

Monthly Indicators

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



March 2024

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

New Listings were down 5.8 percent for single family homes and 7.3 percent for townhouse-condo properties. Under Contracts increased 12.2 percent for single family homes but decreased 4.9 percent for townhouse-condo properties.

The Median Sales Price was up 5.0 percent to \$680,000 for single family homes and 2.8 percent to \$417,944 for townhouse-condo properties. Days on Market decreased 5.3 percent for single family homes but increased 26.5 percent for townhouse-condo properties.

The recent surge in home sales was likely due to a dip in mortgage rates in December and an increase in housing supply nationwide. According to NAR, total inventory grew 5.9% month-over-month and 10.3% year-over-year to 1.07 million units, for a 2.9 months' supply at the current sales pace. Buyer demand remains robust, and the limited supply of inventory helped push the median existing-home sales price up 5.7% year-over-year to \$384,500, the eighth consecutive month of annual price increases.

Activity Snapshot

+ 0.1%

- 9.0%

+ 6.0%

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	3-2023	3-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
Active Listings		2,851	2,687	- 5.8%	--	--	--
Under Contract		2,051	2,301	+ 12.2%	5,463	5,679	+ 4.0%
New Listings		2,654	2,499	- 5.8%	5,764	6,386	+ 10.8%
Sold Listings		2,045	1,964	- 4.0%	4,648	4,641	- 0.2%
Days on Market		38	36	- 5.3%	44	42	- 4.5%
Median Sales Price		\$647,500	\$680,000	+ 5.0%	\$630,000	\$665,000	+ 5.6%
Avg. Sales Price		\$781,678	\$830,407	+ 6.2%	\$760,047	\$806,539	+ 6.1%
Pct. of List Price Received		100.0%	100.0%	0.0%	99.2%	99.4%	+ 0.2%
Affordability Index		48	43	- 10.4%	49	44	- 10.2%

Townhouse-Condo Market Overview



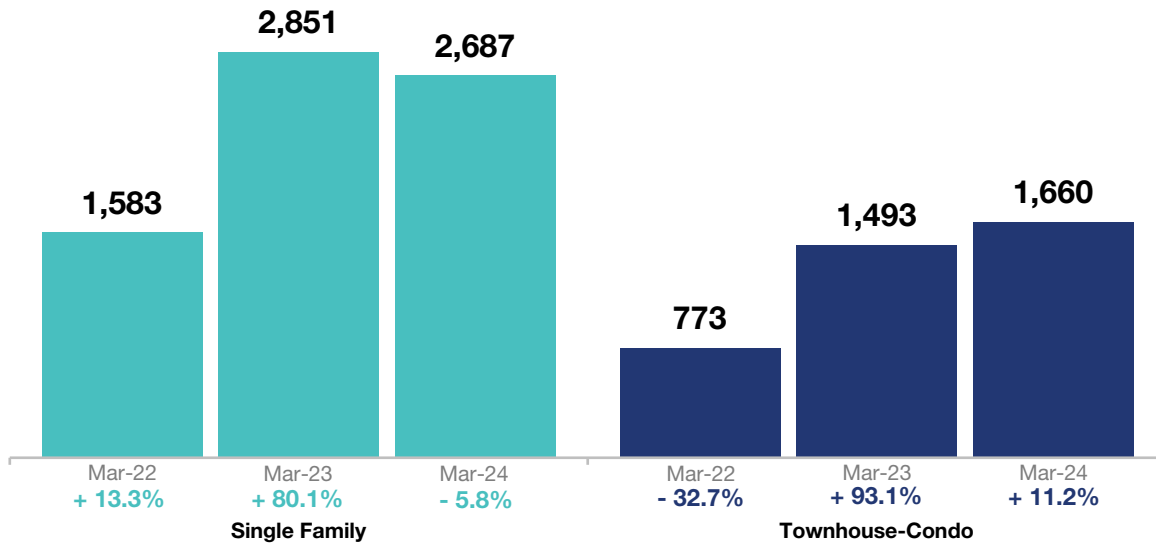
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	3-2023	3-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
Active Listings		1,493	1,660	+ 11.2%	--	--	--
Under Contract		1,023	973	- 4.9%	2,627	2,424	- 7.7%
New Listings		1,309	1,214	- 7.3%	2,947	3,127	+ 6.1%
Sold Listings		959	770	- 19.7%	2,162	1,982	- 8.3%
Days on Market		34	43	+ 26.5%	39	48	+ 23.1%
Median Sales Price		\$406,500	\$417,944	+ 2.8%	\$400,000	\$405,900	+ 1.5%
Avg. Sales Price		\$479,546	\$478,658	- 0.2%	\$470,459	\$474,138	+ 0.8%
Pct. of List Price Received		99.7%	99.4%	- 0.3%	99.2%	99.1%	- 0.1%
Affordability Index		76	70	- 7.9%	77	73	- 5.2%

Inventory of Active Listings

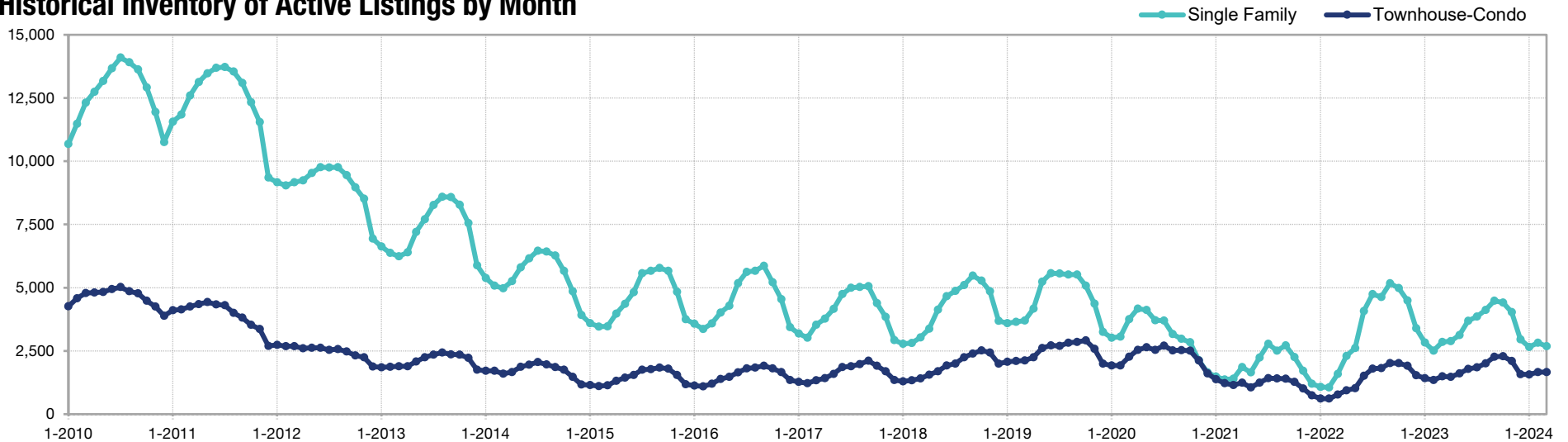


March



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2023	2,888	+25.7%	1,476	+56.7%
May-2023	3,120	+19.4%	1,603	+56.2%
Jun-2023	3,692	-9.3%	1,784	+18.2%
Jul-2023	3,853	-18.8%	1,848	+3.1%
Aug-2023	4,115	-11.1%	2,004	+10.5%
Sep-2023	4,478	-13.4%	2,268	+12.4%
Oct-2023	4,410	-11.6%	2,283	+13.1%
Nov-2023	4,037	-10.1%	2,099	+10.0%
Dec-2023	2,952	-13.2%	1,573	+2.3%
Jan-2024	2,653	-6.3%	1,566	+10.4%
Feb-2024	2,823	+12.8%	1,657	+22.8%
Mar-2024	2,687	-5.8%	1,660	+11.2%

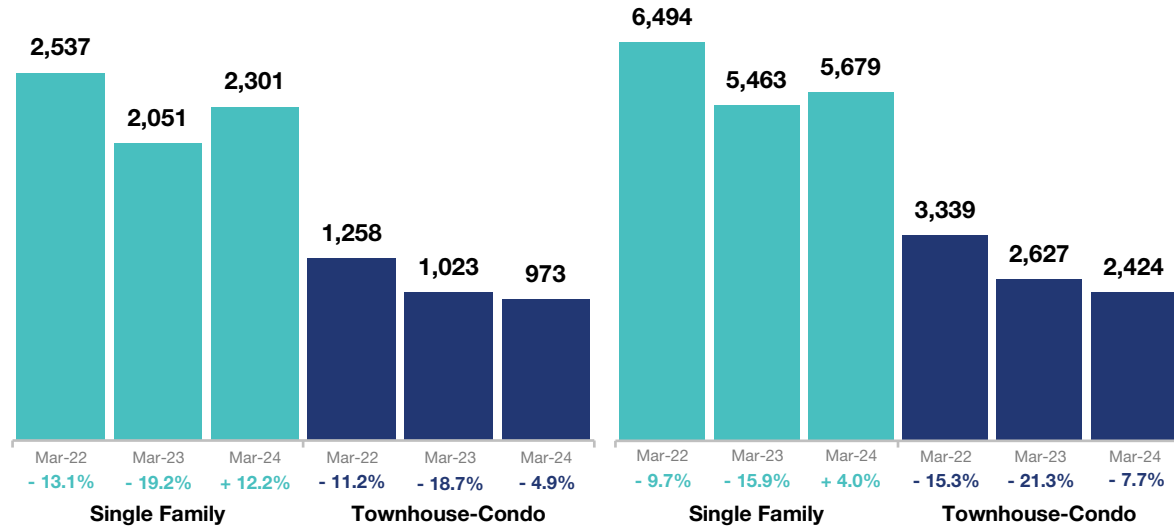
Historical Inventory of Active Listings by Month



Under Contract

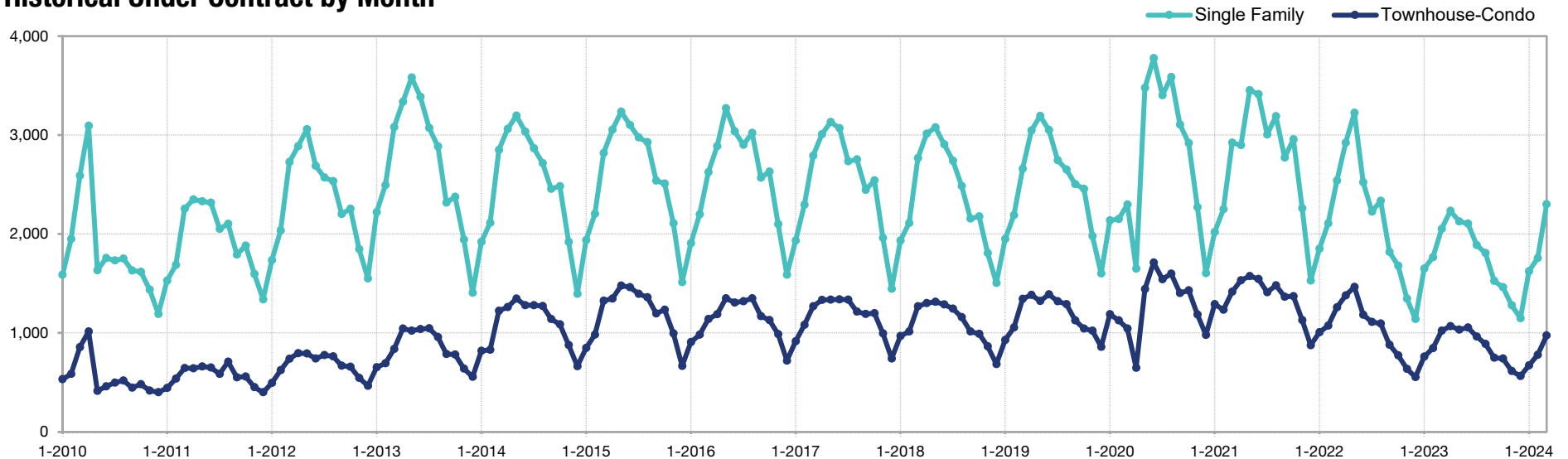


March



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2023	2,232	-23.6%	1,067	-22.5%
May-2023	2,125	-34.1%	1,032	-29.5%
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%	740	-4.1%
Nov-2023	1,280	-4.9%	614	-3.5%
Dec-2023	1,149	+0.8%	563	+1.6%
Jan-2024	1,622	-1.6%	672	-11.6%
Feb-2024	1,756	-0.5%	779	-7.7%
Mar-2024	2,301	+12.2%	973	-4.9%

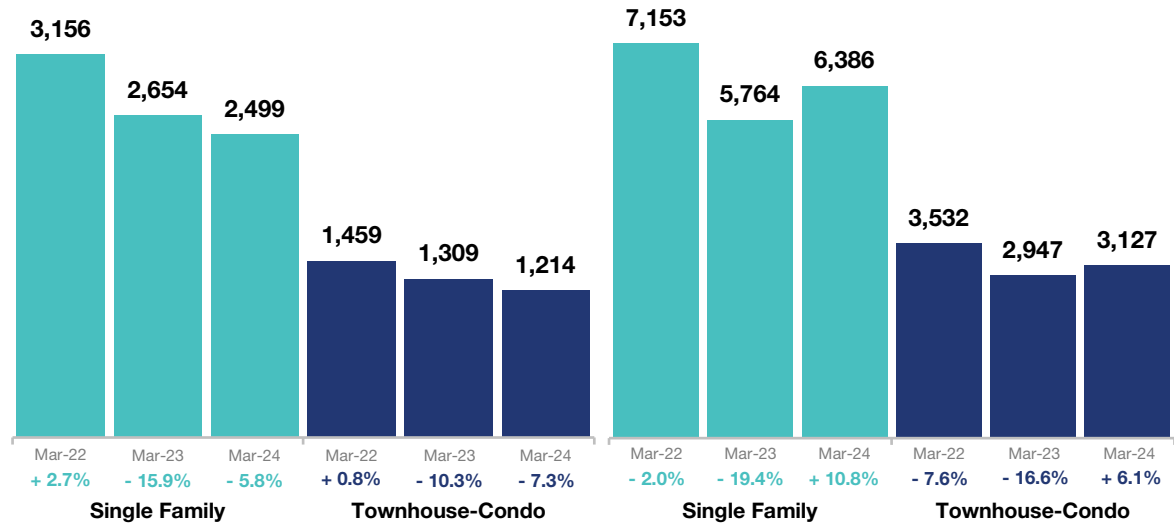
Historical Under Contract by Month



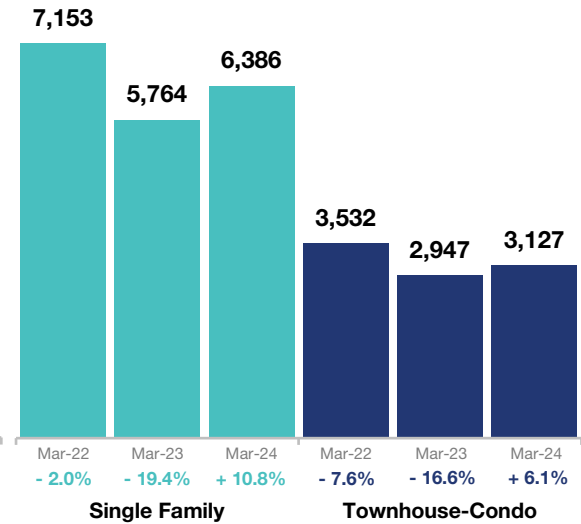
New Listings



March

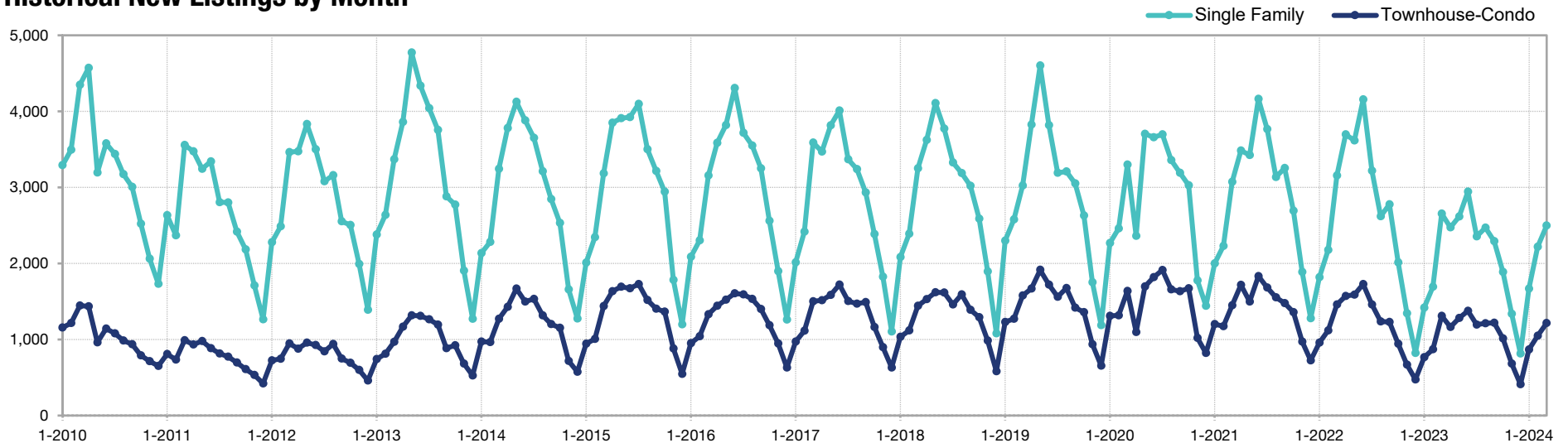


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	1,889	-6.2%	1,014	+7.3%
Nov-2023	1,336	-0.6%	684	+2.1%
Dec-2023	815	-0.7%	412	-13.3%
Jan-2024	1,669	+17.8%	866	+12.9%
Feb-2024	2,218	+31.0%	1,047	+20.2%
Mar-2024	2,499	-5.8%	1,214	-7.3%

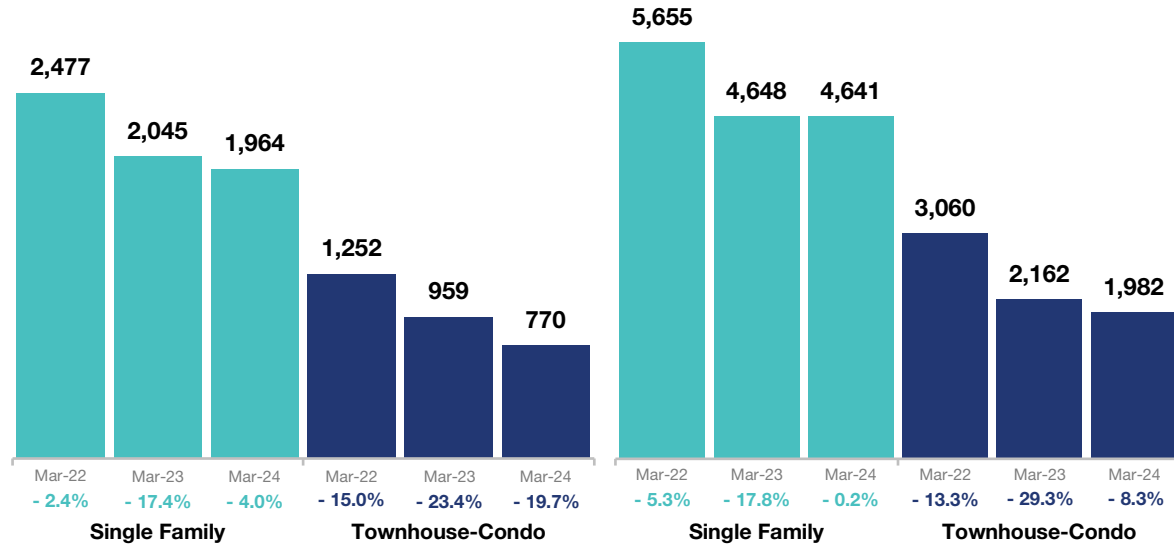
Historical New Listings by Month



Sold Listings

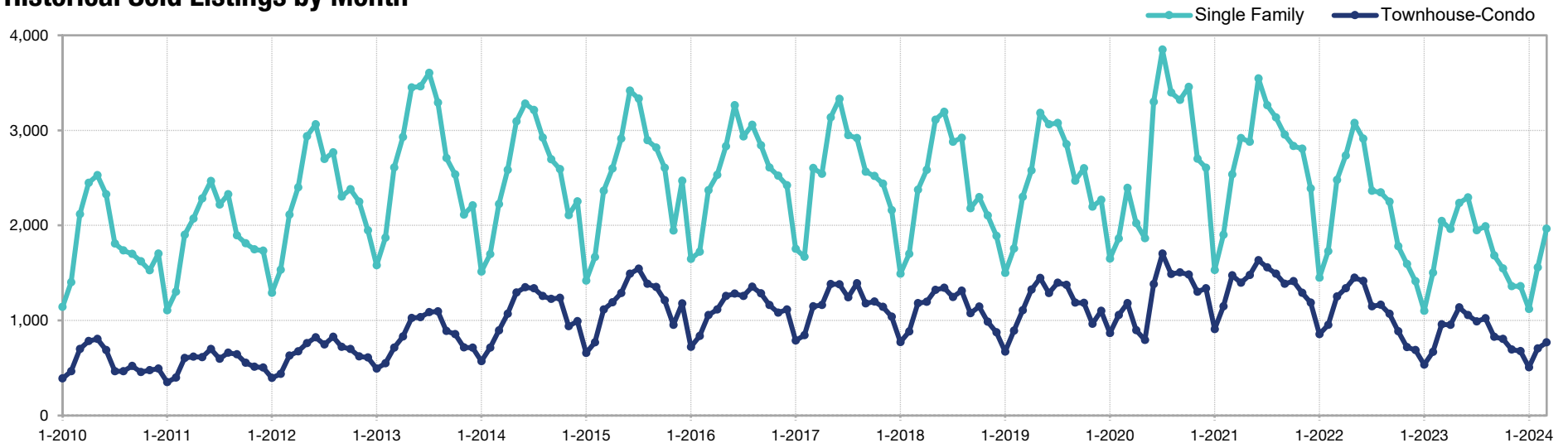


March



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	695	-3.3%
Dec-2023	1,361	-3.6%	677	-1.7%
Jan-2024	1,119	+1.5%	507	-5.1%
Feb-2024	1,558	+3.8%	705	+5.4%
Mar-2024	1,964	-4.0%	770	-19.7%

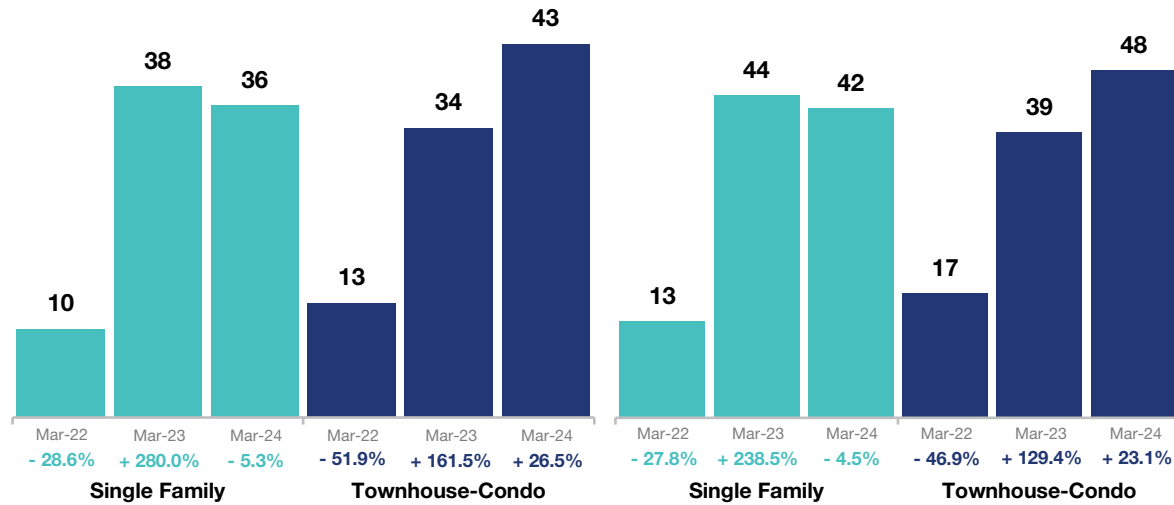
Historical Sold Listings by Month



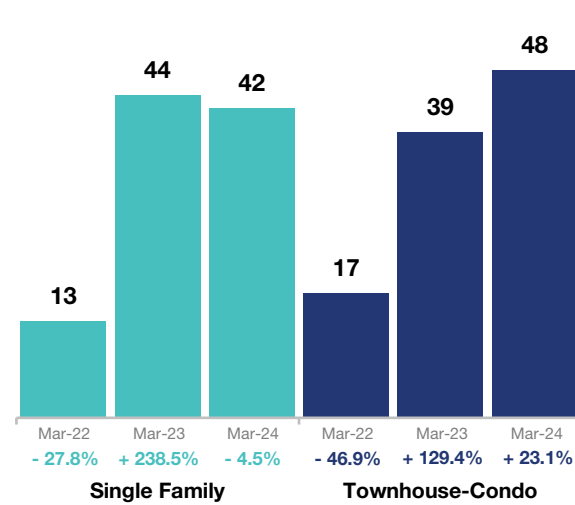
Days on Market Until Sale



March

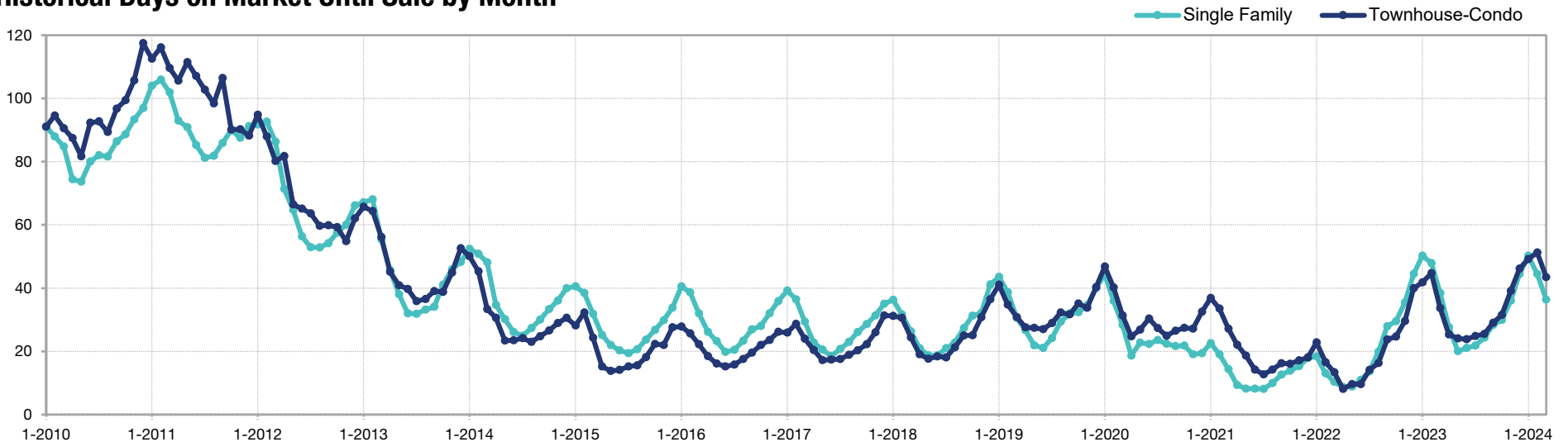


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2023	28	+211.1%	25	+212.5%
May-2023	20	+122.2%	24	+140.0%
Jun-2023	21	+90.9%	24	+140.0%
Jul-2023	22	+57.1%	25	+78.6%
Aug-2023	24	+20.0%	25	+56.3%
Sep-2023	28	0.0%	29	+20.8%
Oct-2023	30	0.0%	32	+28.0%
Nov-2023	36	+2.9%	39	+30.0%
Dec-2023	44	0.0%	46	+15.0%
Jan-2024	50	0.0%	49	+16.7%
Feb-2024	45	-6.3%	51	+13.3%
Mar-2024	36	-5.3%	43	+26.5%

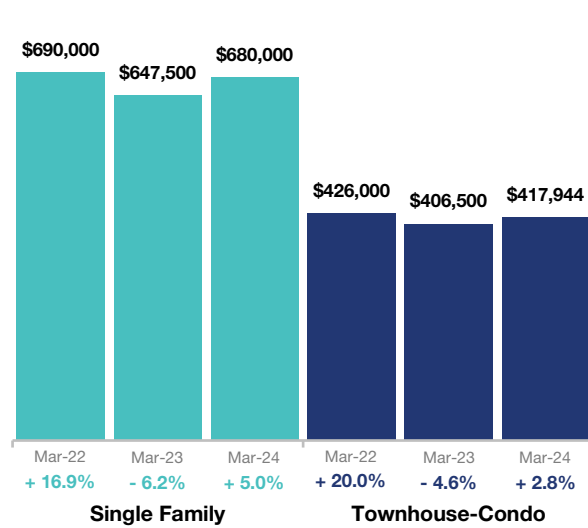
Historical Days on Market Until Sale by Month



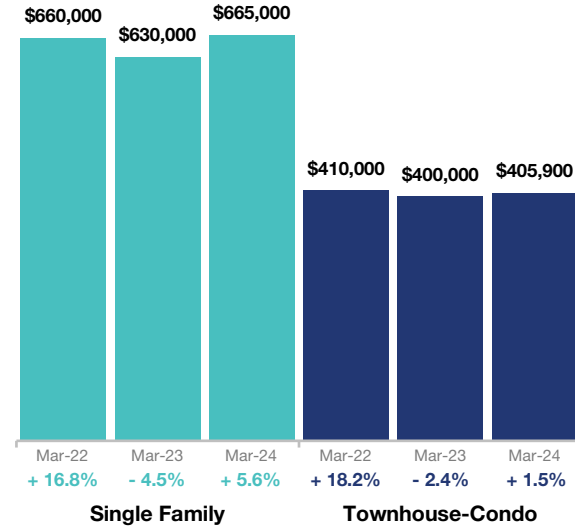
Median Sales Price



March

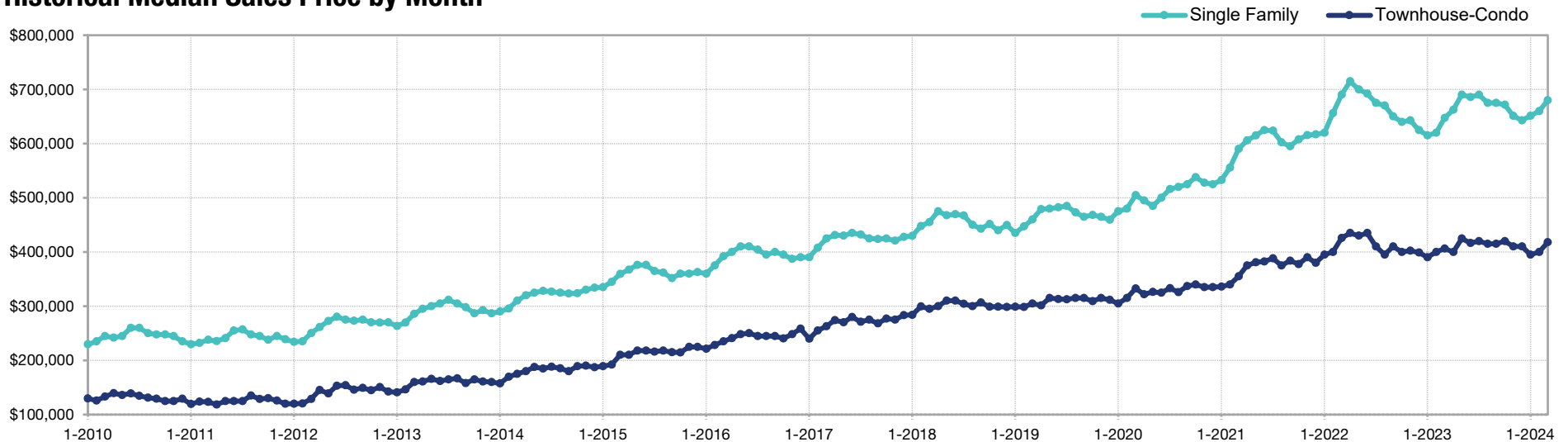


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2023	\$662,500	-7.3%	\$400,000	-8.0%
May-2023	\$690,000	-1.4%	\$424,950	-1.2%
Jun-2023	\$686,000	-0.9%	\$416,500	-4.3%
Jul-2023	\$690,000	+2.2%	\$420,000	+2.4%
Aug-2023	\$675,000	+0.7%	\$415,000	+5.1%
Sep-2023	\$674,900	+3.8%	\$415,000	+1.2%
Oct-2023	\$671,475	+4.9%	\$420,000	+5.0%
Nov-2023	\$651,300	+1.3%	\$410,000	+1.9%
Dec-2023	\$643,000	+2.9%	\$410,000	+2.8%
Jan-2024	\$651,400	+5.9%	\$395,000	+1.3%
Feb-2024	\$660,000	+6.5%	\$400,000	0.0%
Mar-2024	\$680,000	+5.0%	\$417,944	+2.8%

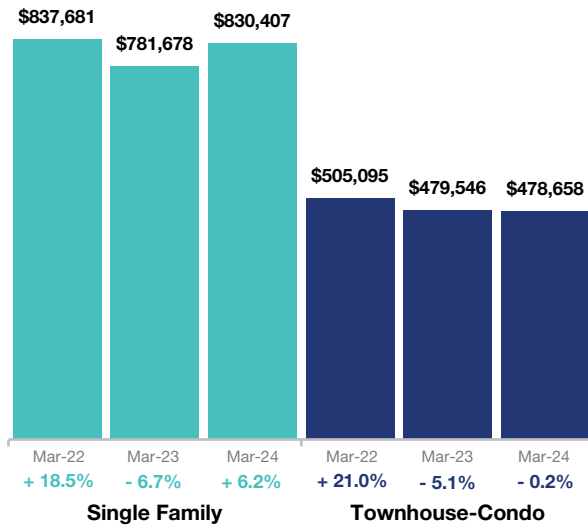
Historical Median Sales Price by Month



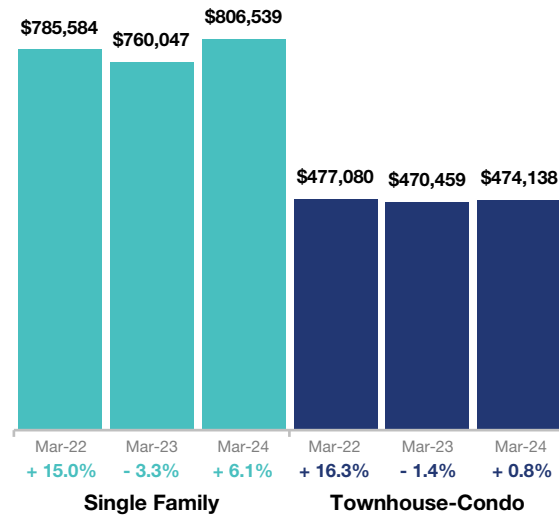
Average Sales Price



March

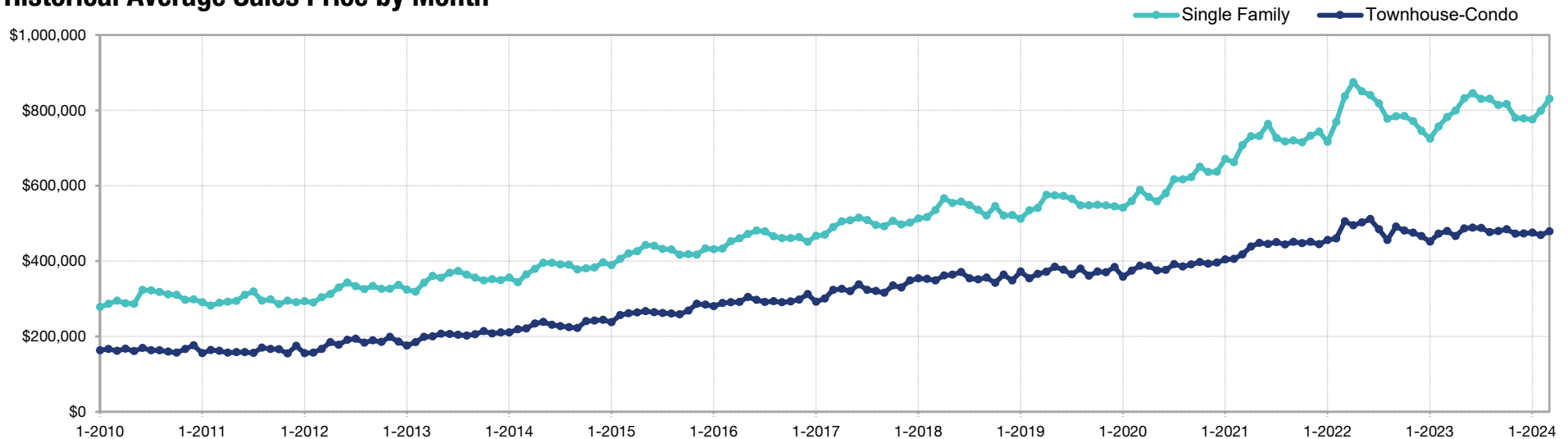


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	\$472,257	-0.7%
Dec-2023	\$778,517	+4.4%	\$473,248	+1.5%
Jan-2024	\$775,457	+7.0%	\$474,900	+5.2%
Feb-2024	\$798,775	+5.6%	\$468,653	-0.8%
Mar-2024	\$830,407	+6.2%	\$478,658	-0.2%

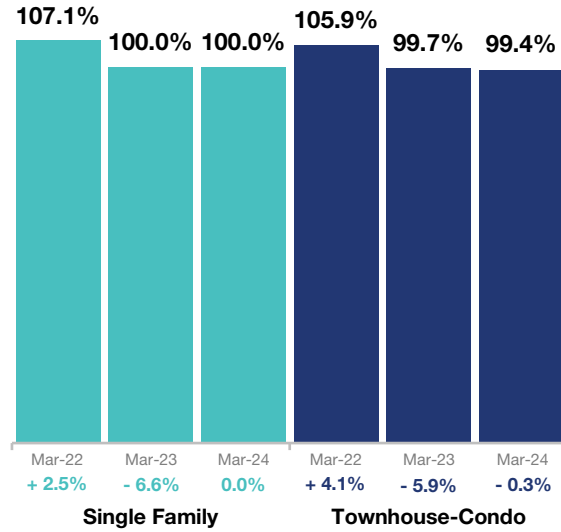
Historical Average Sales Price by Month



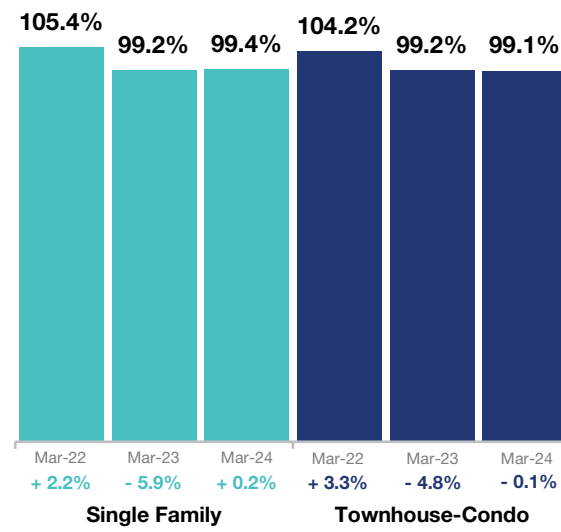
Percent of List Price Received



March

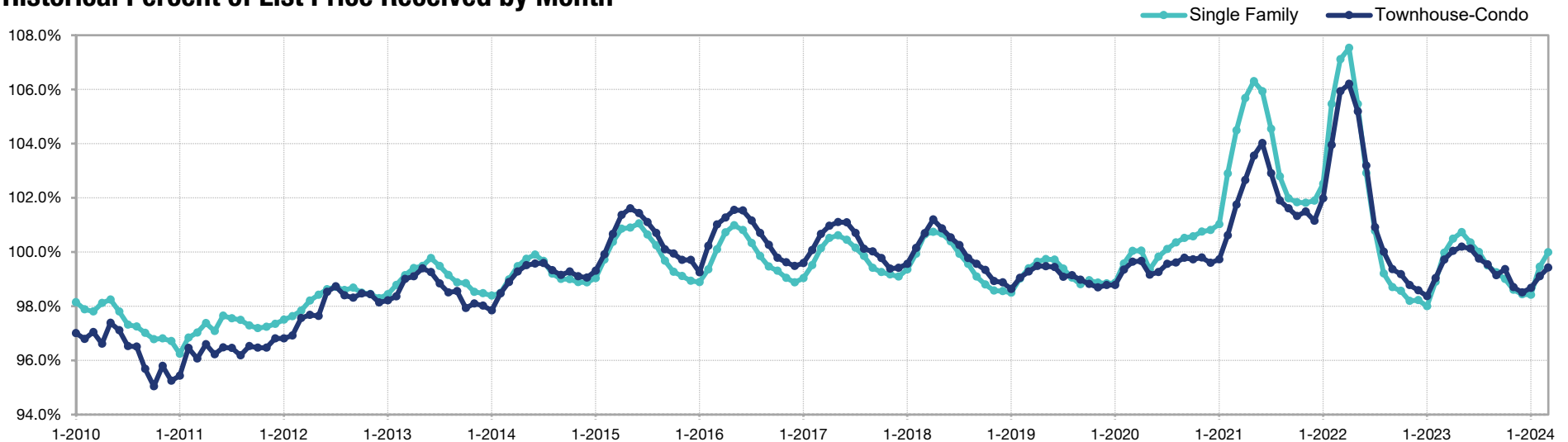


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Mar-2024	100.0%	0.0%	99.4%	-0.3%

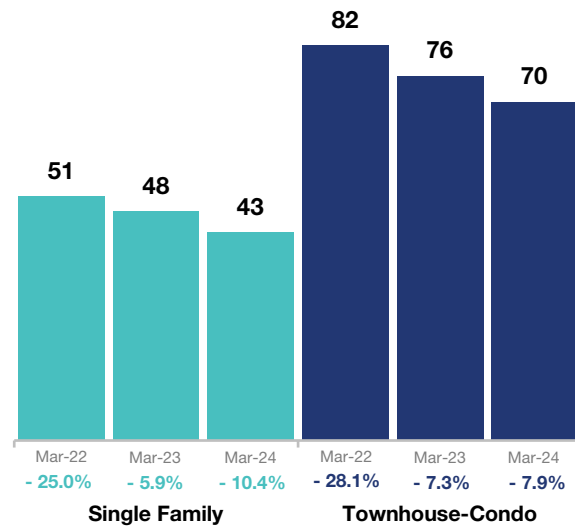
Historical Percent of List Price Received by Month



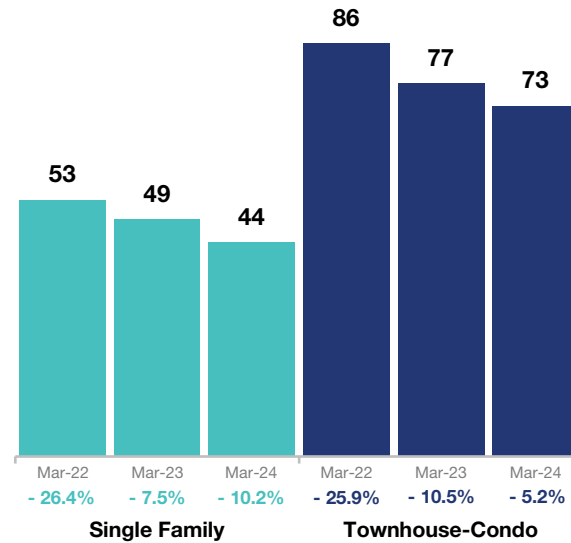
Housing Affordability Index



March

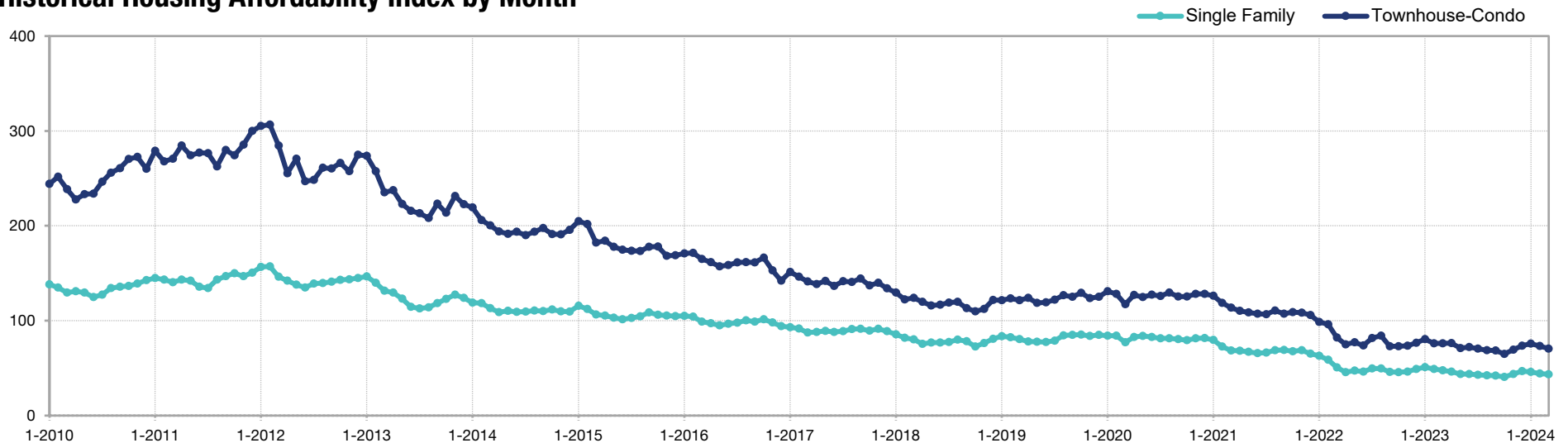


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2023	46	0.0%	76	+1.3%
May-2023	44	-6.4%	71	-7.8%
Jun-2023	44	-4.3%	72	-2.7%
Jul-2023	43	-14.0%	71	-13.4%
Aug-2023	42	-16.0%	69	-17.9%
Sep-2023	42	-8.7%	68	-6.8%
Oct-2023	41	-10.9%	65	-11.0%
Nov-2023	44	-4.3%	69	-6.8%
Dec-2023	47	-4.1%	73	-5.2%
Jan-2024	46	-9.8%	76	-5.0%
Feb-2024	44	-10.2%	73	-3.9%
Mar-2024	43	-10.4%	70	-7.9%

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	3-2023	3-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
Active Listings		4,344	4,347	+ 0.1%	--	--	--
Under Contract		3,074	3,274	+ 6.5%	8,090	8,103	+ 0.2%
New Listings		3,963	3,713	- 6.3%	8,711	9,513	+ 9.2%
Sold Listings		3,004	2,734	- 9.0%	6,810	6,623	- 2.7%
Days on Market		37	38	+ 2.7%	43	44	+ 2.3%
Median Sales Price		\$585,000	\$619,950	+ 6.0%	\$575,000	\$600,000	+ 4.3%
Avg. Sales Price		\$685,225	\$731,341	+ 6.7%	\$668,110	\$707,064	+ 5.8%
Pct. of List Price Received		99.9%	99.8%	- 0.1%	99.2%	99.3%	+ 0.1%
Affordability Index		53	48	- 9.4%	54	49	- 9.3%

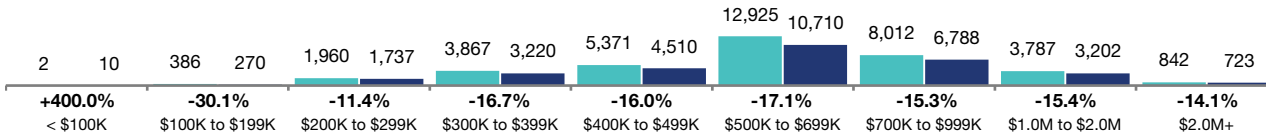
Sold Listings

Actual sales that have closed in a given month.



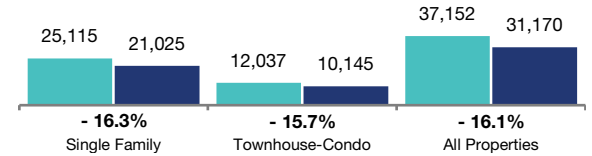
By Price Range – All Properties – Rolling 12 Months

■ 3-2023 ■ 3-2024



By Property Type

■ 3-2023 ■ 3-2024



Rolling 12 Months

Compared to Prior Month

Year to Date

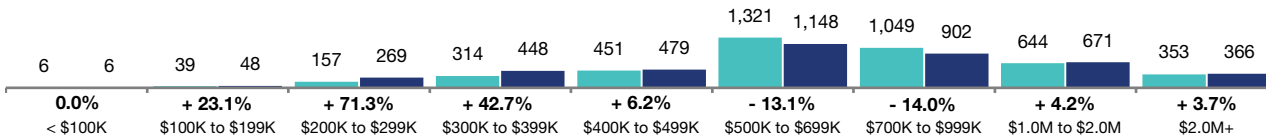
By Price Range	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
	3-2023	3-2024	Change	3-2023	3-2024	Change	2-2024	3-2024	Change	2-2024	3-2024	Change	3-2023	3-2024	Change	3-2023	3-2024	Change
\$99,999 and Below	2	3	+ 50.0%	0	7	--	0	0	--	1	1	0.0%	0	0	--	0	2	--
\$100,000 to \$199,999	12	11	- 8.3%	374	259	- 30.7%	1	0	- 100.0%	24	17	- 29.2%	3	1	- 66.7%	67	56	- 16.4%
\$200,000 to \$299,999	81	79	- 2.5%	1,879	1,658	- 11.8%	6	5	- 16.7%	127	123	- 3.1%	23	20	- 13.0%	392	340	- 13.3%
\$300,000 to \$399,999	627	473	- 24.6%	3,240	2,747	- 15.2%	37	37	0.0%	197	203	+ 3.0%	180	106	- 41.1%	603	556	- 7.8%
\$400,000 to \$499,999	2,808	2,365	- 15.8%	2,563	2,145	- 16.3%	191	213	+ 11.5%	121	167	+ 38.0%	697	551	- 20.9%	433	389	- 10.2%
\$500,000 to \$699,999	10,444	8,523	- 18.4%	2,481	2,187	- 11.9%	642	784	+ 22.1%	156	165	+ 5.8%	2,009	1,881	- 6.4%	418	422	+ 1.0%
\$700,000 to \$999,999	7,063	6,066	- 14.1%	949	722	- 23.9%	454	562	+ 23.8%	50	64	+ 28.0%	1,112	1,326	+ 19.2%	161	140	- 13.0%
\$1,000,000 to \$1,999,999	3,302	2,824	- 14.5%	485	378	- 22.1%	178	300	+ 68.5%	27	29	+ 7.4%	497	608	+ 22.3%	81	69	- 14.8%
\$2,000,000 and Above	776	681	- 12.2%	66	42	- 36.4%	49	63	+ 28.6%	2	1	- 50.0%	127	148	+ 16.5%	7	8	+ 14.3%
All Price Ranges	25,115	21,025	- 16.3%	12,037	10,145	- 15.7%	1,558	1,964	+ 26.1%	705	770	+ 9.2%	4,648	4,641	- 0.2%	2,162	1,982	- 8.3%

Inventory of Active Listings

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

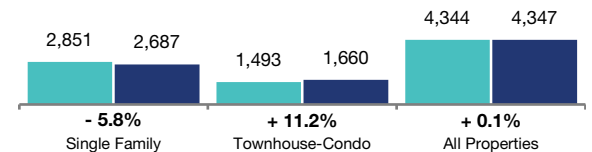
By Price Range – All Properties

■ 3-2023 ■ 3-2024



By Property Type

■ 3-2023 ■ 3-2024



Year over Year

Compared to Prior Month

Year to Date

By Price Range	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family		Townhouse-Condo	
	3-2023	3-2024	Change	3-2023	3-2024	Change	2-2024	3-2024	Change	2-2024	3-2024	Change	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.			
\$99,999 and Below	1	0	- 100.0%	5	6	+ 20.0%	0	0	--	3	6	+ 100.0%				
\$100,000 to \$199,999	1	1	0.0%	38	47	+ 23.7%	1	1	0.0%	59	47	- 20.3%				
\$200,000 to \$299,999	8	6	- 25.0%	149	263	+ 76.5%	10	6	- 40.0%	244	263	+ 7.8%				
\$300,000 to \$399,999	40	40	0.0%	274	408	+ 48.9%	46	40	- 13.0%	411	408	- 0.7%				
\$400,000 to \$499,999	192	188	- 2.1%	259	291	+ 12.4%	213	188	- 11.7%	290	291	+ 0.3%				
\$500,000 to \$699,999	912	780	- 14.5%	409	368	- 10.0%	851	780	- 8.3%	376	368	- 2.1%				
\$700,000 to \$999,999	844	742	- 12.1%	205	160	- 22.0%	804	742	- 7.7%	151	160	+ 6.0%				
\$1,000,000 to \$1,999,999	525	582	+ 10.9%	119	89	- 25.2%	574	582	+ 1.4%	95	89	- 6.3%				
\$2,000,000 and Above	320	340	+ 6.3%	33	26	- 21.2%	316	340	+ 7.6%	26	26	0.0%				
All Price Ranges	2,851	2,687	- 5.8%	1,493	1,660	+ 11.2%	2,823	2,687	- 4.8%	1,657	1,660	+ 0.2%				

Glossary of Terms

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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 March 2024

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Arapahoe County

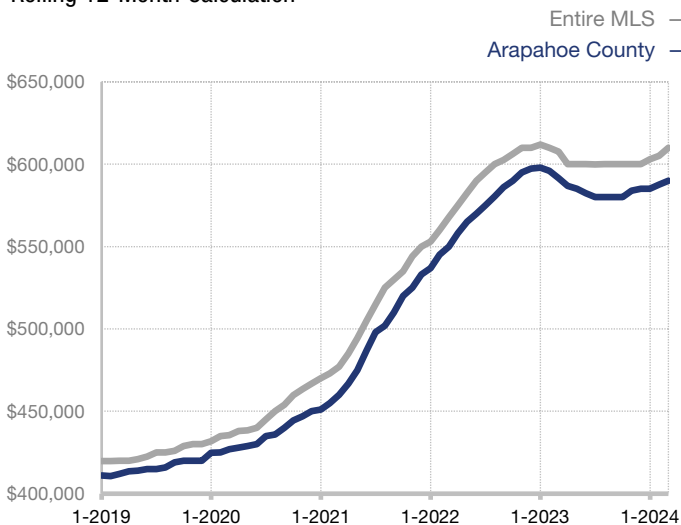
Single Family	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	702	712	+ 1.4%	--	--	--
Under Contract	544	607	+ 11.6%	1,489	1,510	+ 1.4%
New Listings	643	667	+ 3.7%	1,449	1,640	+ 13.2%
Sold Listings	575	536	- 6.8%	1,278	1,219	- 4.6%
Days on Market Until Sale	44	37	- 15.9%	46	40	- 13.0%
Median Sales Price*	\$574,000	\$614,615	+ 7.1%	\$555,750	\$587,900	+ 5.8%
Average Sales Price*	\$703,939	\$749,911	+ 6.5%	\$686,539	\$729,438	+ 6.2%
Percent of List Price Received*	99.9%	100.1%	+ 0.2%	99.2%	99.6%	+ 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.

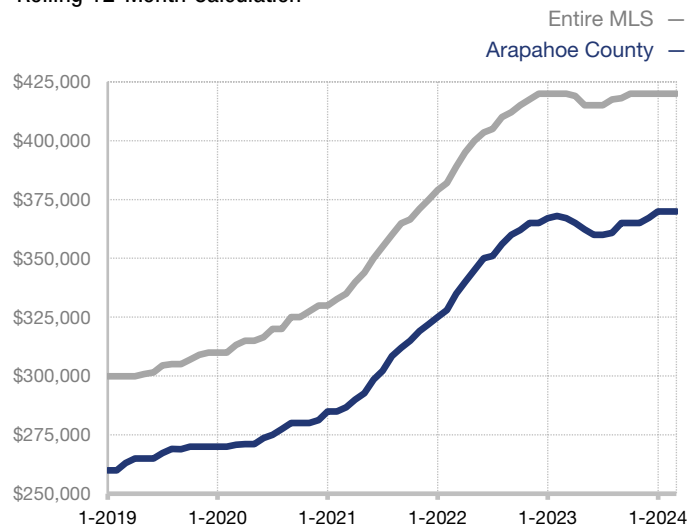
Townhouse/Condo	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	315	390	+ 23.8%	--	--	--
Under Contract	311	297	- 4.5%	781	739	- 5.4%
New Listings	382	345	- 9.7%	815	898	+ 10.2%
Sold Listings	287	245	- 14.6%	624	606	- 2.9%
Days on Market Until Sale	29	42	+ 44.8%	34	40	+ 17.6%
Median Sales Price*	\$365,000	\$370,000	+ 1.4%	\$358,000	\$370,000	+ 3.4%
Average Sales Price*	\$382,362	\$396,118	+ 3.6%	\$382,002	\$392,131	+ 2.7%
Percent of List Price Received*	99.9%	99.5%	- 0.4%	99.3%	99.3%	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 March 2024

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Arvada

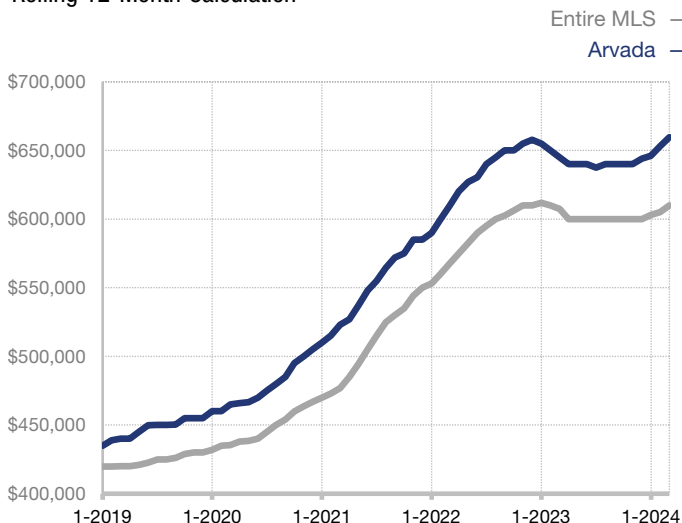
Single Family	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	164	130	- 20.7%	--	--	--
Under Contract	136	156	+ 14.7%	382	403	+ 5.5%
New Listings	185	165	- 10.8%	407	428	+ 5.2%
Sold Listings	139	144	+ 3.6%	345	319	- 7.5%
Days on Market Until Sale	31	32	+ 3.2%	39	35	- 10.3%
Median Sales Price*	\$615,000	\$680,000	+ 10.6%	\$605,000	\$664,112	+ 9.8%
Average Sales Price*	\$680,708	\$749,570	+ 10.1%	\$655,958	\$724,755	+ 10.5%
Percent of List Price Received*	101.0%	100.9%	- 0.1%	99.5%	100.3%	+ 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.

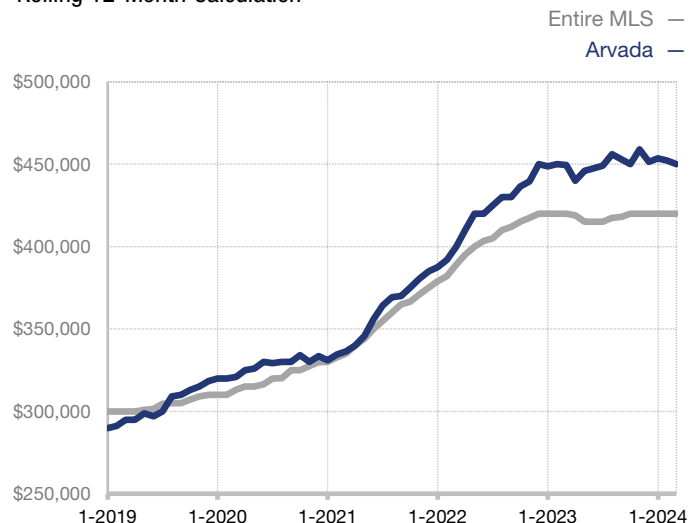
Townhouse/Condo	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	94	68	- 27.7%	--	--	--
Under Contract	53	55	+ 3.8%	141	109	- 22.7%
New Listings	66	60	- 9.1%	157	135	- 14.0%
Sold Listings	39	34	- 12.8%	100	75	- 25.0%
Days on Market Until Sale	42	84	+ 100.0%	43	69	+ 60.5%
Median Sales Price*	\$460,000	\$475,000	+ 3.3%	\$450,000	\$450,000	0.0%
Average Sales Price*	\$479,807	\$503,290	+ 4.9%	\$483,896	\$484,249	+ 0.1%
Percent of List Price Received*	99.1%	98.9%	- 0.2%	99.3%	98.7%	- 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 March 2024

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Aurora

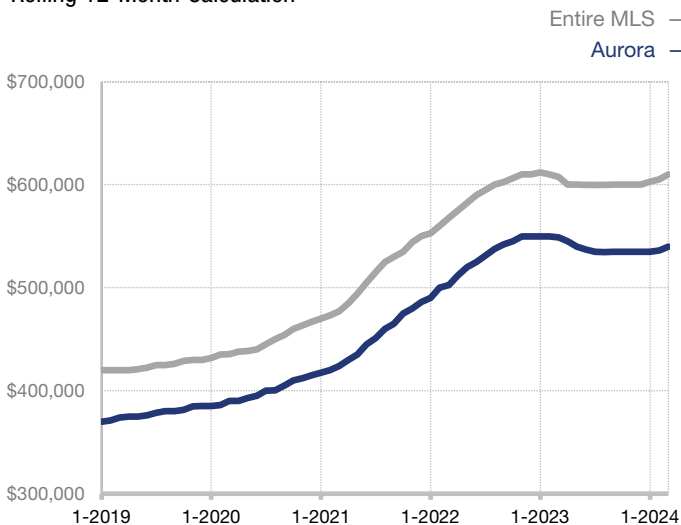
Single Family	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	550	628	+ 14.2%	--	--	--
Under Contract	381	403	+ 5.8%	1,050	1,026	- 2.3%
New Listings	448	498	+ 11.2%	1,033	1,187	+ 14.9%
Sold Listings	415	359	- 13.5%	904	827	- 8.5%
Days on Market Until Sale	48	40	- 16.7%	48	43	- 10.4%
Median Sales Price*	\$525,000	\$545,000	+ 3.8%	\$515,000	\$540,000	+ 4.9%
Average Sales Price*	\$563,175	\$576,196	+ 2.3%	\$549,523	\$576,279	+ 4.9%
Percent of List Price Received*	99.7%	100.1%	+ 0.4%	99.2%	99.7%	+ 0.5%

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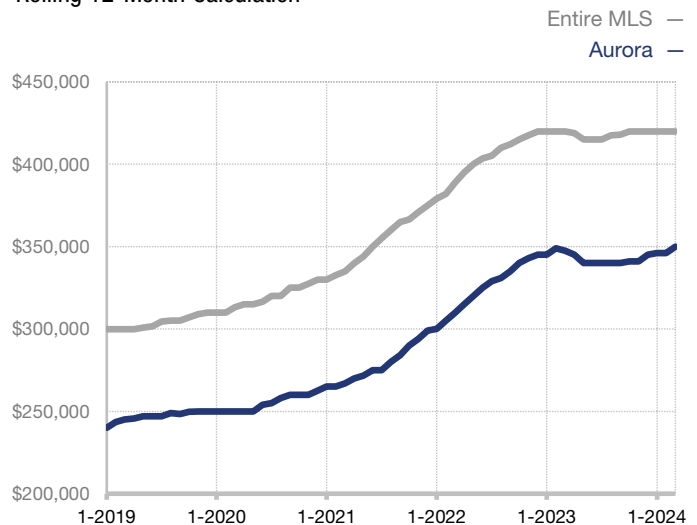
Townhouse/Condo	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	254	268	+ 5.5%	--	--	--
Under Contract	231	210	- 9.1%	562	505	- 10.1%
New Listings	267	228	- 14.6%	575	595	+ 3.5%
Sold Listings	209	171	- 18.2%	447	408	- 8.7%
Days on Market Until Sale	29	45	+ 55.2%	36	43	+ 19.4%
Median Sales Price*	\$335,000	\$353,000	+ 5.4%	\$330,500	\$350,000	+ 5.9%
Average Sales Price*	\$343,685	\$356,010	+ 3.6%	\$338,150	\$352,051	+ 4.1%
Percent of List Price Received*	99.9%	99.5%	- 0.4%	99.5%	99.5%	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 March 2024

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Castle Pines

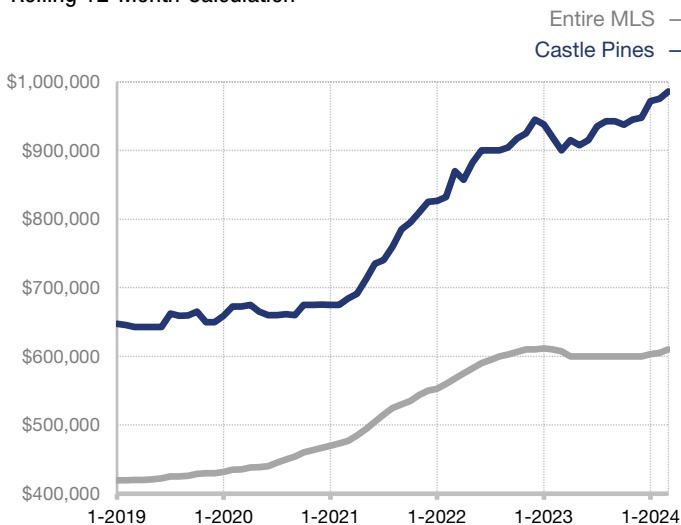
Single Family	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	42	30	- 28.6%	--	--	--
Under Contract	29	23	- 20.7%	68	62	- 8.8%
New Listings	34	23	- 32.4%	80	64	- 20.0%
Sold Listings	19	19	0.0%	50	49	- 2.0%
Days on Market Until Sale	29	56	+ 93.1%	43	62	+ 44.2%
Median Sales Price*	\$875,000	\$1,050,000	+ 20.0%	\$853,500	\$1,035,000	+ 21.3%
Average Sales Price*	\$1,119,321	\$1,164,501	+ 4.0%	\$998,324	\$1,140,078	+ 14.2%
Percent of List Price Received*	100.0%	99.0%	- 1.0%	98.4%	98.8%	+ 0.4%

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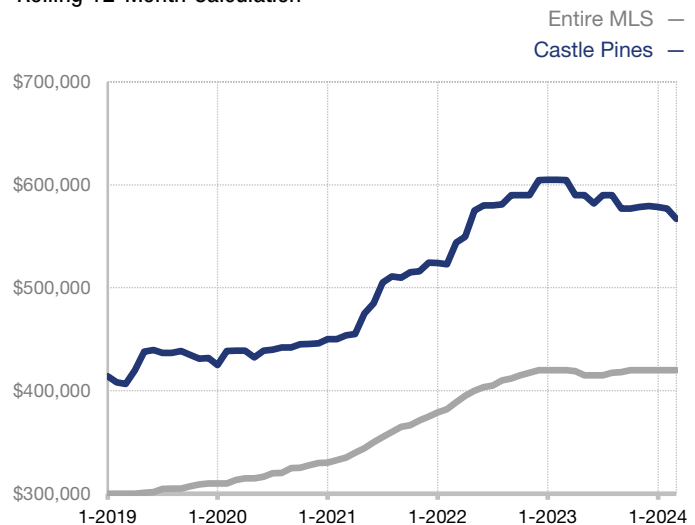
Townhouse/Condo	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	9	5	- 44.4%	--	--	--
Under Contract	1	11	+ 1000.0%	7	19	+ 171.4%
New Listings	8	8	0.0%	12	10	- 16.7%
Sold Listings	3	5	+ 66.7%	7	13	+ 85.7%
Days on Market Until Sale	46	80	+ 73.9%	70	88	+ 25.7%
Median Sales Price*	\$590,000	\$524,990	- 11.0%	\$615,000	\$559,990	- 8.9%
Average Sales Price*	\$558,467	\$544,992	- 2.4%	\$608,614	\$582,678	- 4.3%
Percent of List Price Received*	98.0%	100.3%	+ 2.3%	98.5%	100.1%	+ 1.6%

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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 March 2024

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Castle Rock

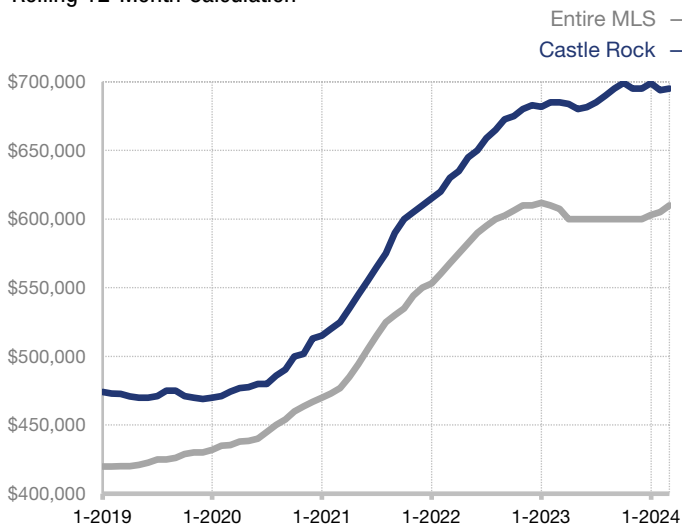
Single Family	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	237	222	- 6.3%	--	--	--
Under Contract	134	144	+ 7.5%	361	402	+ 11.4%
New Listings	167	177	+ 6.0%	409	445	+ 8.8%
Sold Listings	141	144	+ 2.1%	312	337	+ 8.0%
Days on Market Until Sale	41	52	+ 26.8%	50	60	+ 20.0%
Median Sales Price*	\$678,000	\$698,750	+ 3.1%	\$665,000	\$675,000	+ 1.5%
Average Sales Price*	\$832,331	\$841,936	+ 1.2%	\$832,861	\$794,841	- 4.6%
Percent of List Price Received*	99.3%	99.9%	+ 0.6%	99.0%	99.4%	+ 0.4%

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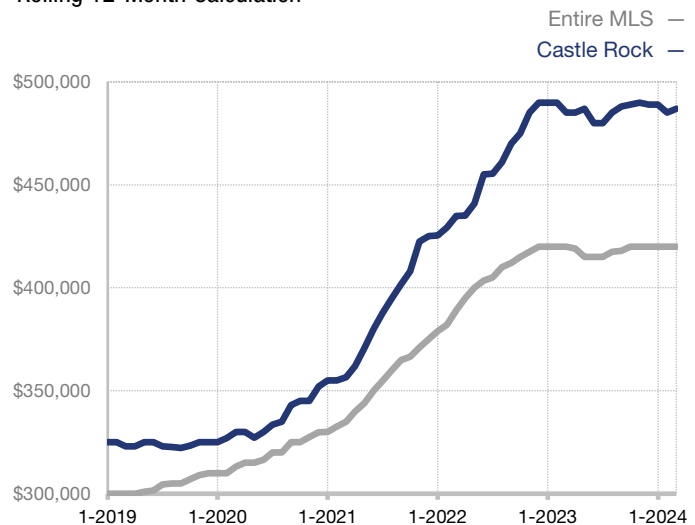
Townhouse/Condo	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	37	24	- 35.1%	--	--	--
Under Contract	36	28	- 22.2%	78	60	- 23.1%
New Listings	27	23	- 14.8%	73	60	- 17.8%
Sold Listings	22	16	- 27.3%	52	45	- 13.5%
Days on Market Until Sale	34	36	+ 5.9%	46	45	- 2.2%
Median Sales Price*	\$452,450	\$522,000	+ 15.4%	\$481,500	\$463,000	- 3.8%
Average Sales Price*	\$451,190	\$577,813	+ 28.1%	\$477,021	\$515,271	+ 8.0%
Percent of List Price Received*	99.1%	98.6%	- 0.5%	99.1%	99.1%	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 March 2024

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Centennial

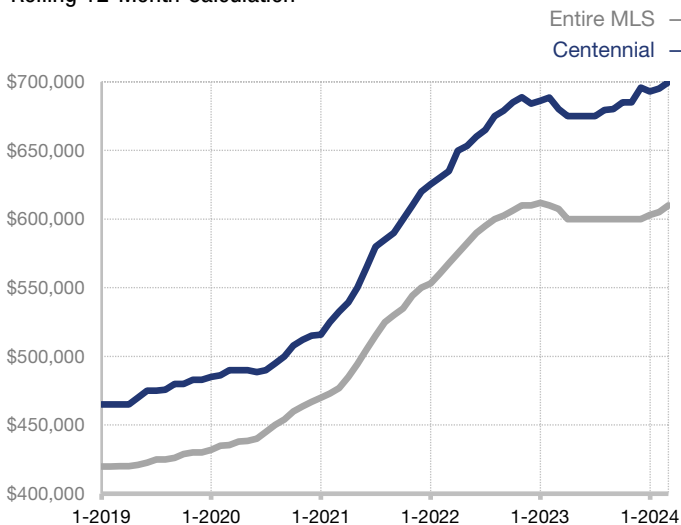
Single Family	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	93	77	- 17.2%	--	--	--
Under Contract	92	130	+ 41.3%	269	276	+ 2.6%
New Listings	96	108	+ 12.5%	243	279	+ 14.8%
Sold Listings	99	102	+ 3.0%	232	209	- 9.9%
Days on Market Until Sale	39	28	- 28.2%	44	33	- 25.0%
Median Sales Price*	\$665,000	\$728,000	+ 9.5%	\$651,500	\$675,000	+ 3.6%
Average Sales Price*	\$767,663	\$821,118	+ 7.0%	\$737,951	\$751,250	+ 1.8%
Percent of List Price Received*	100.2%	100.3%	+ 0.1%	99.3%	100.0%	+ 0.7%

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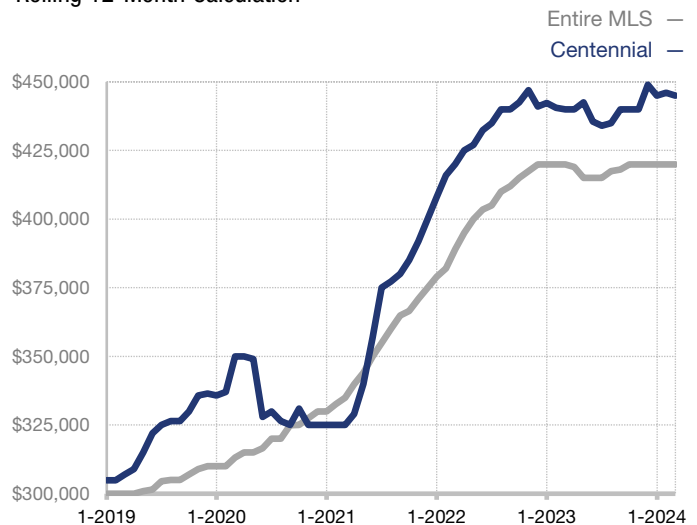
Townhouse/Condo	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	23	39	+ 69.6%	--	--	--
Under Contract	22	26	+ 18.2%	70	86	+ 22.9%
New Listings	29	41	+ 41.4%	72	110	+ 52.8%
Sold Listings	31	32	+ 3.2%	56	75	+ 33.9%
Days on Market Until Sale	33	13	- 60.6%	33	24	- 27.3%
Median Sales Price*	\$455,000	\$440,000	- 3.3%	\$452,500	\$420,000	- 7.2%
Average Sales Price*	\$453,373	\$450,745	- 0.6%	\$445,279	\$450,498	+ 1.2%
Percent of List Price Received*	99.3%	100.8%	+ 1.5%	99.5%	99.6%	+ 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 March 2024

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Denver

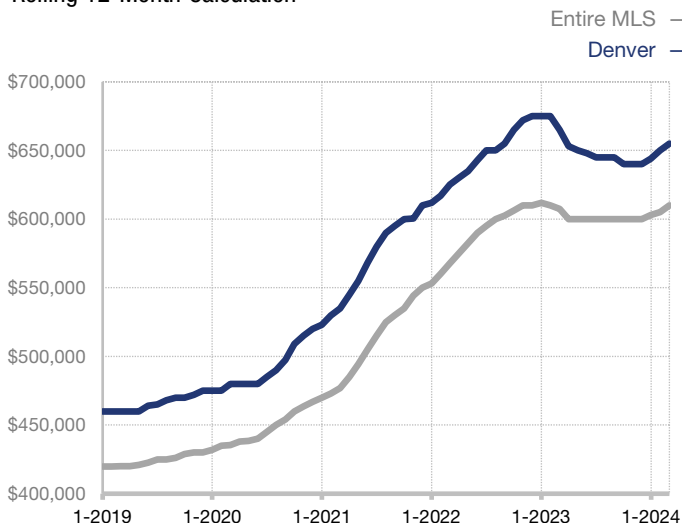
Single Family	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	778	816	+ 4.9%	--	--	--
Under Contract	526	663	+ 26.0%	1,426	1,630	+ 14.3%
New Listings	731	726	- 0.7%	1,601	1,933	+ 20.7%
Sold Listings	529	548	+ 3.6%	1,222	1,302	+ 6.5%
Days on Market Until Sale	32	29	- 9.4%	40	38	- 5.0%
Median Sales Price*	\$626,000	\$685,000	+ 9.4%	\$605,250	\$656,626	+ 8.5%
Average Sales Price*	\$841,854	\$870,723	+ 3.4%	\$800,620	\$833,864	+ 4.2%
Percent of List Price Received*	100.0%	99.9%	- 0.1%	99.0%	99.3%	+ 0.3%

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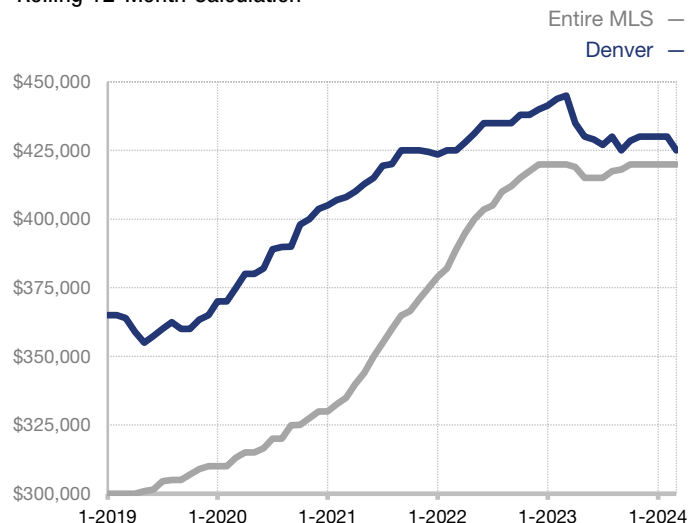
Townhouse/Condo	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	799	961	+ 20.3%	--	--	--
Under Contract	422	399	- 5.5%	1,063	1,036	- 2.5%
New Listings	591	576	- 2.5%	1,316	1,488	+ 13.1%
Sold Listings	386	316	- 18.1%	894	842	- 5.8%
Days on Market Until Sale	33	43	+ 30.3%	40	53	+ 32.5%
Median Sales Price*	\$465,000	\$425,000	- 8.6%	\$427,000	\$412,500	- 3.4%
Average Sales Price*	\$566,441	\$536,656	- 5.3%	\$537,938	\$532,256	- 1.1%
Percent of List Price Received*	99.6%	99.1%	- 0.5%	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 March 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Denver County

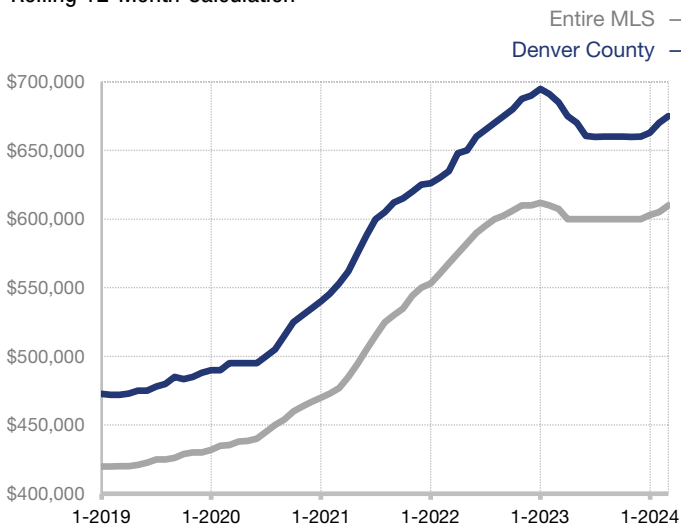
Single Family	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	726	751	+ 3.4%	--	--	--
Under Contract	491	608	+ 23.8%	1,321	1,478	+ 11.9%
New Listings	686	670	- 2.3%	1,486	1,776	+ 19.5%
Sold Listings	480	500	+ 4.2%	1,131	1,182	+ 4.5%
Days on Market Until Sale	32	29	- 9.4%	39	39	0.0%
Median Sales Price*	\$650,000	\$699,750	+ 7.7%	\$620,000	\$675,000	+ 8.9%
Average Sales Price*	\$873,203	\$897,662	+ 2.8%	\$822,620	\$858,983	+ 4.4%
Percent of List Price Received*	99.9%	99.9%	0.0%	99.0%	99.3%	+ 0.3%

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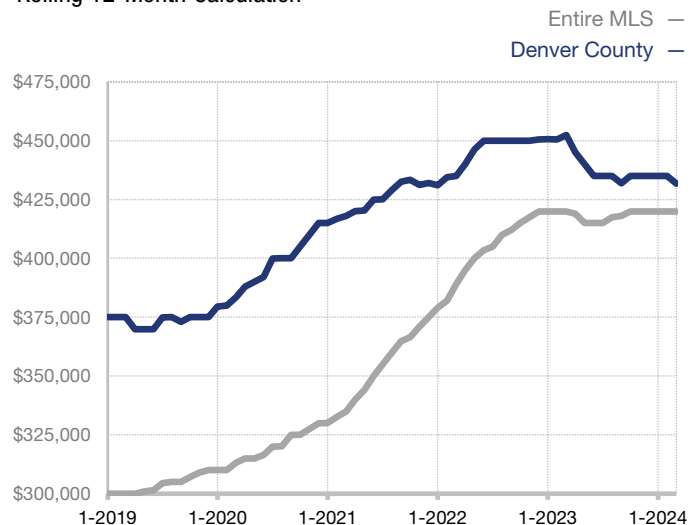
Townhouse/Condo	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	758	919	+ 21.2%	--	--	--
Under Contract	390	365	- 6.4%	1,003	960	- 4.3%
New Listings	550	535	- 2.7%	1,241	1,400	+ 12.8%
Sold Listings	368	298	- 19.0%	852	791	- 7.2%
Days on Market Until Sale	33	43	+ 30.3%	40	53	+ 32.5%
Median Sales Price*	\$469,500	\$426,500	- 9.2%	\$440,000	\$420,000	- 4.5%
Average Sales Price*	\$575,713	\$545,877	- 5.2%	\$545,789	\$544,115	- 0.3%
Percent of List Price Received*	99.6%	99.2%	- 0.4%	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 March 2024

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Douglas County

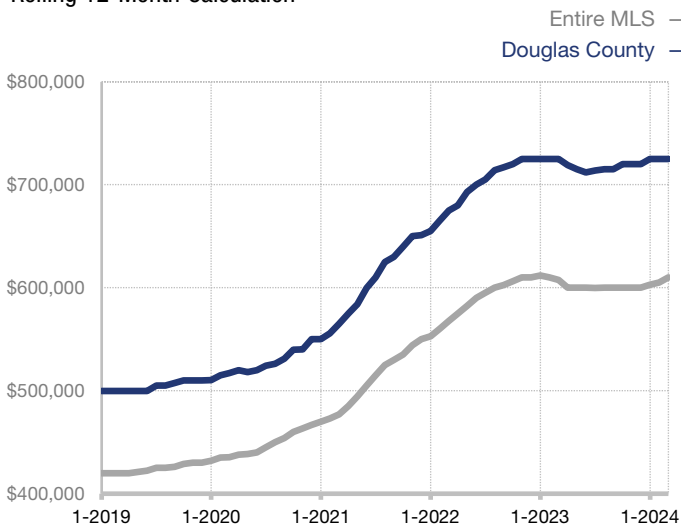
Single Family	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	781	754	- 3.5%	--	--	--
Under Contract	517	535	+ 3.5%	1,331	1,361	+ 2.3%
New Listings	641	595	- 7.2%	1,419	1,560	+ 9.9%
Sold Listings	507	465	- 8.3%	1,103	1,138	+ 3.2%
Days on Market Until Sale	45	47	+ 4.4%	51	52	+ 2.0%
Median Sales Price*	\$700,000	\$720,000	+ 2.9%	\$695,000	\$718,378	+ 3.4%
Average Sales Price*	\$833,067	\$869,933	+ 4.4%	\$817,106	\$847,420	+ 3.7%
Percent of List Price Received*	99.4%	99.5%	+ 0.1%	98.8%	99.2%	+ 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.

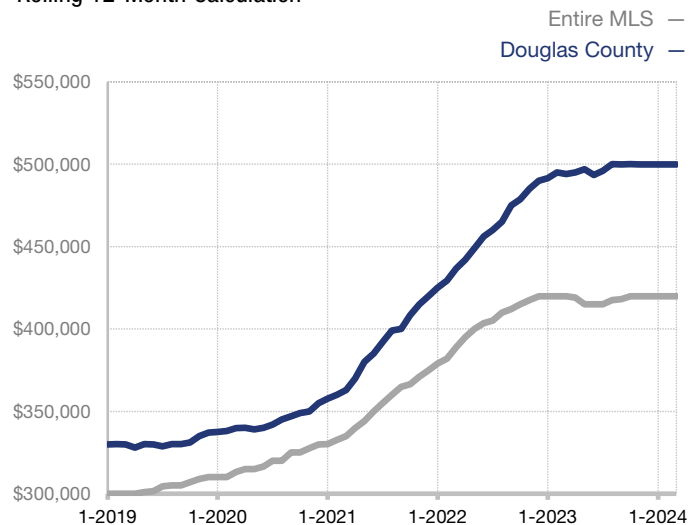
Townhouse/Condo	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	156	111	- 28.8%	--	--	--
Under Contract	119	100	- 16.0%	288	246	- 14.6%
New Listings	126	99	- 21.4%	304	258	- 15.1%
Sold Listings	106	72	- 32.1%	245	213	- 13.1%
Days on Market Until Sale	52	38	- 26.9%	51	50	- 2.0%
Median Sales Price*	\$492,495	\$499,995	+ 1.5%	\$490,990	\$500,000	+ 1.8%
Average Sales Price*	\$506,255	\$520,218	+ 2.8%	\$495,436	\$509,787	+ 2.9%
Percent of List Price Received*	99.2%	99.2%	0.0%	99.0%	99.1%	+ 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 March 2024

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Elbert County

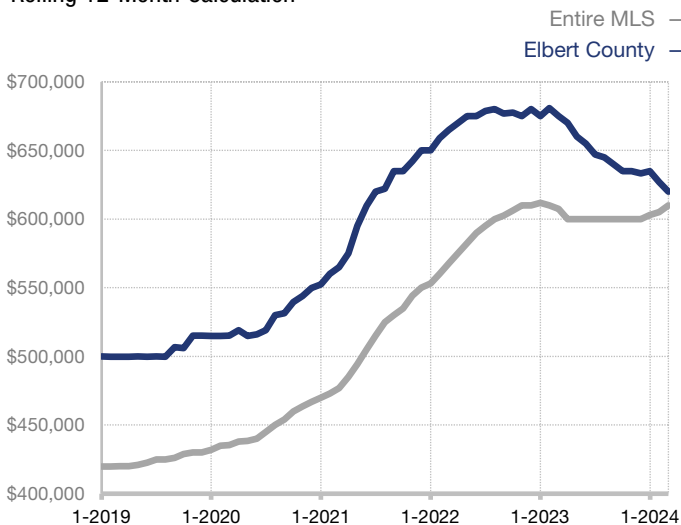
Single Family	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	134	110	- 17.9%	--	--	--
Under Contract	54	55	+ 1.9%	142	153	+ 7.7%
New Listings	66	58	- 12.1%	155	163	+ 5.2%
Sold Listings	57	51	- 10.5%	110	127	+ 15.5%
Days on Market Until Sale	84	48	- 42.9%	76	54	- 28.9%
Median Sales Price*	\$638,000	\$585,000	- 8.3%	\$639,975	\$589,200	- 7.9%
Average Sales Price*	\$690,856	\$692,631	+ 0.3%	\$763,516	\$661,938	- 13.3%
Percent of List Price Received*	98.5%	98.9%	+ 0.4%	98.4%	98.6%	+ 0.2%

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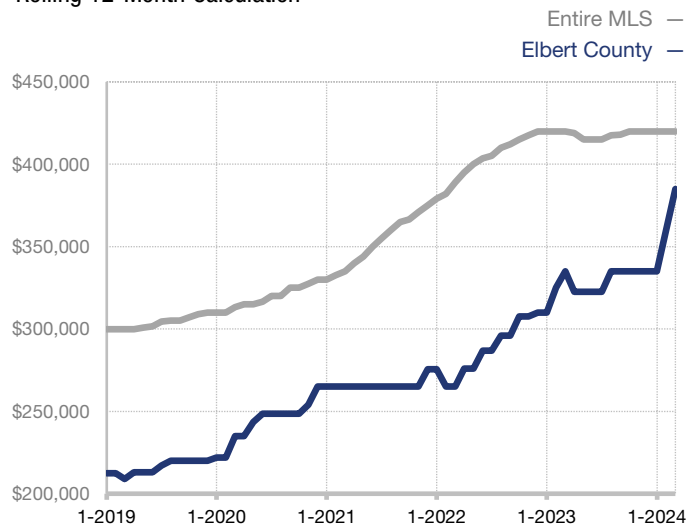
Townhouse/Condo	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	0	1	--	--	--	--
Under Contract	0	0	--	1	2	+ 100.0%
New Listings	0	0	--	1	0	- 100.0%
Sold Listings	1	0	- 100.0%	1	1	0.0%
Days on Market Until Sale	6	0	- 100.0%	6	74	+ 1133.3%
Median Sales Price*	\$335,000	\$0	- 100.0%	\$335,000	\$385,000	+ 14.9%
Average Sales Price*	\$335,000	\$0	- 100.0%	\$335,000	\$385,000	+ 14.9%
Percent of List Price Received*	98.6%	0.0%	- 100.0%	98.6%	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 March 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Greenwood Village

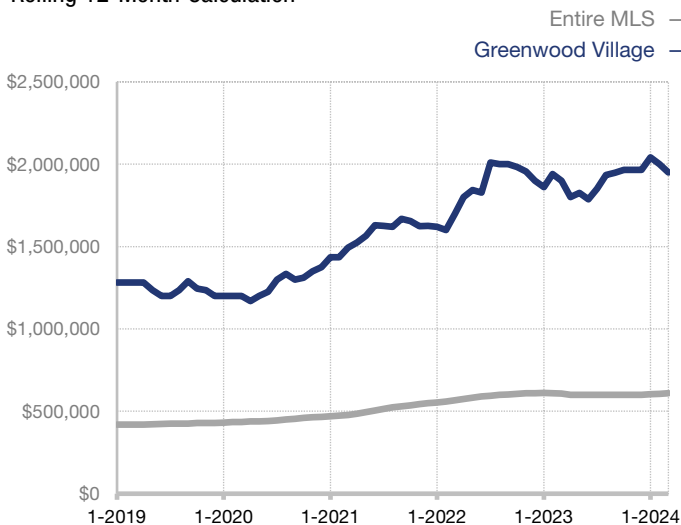
Single Family	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	24	15	- 37.5%	--	--	--
Under Contract	7	13	+ 85.7%	16	33	+ 106.3%
New Listings	19	11	- 42.1%	30	34	+ 13.3%
Sold Listings	8	11	+ 37.5%	19	24	+ 26.3%
Days on Market Until Sale	29	37	+ 27.6%	29	25	- 13.8%
Median Sales Price*	\$2,150,000	\$1,859,000	- 13.5%	\$1,800,000	\$1,775,000	- 1.4%
Average Sales Price*	\$1,973,125	\$1,983,955	+ 0.5%	\$1,822,105	\$2,035,354	+ 11.7%
Percent of List Price Received*	102.0%	98.4%	- 3.5%	100.5%	98.0%	- 2.5%

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

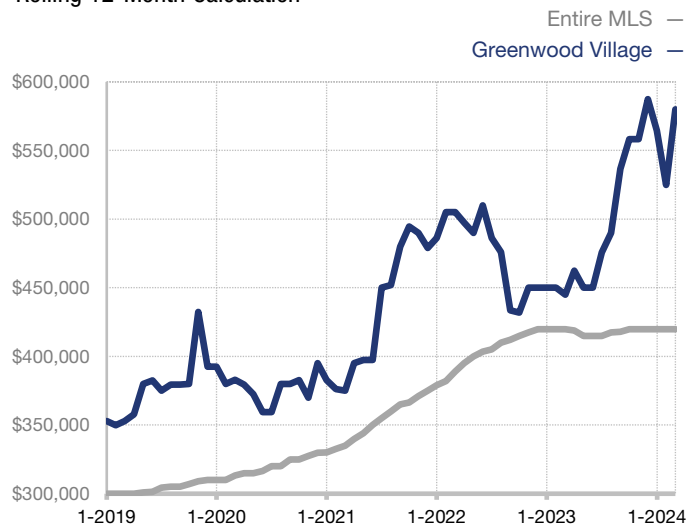
Townhouse/Condo	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	5	16	+ 220.0%	--	--	--
Under Contract	7	5	- 28.6%	15	14	- 6.7%
New Listings	9	8	- 11.1%	16	24	+ 50.0%
Sold Listings	5	7	+ 40.0%	12	14	+ 16.7%
Days on Market Until Sale	31	90	+ 190.3%	35	60	+ 71.4%
Median Sales Price*	\$390,000	\$729,900	+ 87.2%	\$584,750	\$465,500	- 20.4%
Average Sales Price*	\$437,100	\$972,543	+ 122.5%	\$766,958	\$748,143	- 2.5%
Percent of List Price Received*	101.5%	98.2%	- 3.3%	98.7%	98.7%	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 March 2024

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Highlands Ranch

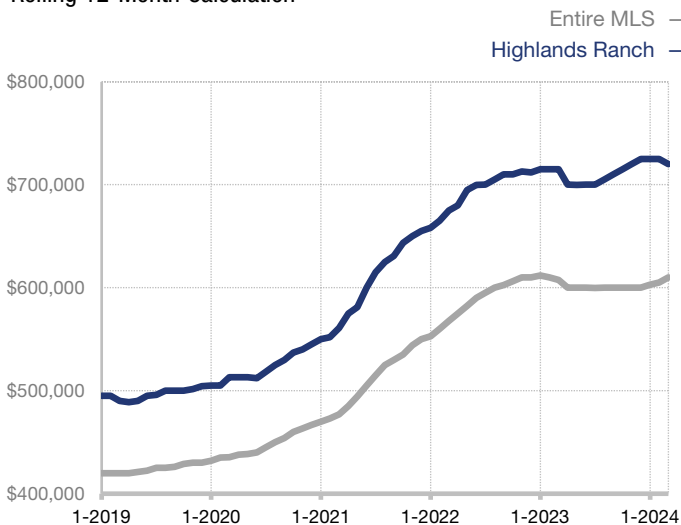
Single Family	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	62	67	+ 8.1%	--	--	--
Under Contract	88	97	+ 10.2%	226	223	- 1.3%
New Listings	95	92	- 3.2%	216	256	+ 18.5%
Sold Listings	90	79	- 12.2%	193	194	+ 0.5%
Days on Market Until Sale	23	30	+ 30.4%	39	31	- 20.5%
Median Sales Price*	\$774,500	\$685,000	- 11.6%	\$710,000	\$689,950	- 2.8%
Average Sales Price*	\$920,557	\$808,263	- 12.2%	\$823,430	\$798,010	- 3.1%
Percent of List Price Received*	100.4%	100.4%	0.0%	99.5%	99.8%	+ 0.3%

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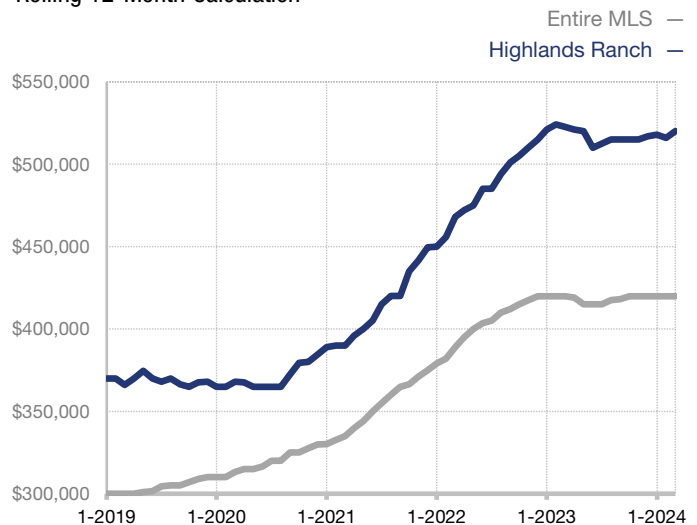
Townhouse/Condo	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	24	20	- 16.7%	--	--	--
Under Contract	26	16	- 38.5%	64	47	- 26.6%
New Listings	24	18	- 25.0%	66	56	- 15.2%
Sold Listings	33	16	- 51.5%	55	47	- 14.5%
Days on Market Until Sale	36	31	- 13.9%	34	39	+ 14.7%
Median Sales Price*	\$516,000	\$570,889	+ 10.6%	\$510,000	\$520,000	+ 2.0%
Average Sales Price*	\$571,911	\$549,299	- 4.0%	\$540,135	\$542,699	+ 0.5%
Percent of List Price Received*	98.7%	99.6%	+ 0.9%	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 March 2024

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Jefferson County

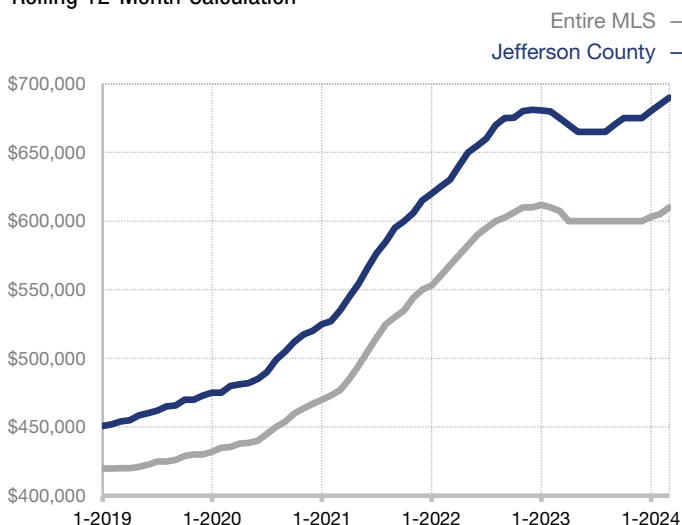
Single Family	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	641	470	- 26.7%	--	--	--
Under Contract	498	551	+ 10.6%	1,321	1,330	+ 0.7%
New Listings	683	567	- 17.0%	1,408	1,409	+ 0.1%
Sold Listings	483	463	- 4.1%	1,136	1,102	- 3.0%
Days on Market Until Sale	31	33	+ 6.5%	41	39	- 4.9%
Median Sales Price*	\$650,000	\$702,000	+ 8.0%	\$636,500	\$693,000	+ 8.9%
Average Sales Price*	\$729,328	\$811,268	+ 11.2%	\$725,046	\$793,356	+ 9.4%
Percent of List Price Received*	100.6%	100.4%	- 0.2%	99.6%	99.7%	+ 0.1%

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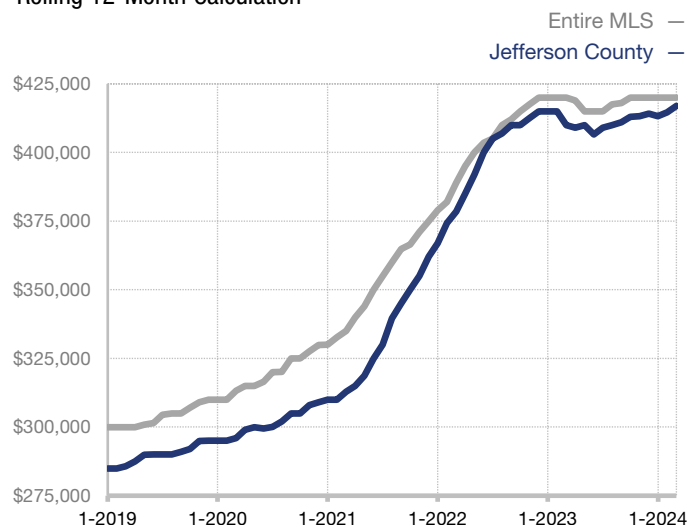
Townhouse/Condo	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	263	240	- 8.7%	--	--	--
Under Contract	203	211	+ 3.9%	555	479	- 13.7%
New Listings	251	235	- 6.4%	586	571	- 2.6%
Sold Listings	198	155	- 21.7%	441	372	- 15.6%
Days on Market Until Sale	33	50	+ 51.5%	38	47	+ 23.7%
Median Sales Price*	\$400,000	\$429,900	+ 7.5%	\$400,000	\$408,745	+ 2.2%
Average Sales Price*	\$427,380	\$460,585	+ 7.8%	\$436,212	\$438,522	+ 0.5%
Percent of List Price Received*	100.0%	99.8%	- 0.2%	99.5%	99.5%	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 March 2024

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Lakewood

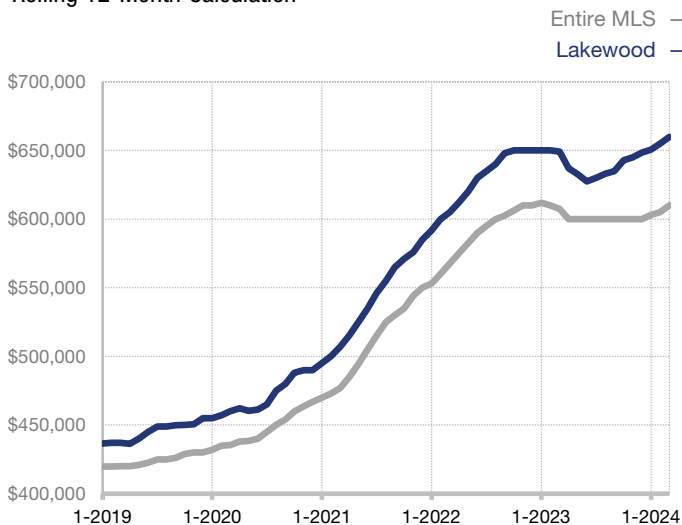
Single Family	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	98	80	- 18.4%	--	--	--
Under Contract	109	119	+ 9.2%	283	252	- 11.0%
New Listings	146	118	- 19.2%	282	274	- 2.8%
Sold Listings	99	83	- 16.2%	257	216	- 16.0%
Days on Market Until Sale	25	23	- 8.0%	41	32	- 22.0%
Median Sales Price*	\$635,000	\$665,000	+ 4.7%	\$620,000	\$673,500	+ 8.6%
Average Sales Price*	\$704,335	\$726,562	+ 3.2%	\$685,576	\$738,804	+ 7.8%
Percent of List Price Received*	100.9%	101.7%	+ 0.8%	99.9%	100.1%	+ 0.2%

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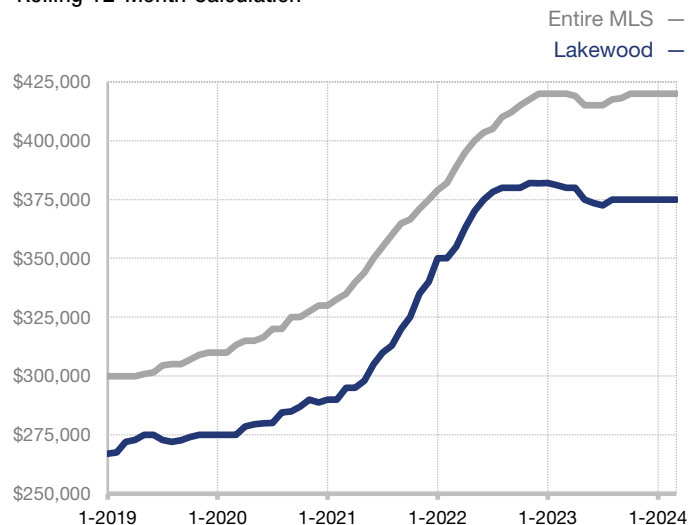
Townhouse/Condo	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	83	89	+ 7.2%	--	--	--
Under Contract	66	86	+ 30.3%	207	175	- 15.5%
New Listings	94	84	- 10.6%	214	220	+ 2.8%
Sold Listings	80	53	- 33.8%	182	129	- 29.1%
Days on Market Until Sale	28	53	+ 89.3%	32	47	+ 46.9%
Median Sales Price*	\$377,500	\$378,000	+ 0.1%	\$368,450	\$370,000	+ 0.4%
Average Sales Price*	\$366,572	\$403,940	+ 10.2%	\$374,625	\$388,005	+ 3.6%
Percent of List Price Received*	100.4%	99.5%	- 0.9%	99.6%	99.3%	- 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 March 2024

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Littleton

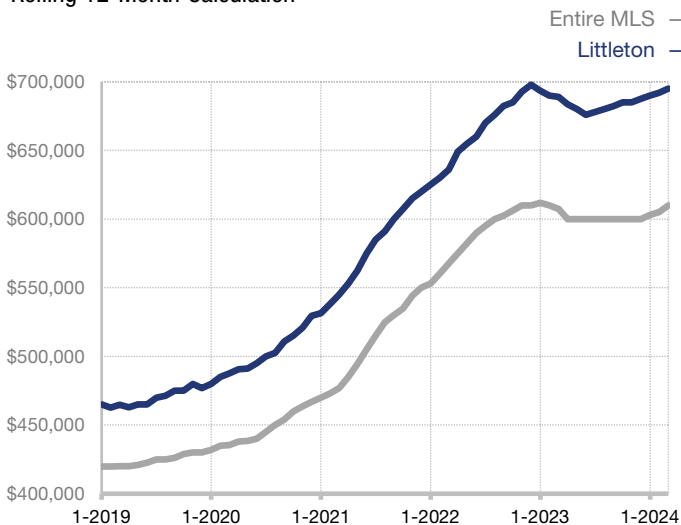
Single Family	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	233	203	- 12.9%	--	--	--
Under Contract	210	215	+ 2.4%	489	505	+ 3.3%
New Listings	241	220	- 8.7%	500	551	+ 10.2%
Sold Listings	178	174	- 2.2%	367	433	+ 18.0%
Days on Market Until Sale	42	34	- 19.0%	44	41	- 6.8%
Median Sales Price*	\$678,500	\$707,500	+ 4.3%	\$659,900	\$699,900	+ 6.1%
Average Sales Price*	\$775,873	\$806,058	+ 3.9%	\$763,732	\$821,117	+ 7.5%
Percent of List Price Received*	100.6%	100.3%	- 0.3%	99.5%	99.6%	+ 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.

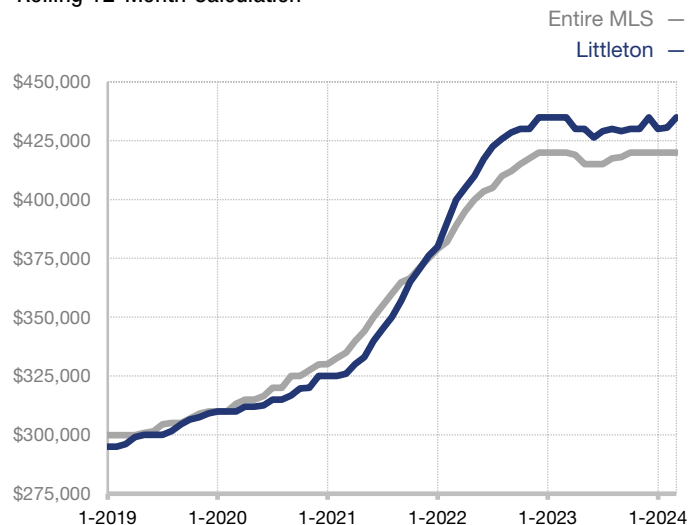
Townhouse/Condo	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	80	85	+ 6.3%	--	--	--
Under Contract	80	77	- 3.8%	203	193	- 4.9%
New Listings	95	89	- 6.3%	204	207	+ 1.5%
Sold Listings	74	62	- 16.2%	162	162	0.0%
Days on Market Until Sale	43	38	- 11.6%	47	40	- 14.9%
Median Sales Price*	\$435,000	\$448,500	+ 3.1%	\$428,250	\$425,000	- 0.8%
Average Sales Price*	\$461,969	\$467,140	+ 1.1%	\$452,127	\$439,216	- 2.9%
Percent of List Price Received*	100.0%	100.0%	0.0%	99.2%	99.6%	+ 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 March 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Lone Tree

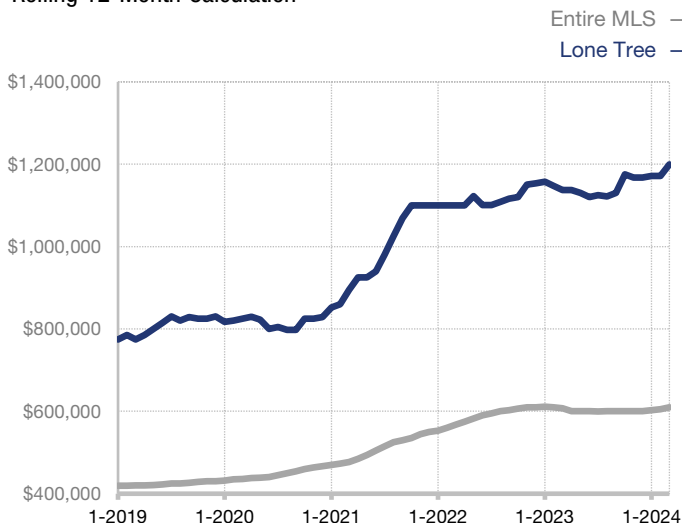
Single Family	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	12	12	0.0%	--	--	--
Under Contract	10	17	+ 70.0%	21	36	+ 71.4%
New Listings	13	16	+ 23.1%	23	36	+ 56.5%
Sold Listings	5	8	+ 60.0%	20	22	+ 10.0%
Days on Market Until Sale	67	53	- 20.9%	85	49	- 42.4%
Median Sales Price*	\$1,117,500	\$1,380,000	+ 23.5%	\$1,157,500	\$1,310,000	+ 13.2%
Average Sales Price*	\$1,072,700	\$1,300,375	+ 21.2%	\$1,169,527	\$1,290,064	+ 10.3%
Percent of List Price Received*	95.6%	98.4%	+ 2.9%	96.8%	98.7%	+ 2.0%

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

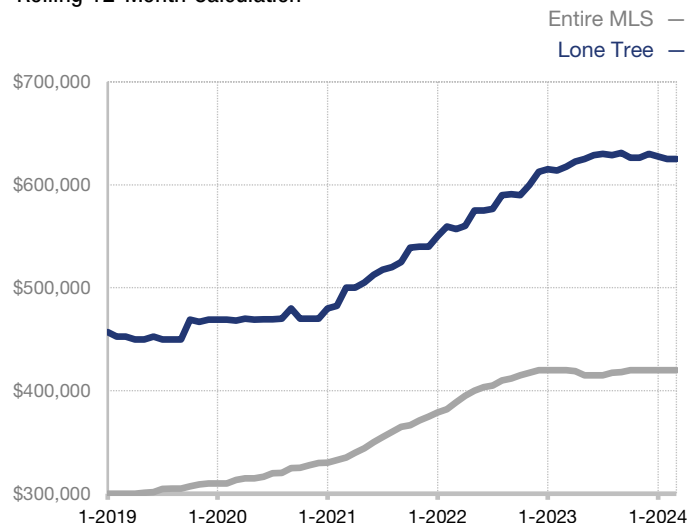
Townhouse/Condo	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	3	10	+ 233.3%	--	--	--
Under Contract	3	6	+ 100.0%	14	13	- 7.1%
New Listings	4	11	+ 175.0%	12	24	+ 100.0%
Sold Listings	4	4	0.0%	11	11	0.0%
Days on Market Until Sale	51	53	+ 3.9%	49	35	- 28.6%
Median Sales Price*	\$622,000	\$641,000	+ 3.1%	\$593,000	\$585,000	- 1.3%
Average Sales Price*	\$598,500	\$626,750	+ 4.7%	\$636,841	\$585,864	- 8.0%
Percent of List Price Received*	97.8%	99.0%	+ 1.2%	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 March 2024

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Morrison

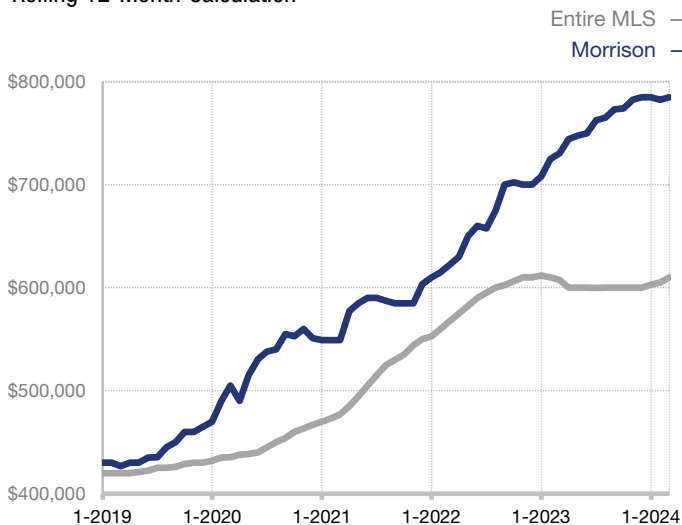
Single Family	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	39	33	- 15.4%	--	--	--
Under Contract	22	29	+ 31.8%	69	81	+ 17.4%
New Listings	25	25	0.0%	67	79	+ 17.9%
Sold Listings	23	21	- 8.7%	50	63	+ 26.0%
Days on Market Until Sale	40	38	- 5.0%	43	49	+ 14.0%
Median Sales Price*	\$750,000	\$765,000	+ 2.0%	\$750,000	\$770,000	+ 2.7%
Average Sales Price*	\$770,879	\$951,185	+ 23.4%	\$773,545	\$924,011	+ 19.5%
Percent of List Price Received*	100.1%	99.1%	- 1.0%	99.0%	98.4%	- 0.6%

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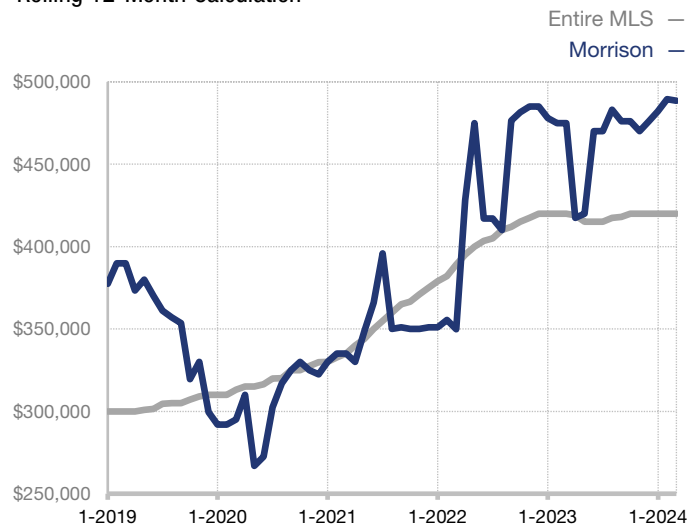
Townhouse/Condo	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	2	0	- 100.0%	6	3	- 50.0%
New Listings	2	0	- 100.0%	6	1	- 83.3%
Sold Listings	2	2	0.0%	6	4	- 33.3%
Days on Market Until Sale	6	31	+ 416.7%	11	34	+ 209.1%
Median Sales Price*	\$397,000	\$405,000	+ 2.0%	\$375,750	\$453,500	+ 20.7%
Average Sales Price*	\$397,000	\$405,000	+ 2.0%	\$383,417	\$563,000	+ 46.8%
Percent of List Price Received*	99.9%	97.7%	- 2.2%	100.3%	98.0%	- 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 March 2024

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Parker

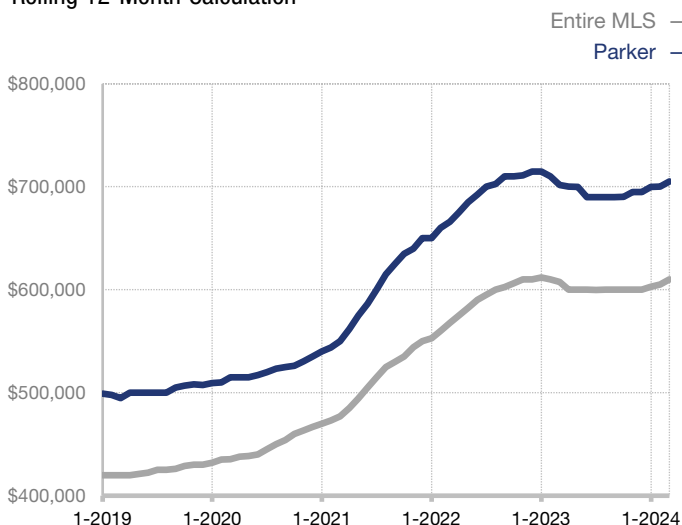
Single Family	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	248	226	- 8.9%	--	--	--
Under Contract	154	161	+ 4.5%	430	405	- 5.8%
New Listings	221	175	- 20.8%	452	467	+ 3.3%
Sold Listings	166	144	- 13.3%	368	340	- 7.6%
Days on Market Until Sale	50	36	- 28.0%	54	48	- 11.1%
Median Sales Price*	\$674,750	\$724,815	+ 7.4%	\$675,000	\$710,000	+ 5.2%
Average Sales Price*	\$734,510	\$827,652	+ 12.7%	\$731,218	\$800,701	+ 9.5%
Percent of List Price Received*	99.0%	99.1%	+ 0.1%	98.5%	98.9%	+ 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.

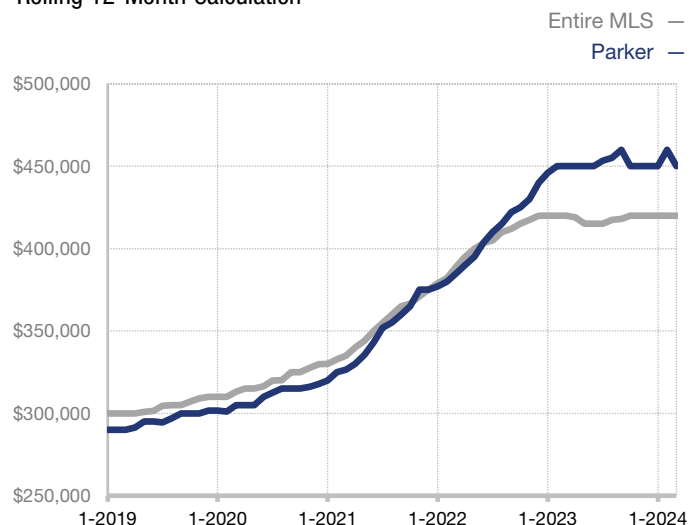
Townhouse/Condo	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	65	37	- 43.1%	--	--	--
Under Contract	42	30	- 28.6%	97	81	- 16.5%
New Listings	50	30	- 40.0%	115	82	- 28.7%
Sold Listings	33	24	- 27.3%	92	79	- 14.1%
Days on Market Until Sale	46	32	- 30.4%	48	53	+ 10.4%
Median Sales Price*	\$484,990	\$421,445	- 13.1%	\$450,000	\$439,990	- 2.2%
Average Sales Price*	\$469,353	\$424,211	- 9.6%	\$460,511	\$459,049	- 0.3%
Percent of List Price Received*	99.7%	99.3%	- 0.4%	98.8%	98.7%	- 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 March 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Sheridan

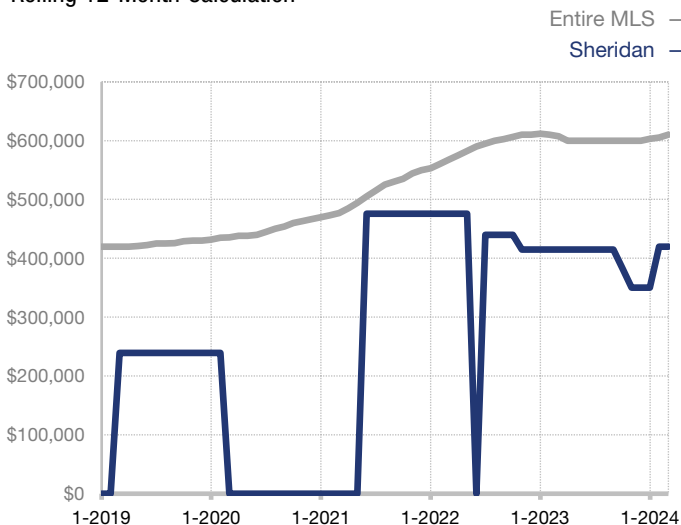
Single Family	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	0	1	--	--	--	--
Under Contract	0	0	--	0	1	--
New Listings	0	1	--	0	2	--
Sold Listings	0	0	--	0	1	--
Days on Market Until Sale	0	0	--	0	30	--
Median Sales Price*	\$0	\$0	--	\$0	\$490,000	--
Average Sales Price*	\$0	\$0	--	\$0	\$490,000	--
Percent of List Price Received*	0.0%	0.0%	--	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.

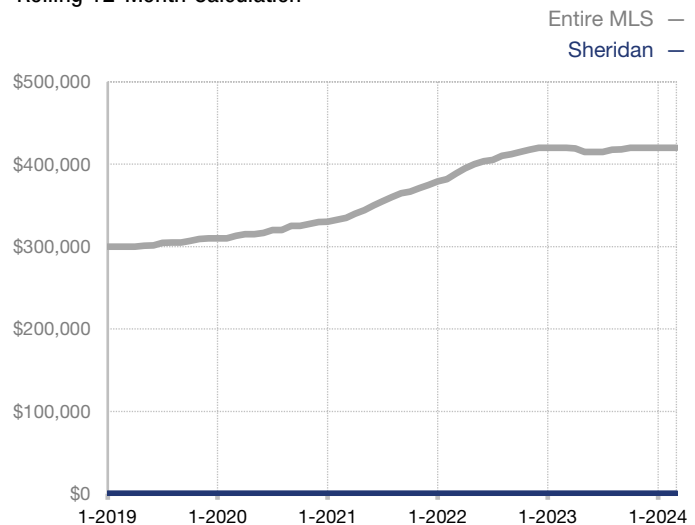
Townhouse/Condo	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Days on Market Until Sale	0	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 March 2024

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Wheat Ridge

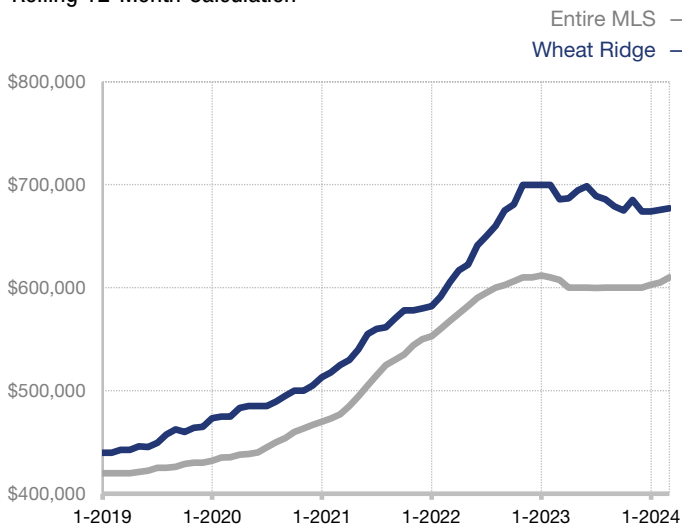
Single Family	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	39	28	- 28.2%	--	--	--
Under Contract	31	28	- 9.7%	69	74	+ 7.2%
New Listings	40	38	- 5.0%	81	84	+ 3.7%
Sold Listings	27	27	0.0%	60	58	- 3.3%
Days on Market Until Sale	18	57	+ 216.7%	45	49	+ 8.9%
Median Sales Price*	\$630,000	\$610,000	- 3.2%	\$623,750	\$609,950	- 2.2%
Average Sales Price*	\$600,814	\$679,719	+ 13.1%	\$629,486	\$683,496	+ 8.6%
Percent of List Price Received*	99.8%	99.7%	- 0.1%	99.1%	99.5%	+ 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	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	9	13	+ 44.4%	--	--	--
Under Contract	11	7	- 36.4%	25	24	- 4.0%
New Listings	11	9	- 18.2%	30	28	- 6.7%
Sold Listings	6	10	+ 66.7%	15	23	+ 53.3%
Days on Market Until Sale	34	25	- 26.5%	40	44	+ 10.0%
Median Sales Price*	\$293,000	\$527,498	+ 80.0%	\$406,000	\$495,000	+ 21.9%
Average Sales Price*	\$393,835	\$452,740	+ 15.0%	\$429,627	\$430,547	+ 0.2%
Percent of List Price Received*	99.7%	100.3%	+ 0.6%	99.7%	99.9%	+ 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

