

Monthly Indicators

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



February 2024

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

New Listings were up 31.3 percent for single family homes and 20.4 percent for townhouse-condo properties. Under Contracts increased 5.3 percent for single family homes but decreased 2.0 percent for townhouse-condo properties.

The Median Sales Price was up 6.5 percent to \$660,000 for single family homes but remained flat at \$400,000 for townhouse-condo properties. Days on Market decreased 8.3 percent for single family homes but increased 13.3 percent for townhouse-condo properties.

Total inventory heading into February stood at 1.01 million units, a 2% increase from the previous month and a 3.1% increase from the same time last year, for a 3 months' supply at the current sales pace, according to NAR. Although buyers may find additional options in their home search, inventory remains below the 5-6 months' supply of a balanced market, and demand is exceeding supply. As a result, existing-home sales prices have continued to rise, climbing 5.1% year-over-year to \$379,100.

Activity Snapshot

+ 5.4%	+ 3.6%	+ 4.2%
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	2-2023	2-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
Active Listings		2,498	2,534	+ 1.4%	--	--	--
Under Contract		1,764	1,857	+ 5.3%	3,412	3,489	+ 2.3%
New Listings		1,693	2,223	+ 31.3%	3,110	3,890	+ 25.1%
Sold Listings		1,501	1,550	+ 3.3%	2,603	2,669	+ 2.5%
Days on Market		48	44	- 8.3%	49	47	- 4.1%
Median Sales Price		\$620,000	\$660,000	+ 6.5%	\$619,000	\$660,000	+ 6.6%
Avg. Sales Price		\$756,733	\$800,033	+ 5.7%	\$743,053	\$789,729	+ 6.3%
Pct. of List Price Received		98.9%	99.5%	+ 0.6%	98.5%	99.0%	+ 0.5%
Affordability Index		49	44	- 10.2%	49	44	- 10.2%

Townhouse-Condo Market Overview

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

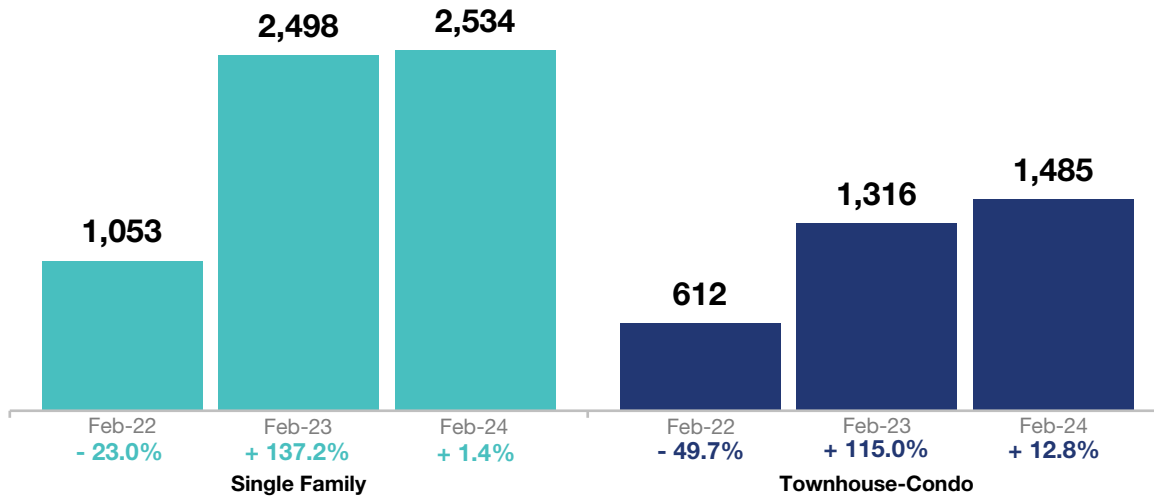


Key Metrics	Historical Sparkbars	2-2023	2-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
Active Listings		1,316	1,485	+ 12.8%	--	--	--
Under Contract		844	827	- 2.0%	1,605	1,509	- 6.0%
New Listings		871	1,049	+ 20.4%	1,638	1,915	+ 16.9%
Sold Listings		669	698	+ 4.3%	1,203	1,205	+ 0.2%
Days on Market		45	51	+ 13.3%	43	50	+ 16.3%
Median Sales Price		\$400,000	\$400,000	0.0%	\$397,000	\$399,000	+ 0.5%
Avg. Sales Price		\$472,550	\$467,107	- 1.2%	\$463,215	\$470,459	+ 1.6%
Pct. of List Price Received		99.0%	99.1%	+ 0.1%	98.7%	98.9%	+ 0.2%
Affordability Index		76	73	- 3.9%	77	73	- 5.2%

Inventory of Active Listings

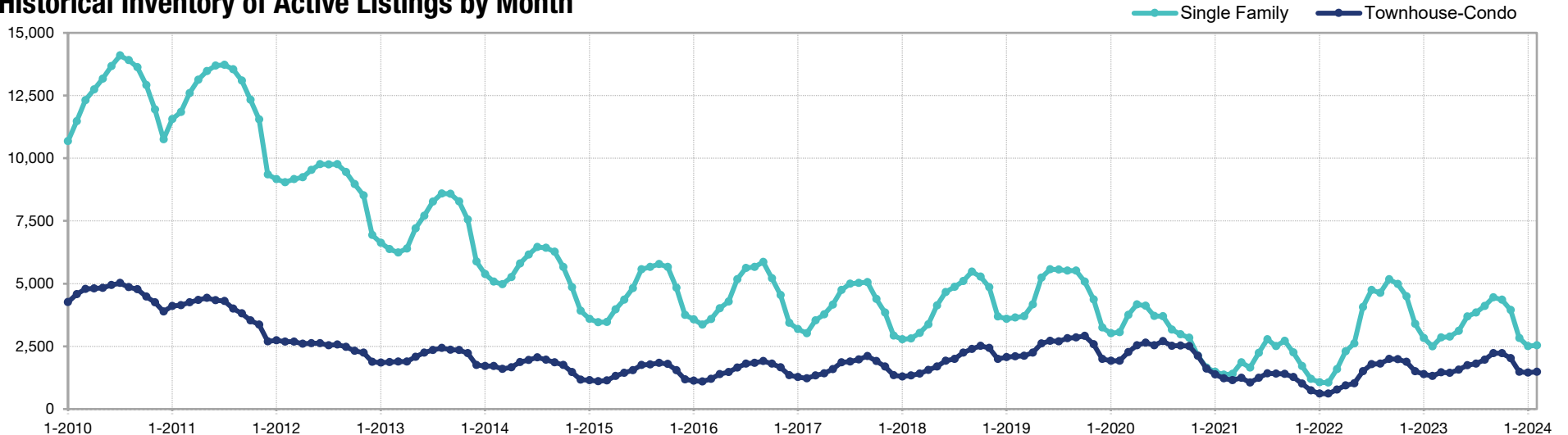


February



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2023	2,848	+80.0%	1,459	+88.7%
Apr-2023	2,884	+25.6%	1,442	+53.1%
May-2023	3,114	+19.2%	1,567	+52.7%
Jun-2023	3,684	-9.5%	1,747	+15.9%
Jul-2023	3,843	-19.0%	1,810	+1.4%
Aug-2023	4,102	-11.4%	1,966	+9.1%
Sep-2023	4,452	-13.9%	2,226	+11.5%
Oct-2023	4,359	-12.6%	2,230	+12.1%
Nov-2023	3,950	-12.0%	2,023	+7.8%
Dec-2023	2,832	-16.6%	1,479	-1.8%
Jan-2024	2,504	-11.4%	1,456	+5.1%
Feb-2024	2,534	+1.4%	1,485	+12.8%

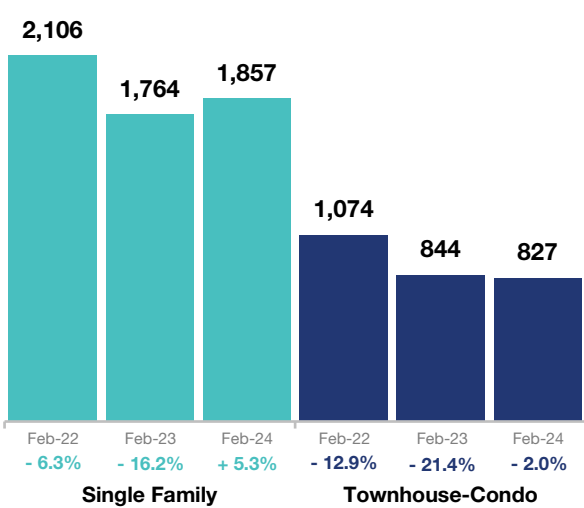
Historical Inventory of Active Listings by Month



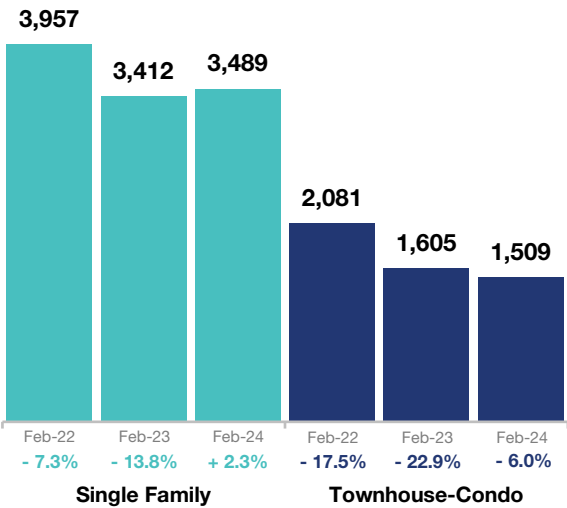
Under Contract



February

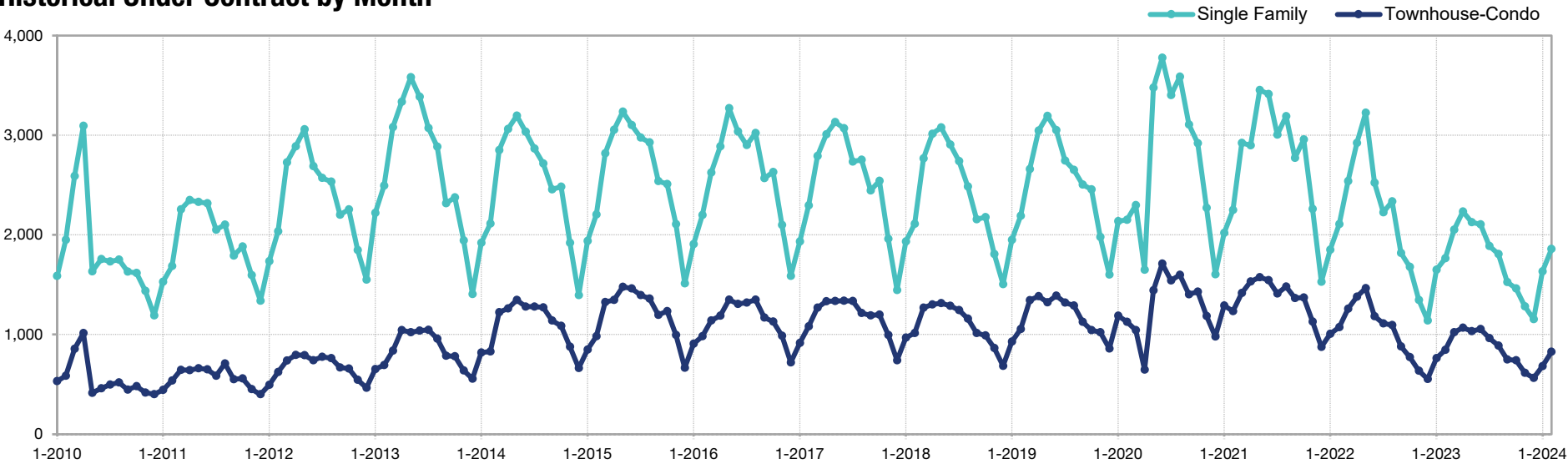


Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2023	2,050	-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	2,103	-16.6%	1,053	-10.9%
Jul-2023	1,886	-15.2%	963	-13.3%
Aug-2023	1,808	-22.6%	887	-18.8%
Sep-2023	1,526	-16.0%	749	-14.9%
Oct-2023	1,460	-12.9%	741	-4.0%
Nov-2023	1,281	-4.8%	615	-3.3%
Dec-2023	1,153	+1.1%	564	+1.8%
Jan-2024	1,632	-1.0%	682	-10.4%
Feb-2024	1,857	+5.3%	827	-2.0%

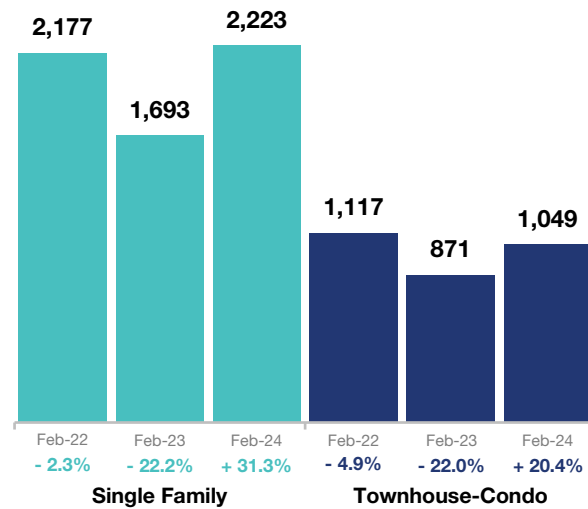
Historical Under Contract by Month



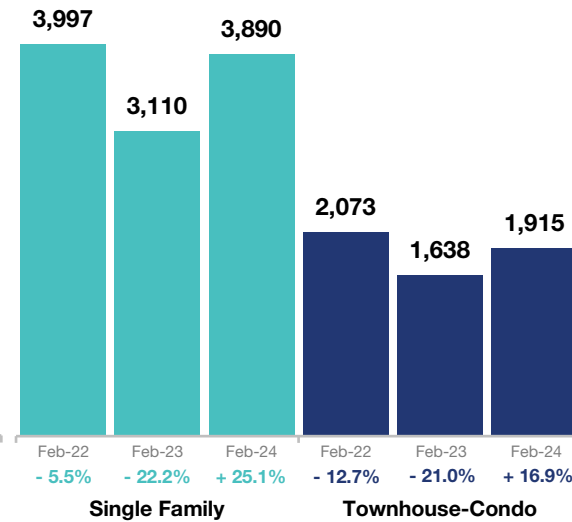
New Listings



February

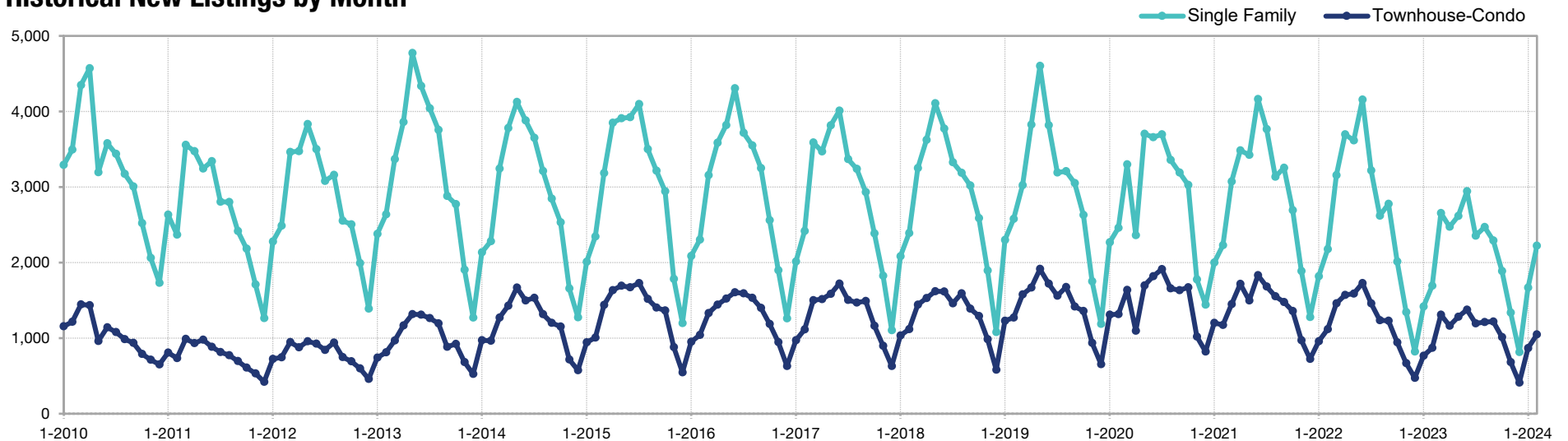


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	2,945	-29.1%	1,375	-20.4%
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	1,888	-6.2%	1,014	+7.3%
Nov-2023	1,336	-0.6%	684	+2.1%
Dec-2023	814	-0.9%	412	-13.3%
Jan-2024	1,667	+17.6%	866	+12.9%
Feb-2024	2,223	+31.3%	1,049	+20.4%

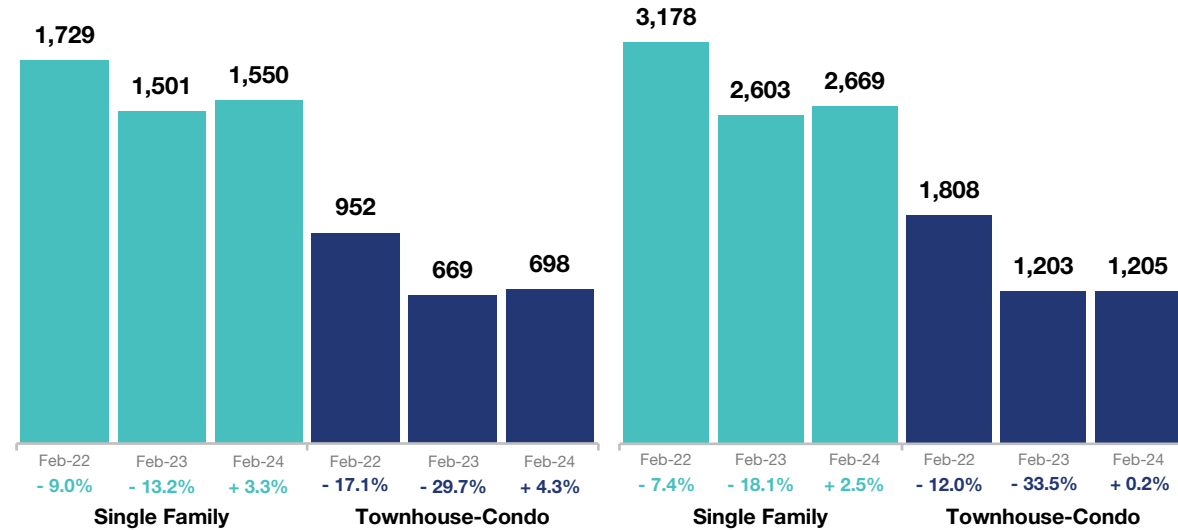
Historical New Listings by Month



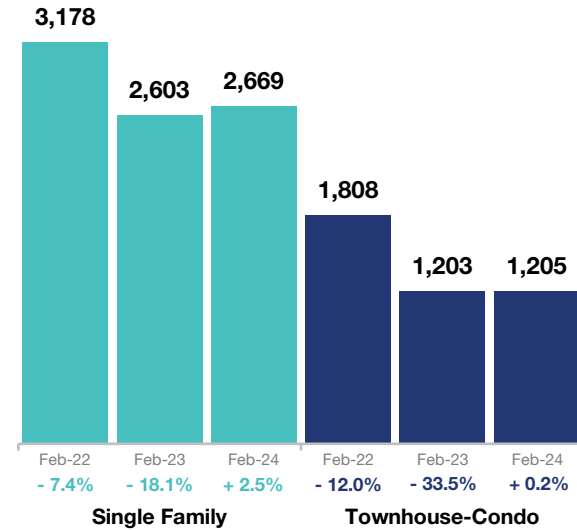
Sold Listings



February

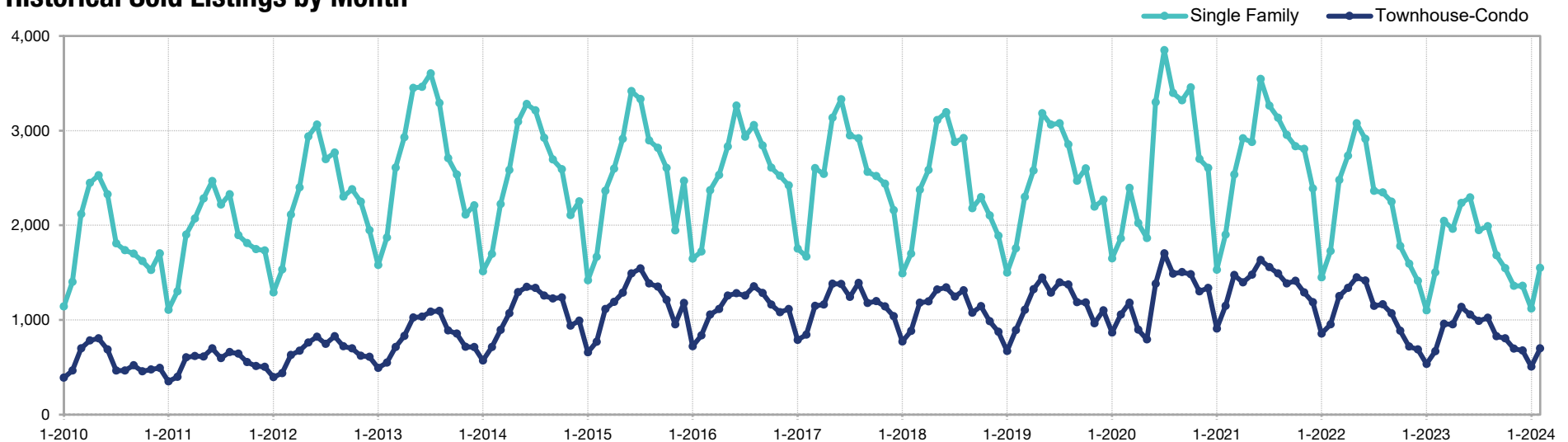


Year to Date

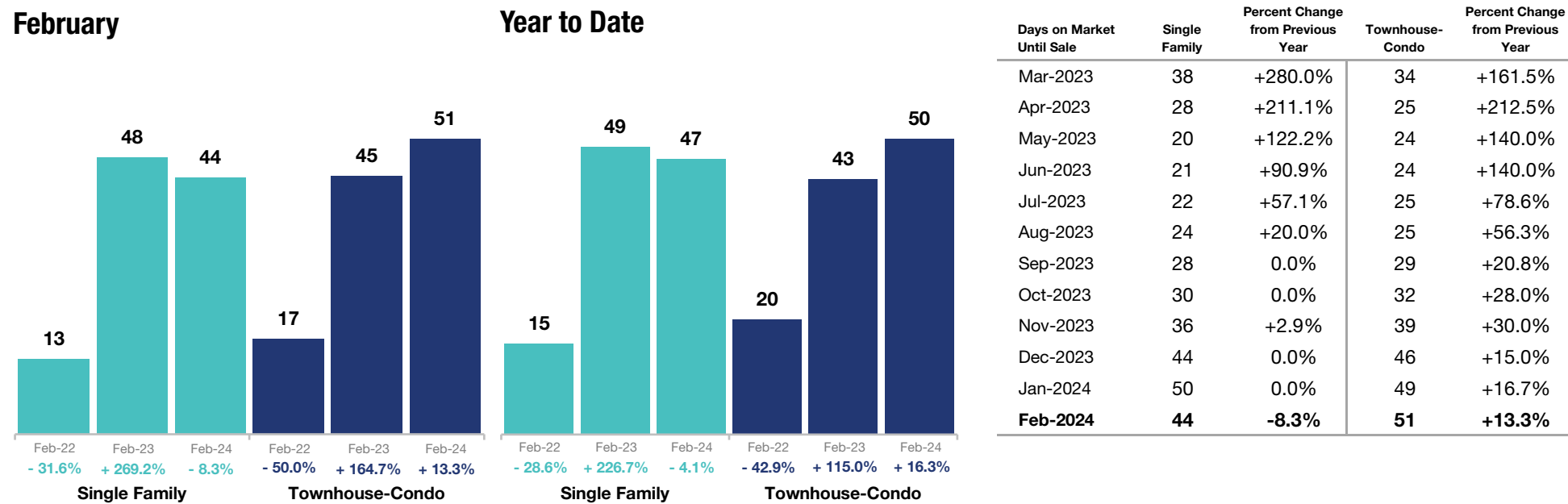


Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2023	2,045	-17.4%	959	-23.4%
Apr-2023	1,963	-28.2%	953	-28.7%
May-2023	2,235	-27.3%	1,137	-21.5%
Jun-2023	2,295	-21.2%	1,055	-25.4%
Jul-2023	1,949	-17.6%	989	-13.8%
Aug-2023	1,991	-15.1%	1,024	-12.0%
Sep-2023	1,682	-25.2%	828	-22.5%
Oct-2023	1,548	-13.0%	805	-9.1%
Nov-2023	1,360	-14.6%	696	-3.2%
Dec-2023	1,361	-3.6%	677	-1.7%
Jan-2024	1,119	+1.5%	507	-5.1%
Feb-2024	1,550	+3.3%	698	+4.3%

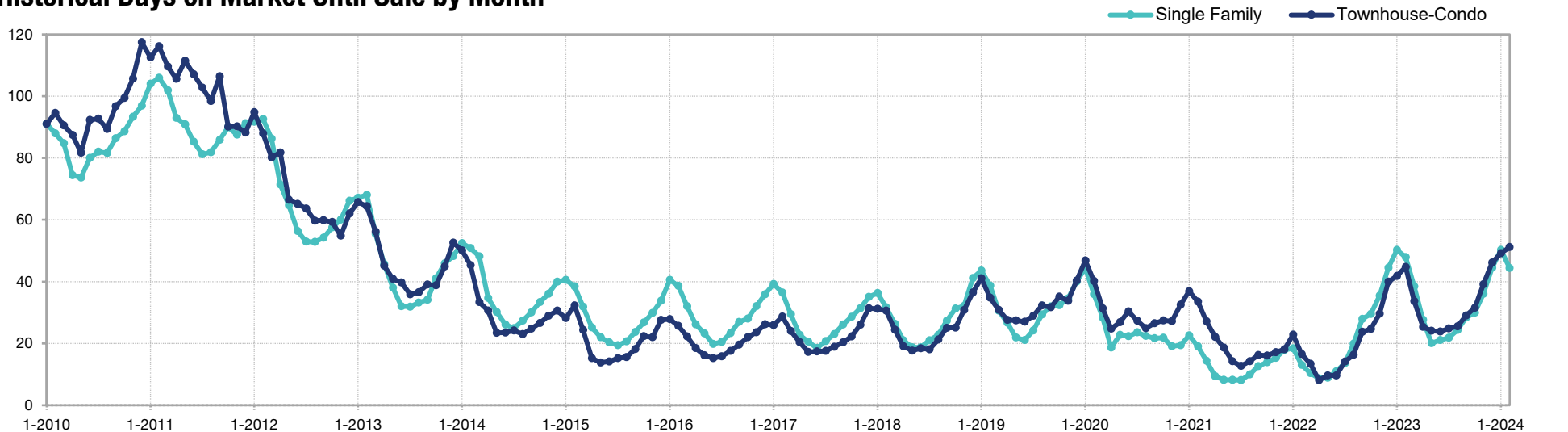
Historical Sold Listings by Month



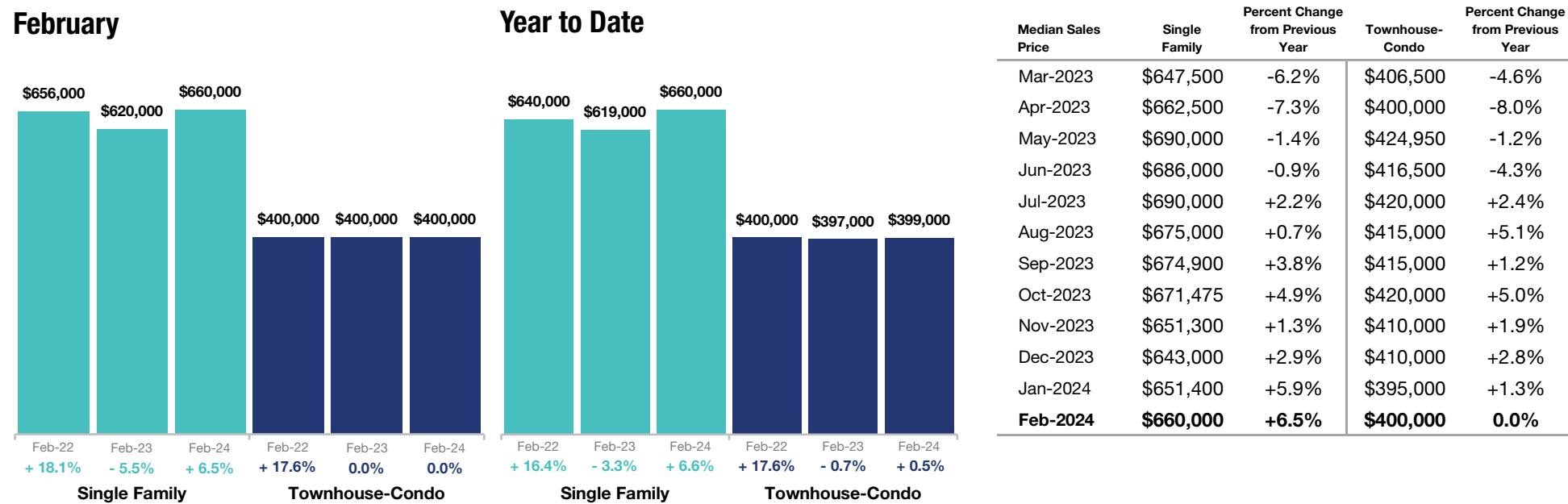
Days on Market Until Sale



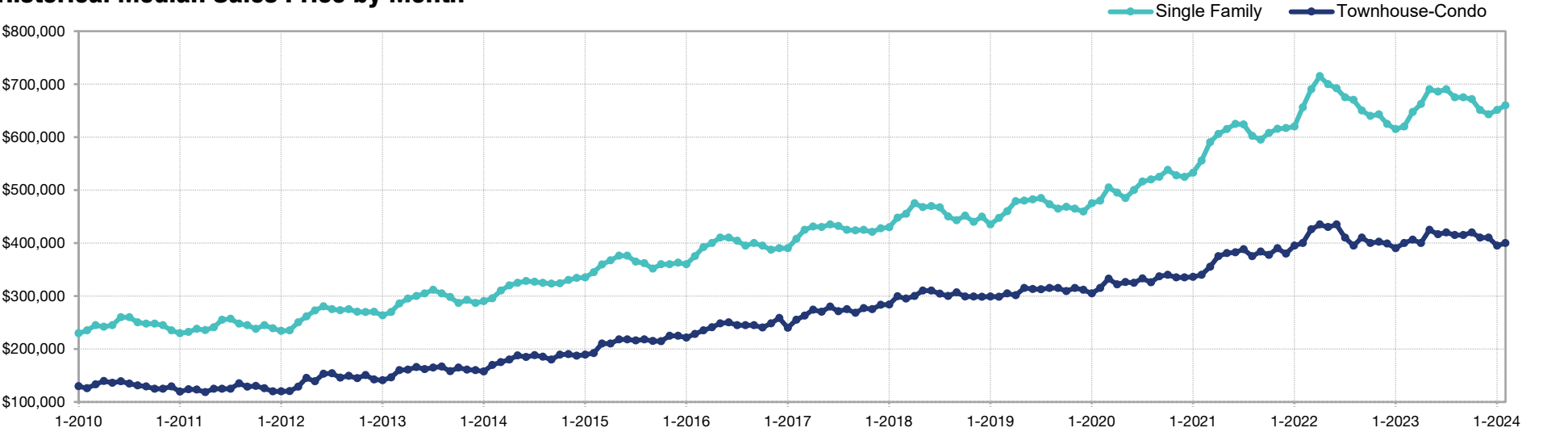
Historical Days on Market Until Sale by Month



Median Sales Price



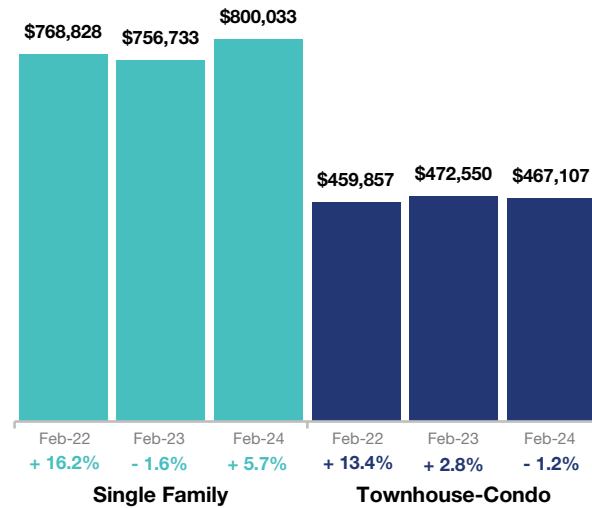
Historical Median Sales Price by Month



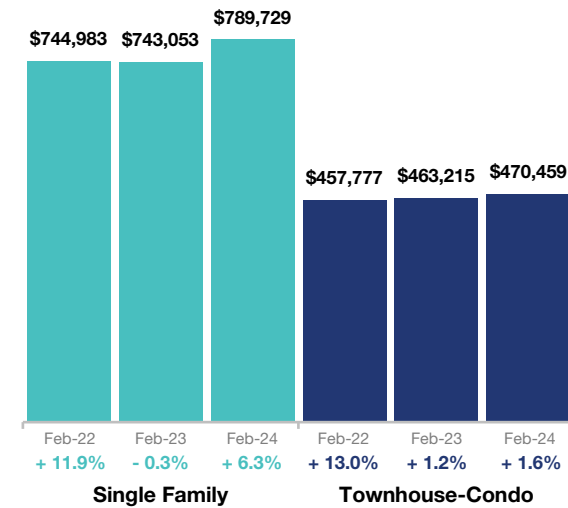
Average Sales Price



February

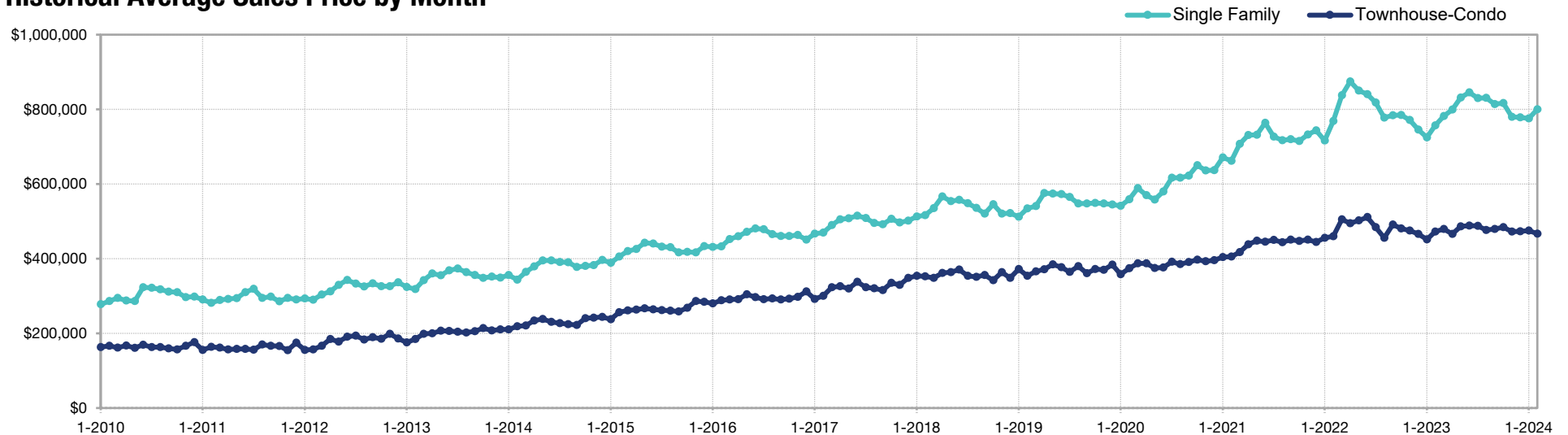


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$830,084	+1.5%	\$487,489	+0.6%
Aug-2023	\$830,726	+6.9%	\$476,911	+4.6%
Sep-2023	\$813,955	+3.8%	\$479,681	-2.4%
Oct-2023	\$816,412	+4.0%	\$484,378	+0.8%
Nov-2023	\$779,561	+1.0%	\$472,369	-0.7%
Dec-2023	\$778,521	+4.4%	\$473,248	+1.5%
Jan-2024	\$775,457	+7.0%	\$475,073	+5.2%
Feb-2024	\$800,033	+5.7%	\$467,107	-1.2%

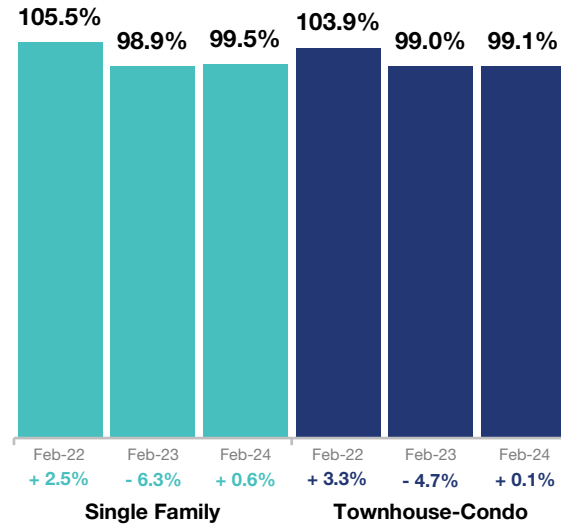
Historical Average Sales Price by Month



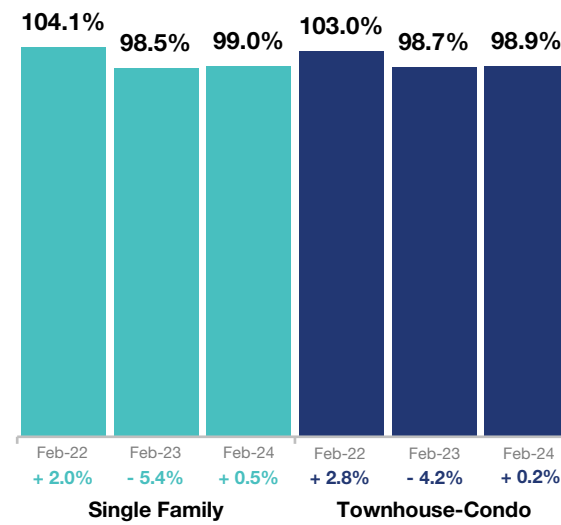
Percent of List Price Received



February

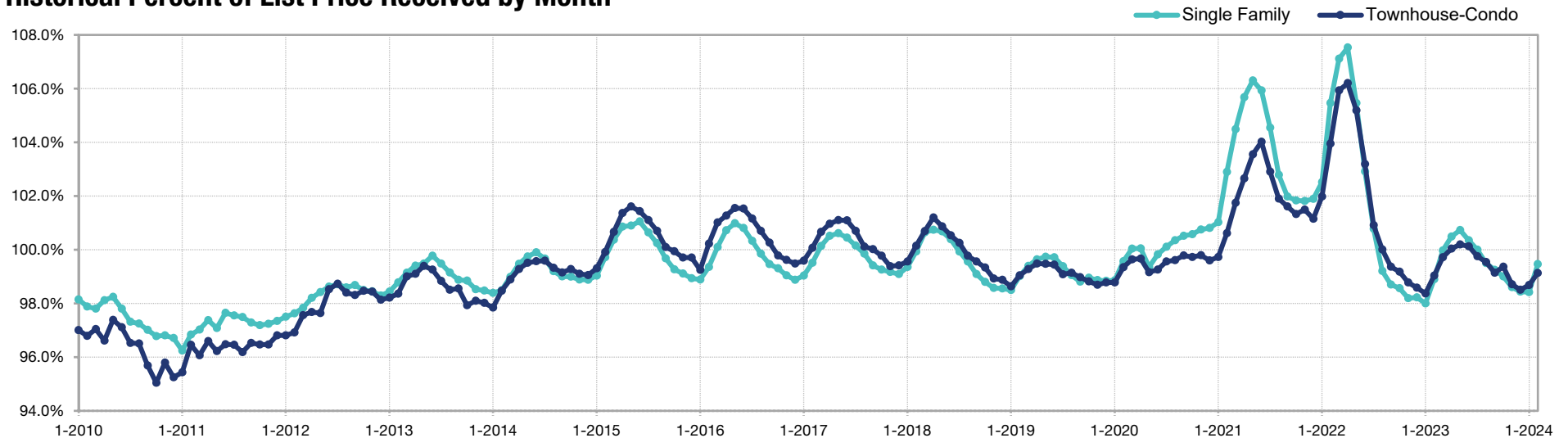


Year to Date

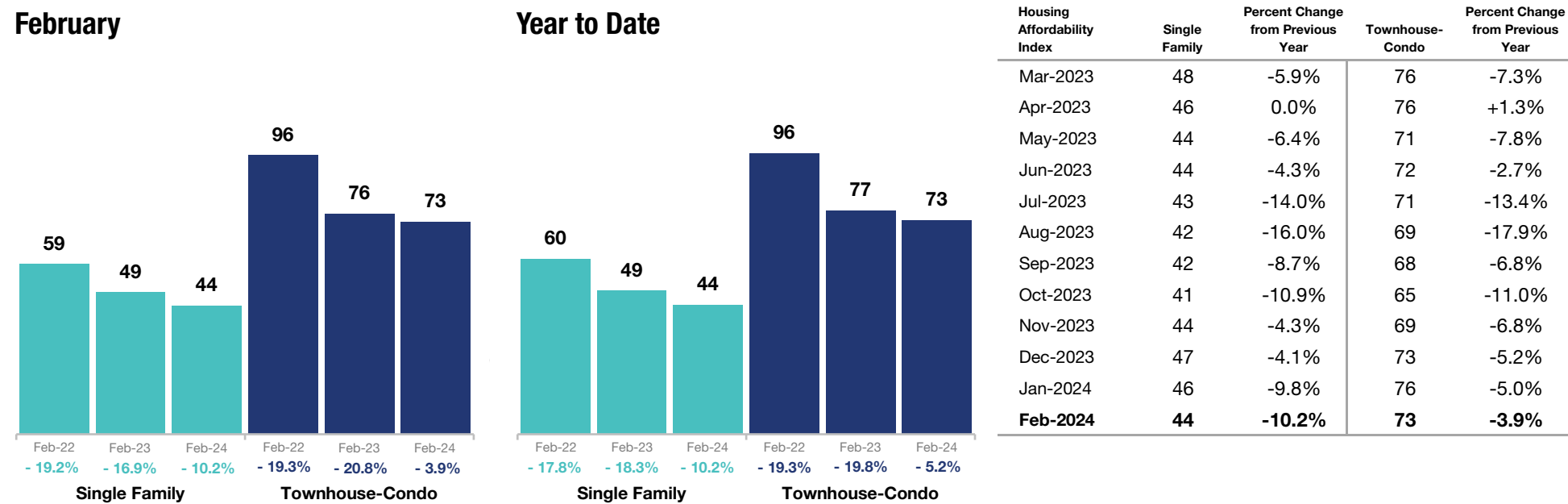


Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2023	100.0%	-6.6%	99.7%	-5.9%
Apr-2023	100.5%	-6.5%	100.0%	-5.8%
May-2023	100.7%	-4.5%	100.2%	-4.8%
Jun-2023	100.4%	-2.4%	100.1%	-3.0%
Jul-2023	100.0%	-0.8%	99.8%	-1.1%
Aug-2023	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%
Feb-2024	99.5%	+0.6%	99.1%	+0.1%

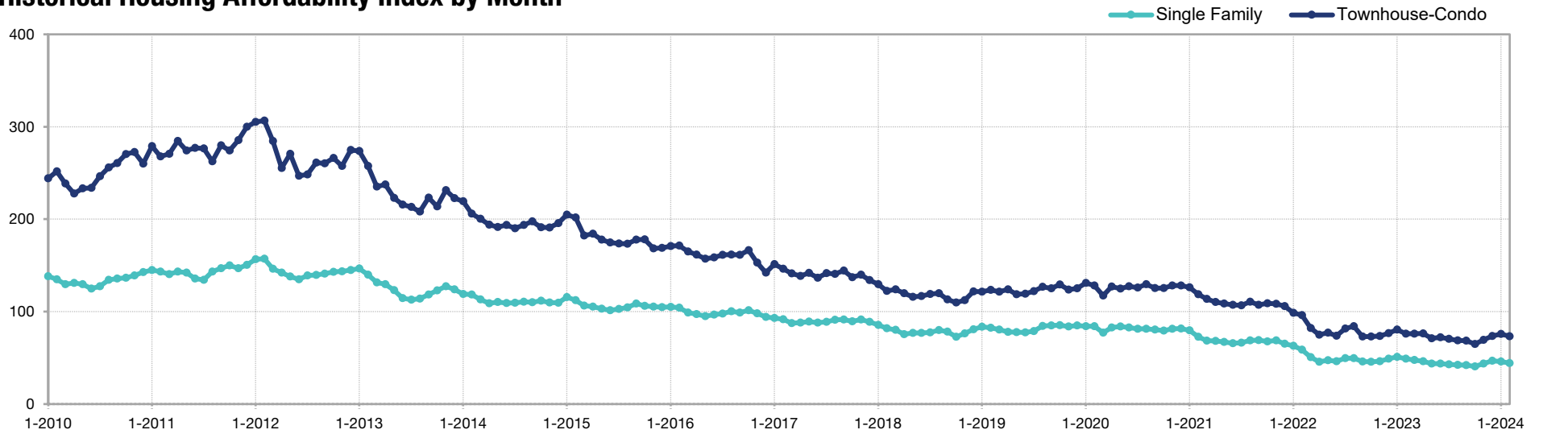
Historical Percent of List Price Received by Month



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.



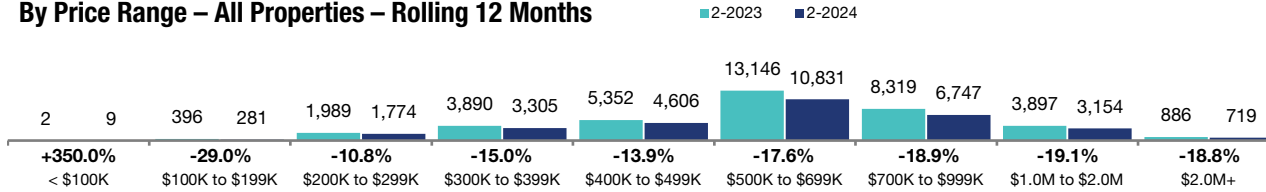
Key Metrics	Historical Sparkbars	2-2023	2-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
Active Listings		3,814	4,019	+ 5.4%	--	--	--
Under Contract		2,608	2,684	+ 2.9%	5,017	4,998	- 0.4%
New Listings		2,564	3,272	+ 27.6%	4,748	5,805	+ 22.3%
Sold Listings		2,170	2,248	+ 3.6%	3,806	3,874	+ 1.8%
Days on Market		47	46	- 2.1%	47	48	+ 2.1%
Median Sales Price		\$570,850	\$595,000	+ 4.2%	\$564,900	\$590,000	+ 4.4%
Avg. Sales Price		\$669,120	\$696,660	+ 4.1%	\$654,602	\$690,421	+ 5.5%
Pct. of List Price Received		98.9%	99.4%	+ 0.5%	98.6%	99.0%	+ 0.4%
Affordability Index		53	49	- 7.5%	54	50	- 7.4%

Sold Listings

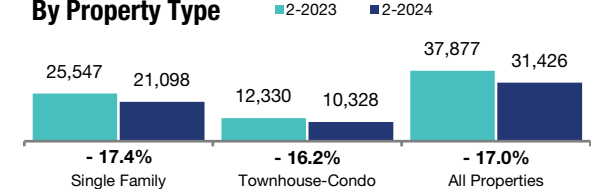
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	2-2023	2-2024	Change	2-2023	2-2024	Change
\$99,999 and Below	2	3	+ 50.0%	0	6	--
\$100,000 to \$199,999	10	13	+ 30.0%	386	268	- 30.6%
\$200,000 to \$299,999	77	82	+ 6.5%	1,912	1,692	- 11.5%
\$300,000 to \$399,999	615	492	- 20.0%	3,275	2,813	- 14.1%
\$400,000 to \$499,999	2,742	2,429	- 11.4%	2,610	2,177	- 16.6%
\$500,000 to \$699,999	10,571	8,615	- 18.5%	2,575	2,216	- 13.9%
\$700,000 to \$999,999	7,319	6,022	- 17.7%	1,000	725	- 27.5%
\$1,000,000 to \$1,999,999	3,395	2,767	- 18.5%	502	387	- 22.9%
\$2,000,000 and Above	816	675	- 17.3%	70	44	- 37.1%
All Price Ranges	25,547	21,098	- 17.4%	12,330	10,328	- 16.2%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	1-2024	2-2024	Change	1-2024	2-2024	Change
	0	0	--	0	1	--
	0	1	--	15	24	+ 60.0%
	9	5	- 44.4%	89	126	+ 41.6%
	32	37	+ 15.6%	157	196	+ 24.8%
	147	189	+ 28.6%	101	120	+ 18.8%
	455	640	+ 40.7%	101	156	+ 54.5%
	310	451	+ 45.5%	26	46	+ 76.9%
	130	178	+ 36.9%	13	27	+ 107.7%
	36	49	+ 36.1%	5	2	- 60.0%
	1,119	1,550	+ 38.5%	507	698	+ 37.7%

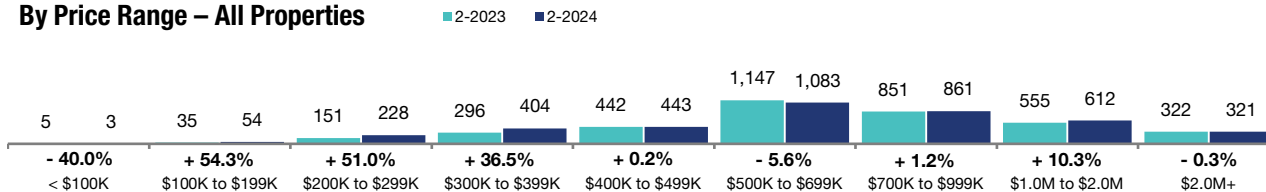
Year to Date

	Single Family			Townhouse-Condo		
	2-2023	2-2024	Change	2-2023	2-2024	Change
	0	0	--	0	1	--
	1	1	0.0%	41	39	- 4.9%
	14	14	0.0%	233	215	- 7.7%
	124	69	- 44.4%	334	353	+ 5.7%
	418	336	- 19.6%	233	221	- 5.2%
	1,131	1,095	- 3.2%	225	257	+ 14.2%
	591	761	+ 28.8%	90	72	- 20.0%
	254	308	+ 21.3%	43	40	- 7.0%
	70	85	+ 21.4%	4	7	+ 75.0%
	2,603	2,669	+ 2.5%	1,203	1,205	+ 0.2%

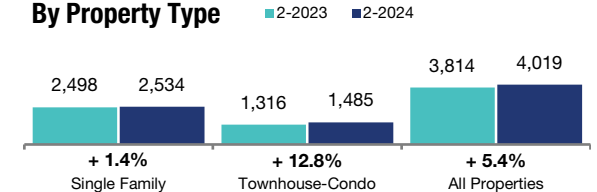
Inventory of Active Listings

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		
	2-2023	2-2024	Change	2-2023	2-2024	Change
\$99,999 and Below	0	0	--	5	3	- 40.0%
\$100,000 to \$199,999	2	1	- 50.0%	33	53	+ 60.6%
\$200,000 to \$299,999	7	7	0.0%	144	221	+ 53.5%
\$300,000 to \$399,999	42	37	- 11.9%	254	367	+ 44.5%
\$400,000 to \$499,999	214	186	- 13.1%	228	257	+ 12.7%
\$500,000 to \$699,999	809	755	- 6.7%	338	328	- 3.0%
\$700,000 to \$999,999	681	723	+ 6.2%	170	138	- 18.8%
\$1,000,000 to \$1,999,999	441	521	+ 18.1%	114	91	- 20.2%
\$2,000,000 and Above	294	296	+ 0.7%	28	25	- 10.7%
All Price Ranges	2,498	2,534	+ 1.4%	1,316	1,485	+ 12.8%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	1-2024	2-2024	Change	1-2024	2-2024	Change
	0	0	--	1	3	+ 200.0%
	2	1	- 50.0%	57	53	- 7.0%
	10	7	- 30.0%	215	221	+ 2.8%
	52	37	- 28.8%	361	367	+ 1.7%
	202	186	- 7.9%	247	257	+ 4.0%
	825	755	- 8.5%	331	328	- 0.9%
	669	723	+ 8.1%	134	138	+ 3.0%
	469	521	+ 11.1%	86	91	+ 5.8%
	267	296	+ 10.9%	22	25	+ 13.6%
	2,504	2,534	+ 1.2%	1,456	1,485	+ 2.0%

Year to Date

Single Family	Townhouse-Condo
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	A measure of home sales that were closed to completion during the report period.
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 February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Arapahoe County

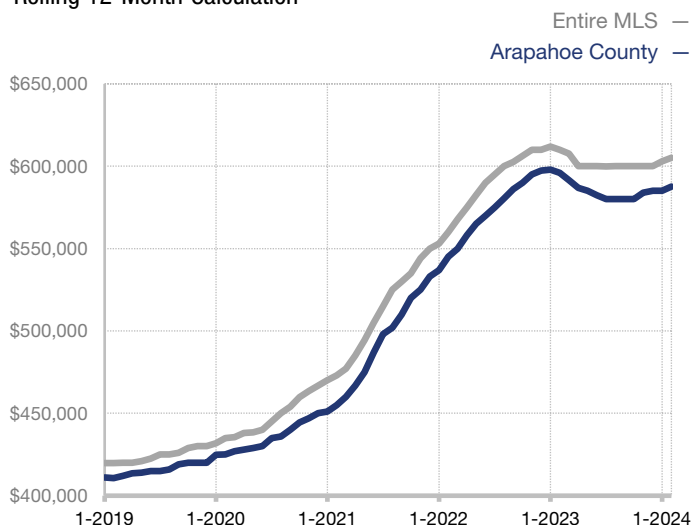
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	665	652	- 2.0%	--	--	--
Under Contract	510	502	- 1.6%	945	937	- 0.8%
New Listings	443	535	+ 20.8%	806	974	+ 20.8%
Sold Listings	423	413	- 2.4%	703	683	- 2.8%
Days on Market Until Sale	46	43	- 6.5%	47	43	- 8.5%
Median Sales Price*	\$550,000	\$569,900	+ 3.6%	\$545,000	\$575,000	+ 5.5%
Average Sales Price*	\$670,954	\$736,928	+ 9.8%	\$672,306	\$713,860	+ 6.2%
Percent of List Price Received*	99.0%	99.5%	+ 0.5%	98.7%	99.2%	+ 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.

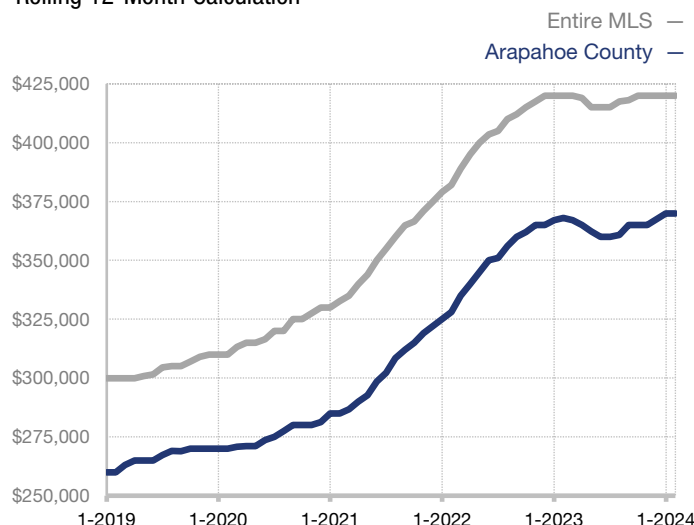
Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	278	360	+ 29.5%	--	--	--
Under Contract	254	253	- 0.4%	470	464	- 1.3%
New Listings	246	291	+ 18.3%	433	553	+ 27.7%
Sold Listings	178	203	+ 14.0%	337	358	+ 6.2%
Days on Market Until Sale	36	39	+ 8.3%	38	39	+ 2.6%
Median Sales Price*	\$359,000	\$365,000	+ 1.7%	\$355,000	\$369,950	+ 4.2%
Average Sales Price*	\$382,596	\$386,042	+ 0.9%	\$381,696	\$384,885	+ 0.8%
Percent of List Price Received*	99.1%	99.4%	+ 0.3%	98.8%	99.2%	+ 0.4%

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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 February 2024

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Arvada

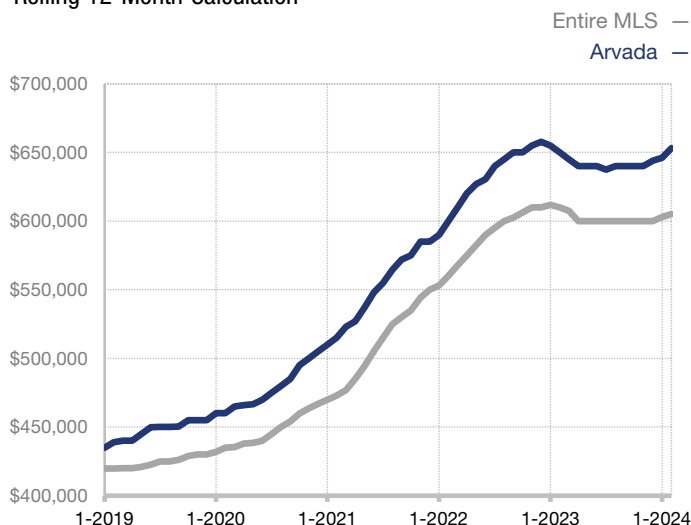
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	135	123	- 8.9%	--	--	--
Under Contract	118	135	+ 14.4%	246	257	+ 4.5%
New Listings	127	141	+ 11.0%	222	262	+ 18.0%
Sold Listings	125	109	- 12.8%	206	174	- 15.5%
Days on Market Until Sale	46	34	- 26.1%	45	38	- 15.6%
Median Sales Price*	\$592,000	\$664,112	+ 12.2%	\$600,000	\$655,500	+ 9.3%
Average Sales Price*	\$647,171	\$705,071	+ 8.9%	\$639,257	\$704,159	+ 10.2%
Percent of List Price Received*	99.0%	100.0%	+ 1.0%	98.5%	99.8%	+ 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.

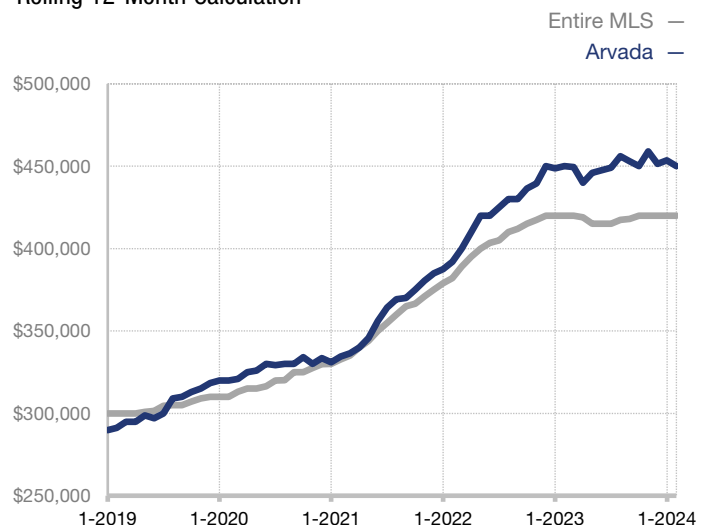
Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	84	64	- 23.8%	--	--	--
Under Contract	41	33	- 19.5%	88	59	- 33.0%
New Listings	39	43	+ 10.3%	91	77	- 15.4%
Sold Listings	39	22	- 43.6%	61	40	- 34.4%
Days on Market Until Sale	41	69	+ 68.3%	43	57	+ 32.6%
Median Sales Price*	\$435,000	\$422,500	- 2.9%	\$440,000	\$437,000	- 0.7%
Average Sales Price*	\$481,773	\$451,561	- 6.3%	\$486,511	\$466,622	- 4.1%
Percent of List Price Received*	99.7%	98.4%	- 1.3%	99.5%	98.6%	- 0.9%

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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 February 2024

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Aurora

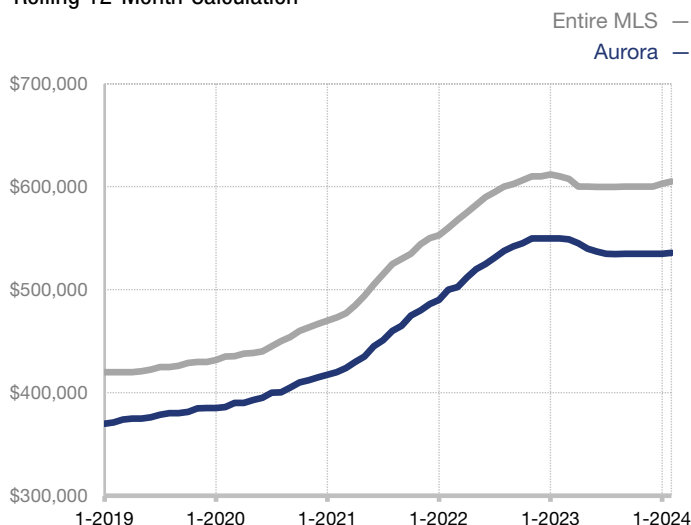
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	527	532	+ 0.9%	--	--	--
Under Contract	369	350	- 5.1%	669	645	- 3.6%
New Listings	311	371	+ 19.3%	585	689	+ 17.8%
Sold Listings	286	280	- 2.1%	489	467	- 4.5%
Days on Market Until Sale	47	45	- 4.3%	48	45	- 6.3%
Median Sales Price*	\$515,500	\$530,000	+ 2.8%	\$500,000	\$534,950	+ 7.0%
Average Sales Price*	\$544,869	\$566,296	+ 3.9%	\$537,938	\$575,522	+ 7.0%
Percent of List Price Received*	99.0%	99.7%	+ 0.7%	98.9%	99.4%	+ 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.

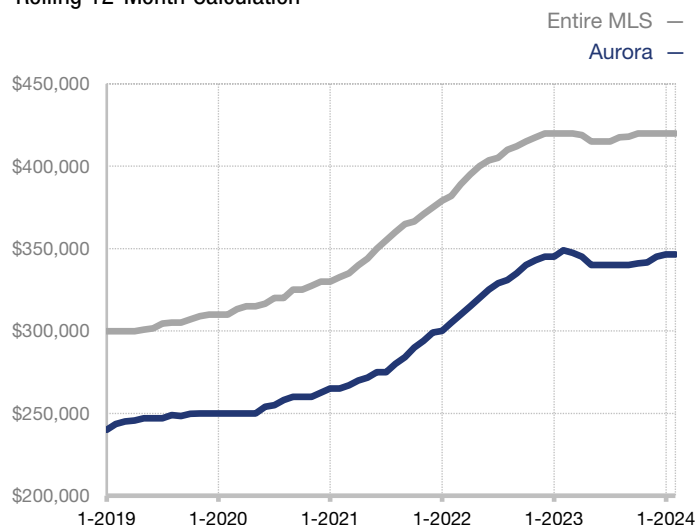
Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	243	256	+ 5.3%	--	--	--
Under Contract	174	178	+ 2.3%	331	311	- 6.0%
New Listings	178	199	+ 11.8%	308	368	+ 19.5%
Sold Listings	125	123	- 1.6%	238	237	- 0.4%
Days on Market Until Sale	42	45	+ 7.1%	42	41	- 2.4%
Median Sales Price*	\$331,000	\$343,000	+ 3.6%	\$326,750	\$345,000	+ 5.6%
Average Sales Price*	\$337,550	\$341,206	+ 1.1%	\$333,290	\$347,887	+ 4.4%
Percent of List Price Received*	99.0%	99.7%	+ 0.7%	99.1%	99.5%	+ 0.4%

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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 February 2024

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Castle Pines

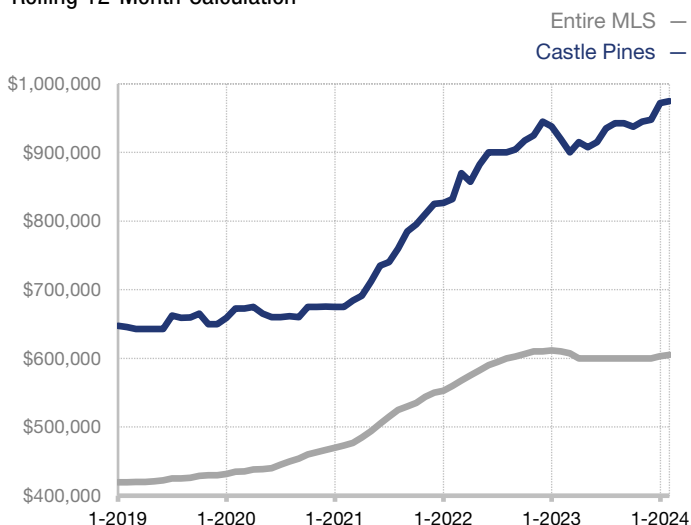
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	38	28	- 26.3%	--	--	--
Under Contract	19	19	0.0%	39	40	+ 2.6%
New Listings	22	25	+ 13.6%	46	40	- 13.0%
Sold Listings	14	19	+ 35.7%	31	30	- 3.2%
Days on Market Until Sale	53	67	+ 26.4%	52	67	+ 28.8%
Median Sales Price*	\$849,499	\$883,000	+ 3.9%	\$842,000	\$1,022,500	+ 21.4%
Average Sales Price*	\$952,360	\$952,842	+ 0.1%	\$924,164	\$1,124,610	+ 21.7%
Percent of List Price Received*	97.7%	99.4%	+ 1.7%	97.5%	98.7%	+ 1.2%

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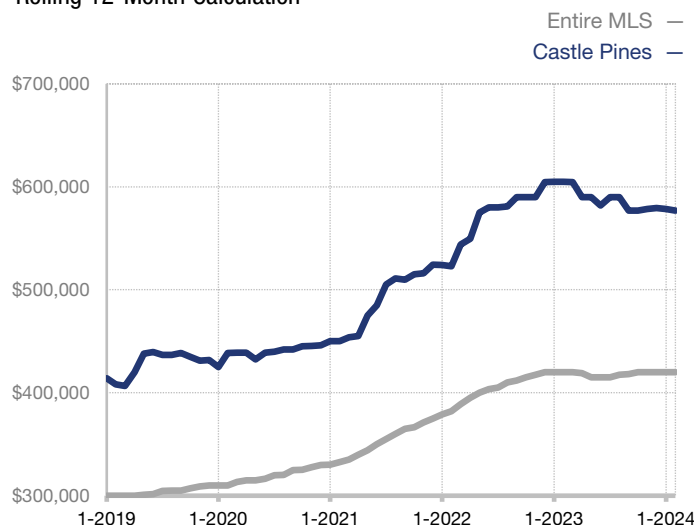
Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	2	7	+ 250.0%	--	--	--
Under Contract	6	4	- 33.3%	6	9	+ 50.0%
New Listings	2	1	- 50.0%	4	2	- 50.0%
Sold Listings	2	7	+ 250.0%	4	8	+ 100.0%
Days on Market Until Sale	112	106	- 5.4%	88	93	+ 5.7%
Median Sales Price*	\$635,000	\$559,990	- 11.8%	\$657,450	\$572,495	- 12.9%
Average Sales Price*	\$635,000	\$609,266	- 4.1%	\$646,225	\$606,232	- 6.2%
Percent of List Price Received*	98.7%	99.7%	+ 1.0%	98.9%	100.0%	+ 1.1%

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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 February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Castle Rock

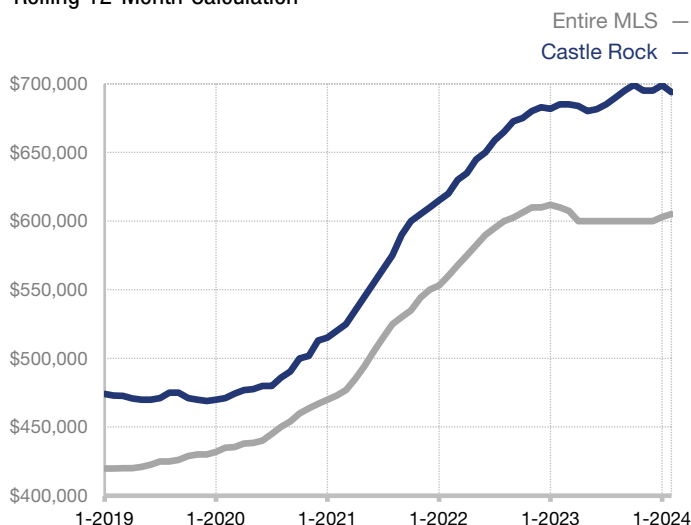
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	215	197	- 8.4%	--	--	--
Under Contract	117	130	+ 11.1%	227	265	+ 16.7%
New Listings	124	160	+ 29.0%	242	269	+ 11.2%
Sold Listings	100	116	+ 16.0%	171	193	+ 12.9%
Days on Market Until Sale	49	62	+ 26.5%	58	66	+ 13.8%
Median Sales Price*	\$665,750	\$659,950	- 0.9%	\$660,000	\$665,000	+ 0.8%
Average Sales Price*	\$866,064	\$738,328	- 14.7%	\$833,299	\$759,702	- 8.8%
Percent of List Price Received*	99.4%	99.2%	- 0.2%	98.8%	99.1%	+ 0.3%

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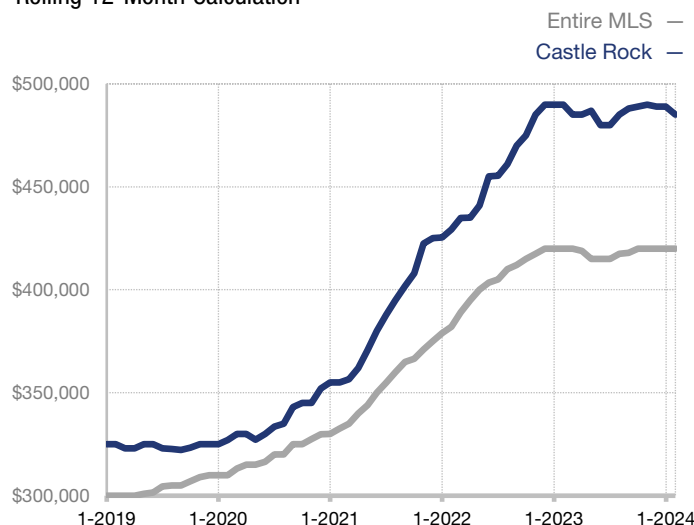
Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	49	32	- 34.7%	--	--	--
Under Contract	24	16	- 33.3%	42	32	- 23.8%
New Listings	23	16	- 30.4%	46	37	- 19.6%
Sold Listings	19	12	- 36.8%	30	27	- 10.0%
Days on Market Until Sale	62	63	+ 1.6%	54	51	- 5.6%
Median Sales Price*	\$504,500	\$422,500	- 16.3%	\$494,000	\$415,000	- 16.0%
Average Sales Price*	\$516,442	\$533,325	+ 3.3%	\$495,963	\$481,011	- 3.0%
Percent of List Price Received*	99.3%	99.7%	+ 0.4%	99.0%	99.4%	+ 0.4%

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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 February 2024

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Centennial

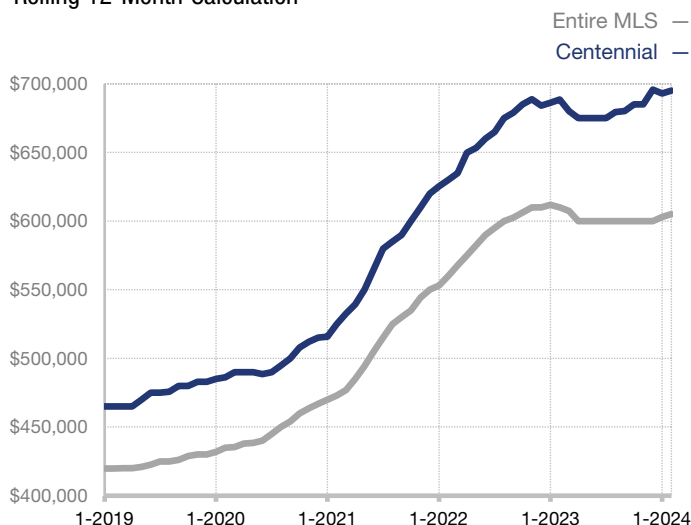
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	94	101	+ 7.4%	--	--	--
Under Contract	88	75	- 14.8%	177	150	- 15.3%
New Listings	86	94	+ 9.3%	147	171	+ 16.3%
Sold Listings	89	61	- 31.5%	133	107	- 19.5%
Days on Market Until Sale	47	38	- 19.1%	47	37	- 21.3%
Median Sales Price*	\$630,000	\$650,000	+ 3.2%	\$635,000	\$650,000	+ 2.4%
Average Sales Price*	\$715,407	\$686,864	- 4.0%	\$715,834	\$685,188	- 4.3%
Percent of List Price Received*	99.4%	100.3%	+ 0.9%	98.6%	99.8%	+ 1.2%

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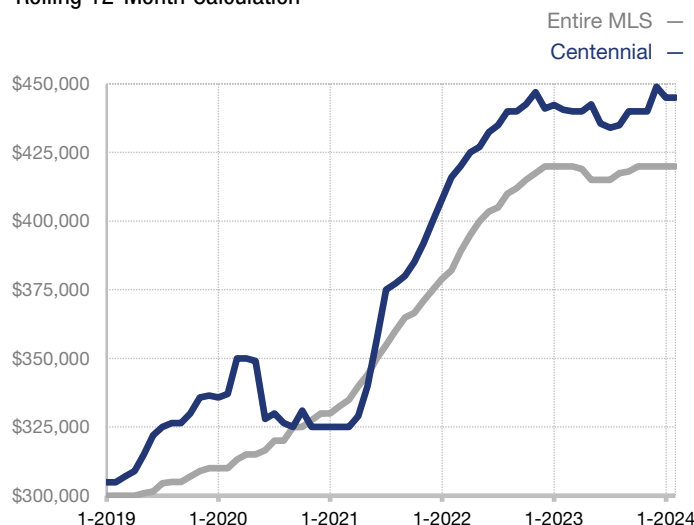
Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	19	28	+ 47.4%	--	--	--
Under Contract	32	35	+ 9.4%	48	62	+ 29.2%
New Listings	30	36	+ 20.0%	43	69	+ 60.5%
Sold Listings	13	25	+ 92.3%	25	41	+ 64.0%
Days on Market Until Sale	21	20	- 4.8%	33	33	0.0%
Median Sales Price*	\$393,500	\$400,000	+ 1.7%	\$440,000	\$400,000	- 9.1%
Average Sales Price*	\$386,162	\$441,600	+ 14.4%	\$435,242	\$432,183	- 0.7%
Percent of List Price Received*	100.4%	100.3%	- 0.1%	99.7%	98.7%	- 1.0%

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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 February 2024

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Denver

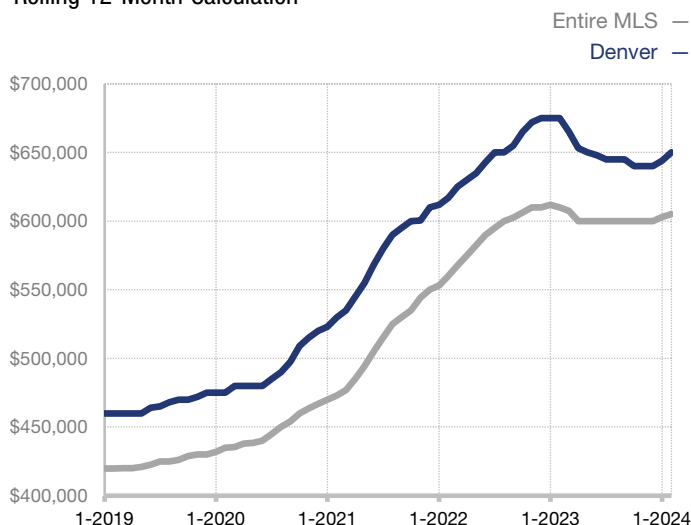
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	661	779	+ 17.9%	--	--	--
Under Contract	455	541	+ 18.9%	900	1,004	+ 11.6%
New Listings	469	703	+ 49.9%	870	1,209	+ 39.0%
Sold Listings	402	445	+ 10.7%	693	749	+ 8.1%
Days on Market Until Sale	44	42	- 4.5%	45	45	0.0%
Median Sales Price*	\$602,500	\$651,111	+ 8.1%	\$590,000	\$647,500	+ 9.7%
Average Sales Price*	\$797,655	\$817,329	+ 2.5%	\$769,145	\$808,240	+ 5.1%
Percent of List Price Received*	98.5%	99.4%	+ 0.9%	98.3%	98.8%	+ 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.

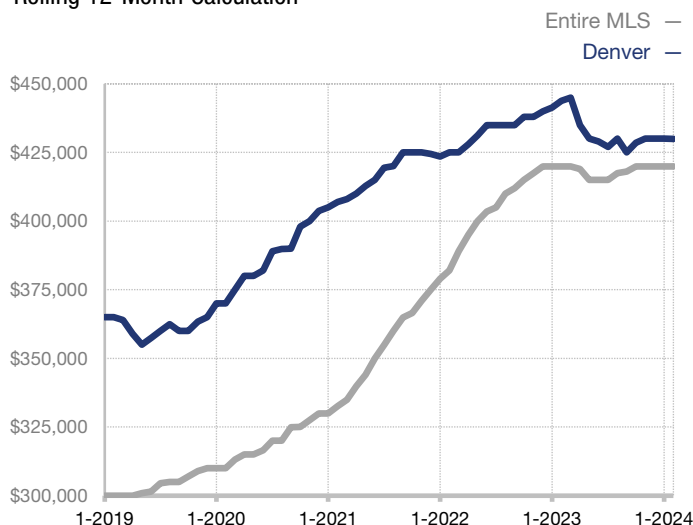
Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	684	811	+ 18.6%	--	--	--
Under Contract	331	354	+ 6.9%	641	657	+ 2.5%
New Listings	378	513	+ 35.7%	725	912	+ 25.8%
Sold Listings	280	319	+ 13.9%	508	526	+ 3.5%
Days on Market Until Sale	46	57	+ 23.9%	45	59	+ 31.1%
Median Sales Price*	\$405,950	\$399,000	- 1.7%	\$405,000	\$397,000	- 2.0%
Average Sales Price*	\$531,486	\$508,636	- 4.3%	\$516,280	\$529,324	+ 2.5%
Percent of List Price Received*	98.9%	98.8%	- 0.1%	98.6%	98.6%	0.0%

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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 February 2024

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Denver County

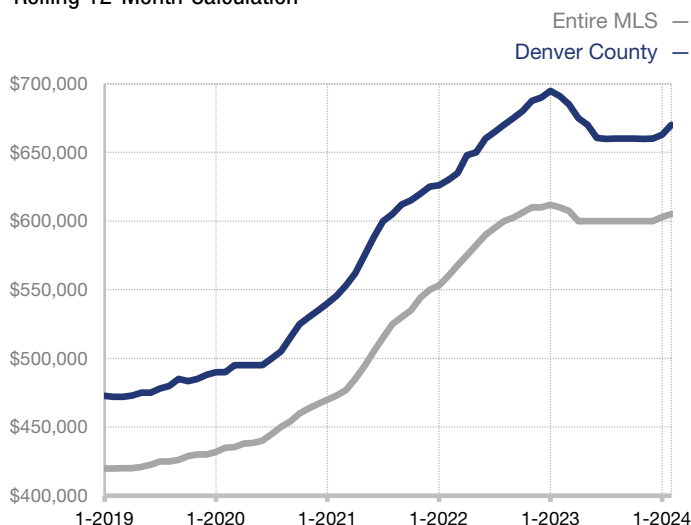
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	611	717	+ 17.3%	--	--	--
Under Contract	418	489	+ 17.0%	830	901	+ 8.6%
New Listings	428	652	+ 52.3%	800	1,108	+ 38.5%
Sold Listings	371	395	+ 6.5%	651	677	+ 4.0%
Days on Market Until Sale	43	42	- 2.3%	45	45	0.0%
Median Sales Price*	\$615,000	\$675,000	+ 9.8%	\$605,500	\$652,500	+ 7.8%
Average Sales Price*	\$817,829	\$850,590	+ 4.0%	\$785,324	\$832,090	+ 6.0%
Percent of List Price Received*	98.6%	99.5%	+ 0.9%	98.3%	98.8%	+ 0.5%

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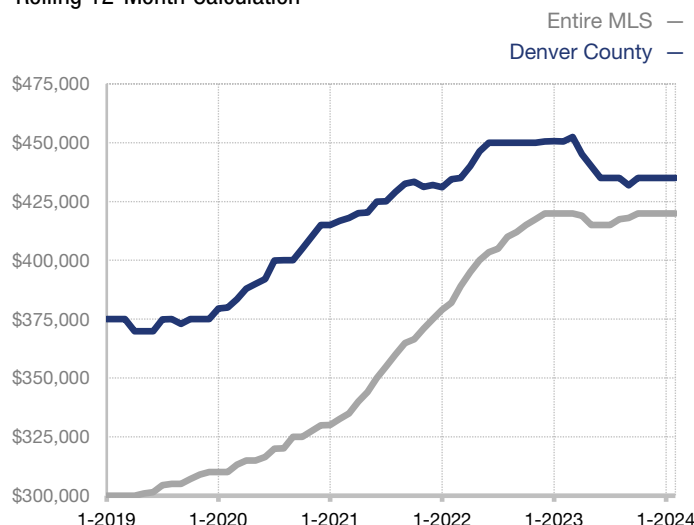
Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	649	770	+ 18.6%	--	--	--
Under Contract	317	331	+ 4.4%	613	612	- 0.2%
New Listings	364	482	+ 32.4%	691	865	+ 25.2%
Sold Listings	267	298	+ 11.6%	484	492	+ 1.7%
Days on Market Until Sale	47	58	+ 23.4%	46	59	+ 28.3%
Median Sales Price*	\$419,500	\$415,000	- 1.1%	\$421,250	\$412,500	- 2.1%
Average Sales Price*	\$537,454	\$522,164	- 2.8%	\$523,037	\$542,926	+ 3.8%
Percent of List Price Received*	98.9%	98.8%	- 0.1%	98.5%	98.6%	+ 0.1%

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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 February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Douglas County

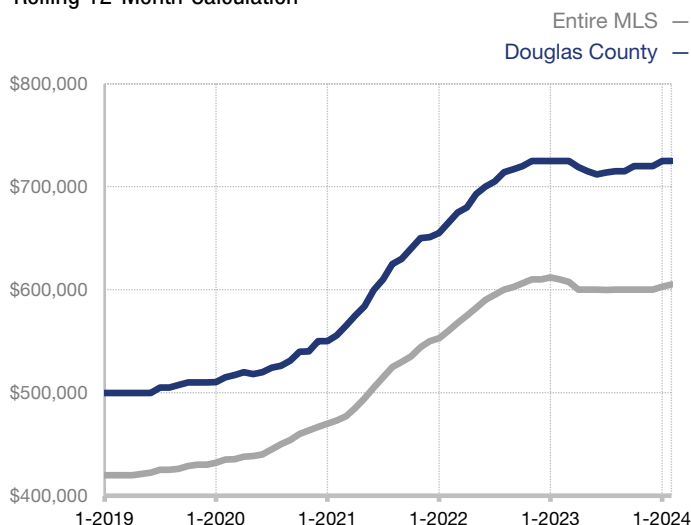
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	701	717	+ 2.3%	--	--	--
Under Contract	415	432	+ 4.1%	814	845	+ 3.8%
New Listings	420	552	+ 31.4%	778	966	+ 24.2%
Sold Listings	339	394	+ 16.2%	596	673	+ 12.9%
Days on Market Until Sale	54	52	- 3.7%	56	56	0.0%
Median Sales Price*	\$687,640	\$700,000	+ 1.8%	\$686,155	\$719,990	+ 4.9%
Average Sales Price*	\$821,525	\$811,949	- 1.2%	\$803,528	\$832,905	+ 3.7%
Percent of List Price Received*	98.8%	99.3%	+ 0.5%	98.3%	98.9%	+ 0.6%

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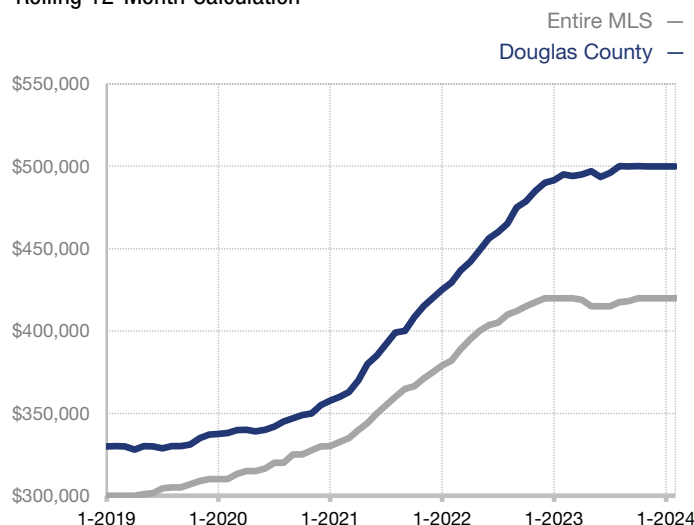
Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	158	125	- 20.9%	--	--	--
Under Contract	91	78	- 14.3%	169	150	- 11.2%
New Listings	92	82	- 10.9%	178	159	- 10.7%
Sold Listings	86	73	- 15.1%	139	140	+ 0.7%
Days on Market Until Sale	59	61	+ 3.4%	50	55	+ 10.0%
Median Sales Price*	\$498,950	\$509,000	+ 2.0%	\$490,000	\$505,405	+ 3.1%
Average Sales Price*	\$495,072	\$527,468	+ 6.5%	\$487,185	\$505,314	+ 3.7%
Percent of List Price Received*	98.9%	99.5%	+ 0.6%	98.8%	99.1%	+ 0.3%

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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 February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Elbert County

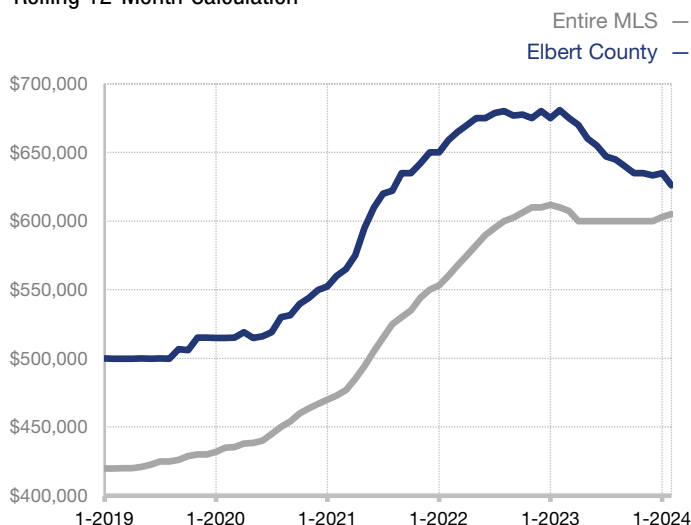
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	129	105	- 18.6%	--	--	--
Under Contract	50	45	- 10.0%	88	105	+ 19.3%
New Listings	57	66	+ 15.8%	89	105	+ 18.0%
Sold Listings	27	52	+ 92.6%	53	75	+ 41.5%
Days on Market Until Sale	73	52	- 28.8%	68	58	- 14.7%
Median Sales Price*	\$707,000	\$567,250	- 19.8%	\$660,000	\$598,000	- 9.4%
Average Sales Price*	\$803,594	\$611,494	- 23.9%	\$841,659	\$640,626	- 23.9%
Percent of List Price Received*	98.1%	98.8%	+ 0.7%	98.4%	98.3%	- 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.

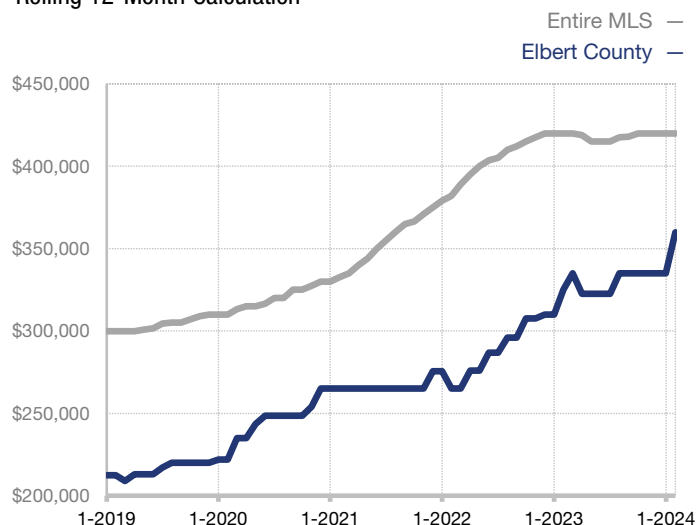
Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	0	1	--	--	--	--
Under Contract	1	1	0.0%	1	2	+ 100.0%
New Listings	1	0	- 100.0%	1	0	- 100.0%
Sold Listings	0	1	--	0	1	--
Days on Market Until Sale	0	74	--	0	74	--
Median Sales Price*	\$0	\$385,000	--	\$0	\$385,000	--
Average Sales Price*	\$0	\$385,000	--	\$0	\$385,000	--
Percent of List Price Received*	0.0%	98.8%	--	0.0%	98.8%	--

* 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 February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Greenwood Village

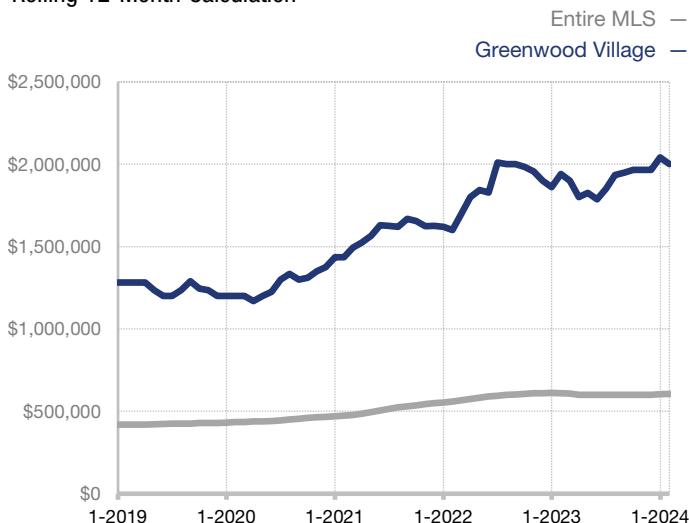
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	15	16	+ 6.7%	--	--	--
Under Contract	6	12	+ 100.0%	9	21	+ 133.3%
New Listings	8	13	+ 62.5%	11	23	+ 109.1%
Sold Listings	2	9	+ 350.0%	11	13	+ 18.2%
Days on Market Until Sale	7	13	+ 85.7%	29	15	- 48.3%
Median Sales Price*	\$3,222,500	\$1,700,000	- 47.2%	\$1,460,000	\$1,700,000	+ 16.4%
Average Sales Price*	\$3,222,500	\$1,944,556	- 39.7%	\$1,712,273	\$2,078,846	+ 21.4%
Percent of List Price Received*	102.8%	98.2%	- 4.5%	99.4%	97.6%	- 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	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	3	14	+ 366.7%	--	--	--
Under Contract	3	2	- 33.3%	8	9	+ 12.5%
New Listings	2	7	+ 250.0%	7	16	+ 128.6%
Sold Listings	4	5	+ 25.0%	7	7	0.0%
Days on Market Until Sale	46	18	- 60.9%	37	29	- 21.6%
Median Sales Price*	\$808,495	\$401,199	- 50.4%	\$689,000	\$410,000	- 40.5%
Average Sales Price*	\$1,197,873	\$549,040	- 54.2%	\$1,002,570	\$523,743	- 47.8%
Percent of List Price Received*	99.7%	99.7%	0.0%	96.6%	99.2%	+ 2.7%

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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 February 2024

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Highlands Ranch

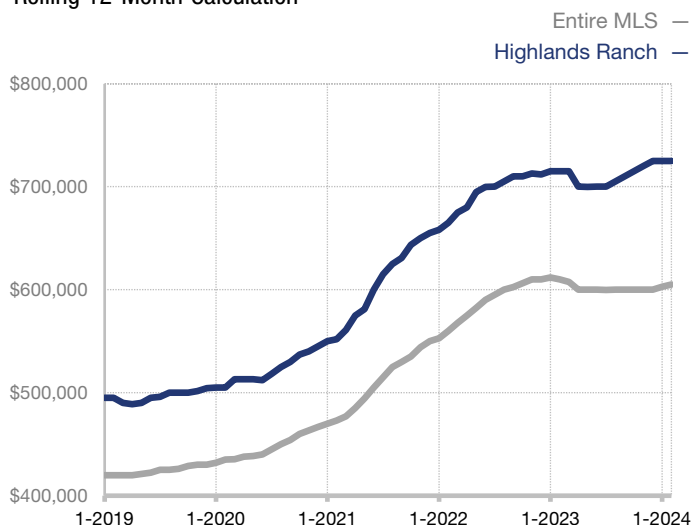
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	62	77	+ 24.2%	--	--	--
Under Contract	70	69	- 1.4%	138	128	- 7.2%
New Listings	69	100	+ 44.9%	121	164	+ 35.5%
Sold Listings	58	60	+ 3.4%	103	115	+ 11.7%
Days on Market Until Sale	54	25	- 53.7%	52	31	- 40.4%
Median Sales Price*	\$652,500	\$690,500	+ 5.8%	\$665,000	\$691,000	+ 3.9%
Average Sales Price*	\$706,841	\$795,245	+ 12.5%	\$738,561	\$790,967	+ 7.1%
Percent of List Price Received*	99.1%	99.7%	+ 0.6%	98.7%	99.4%	+ 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.

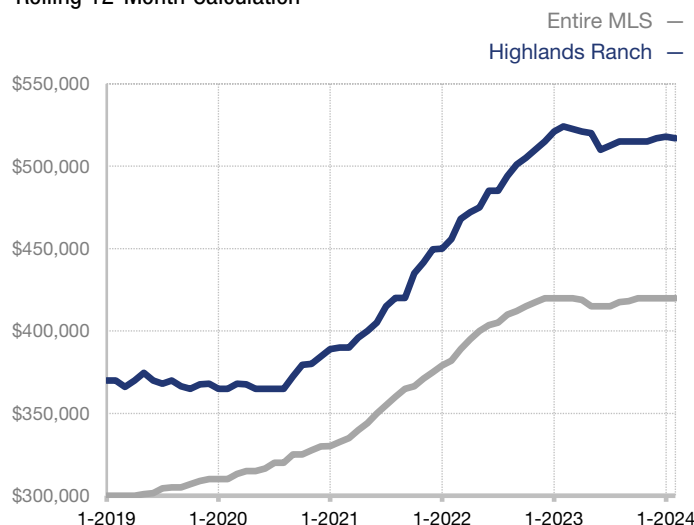
Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	27	20	- 25.9%	--	--	--
Under Contract	23	16	- 30.4%	38	32	- 15.8%
New Listings	24	23	- 4.2%	42	38	- 9.5%
Sold Listings	9	18	+ 100.0%	22	32	+ 45.5%
Days on Market Until Sale	31	31	0.0%	30	41	+ 36.7%
Median Sales Price*	\$525,000	\$515,000	- 1.9%	\$480,000	\$505,000	+ 5.2%
Average Sales Price*	\$508,722	\$573,483	+ 12.7%	\$492,473	\$540,253	+ 9.7%
Percent of List Price Received*	99.9%	100.0%	+ 0.1%	99.4%	99.0%	- 0.4%

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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 February 2024

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Jefferson County

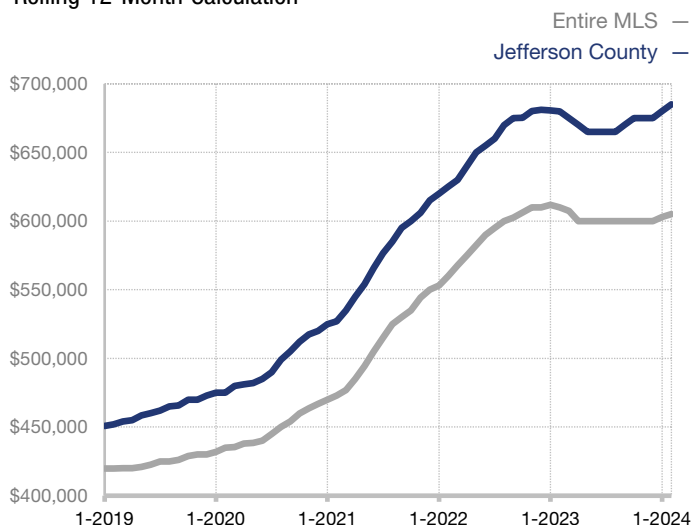
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	519	447	- 13.9%	--	--	--
Under Contract	421	434	+ 3.1%	823	806	- 2.1%
New Listings	401	484	+ 20.7%	725	842	+ 16.1%
Sold Listings	368	348	- 5.4%	653	636	- 2.6%
Days on Market Until Sale	50	41	- 18.0%	49	43	- 12.2%
Median Sales Price*	\$633,500	\$700,000	+ 10.5%	\$625,000	\$685,000	+ 9.6%
Average Sales Price*	\$734,049	\$804,049	+ 9.5%	\$721,878	\$780,427	+ 8.1%
Percent of List Price Received*	99.1%	99.6%	+ 0.5%	98.7%	99.2%	+ 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.

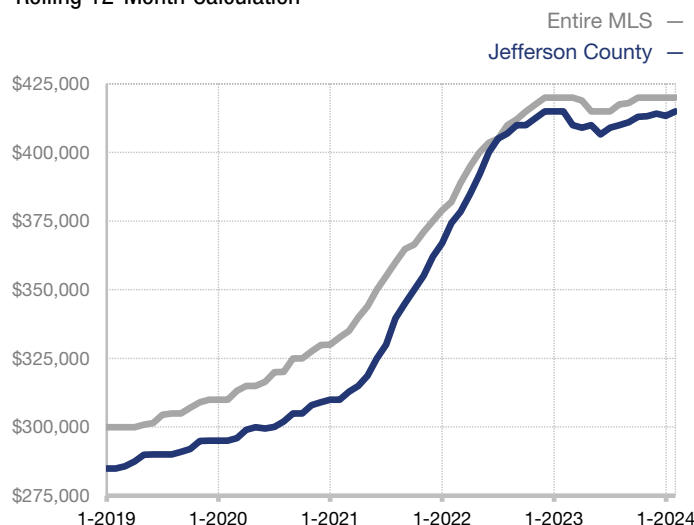
Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	230	230	0.0%	--	--	--
Under Contract	182	165	- 9.3%	353	283	- 19.8%
New Listings	168	194	+ 15.5%	335	338	+ 0.9%
Sold Listings	138	124	- 10.1%	243	215	- 11.5%
Days on Market Until Sale	43	49	+ 14.0%	42	46	+ 9.5%
Median Sales Price*	\$402,500	\$399,500	- 0.7%	\$399,000	\$394,990	- 1.0%
Average Sales Price*	\$448,966	\$431,971	- 3.8%	\$443,407	\$424,419	- 4.3%
Percent of List Price Received*	99.3%	99.3%	0.0%	99.0%	99.2%	+ 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 February 2024

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Lakewood

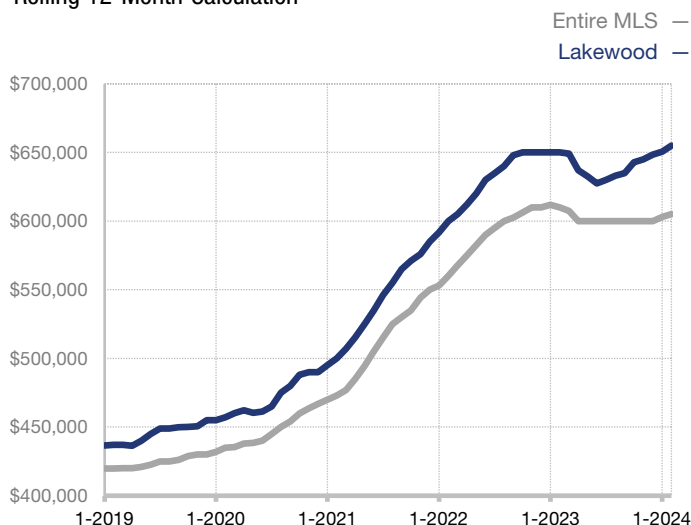
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	74	81	+ 9.5%	--	--	--
Under Contract	83	71	- 14.5%	174	137	- 21.3%
New Listings	68	94	+ 38.2%	136	156	+ 14.7%
Sold Listings	87	60	- 31.0%	158	133	- 15.8%
Days on Market Until Sale	48	37	- 22.9%	50	37	- 26.0%
Median Sales Price*	\$624,500	\$665,000	+ 6.5%	\$601,000	\$688,000	+ 14.5%
Average Sales Price*	\$687,936	\$744,864	+ 8.3%	\$673,822	\$746,443	+ 10.8%
Percent of List Price Received*	99.4%	98.8%	- 0.6%	99.2%	99.1%	- 0.1%

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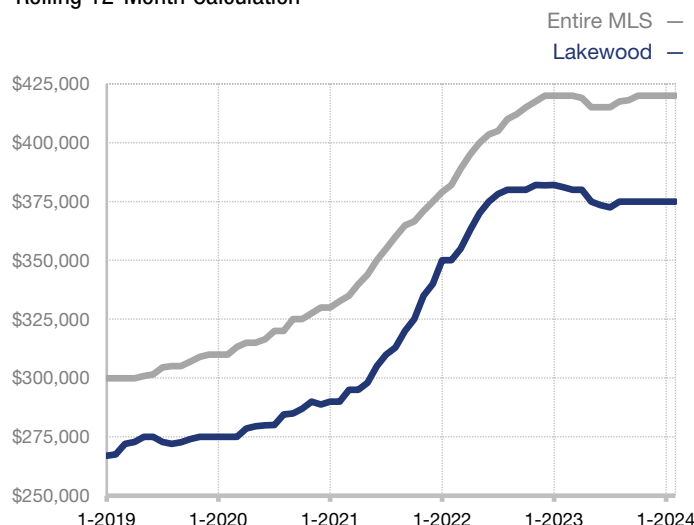
Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	61	99	+ 62.3%	--	--	--
Under Contract	72	58	- 19.4%	141	96	- 31.9%
New Listings	61	79	+ 29.5%	120	137	+ 14.2%
Sold Listings	56	43	- 23.2%	102	74	- 27.5%
Days on Market Until Sale	36	39	+ 8.3%	35	43	+ 22.9%
Median Sales Price*	\$360,000	\$349,000	- 3.1%	\$360,000	\$359,500	- 0.1%
Average Sales Price*	\$374,762	\$376,037	+ 0.3%	\$380,941	\$380,626	- 0.1%
Percent of List Price Received*	99.8%	99.1%	- 0.7%	99.0%	99.2%	+ 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 February 2024

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Littleton

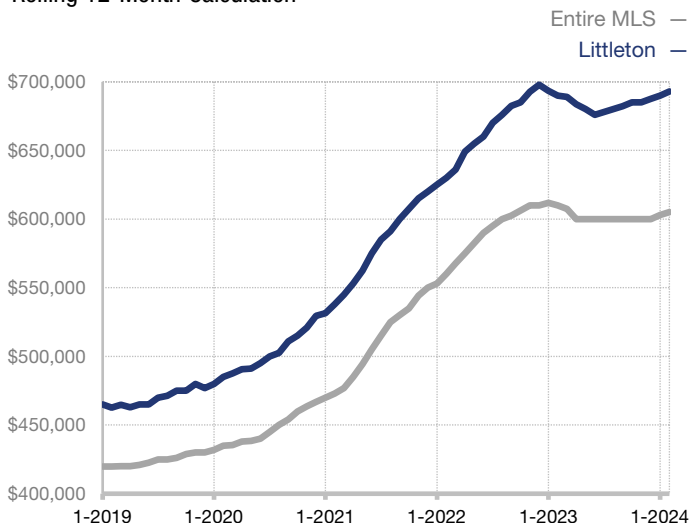
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	219	193	- 11.9%	--	--	--
Under Contract	163	154	- 5.5%	279	304	+ 9.0%
New Listings	144	174	+ 20.8%	259	332	+ 28.2%
Sold Listings	89	144	+ 61.8%	189	258	+ 36.5%
Days on Market Until Sale	43	42	- 2.3%	47	46	- 2.1%
Median Sales Price*	\$669,000	\$709,000	+ 6.0%	\$645,000	\$695,000	+ 7.8%
Average Sales Price*	\$749,733	\$878,472	+ 17.2%	\$752,297	\$834,339	+ 10.9%
Percent of List Price Received*	99.1%	99.5%	+ 0.4%	98.6%	99.0%	+ 0.4%

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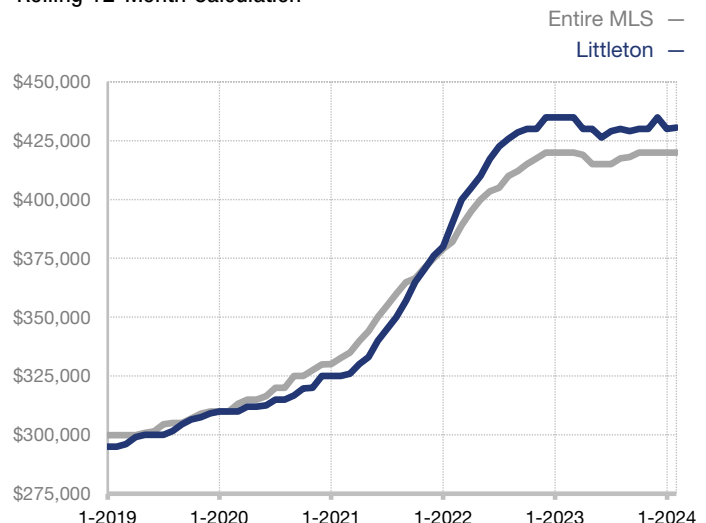
Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	72	73	+ 1.4%	--	--	--
Under Contract	64	68	+ 6.3%	123	120	- 2.4%
New Listings	65	63	- 3.1%	109	117	+ 7.3%
Sold Listings	47	59	+ 25.5%	88	100	+ 13.6%
Days on Market Until Sale	56	44	- 21.4%	51	41	- 19.6%
Median Sales Price*	\$425,000	\$430,000	+ 1.2%	\$425,000	\$403,750	- 5.0%
Average Sales Price*	\$440,780	\$436,653	- 0.9%	\$443,851	\$422,685	- 4.8%
Percent of List Price Received*	99.0%	99.4%	+ 0.4%	98.5%	99.4%	+ 0.9%

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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 February 2024

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Lone Tree

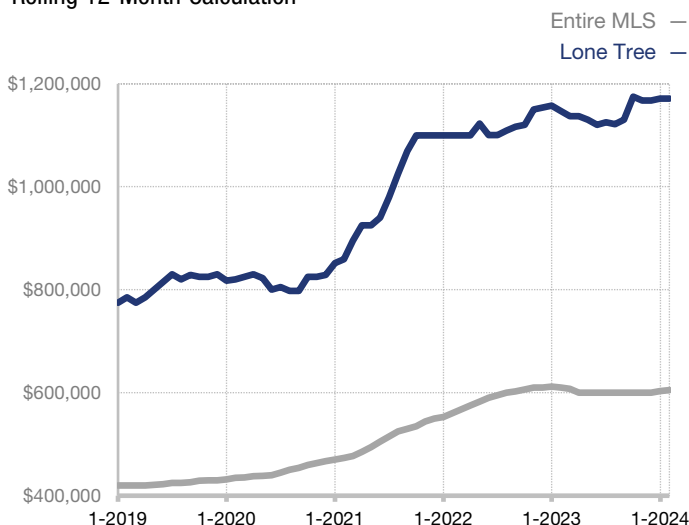
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	10	13	+ 30.0%	--	--	--
Under Contract	3	10	+ 233.3%	11	19	+ 72.7%
New Listings	5	10	+ 100.0%	10	20	+ 100.0%
Sold Listings	8	10	+ 25.0%	15	14	- 6.7%
Days on Market Until Sale	113	37	- 67.3%	90	46	- 48.9%
Median Sales Price*	\$1,240,000	\$1,187,500	- 4.2%	\$1,214,000	\$1,250,000	+ 3.0%
Average Sales Price*	\$1,179,130	\$1,172,690	- 0.5%	\$1,201,803	\$1,284,171	+ 6.9%
Percent of List Price Received*	99.3%	99.9%	+ 0.6%	97.1%	98.9%	+ 1.9%

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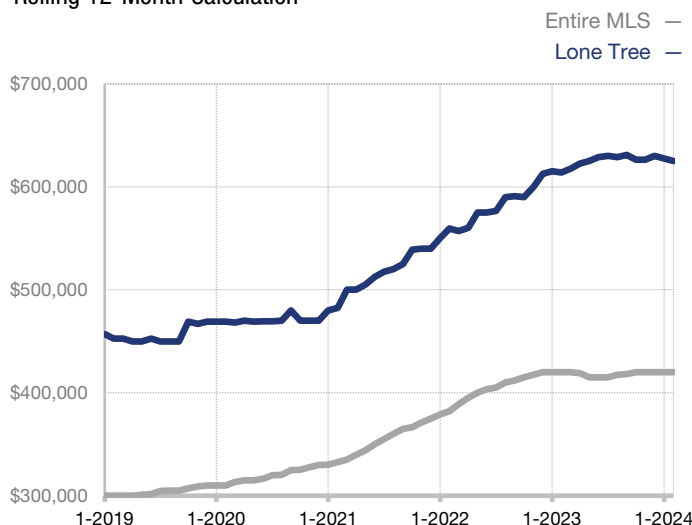
Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	3	7	+ 133.3%	--	--	--
Under Contract	6	3	- 50.0%	11	7	- 36.4%
New Listings	3	6	+ 100.0%	8	13	+ 62.5%
Sold Listings	7	2	- 71.4%	7	7	0.0%
Days on Market Until Sale	49	12	- 75.5%	49	25	- 49.0%
Median Sales Price*	\$593,000	\$485,750	- 18.1%	\$593,000	\$570,000	- 3.9%
Average Sales Price*	\$658,750	\$485,750	- 26.3%	\$658,750	\$562,500	- 14.6%
Percent of List Price Received*	99.7%	99.5%	- 0.2%	99.7%	99.7%	0.0%

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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 February 2024

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Morrison

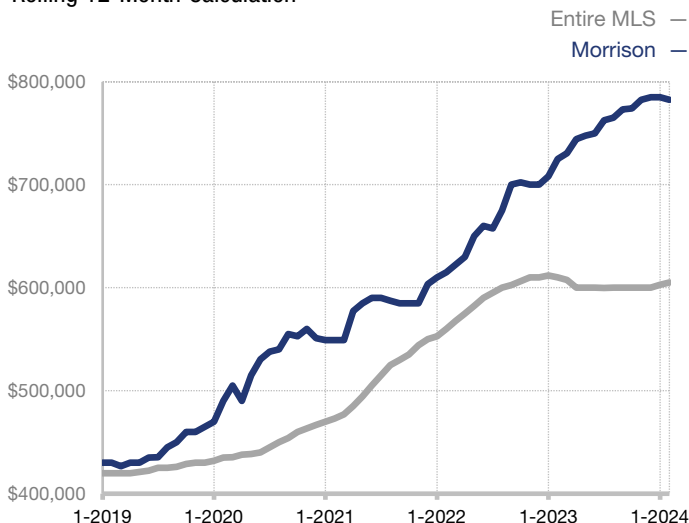
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	40	36	- 10.0%	--	--	--
Under Contract	24	32	+ 33.3%	47	54	+ 14.9%
New Listings	27	33	+ 22.2%	42	54	+ 28.6%
Sold Listings	14	26	+ 85.7%	27	41	+ 51.9%
Days on Market Until Sale	66	50	- 24.2%	44	52	+ 18.2%
Median Sales Price*	\$791,980	\$765,000	- 3.4%	\$800,000	\$770,000	- 3.8%
Average Sales Price*	\$807,388	\$948,966	+ 17.5%	\$775,816	\$912,020	+ 17.6%
Percent of List Price Received*	98.4%	99.1%	+ 0.7%	98.2%	98.0%	- 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.

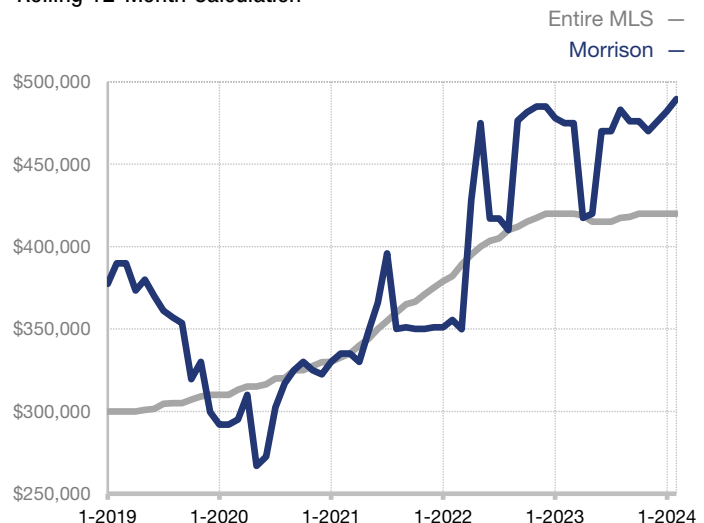
Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	2	2	0.0%	4	3	- 25.0%
New Listings	2	1	- 50.0%	4	1	- 75.0%
Sold Listings	2	1	- 50.0%	4	2	- 50.0%
Days on Market Until Sale	3	46	+ 1433.3%	14	38	+ 171.4%
Median Sales Price*	\$372,250	\$1,015,000	+ 172.7%	\$375,750	\$721,000	+ 91.9%
Average Sales Price*	\$372,250	\$1,015,000	+ 172.7%	\$376,625	\$721,000	+ 91.4%
Percent of List Price Received*	101.2%	99.2%	- 2.0%	100.5%	98.2%	- 2.3%

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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 February 2024

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Parker

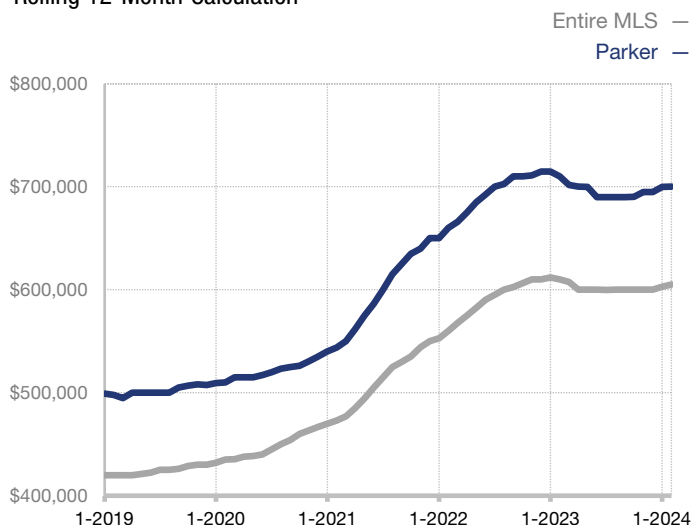
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	192	218	+ 13.5%	--	--	--
Under Contract	133	127	- 4.5%	276	246	- 10.9%
New Listings	126	165	+ 31.0%	231	292	+ 26.4%
Sold Listings	120	116	- 3.3%	202	196	- 3.0%
Days on Market Until Sale	62	51	- 17.7%	57	56	- 1.8%
Median Sales Price*	\$685,000	\$699,495	+ 2.1%	\$678,400	\$700,500	+ 3.3%
Average Sales Price*	\$750,181	\$776,877	+ 3.6%	\$728,512	\$780,901	+ 7.2%
Percent of List Price Received*	98.4%	99.0%	+ 0.6%	98.1%	98.8%	+ 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.

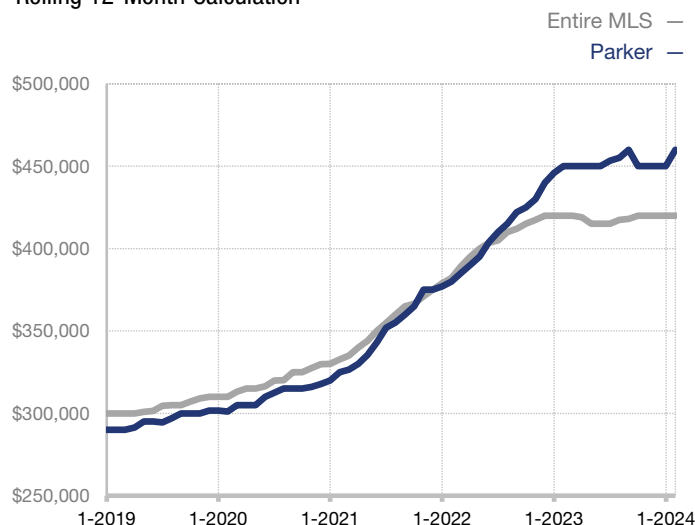
Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	61	38	- 37.7%	--	--	--
Under Contract	25	28	+ 12.0%	55	53	- 3.6%
New Listings	32	29	- 9.4%	65	52	- 20.0%
Sold Listings	39	26	- 33.3%	59	55	- 6.8%
Days on Market Until Sale	55	73	+ 32.7%	49	62	+ 26.5%
Median Sales Price*	\$415,000	\$505,405	+ 21.8%	\$440,000	\$505,820	+ 15.0%
Average Sales Price*	\$448,791	\$476,108	+ 6.1%	\$455,566	\$474,251	+ 4.1%
Percent of List Price Received*	98.4%	98.7%	+ 0.3%	98.2%	98.5%	+ 0.3%

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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 February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Sheridan

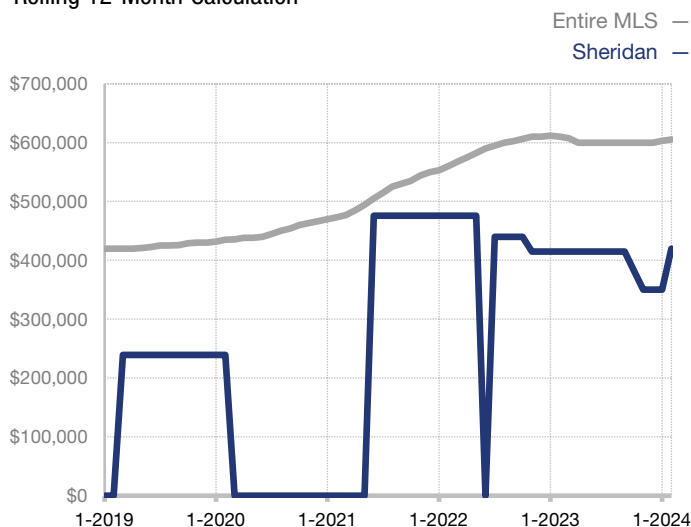
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	1	--	0	1	--
New Listings	0	0	--	0	1	--
Sold Listings	0	1	--	0	1	--
Days on Market Until Sale	0	30	--	0	30	--
Median Sales Price*	\$0	\$490,000	--	\$0	\$490,000	--
Average Sales Price*	\$0	\$490,000	--	\$0	\$490,000	--
Percent of List Price Received*	0.0%	99.0%	--	0.0%	99.0%	--

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

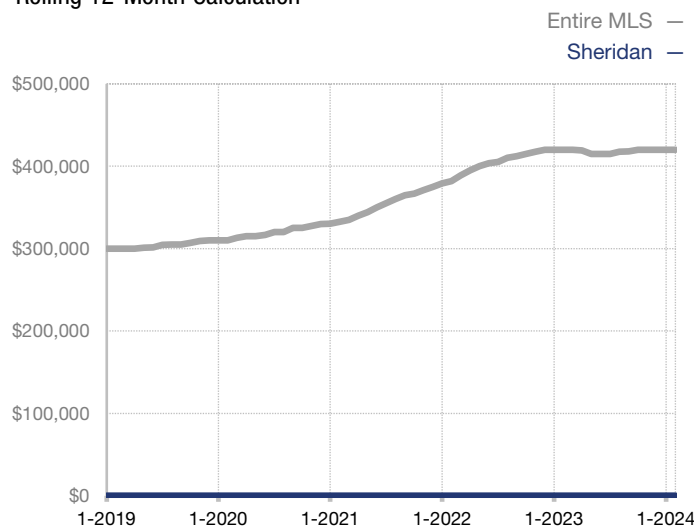
Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Days on Market 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 February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Wheat Ridge

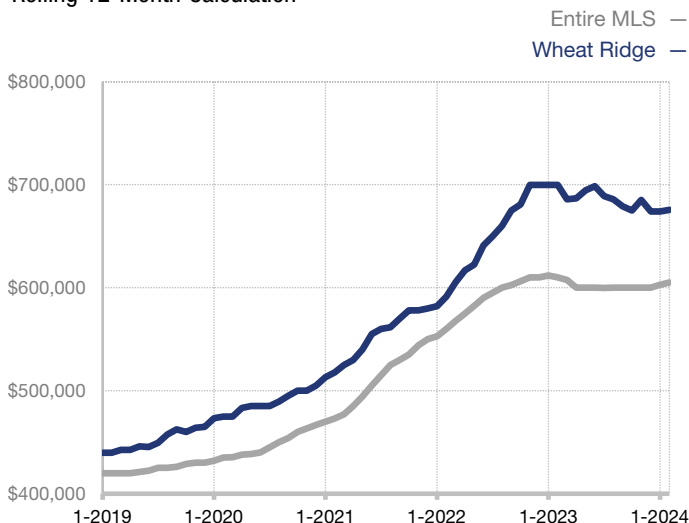
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	32	17	- 46.9%	--	--	--
Under Contract	19	31	+ 63.2%	38	49	+ 28.9%
New Listings	25	28	+ 12.0%	41	47	+ 14.6%
Sold Listings	18	18	0.0%	33	31	- 6.1%
Days on Market Until Sale	67	40	- 40.3%	67	41	- 38.8%
Median Sales Price*	\$597,500	\$615,000	+ 2.9%	\$610,000	\$590,000	- 3.3%
Average Sales Price*	\$656,600	\$741,994	+ 13.0%	\$652,945	\$686,786	+ 5.2%
Percent of List Price Received*	100.6%	100.3%	- 0.3%	98.6%	99.4%	+ 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	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	10	14	+ 40.0%	--	--	--
Under Contract	8	10	+ 25.0%	14	17	+ 21.4%
New Listings	11	11	0.0%	19	19	0.0%
Sold Listings	6	8	+ 33.3%	9	13	+ 44.4%
Days on Market Until Sale	33	70	+ 112.1%	44	58	+ 31.8%
Median Sales Price*	\$415,500	\$506,500	+ 21.9%	\$425,000	\$369,000	- 13.2%
Average Sales Price*	\$473,500	\$458,774	- 3.1%	\$453,489	\$413,476	- 8.8%
Percent of List Price Received*	99.7%	99.4%	- 0.3%	99.7%	99.7%	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

