.2%
Days on Market		47	50	+ 6.4%	47	50	+ 6.4%
Median Sales Price		\$550,000	\$584,000	+ 6.2%	\$550,000	\$584,000	+ 6.2%
Avg. Sales Price		\$635,345	\$683,006	+ 7.5%	\$635,345	\$683,006	+ 7.5%
Pct. of List Price Received		98.1%	98.5%	+ 0.4%	98.1%	98.5%	+ 0.4%
Affordability Index		57	51	- 10.5%	57	51	- 10.5%

Sold Listings

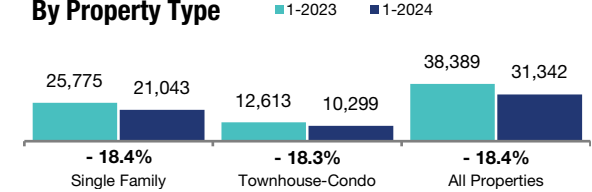
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	1-2023	1-2024	Change	1-2023	1-2024	Change
\$99,999 and Below	2	3	+ 50.0%	1	5	+ 400.0%
\$100,000 to \$199,999	10	13	+ 30.0%	418	265	- 36.6%
\$200,000 to \$299,999	74	85	+ 14.9%	1,951	1,691	- 13.3%
\$300,000 to \$399,999	595	510	- 14.3%	3,343	2,799	- 16.3%
\$400,000 to \$499,999	2,715	2,466	- 9.2%	2,665	2,196	- 17.6%
\$500,000 to \$699,999	10,654	8,646	- 18.8%	2,638	2,178	- 17.4%
\$700,000 to \$999,999	7,439	5,926	- 20.3%	1,025	732	- 28.6%
\$1,000,000 to \$1,999,999	3,473	2,726	- 21.5%	498	387	- 22.3%
\$2,000,000 and Above	813	668	- 17.8%	74	46	- 37.8%
All Price Ranges	25,775	21,043	- 18.4%	12,613	10,299	- 18.3%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	12-2023	1-2024	Change	12-2023	1-2024	Change
	0	0	--	1	0	- 100.0%
	4	0	- 100.0%	20	15	- 25.0%
	7	9	+ 28.6%	120	87	- 27.5%
	43	31	- 27.9%	178	158	- 11.2%
	192	147	- 23.4%	160	101	- 36.9%
	588	452	- 23.1%	140	99	- 29.3%
	302	308	+ 2.0%	42	26	- 38.1%
	192	129	- 32.8%	15	13	- 13.3%
	33	36	+ 9.1%	3	6	+ 100.0%
All Price Ranges	1,361	1,112	- 18.3%	679	505	- 25.6%

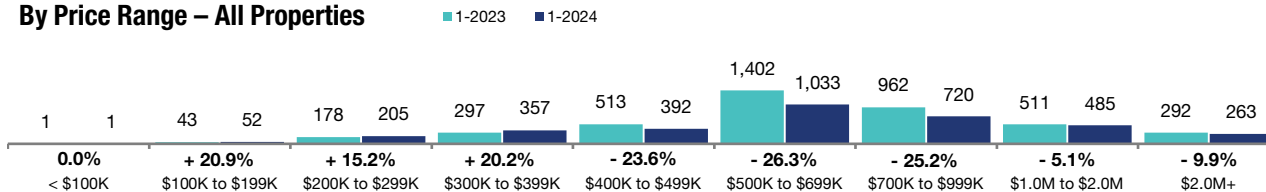
Year to Date

	Single Family			Townhouse-Condo		
	1-2023	1-2024	Change	1-2023	1-2024	Change
	0	0	--	0	0	--
	0	0	--	20	15	- 25.0%
	6	9	+ 50.0%	106	87	- 17.9%
	68	31	- 54.4%	153	158	+ 3.3%
	193	147	- 23.8%	96	101	+ 5.2%
	458	452	- 1.3%	105	99	- 5.7%
	234	308	+ 31.6%	37	26	- 29.7%
	116	129	+ 11.2%	16	13	- 18.8%
	27	36	+ 33.3%	1	6	+ 500.0%
All Price Ranges	1,102	1,112	+ 0.9%	534	505	- 5.4%

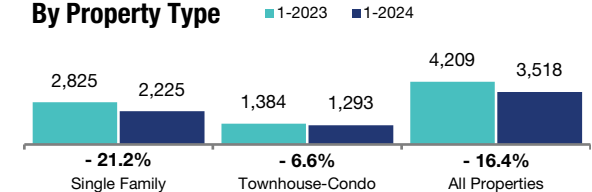
Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

By Price Range – All Properties



By Property Type



Year over Year

By Price Range	Single Family			Townhouse-Condo		
	1-2023	1-2024	Change	1-2023	1-2024	Change
\$99,999 and Below	1	0	- 100.0%	0	1	--
\$100,000 to \$199,999	2	2	0.0%	41	50	+ 22.0%
\$200,000 to \$299,999	8	8	0.0%	170	197	+ 15.9%
\$300,000 to \$399,999	39	46	+ 17.9%	258	311	+ 20.5%
\$400,000 to \$499,999	276	174	- 37.0%	237	218	- 8.0%
\$500,000 to \$699,999	1,033	732	- 29.1%	369	301	- 18.4%
\$700,000 to \$999,999	787	603	- 23.4%	175	117	- 33.1%
\$1,000,000 to \$1,999,999	405	408	+ 0.7%	106	77	- 27.4%
\$2,000,000 and Above	266	244	- 8.3%	26	19	- 26.9%
All Price Ranges	2,825	2,225	- 21.2%	1,384	1,293	- 6.6%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	12-2023	1-2024	Change	12-2023	1-2024	Change
	0	0	--	1	1	0.0%
	1	2	+ 100.0%	60	50	- 16.7%
	15	8	- 46.7%	190	197	+ 3.7%
	57	46	- 19.3%	320	311	- 2.8%
	224	174	- 22.3%	218	218	0.0%
	876	732	- 16.4%	352	301	- 14.5%
	781	603	- 22.8%	138	117	- 15.2%
	452	408	- 9.7%	99	77	- 22.2%
	268	244	- 9.0%	20	19	- 5.0%
All Price Ranges	2,682	2,225	- 17.0%	1,400	1,293	- 7.6%

Year to Date

Single Family	Townhouse-Condo
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There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



Inventory of Active Listings	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
Under Contract	A count of the properties that have offers accepted on them in a given month.
New Listings	A measure of how much new supply is coming onto the market from sellers.
Sold Listings	Townhouse-Condo
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
Median Sales Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Average Sales Price	A sum of all home sales prices divided by total number of sales.
Percent of List Price Received	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
Housing Affordability Index	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.

Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Arapahoe County

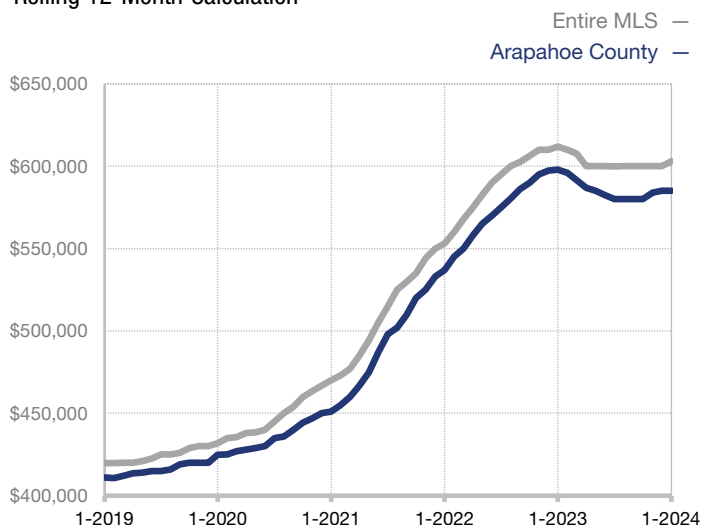
Single Family	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	803	624	- 22.3%	--	--	--
Under Contract	435	451	+ 3.7%	435	451	+ 3.7%
New Listings	363	436	+ 20.1%	363	436	+ 20.1%
Sold Listings	280	267	- 4.6%	280	267	- 4.6%
Days on Market Until Sale	49	43	- 12.2%	49	43	- 12.2%
Median Sales Price*	\$534,725	\$585,000	+ 9.4%	\$534,725	\$585,000	+ 9.4%
Average Sales Price*	\$674,349	\$678,090	+ 0.6%	\$674,349	\$678,090	+ 0.6%
Percent of List Price Received*	98.1%	98.7%	+ 0.6%	98.1%	98.7%	+ 0.6%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

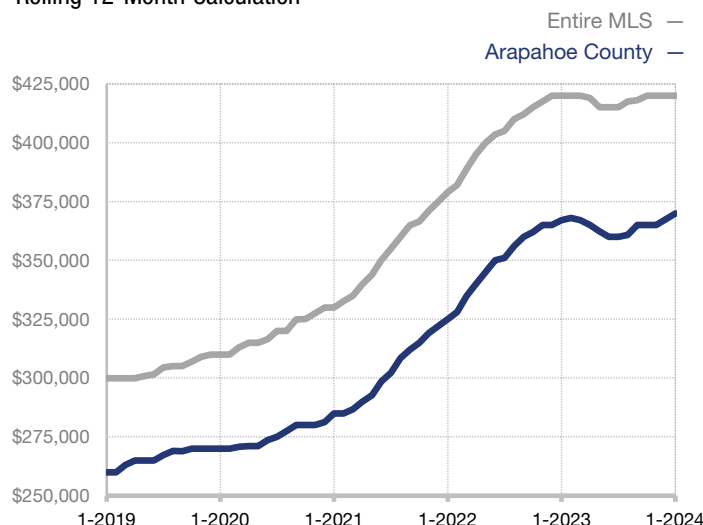
Townhouse/Condo	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	315	338	+ 7.3%	--	--	--
Under Contract	216	230	+ 6.5%	216	230	+ 6.5%
New Listings	187	262	+ 40.1%	187	262	+ 40.1%
Sold Listings	159	154	- 3.1%	159	154	- 3.1%
Days on Market Until Sale	41	39	- 4.9%	41	39	- 4.9%
Median Sales Price*	\$349,000	\$373,500	+ 7.0%	\$349,000	\$373,500	+ 7.0%
Average Sales Price*	\$380,688	\$384,021	+ 0.9%	\$380,688	\$384,021	+ 0.9%
Percent of List Price Received*	98.6%	99.0%	+ 0.4%	98.6%	99.0%	+ 0.4%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for January 2024

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Arvada

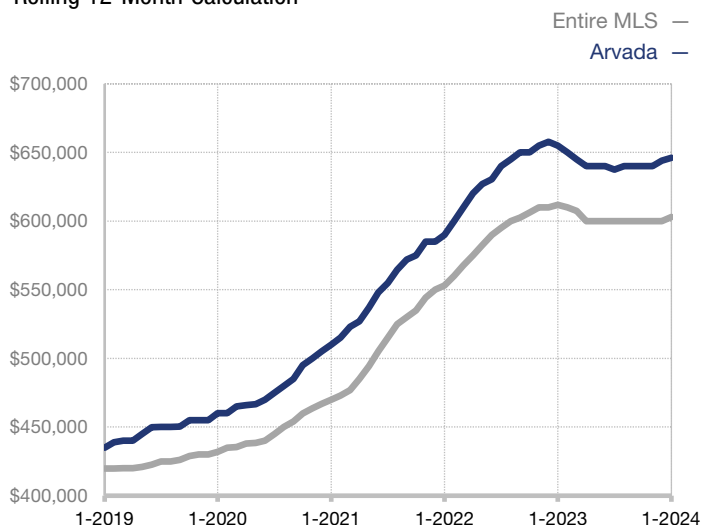
Single Family	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	144	126	- 12.5%	--	--	--
Under Contract	128	127	- 0.8%	128	127	- 0.8%
New Listings	95	121	+ 27.4%	95	121	+ 27.4%
Sold Listings	81	65	- 19.8%	81	65	- 19.8%
Days on Market Until Sale	42	44	+ 4.8%	42	44	+ 4.8%
Median Sales Price*	\$610,000	\$628,500	+ 3.0%	\$610,000	\$628,500	+ 3.0%
Average Sales Price*	\$627,044	\$702,631	+ 12.1%	\$627,044	\$702,631	+ 12.1%
Percent of List Price Received*	97.8%	99.3%	+ 1.5%	97.8%	99.3%	+ 1.5%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

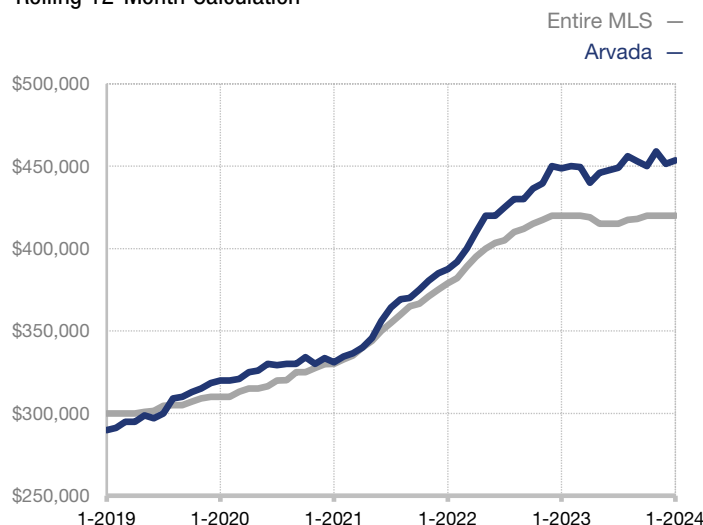
Townhouse/Condo	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	91	54	- 40.7%	--	--	--
Under Contract	47	29	- 38.3%	47	29	- 38.3%
New Listings	52	34	- 34.6%	52	34	- 34.6%
Sold Listings	22	18	- 18.2%	22	18	- 18.2%
Days on Market Until Sale	47	42	- 10.6%	47	42	- 10.6%
Median Sales Price*	\$467,500	\$493,250	+ 5.5%	\$467,500	\$493,250	+ 5.5%
Average Sales Price*	\$494,910	\$485,029	- 2.0%	\$494,910	\$485,029	- 2.0%
Percent of List Price Received*	99.0%	98.8%	- 0.2%	99.0%	98.8%	- 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for January 2024

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Aurora

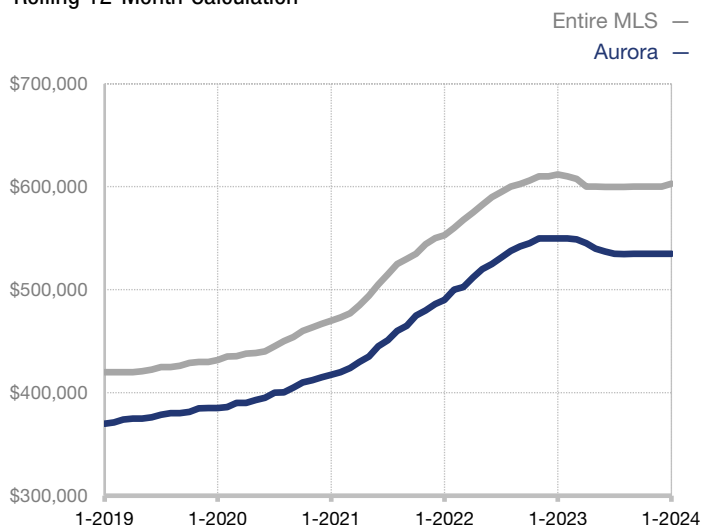
Single Family	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	639	518	- 18.9%	--	--	--
Under Contract	300	308	+ 2.7%	300	308	+ 2.7%
New Listings	274	316	+ 15.3%	274	316	+ 15.3%
Sold Listings	203	183	- 9.9%	203	183	- 9.9%
Days on Market Until Sale	49	46	- 6.1%	49	46	- 6.1%
Median Sales Price*	\$489,990	\$542,000	+ 10.6%	\$489,990	\$542,000	+ 10.6%
Average Sales Price*	\$528,172	\$588,502	+ 11.4%	\$528,172	\$588,502	+ 11.4%
Percent of List Price Received*	98.7%	99.0%	+ 0.3%	98.7%	99.0%	+ 0.3%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

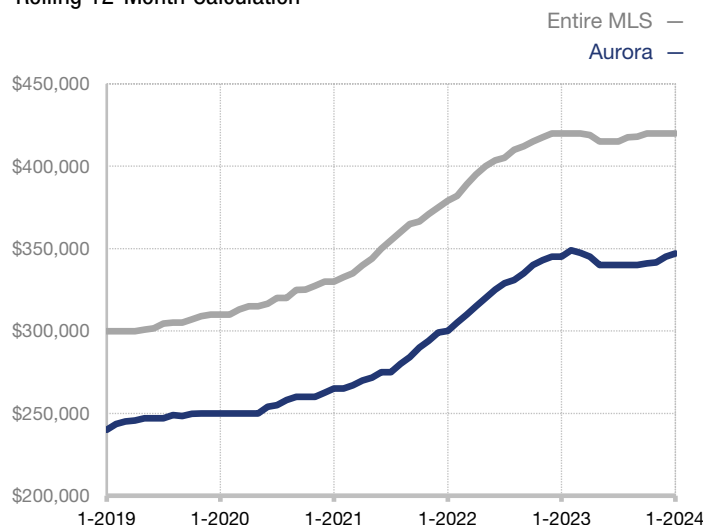
Townhouse/Condo	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	260	253	- 2.7%	--	--	--
Under Contract	157	146	- 7.0%	157	146	- 7.0%
New Listings	130	170	+ 30.8%	130	170	+ 30.8%
Sold Listings	113	113	0.0%	113	113	0.0%
Days on Market Until Sale	41	36	- 12.2%	41	36	- 12.2%
Median Sales Price*	\$325,000	\$361,000	+ 11.1%	\$325,000	\$361,000	+ 11.1%
Average Sales Price*	\$328,577	\$355,733	+ 8.3%	\$328,577	\$355,733	+ 8.3%
Percent of List Price Received*	99.1%	99.3%	+ 0.2%	99.1%	99.3%	+ 0.2%

* 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



Local Market Update for January 2024

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Castle Pines

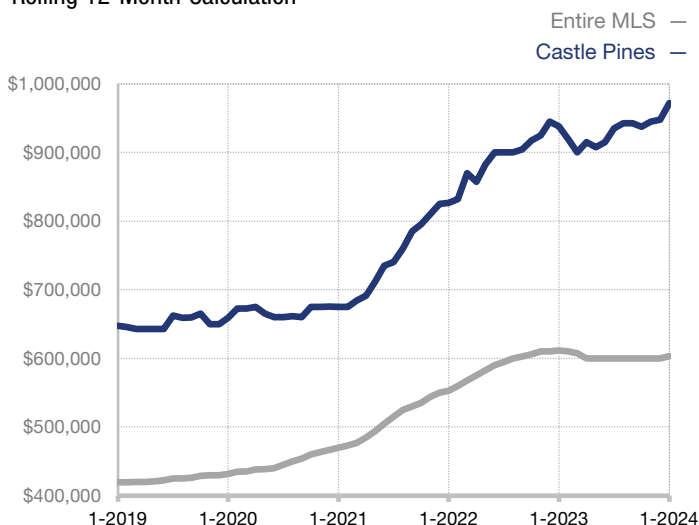
Single Family	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	36	23	- 36.1%	--	--	--
Under Contract	20	22	+ 10.0%	20	22	+ 10.0%
New Listings	24	15	- 37.5%	24	15	- 37.5%
Sold Listings	17	11	- 35.3%	17	11	- 35.3%
Days on Market Until Sale	51	67	+ 31.4%	51	67	+ 31.4%
Median Sales Price*	\$842,000	\$1,265,000	+ 50.2%	\$842,000	\$1,265,000	+ 50.2%
Average Sales Price*	\$900,945	\$1,421,300	+ 57.8%	\$900,945	\$1,421,300	+ 57.8%
Percent of List Price Received*	97.3%	97.6%	+ 0.3%	97.3%	97.6%	+ 0.3%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

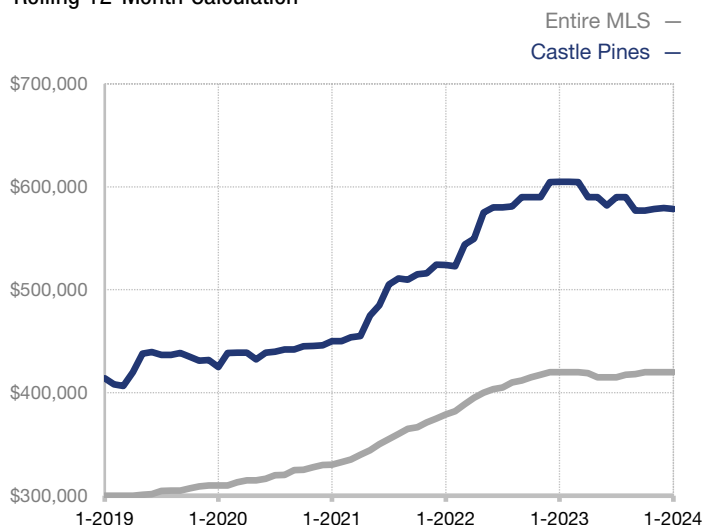
Townhouse/Condo	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	6	10	+ 66.7%	--	--	--
Under Contract	0	5	--	0	5	--
New Listings	2	1	- 50.0%	2	1	- 50.0%
Sold Listings	2	1	- 50.0%	2	1	- 50.0%
Days on Market Until Sale	65	1	- 98.5%	65	1	- 98.5%
Median Sales Price*	\$657,450	\$585,000	- 11.0%	\$657,450	\$585,000	- 11.0%
Average Sales Price*	\$657,450	\$585,000	- 11.0%	\$657,450	\$585,000	- 11.0%
Percent of List Price Received*	99.2%	101.7%	+ 2.5%	99.2%	101.7%	+ 2.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for January 2024

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Castle Rock

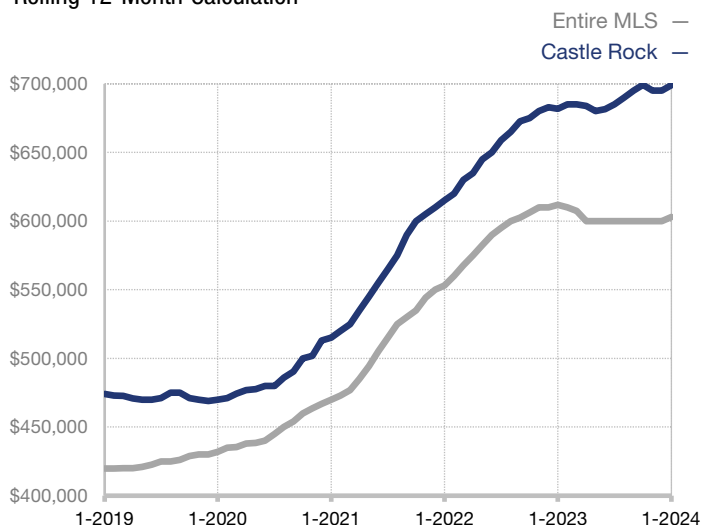
Single Family	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	222	176	- 20.7%	--	--	--
Under Contract	110	140	+ 27.3%	110	140	+ 27.3%
New Listings	118	109	- 7.6%	118	109	- 7.6%
Sold Listings	71	77	+ 8.5%	71	77	+ 8.5%
Days on Market Until Sale	71	71	0.0%	71	71	0.0%
Median Sales Price*	\$644,950	\$685,000	+ 6.2%	\$644,950	\$685,000	+ 6.2%
Average Sales Price*	\$787,150	\$791,903	+ 0.6%	\$787,150	\$791,903	+ 0.6%
Percent of List Price Received*	98.0%	98.9%	+ 0.9%	98.0%	98.9%	+ 0.9%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

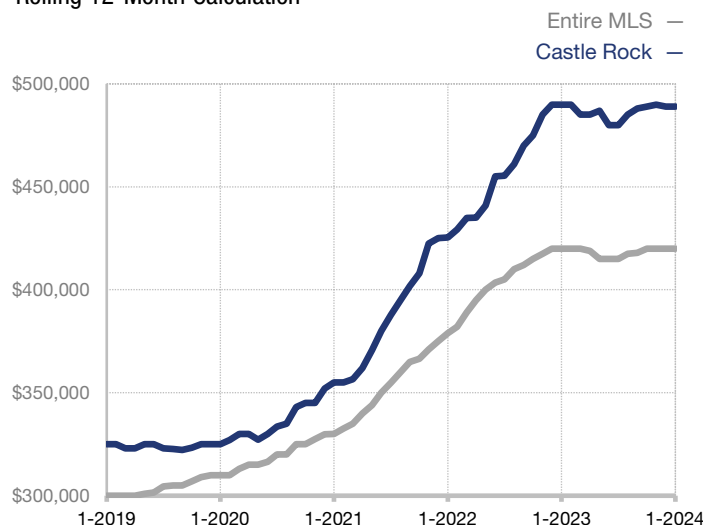
Townhouse/Condo	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	50	30	- 40.0%	--	--	--
Under Contract	18	18	0.0%	18	18	0.0%
New Listings	23	21	- 8.7%	23	21	- 8.7%
Sold Listings	11	15	+ 36.4%	11	15	+ 36.4%
Days on Market Until Sale	41	42	+ 2.4%	41	42	+ 2.4%
Median Sales Price*	\$462,500	\$395,000	- 14.6%	\$462,500	\$395,000	- 14.6%
Average Sales Price*	\$460,591	\$439,160	- 4.7%	\$460,591	\$439,160	- 4.7%
Percent of List Price Received*	98.6%	99.2%	+ 0.6%	98.6%	99.2%	+ 0.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for January 2024

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Centennial

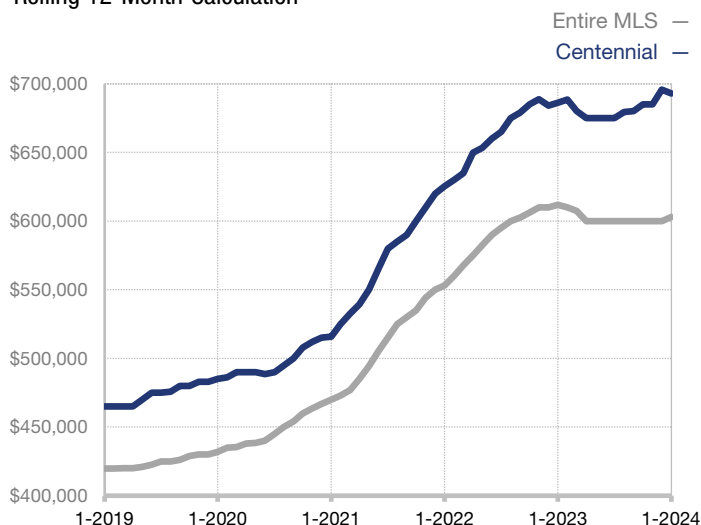
Single Family	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	104	81	- 22.1%	--	--	--
Under Contract	89	76	- 14.6%	89	76	- 14.6%
New Listings	61	77	+ 26.2%	61	77	+ 26.2%
Sold Listings	44	46	+ 4.5%	44	46	+ 4.5%
Days on Market Until Sale	48	35	- 27.1%	48	35	- 27.1%
Median Sales Price*	\$677,500	\$656,000	- 3.2%	\$677,500	\$656,000	- 3.2%
Average Sales Price*	\$716,697	\$682,966	- 4.7%	\$716,697	\$682,966	- 4.7%
Percent of List Price Received*	97.0%	99.1%	+ 2.2%	97.0%	99.1%	+ 2.2%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

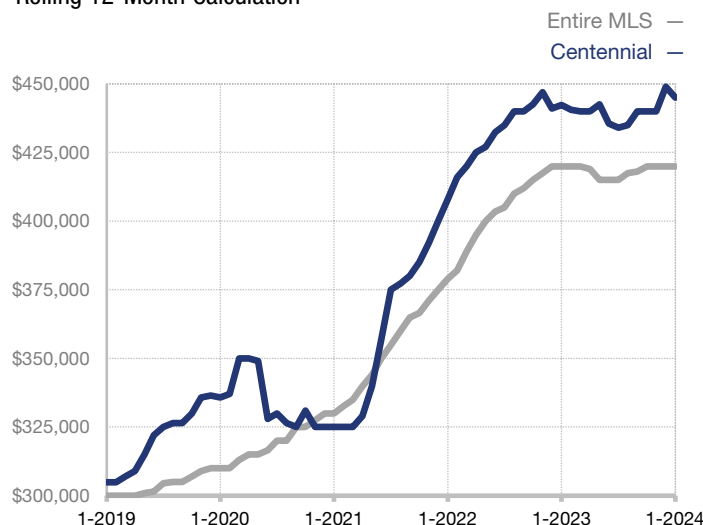
Townhouse/Condo	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	23	27	+ 17.4%	--	--	--
Under Contract	16	31	+ 93.8%	16	31	+ 93.8%
New Listings	13	34	+ 161.5%	13	34	+ 161.5%
Sold Listings	12	16	+ 33.3%	12	16	+ 33.3%
Days on Market Until Sale	45	52	+ 15.6%	45	52	+ 15.6%
Median Sales Price*	\$491,000	\$402,500	- 18.0%	\$491,000	\$402,500	- 18.0%
Average Sales Price*	\$488,413	\$417,469	- 14.5%	\$488,413	\$417,469	- 14.5%
Percent of List Price Received*	98.9%	96.3%	- 2.6%	98.9%	96.3%	- 2.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for January 2024

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Denver

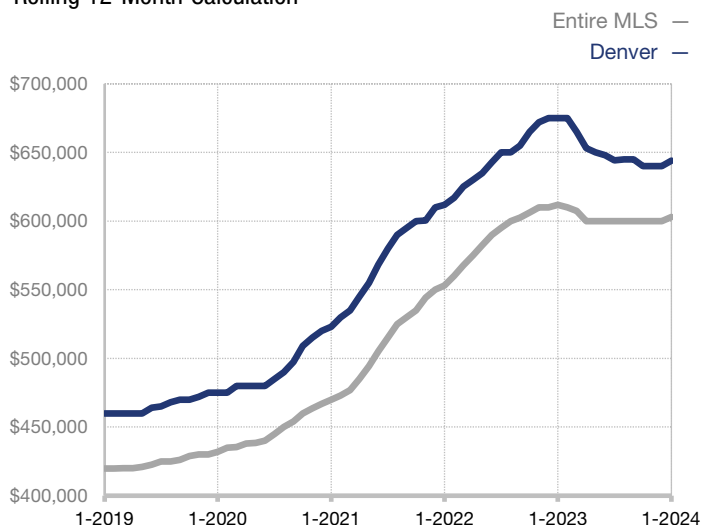
Single Family	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	727	649	- 10.7%	--	--	--
Under Contract	445	487	+ 9.4%	445	487	+ 9.4%
New Listings	401	508	+ 26.7%	401	508	+ 26.7%
Sold Listings	291	303	+ 4.1%	291	303	+ 4.1%
Days on Market Until Sale	48	49	+ 2.1%	48	49	+ 2.1%
Median Sales Price*	\$584,000	\$627,500	+ 7.4%	\$584,000	\$627,500	+ 7.4%
Average Sales Price*	\$729,758	\$795,859	+ 9.1%	\$729,758	\$795,859	+ 9.1%
Percent of List Price Received*	97.9%	97.8%	- 0.1%	97.9%	97.8%	- 0.1%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

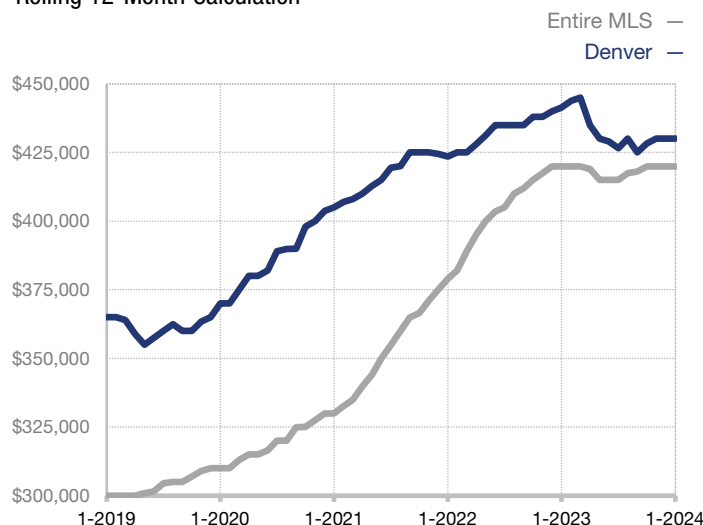
Townhouse/Condo	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	691	677	- 2.0%	--	--	--
Under Contract	310	323	+ 4.2%	310	323	+ 4.2%
New Listings	347	395	+ 13.8%	347	395	+ 13.8%
Sold Listings	228	207	- 9.2%	228	207	- 9.2%
Days on Market Until Sale	43	60	+ 39.5%	43	60	+ 39.5%
Median Sales Price*	\$405,000	\$395,000	- 2.5%	\$405,000	\$395,000	- 2.5%
Average Sales Price*	\$497,606	\$568,718	+ 14.3%	\$497,606	\$568,718	+ 14.3%
Percent of List Price Received*	98.1%	98.3%	+ 0.2%	98.1%	98.3%	+ 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Denver County

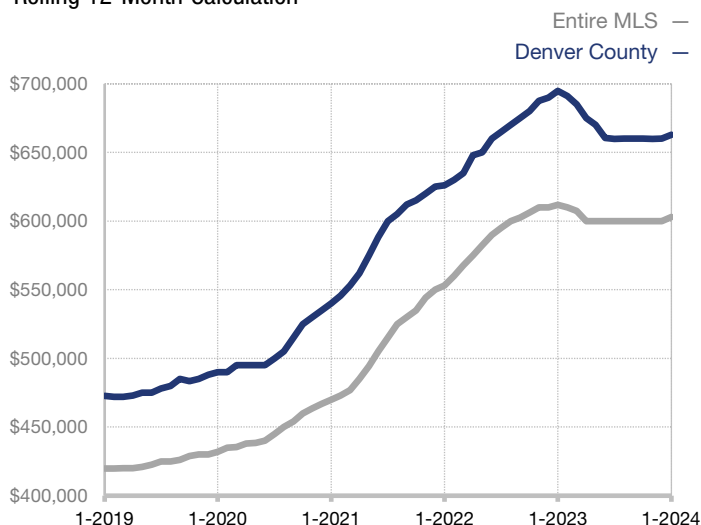
Single Family	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	668	587	- 12.1%	--	--	--
Under Contract	412	434	+ 5.3%	412	434	+ 5.3%
New Listings	372	458	+ 23.1%	372	458	+ 23.1%
Sold Listings	280	281	+ 0.4%	280	281	+ 0.4%
Days on Market Until Sale	48	50	+ 4.2%	48	50	+ 4.2%
Median Sales Price*	\$590,000	\$639,000	+ 8.3%	\$590,000	\$639,000	+ 8.3%
Average Sales Price*	\$742,255	\$807,212	+ 8.8%	\$742,255	\$807,212	+ 8.8%
Percent of List Price Received*	97.9%	97.8%	- 0.1%	97.9%	97.8%	- 0.1%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

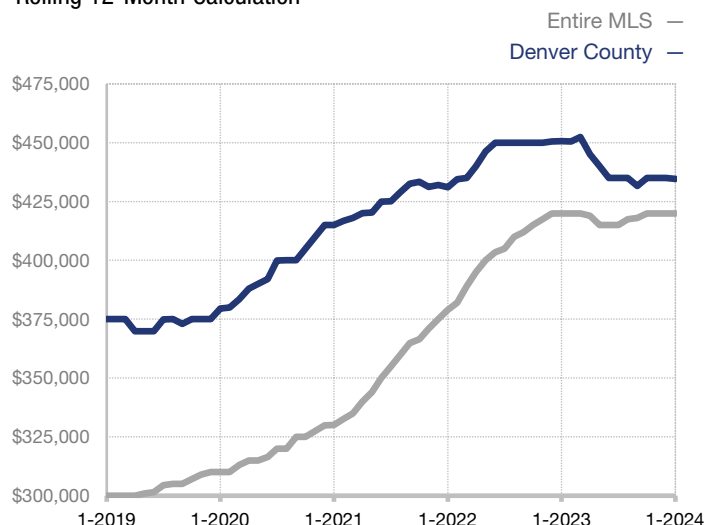
Townhouse/Condo	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	653	641	- 1.8%	--	--	--
Under Contract	296	300	+ 1.4%	296	300	+ 1.4%
New Listings	327	380	+ 16.2%	327	380	+ 16.2%
Sold Listings	217	194	- 10.6%	217	194	- 10.6%
Days on Market Until Sale	44	58	+ 31.8%	44	58	+ 31.8%
Median Sales Price*	\$430,000	\$399,498	- 7.1%	\$430,000	\$399,498	- 7.1%
Average Sales Price*	\$505,299	\$582,835	+ 15.3%	\$505,299	\$582,835	+ 15.3%
Percent of List Price Received*	98.1%	98.3%	+ 0.2%	98.1%	98.3%	+ 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Douglas County

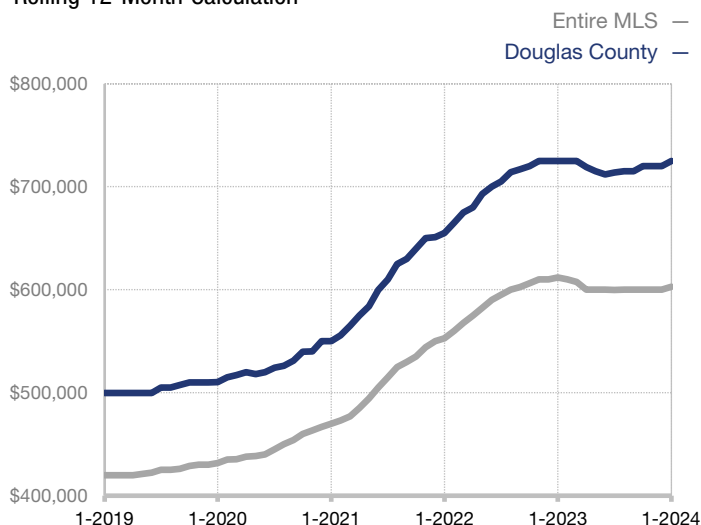
Single Family	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	748	595	- 20.5%	--	--	--
Under Contract	399	433	+ 8.5%	399	433	+ 8.5%
New Listings	358	413	+ 15.4%	358	413	+ 15.4%
Sold Listings	257	278	+ 8.2%	257	278	+ 8.2%
Days on Market Until Sale	57	63	+ 10.5%	57	63	+ 10.5%
Median Sales Price*	\$685,000	\$736,250	+ 7.5%	\$685,000	\$736,250	+ 7.5%
Average Sales Price*	\$779,789	\$863,371	+ 10.7%	\$779,789	\$863,371	+ 10.7%
Percent of List Price Received*	97.6%	98.4%	+ 0.8%	97.6%	98.4%	+ 0.8%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

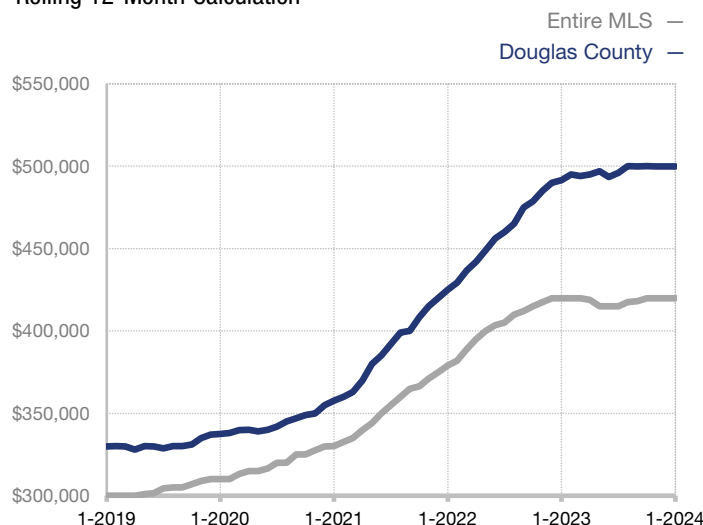
Townhouse/Condo	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	159	115	- 27.7%	--	--	--
Under Contract	78	79	+ 1.3%	78	79	+ 1.3%
New Listings	86	77	- 10.5%	86	77	- 10.5%
Sold Listings	53	67	+ 26.4%	53	67	+ 26.4%
Days on Market Until Sale	35	49	+ 40.0%	35	49	+ 40.0%
Median Sales Price*	\$479,990	\$500,000	+ 4.2%	\$479,990	\$500,000	+ 4.2%
Average Sales Price*	\$474,387	\$481,175	+ 1.4%	\$474,387	\$481,175	+ 1.4%
Percent of List Price Received*	98.5%	98.6%	+ 0.1%	98.5%	98.6%	+ 0.1%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Elbert County

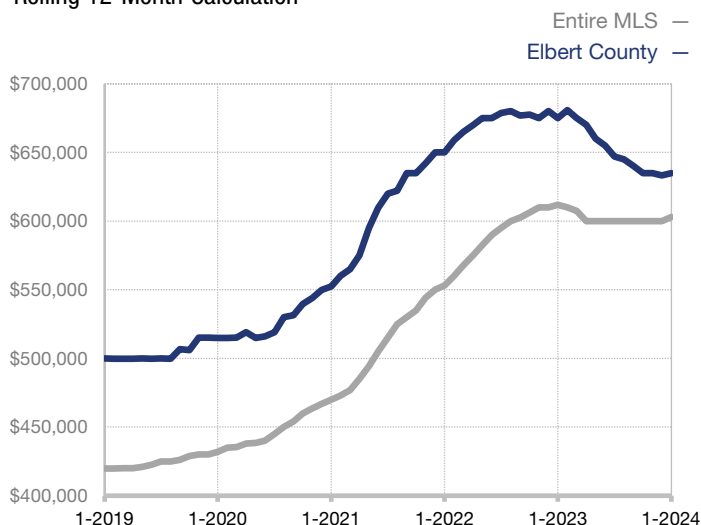
Single Family	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	128	75	- 41.4%	--	--	--
Under Contract	38	63	+ 65.8%	38	63	+ 65.8%
New Listings	32	39	+ 21.9%	32	39	+ 21.9%
Sold Listings	26	23	- 11.5%	26	23	- 11.5%
Days on Market Until Sale	62	70	+ 12.9%	62	70	+ 12.9%
Median Sales Price*	\$595,000	\$645,000	+ 8.4%	\$595,000	\$645,000	+ 8.4%
Average Sales Price*	\$881,188	\$706,491	- 19.8%	\$881,188	\$706,491	- 19.8%
Percent of List Price Received*	98.6%	97.4%	- 1.2%	98.6%	97.4%	- 1.2%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

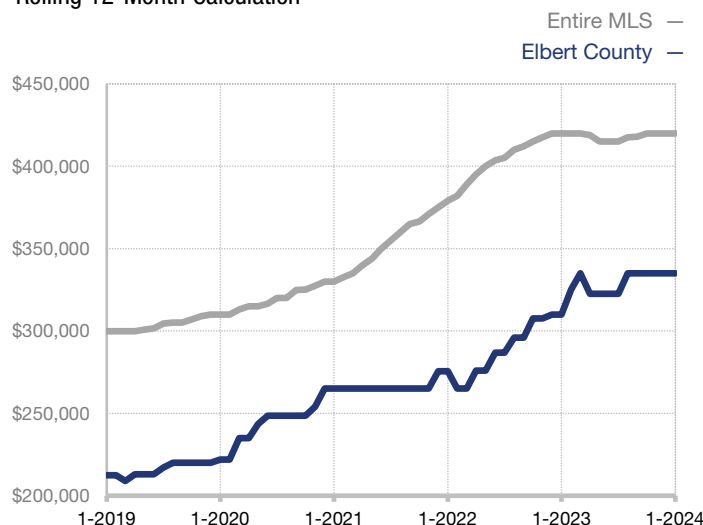
Townhouse/Condo	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	0	2	--	--	--	--
Under Contract	0	1	--	0	1	--
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Days on Market Until Sale	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--

* 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



Local Market Update for January 2024

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Greenwood Village

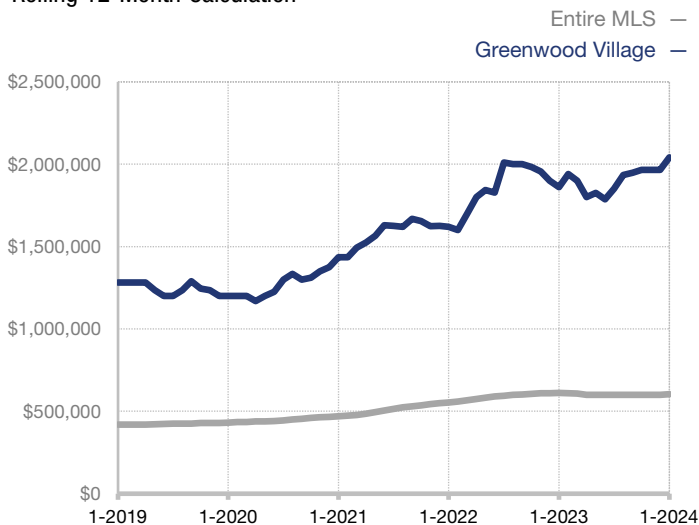
Single Family	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	15	15	0.0%	--	--	--
Under Contract	3	10	+ 233.3%	3	10	+ 233.3%
New Listings	3	10	+ 233.3%	3	10	+ 233.3%
Sold Listings	9	4	- 55.6%	9	4	- 55.6%
Days on Market Until Sale	35	19	- 45.7%	35	19	- 45.7%
Median Sales Price*	\$1,325,000	\$2,174,500	+ 64.1%	\$1,325,000	\$2,174,500	+ 64.1%
Average Sales Price*	\$1,376,667	\$2,381,000	+ 73.0%	\$1,376,667	\$2,381,000	+ 73.0%
Percent of List Price Received*	98.7%	96.1%	- 2.6%	98.7%	96.1%	- 2.6%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	4	10	+ 150.0%	--	--	--
Under Contract	5	7	+ 40.0%	5	7	+ 40.0%
New Listings	5	8	+ 60.0%	5	8	+ 60.0%
Sold Listings	3	2	- 33.3%	3	2	- 33.3%
Days on Market Until Sale	26	59	+ 126.9%	26	59	+ 126.9%
Median Sales Price*	\$640,000	\$460,500	- 28.0%	\$640,000	\$460,500	- 28.0%
Average Sales Price*	\$742,167	\$460,500	- 38.0%	\$742,167	\$460,500	- 38.0%
Percent of List Price Received*	92.6%	97.8%	+ 5.6%	92.6%	97.8%	+ 5.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for January 2024

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Highlands Ranch

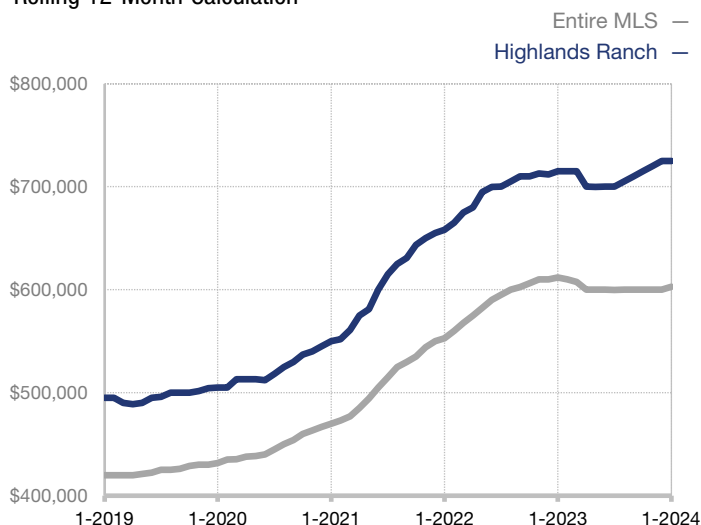
Single Family	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	66	43	- 34.8%	--	--	--
Under Contract	68	65	- 4.4%	68	65	- 4.4%
New Listings	52	64	+ 23.1%	52	64	+ 23.1%
Sold Listings	45	54	+ 20.0%	45	54	+ 20.0%
Days on Market Until Sale	49	38	- 22.4%	49	38	- 22.4%
Median Sales Price*	\$690,000	\$707,500	+ 2.5%	\$690,000	\$707,500	+ 2.5%
Average Sales Price*	\$779,445	\$789,379	+ 1.3%	\$779,445	\$789,379	+ 1.3%
Percent of List Price Received*	98.1%	99.0%	+ 0.9%	98.1%	99.0%	+ 0.9%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

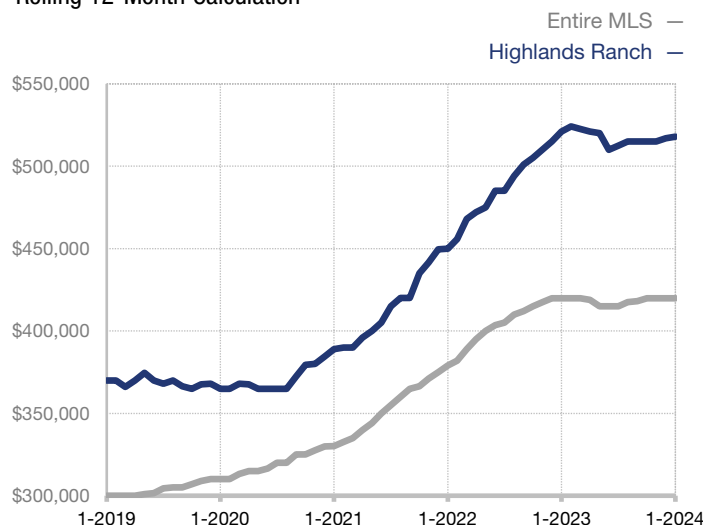
Townhouse/Condo	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	26	12	- 53.8%	--	--	--
Under Contract	15	16	+ 6.7%	15	16	+ 6.7%
New Listings	18	15	- 16.7%	18	15	- 16.7%
Sold Listings	13	14	+ 7.7%	13	14	+ 7.7%
Days on Market Until Sale	29	54	+ 86.2%	29	54	+ 86.2%
Median Sales Price*	\$475,000	\$494,995	+ 4.2%	\$475,000	\$494,995	+ 4.2%
Average Sales Price*	\$481,223	\$497,528	+ 3.4%	\$481,223	\$497,528	+ 3.4%
Percent of List Price Received*	99.0%	97.7%	- 1.3%	99.0%	97.7%	- 1.3%

* 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



Local Market Update for January 2024

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Jefferson County

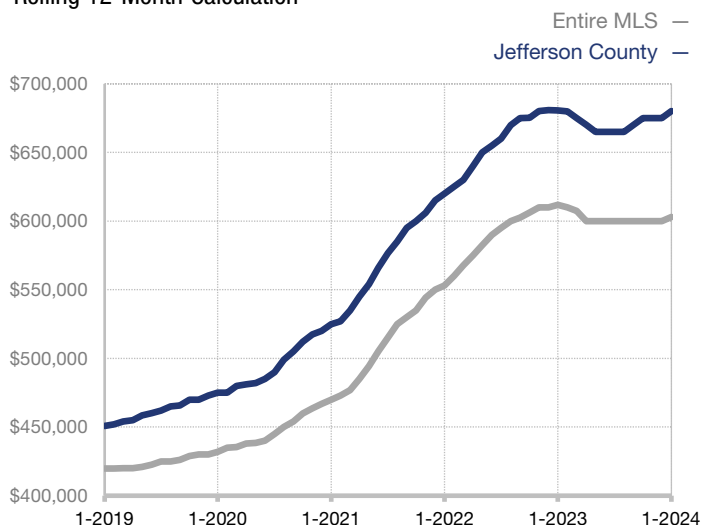
Single Family	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	605	419	- 30.7%	--	--	--
Under Contract	402	388	- 3.5%	402	388	- 3.5%
New Listings	324	358	+ 10.5%	324	358	+ 10.5%
Sold Listings	285	286	+ 0.4%	285	286	+ 0.4%
Days on Market Until Sale	47	46	- 2.1%	47	46	- 2.1%
Median Sales Price*	\$615,500	\$672,500	+ 9.3%	\$615,500	\$672,500	+ 9.3%
Average Sales Price*	\$706,163	\$751,340	+ 6.4%	\$706,163	\$751,340	+ 6.4%
Percent of List Price Received*	98.3%	98.7%	+ 0.4%	98.3%	98.7%	+ 0.4%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

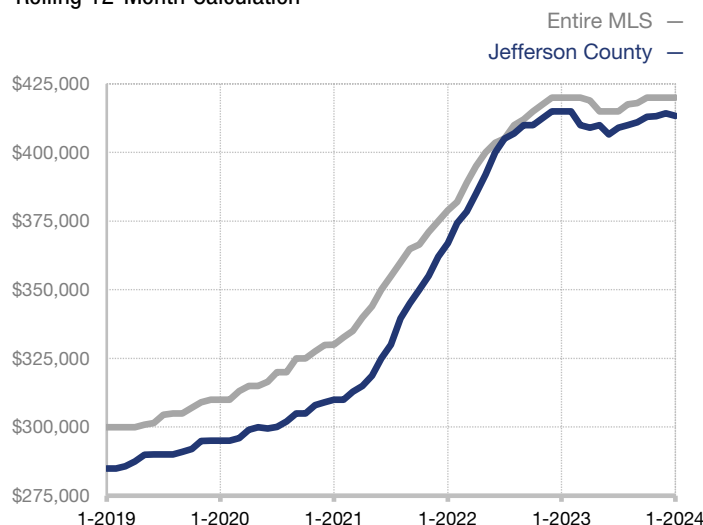
Townhouse/Condo	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	257	199	- 22.6%	--	--	--
Under Contract	171	127	- 25.7%	171	127	- 25.7%
New Listings	167	144	- 13.8%	167	144	- 13.8%
Sold Listings	105	90	- 14.3%	105	90	- 14.3%
Days on Market Until Sale	41	40	- 2.4%	41	40	- 2.4%
Median Sales Price*	\$390,000	\$387,500	- 0.6%	\$390,000	\$387,500	- 0.6%
Average Sales Price*	\$436,102	\$413,285	- 5.2%	\$436,102	\$413,285	- 5.2%
Percent of List Price Received*	98.6%	99.1%	+ 0.5%	98.6%	99.1%	+ 0.5%

* 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



Local Market Update for January 2024

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Lakewood

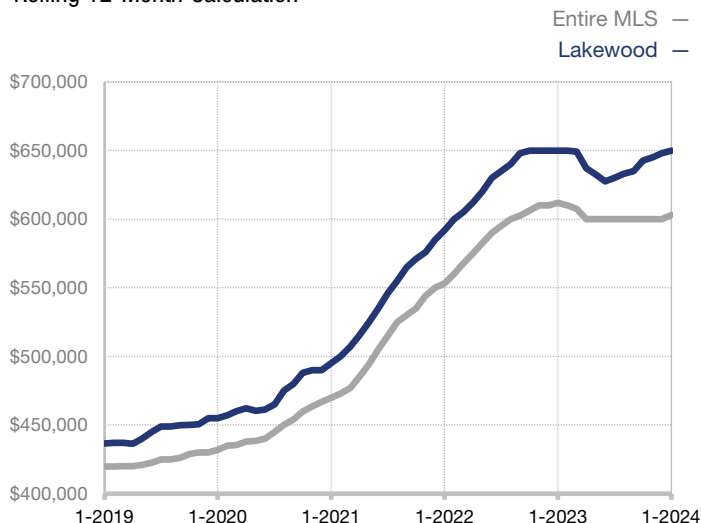
Single Family	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	104	60	- 42.3%	--	--	--
Under Contract	91	67	- 26.4%	91	67	- 26.4%
New Listings	68	62	- 8.8%	68	62	- 8.8%
Sold Listings	71	73	+ 2.8%	71	73	+ 2.8%
Days on Market Until Sale	53	38	- 28.3%	53	38	- 28.3%
Median Sales Price*	\$585,000	\$698,950	+ 19.5%	\$585,000	\$698,950	+ 19.5%
Average Sales Price*	\$656,528	\$747,741	+ 13.9%	\$656,528	\$747,741	+ 13.9%
Percent of List Price Received*	99.0%	99.4%	+ 0.4%	99.0%	99.4%	+ 0.4%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

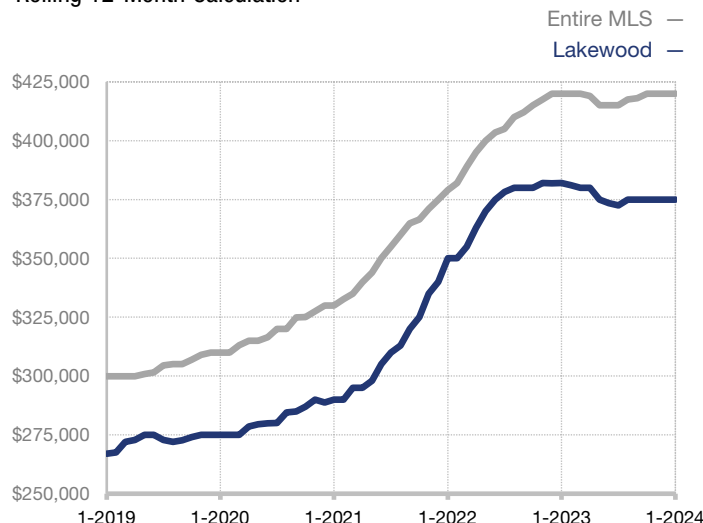
Townhouse/Condo	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	77	74	- 3.9%	--	--	--
Under Contract	69	42	- 39.1%	69	42	- 39.1%
New Listings	59	58	- 1.7%	59	58	- 1.7%
Sold Listings	46	31	- 32.6%	46	31	- 32.6%
Days on Market Until Sale	33	48	+ 45.5%	33	48	+ 45.5%
Median Sales Price*	\$358,990	\$382,500	+ 6.5%	\$358,990	\$382,500	+ 6.5%
Average Sales Price*	\$388,463	\$386,991	- 0.4%	\$388,463	\$386,991	- 0.4%
Percent of List Price Received*	98.0%	99.4%	+ 1.4%	98.0%	99.4%	+ 1.4%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for January 2024

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Littleton

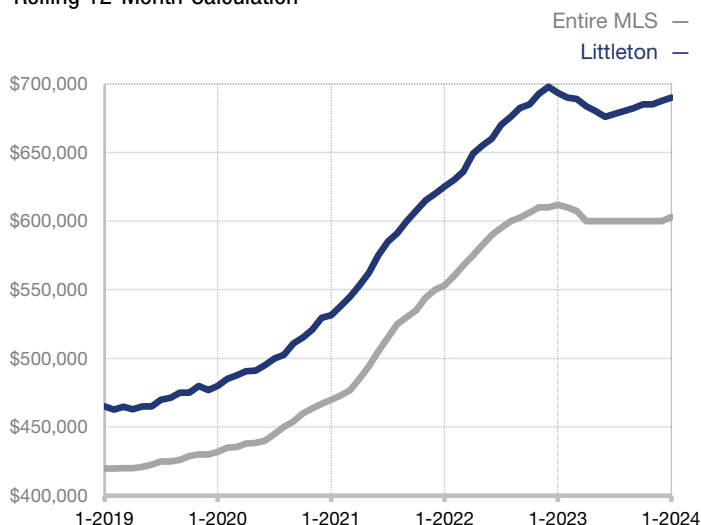
Single Family	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	259	173	- 33.2%	--	--	--
Under Contract	116	155	+ 33.6%	116	155	+ 33.6%
New Listings	115	158	+ 37.4%	115	158	+ 37.4%
Sold Listings	100	113	+ 13.0%	100	113	+ 13.0%
Days on Market Until Sale	50	52	+ 4.0%	50	52	+ 4.0%
Median Sales Price*	\$624,950	\$680,000	+ 8.8%	\$624,950	\$680,000	+ 8.8%
Average Sales Price*	\$754,580	\$779,226	+ 3.3%	\$754,580	\$779,226	+ 3.3%
Percent of List Price Received*	98.1%	98.5%	+ 0.4%	98.1%	98.5%	+ 0.4%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

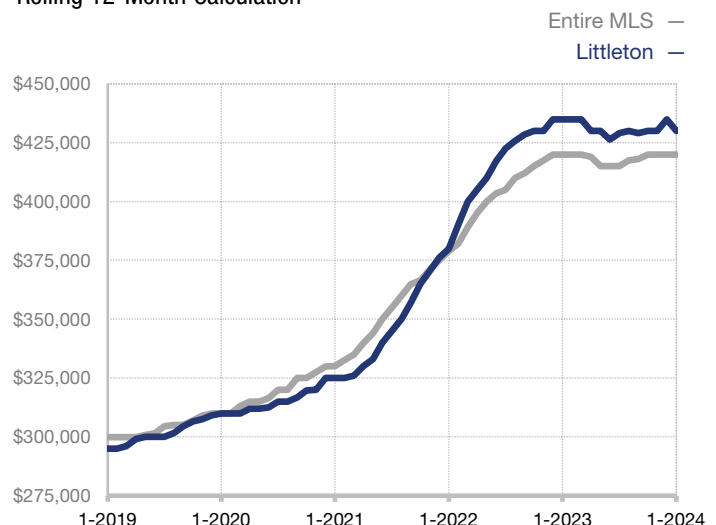
Townhouse/Condo	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	78	74	- 5.1%	--	--	--
Under Contract	59	54	- 8.5%	59	54	- 8.5%
New Listings	44	54	+ 22.7%	44	54	+ 22.7%
Sold Listings	41	40	- 2.4%	41	40	- 2.4%
Days on Market Until Sale	45	37	- 17.8%	45	37	- 17.8%
Median Sales Price*	\$420,000	\$387,500	- 7.7%	\$420,000	\$387,500	- 7.7%
Average Sales Price*	\$447,371	\$400,401	- 10.5%	\$447,371	\$400,401	- 10.5%
Percent of List Price Received*	97.9%	99.2%	+ 1.3%	97.9%	99.2%	+ 1.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for January 2024

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Lone Tree

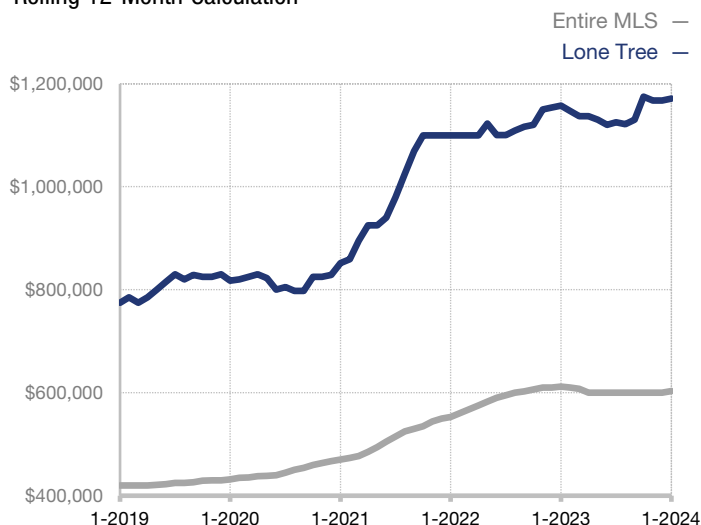
Single Family	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	9	11	+ 22.2%	--	--	--
Under Contract	8	10	+ 25.0%	8	10	+ 25.0%
New Listings	5	10	+ 100.0%	5	10	+ 100.0%
Sold Listings	7	4	- 42.9%	7	4	- 42.9%
Days on Market Until Sale	64	69	+ 7.8%	64	69	+ 7.8%
Median Sales Price*	\$1,214,000	\$1,407,500	+ 15.9%	\$1,214,000	\$1,407,500	+ 15.9%
Average Sales Price*	\$1,227,714	\$1,562,875	+ 27.3%	\$1,227,714	\$1,562,875	+ 27.3%
Percent of List Price Received*	94.6%	96.3%	+ 1.8%	94.6%	96.3%	+ 1.8%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

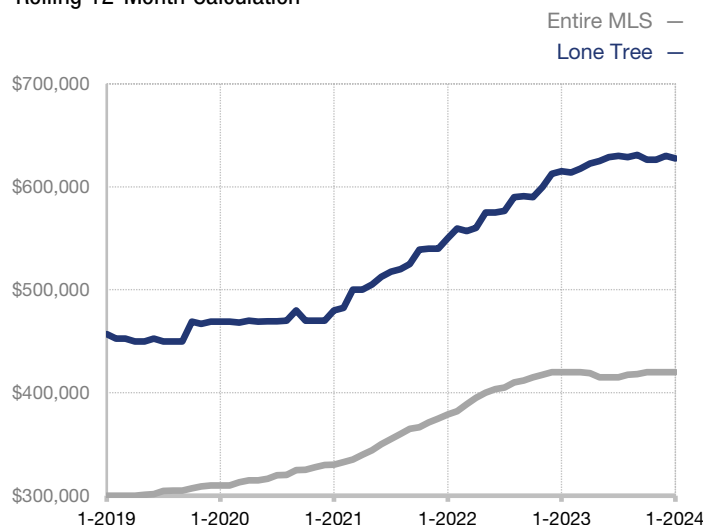
Townhouse/Condo	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	6	3	- 50.0%	--	--	--
Under Contract	5	5	0.0%	5	5	0.0%
New Listings	5	7	+ 40.0%	5	7	+ 40.0%
Sold Listings	0	5	--	0	5	--
Days on Market Until Sale	0	31	--	0	31	--
Median Sales Price*	\$0	\$570,000	--	\$0	\$570,000	--
Average Sales Price*	\$0	\$593,200	--	\$0	\$593,200	--
Percent of List Price Received*	0.0%	99.8%	--	0.0%	99.8%	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for January 2024

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Morrison

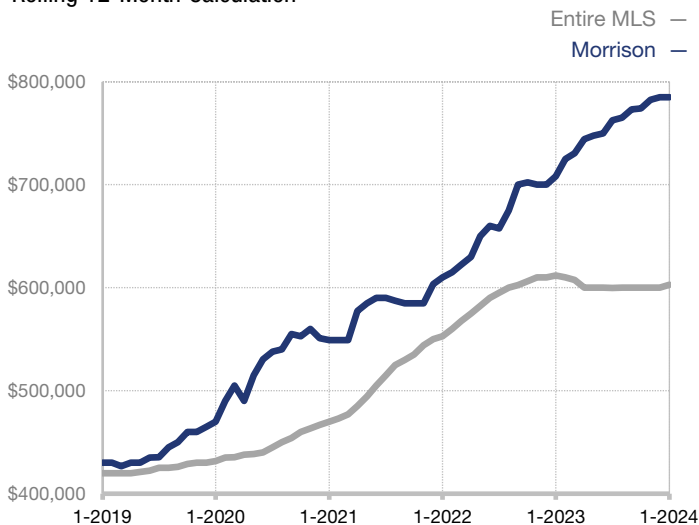
Single Family	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	42	39	- 7.1%	--	--	--
Under Contract	23	23	0.0%	23	23	0.0%
New Listings	15	21	+ 40.0%	15	21	+ 40.0%
Sold Listings	13	14	+ 7.7%	13	14	+ 7.7%
Days on Market Until Sale	21	55	+ 161.9%	21	55	+ 161.9%
Median Sales Price*	\$800,000	\$771,550	- 3.6%	\$800,000	\$771,550	- 3.6%
Average Sales Price*	\$741,815	\$840,550	+ 13.3%	\$741,815	\$840,550	+ 13.3%
Percent of List Price Received*	97.9%	96.6%	- 1.3%	97.9%	96.6%	- 1.3%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

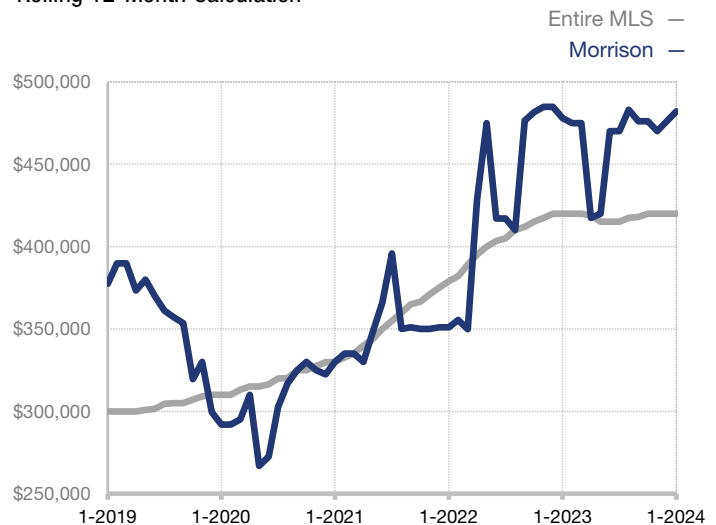
Townhouse/Condo	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	0	1	--	--	--	--
Under Contract	2	1	- 50.0%	2	1	- 50.0%
New Listings	2	0	- 100.0%	2	0	- 100.0%
Sold Listings	2	1	- 50.0%	2	1	- 50.0%
Days on Market Until Sale	25	29	+ 16.0%	25	29	+ 16.0%
Median Sales Price*	\$381,000	\$427,000	+ 12.1%	\$381,000	\$427,000	+ 12.1%
Average Sales Price*	\$381,000	\$427,000	+ 12.1%	\$381,000	\$427,000	+ 12.1%
Percent of List Price Received*	99.9%	97.3%	- 2.6%	99.9%	97.3%	- 2.6%

* 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



Local Market Update for January 2024

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Parker

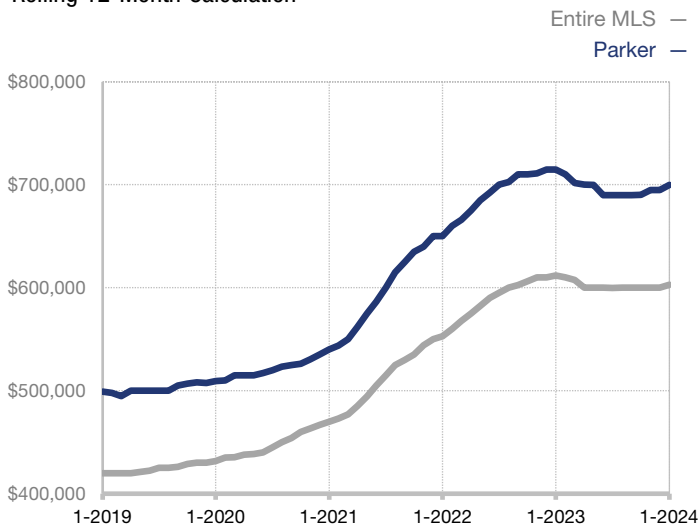
Single Family	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	214	178	- 16.8%	--	--	--
Under Contract	143	124	- 13.3%	143	124	- 13.3%
New Listings	105	126	+ 20.0%	105	126	+ 20.0%
Sold Listings	82	80	- 2.4%	82	80	- 2.4%
Days on Market Until Sale	49	64	+ 30.6%	49	64	+ 30.6%
Median Sales Price*	\$662,500	\$723,595	+ 9.2%	\$662,500	\$723,595	+ 9.2%
Average Sales Price*	\$696,800	\$786,735	+ 12.9%	\$696,800	\$786,735	+ 12.9%
Percent of List Price Received*	97.8%	98.5%	+ 0.7%	97.8%	98.5%	+ 0.7%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

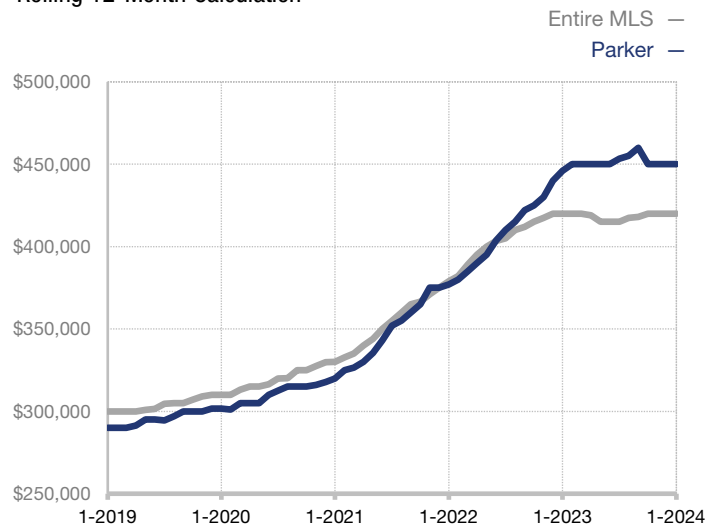
Townhouse/Condo	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	55	37	- 32.7%	--	--	--
Under Contract	30	29	- 3.3%	30	29	- 3.3%
New Listings	33	23	- 30.3%	33	23	- 30.3%
Sold Listings	20	29	+ 45.0%	20	29	+ 45.0%
Days on Market Until Sale	37	52	+ 40.5%	37	52	+ 40.5%
Median Sales Price*	\$495,311	\$507,000	+ 2.4%	\$495,311	\$507,000	+ 2.4%
Average Sales Price*	\$468,775	\$472,587	+ 0.8%	\$468,775	\$472,587	+ 0.8%
Percent of List Price Received*	97.8%	98.3%	+ 0.5%	97.8%	98.3%	+ 0.5%

* 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



Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Sheridan

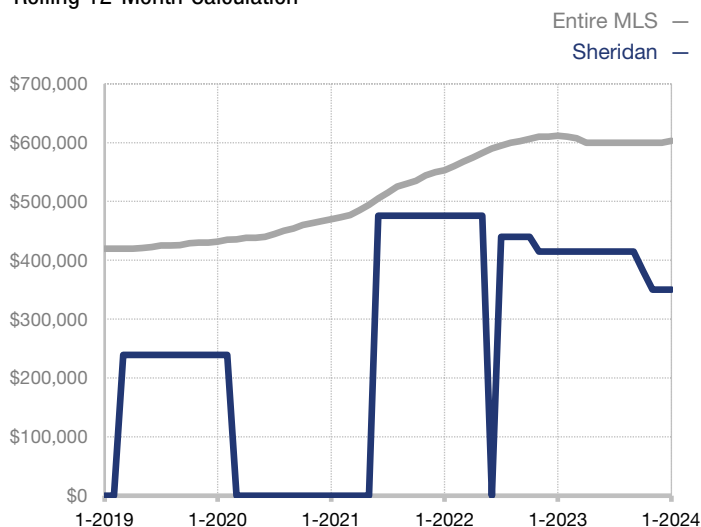
Single Family	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	0	1	--	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	1	--	0	1	--
Sold Listings	0	0	--	0	0	--
Days on Market Until Sale	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

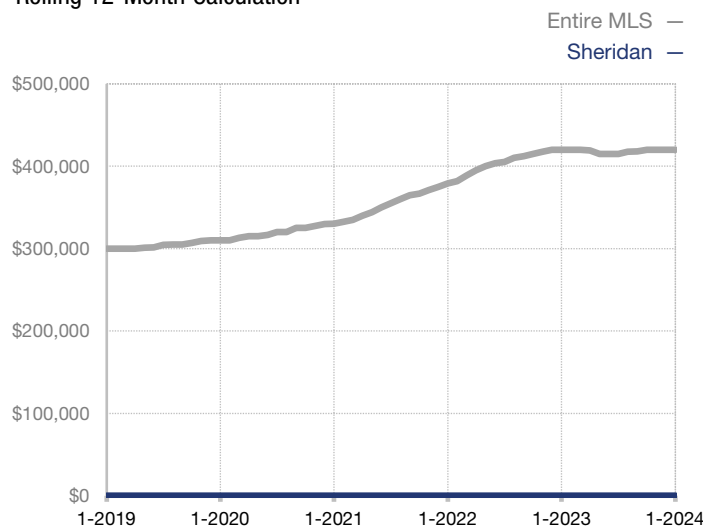
Townhouse/Condo	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Days on Market Until Sale	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--

* 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



Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Wheat Ridge

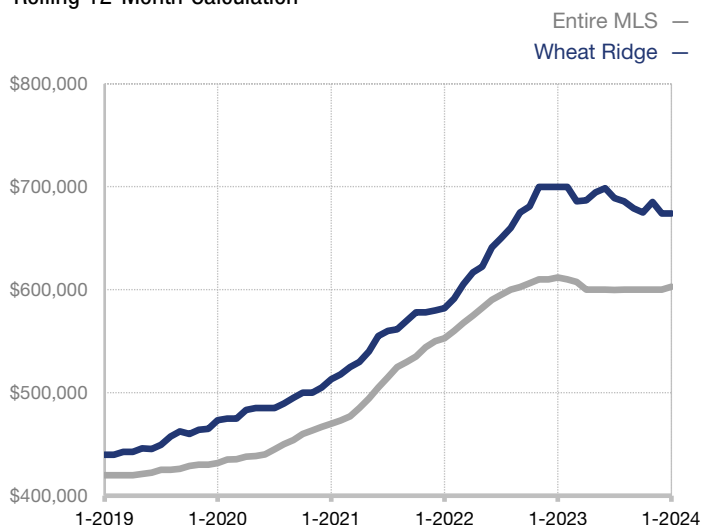
Single Family	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	32	22	- 31.3%	--	--	--
Under Contract	19	18	- 5.3%	19	18	- 5.3%
New Listings	16	19	+ 18.8%	16	19	+ 18.8%
Sold Listings	15	13	- 13.3%	15	13	- 13.3%
Days on Market Until Sale	67	43	- 35.8%	67	43	- 35.8%
Median Sales Price*	\$635,000	\$575,000	- 9.4%	\$635,000	\$575,000	- 9.4%
Average Sales Price*	\$648,560	\$610,344	- 5.9%	\$648,560	\$610,344	- 5.9%
Percent of List Price Received*	96.1%	98.2%	+ 2.2%	96.1%	98.2%	+ 2.2%

* 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	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	7	15	+ 114.3%	--	--	--
Under Contract	6	8	+ 33.3%	6	8	+ 33.3%
New Listings	8	8	0.0%	8	8	0.0%
Sold Listings	3	5	+ 66.7%	3	5	+ 66.7%
Days on Market Until Sale	67	38	- 43.3%	67	38	- 43.3%
Median Sales Price*	\$470,900	\$330,000	- 29.9%	\$470,900	\$330,000	- 29.9%
Average Sales Price*	\$413,467	\$340,999	- 17.5%	\$413,467	\$340,999	- 17.5%
Percent of List Price Received*	99.5%	100.1%	+ 0.6%	99.5%	100.1%	+ 0.6%

* 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

