

# Monthly Indicators

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



## May 2024

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

New Listings were up 45.3 percent for single family homes and 18.7 percent for townhouse-condo properties. Under Contracts increased 11.4 percent for single family homes but decreased 14.7 percent for townhouse-condo properties.

The Median Sales Price was up 1.1 percent to \$697,500 for single family homes but decreased 3.8 percent to \$408,888 for townhouse-condo properties. Days on Market increased 10.0 percent for single family homes and 33.3 percent for townhouse-condo properties.

Home prices have continued to climb nationwide, despite an uptick in inventory this year. Nationally, the median existing-home price reached \$407,600 as of last measure, a 5.7% increase from the same period last year and a record high for the month, according to NAR. Meanwhile, total inventory heading into May stood at 1.21 million units, a 9% increase month-over-month and a 16.3% increase year-over-year, for a 3.5 month's supply at the current sales pace.

## Activity Snapshot

<b>+ 46.9%</b>	<b>- 1.9%</b>	<b>+ 2.5%</b>
One-Year Change in <b>Active Listings</b> All Properties	One-Year Change in <b>Sold Listings</b> All Properties	One-Year Change in <b>Median Sales Price</b> 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	5-2023	5-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
Active Listings		3,131	4,533	+ 44.8%	--	--	--
Under Contract		2,125	2,368	+ 11.4%	9,819	10,223	+ 4.1%
New Listings		2,618	3,803	+ 45.3%	10,856	13,422	+ 23.6%
Sold Listings		2,235	2,405	+ 7.6%	8,845	9,121	+ 3.1%
Days on Market		20	22	+ 10.0%	34	33	- 2.9%
Median Sales Price		\$690,000	\$697,500	+ 1.1%	\$650,000	\$680,000	+ 4.6%
Avg. Sales Price		\$831,145	\$845,750	+ 1.8%	\$786,708	\$829,986	+ 5.5%
Pct. of List Price Received		100.7%	100.1%	- 0.6%	99.8%	99.8%	0.0%
Affordability Index		44	42	- 4.5%	46	43	- 6.5%

# Townhouse-Condo Market Overview



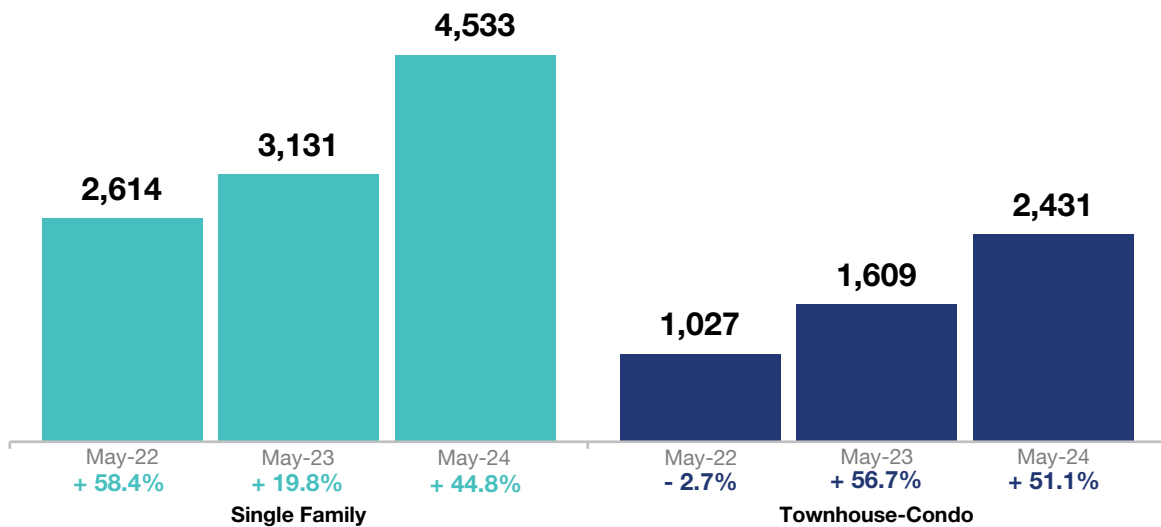
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	5-2023	5-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
Active Listings		1,609	2,431	+ 51.1%	--	--	--
Under Contract		1,033	881	- 14.7%	4,728	4,090	- 13.5%
New Listings		1,281	1,521	+ 18.7%	5,395	6,033	+ 11.8%
Sold Listings		1,137	903	- 20.6%	4,253	3,740	- 12.1%
Days on Market		24	32	+ 33.3%	32	41	+ 28.1%
Median Sales Price		\$424,950	\$408,888	- 3.8%	\$406,500	\$410,000	+ 0.9%
Avg. Sales Price		\$486,245	\$467,088	- 3.9%	\$473,850	\$472,734	- 0.2%
Pct. of List Price Received		100.2%	99.1%	- 1.1%	99.6%	99.1%	- 0.5%
Affordability Index		71	71	0.0%	74	71	- 4.1%

# Inventory of Active Listings

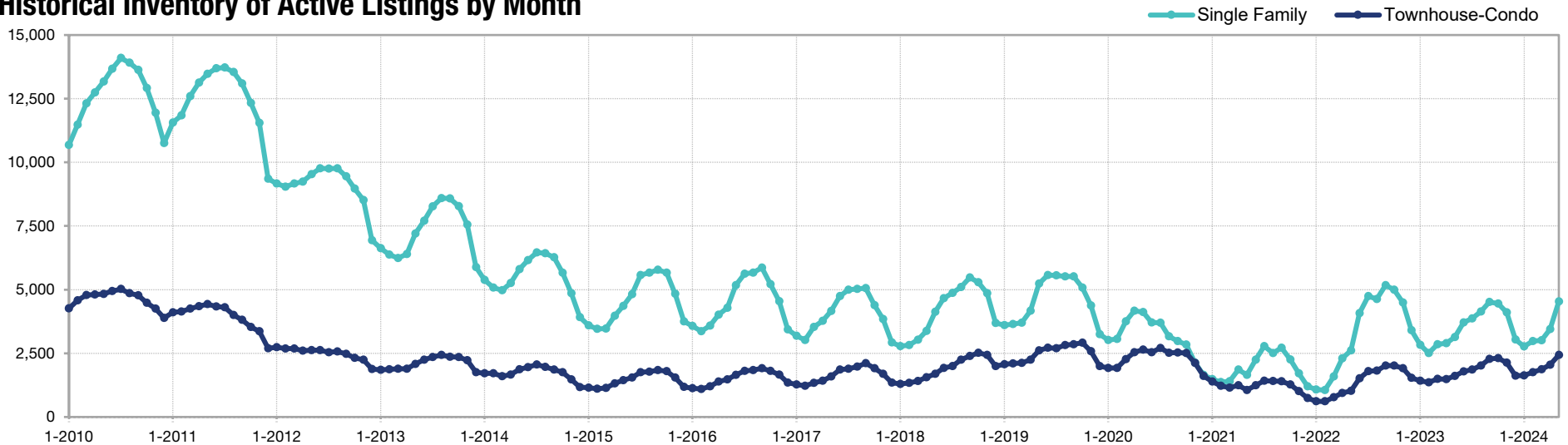


May



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2023	3,706	-9.0%	1,791	+18.6%
Jul-2023	3,871	-18.4%	1,857	+3.6%
Aug-2023	4,139	-10.6%	2,016	+11.1%
Sep-2023	4,517	-12.7%	2,282	+13.1%
Oct-2023	4,456	-10.8%	2,306	+14.1%
Nov-2023	4,106	-8.7%	2,136	+11.8%
Dec-2023	3,045	-10.6%	1,623	+5.4%
Jan-2024	2,772	-2.2%	1,634	+14.9%
Feb-2024	2,977	+18.8%	1,759	+30.0%
Mar-2024	3,010	+5.4%	1,867	+24.7%
Apr-2024	3,453	+19.4%	2,046	+38.0%
<b>May-2024</b>	<b>4,533</b>	<b>+44.8%</b>	<b>2,431</b>	<b>+51.1%</b>

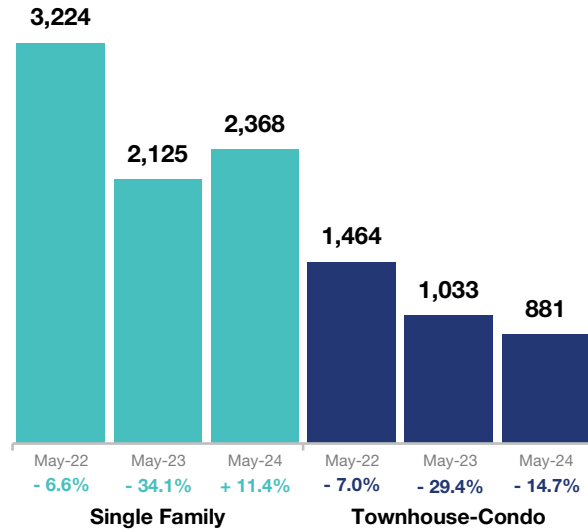
## Historical Inventory of Active Listings by Month



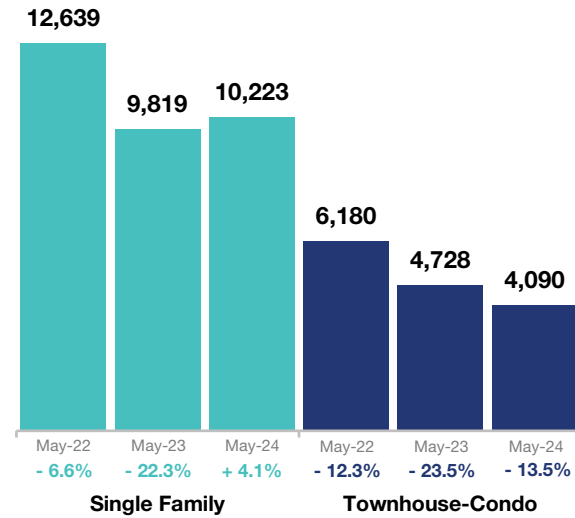
# Under Contract



## May

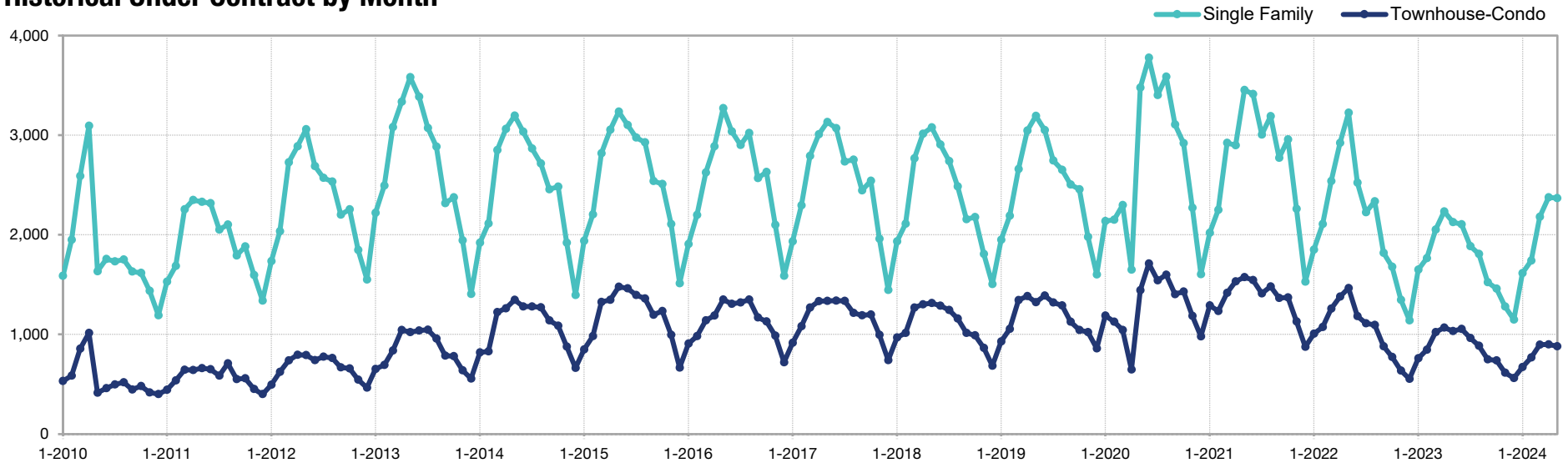


## Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2023	2,103	-16.6%	1,053	-10.9%
Jul-2023	1,885	-15.2%	963	-13.3%
Aug-2023	1,807	-22.6%	886	-18.9%
Sep-2023	1,524	-16.1%	748	-15.0%
Oct-2023	1,459	-13.0%	739	-4.3%
Nov-2023	1,279	-5.0%	614	-3.5%
Dec-2023	1,147	+0.6%	561	+1.3%
Jan-2024	1,615	-2.0%	672	-11.6%
Feb-2024	1,741	-1.2%	767	-9.2%
Mar-2024	2,179	+6.2%	895	-12.5%
Apr-2024	2,375	+6.4%	899	-15.7%
<b>May-2024</b>	<b>2,368</b>	<b>+11.4%</b>	<b>881</b>	<b>-14.7%</b>

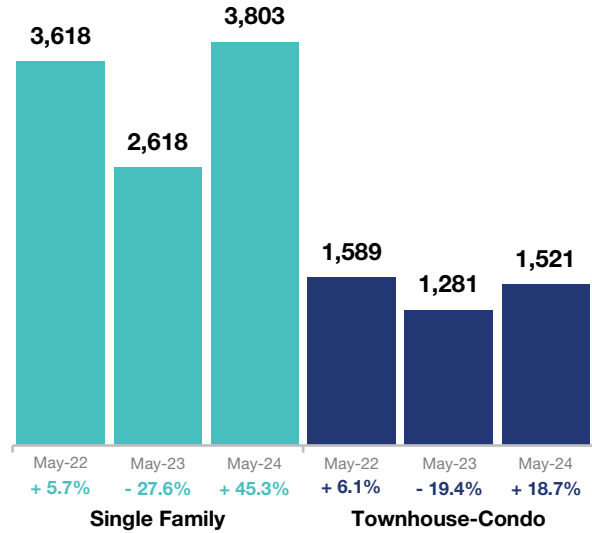
## Historical Under Contract by Month



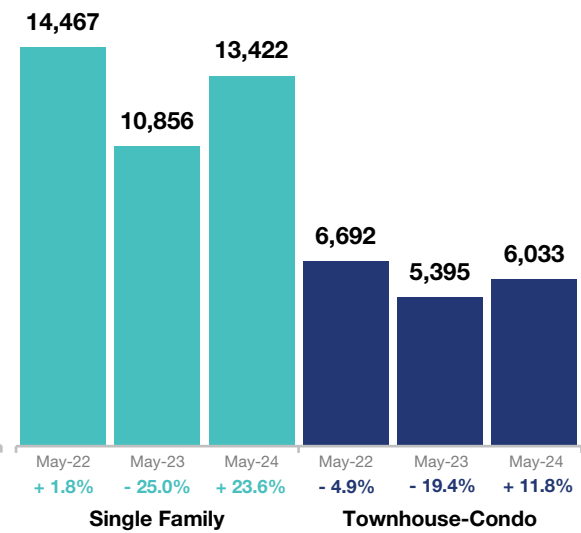
# New Listings



## May

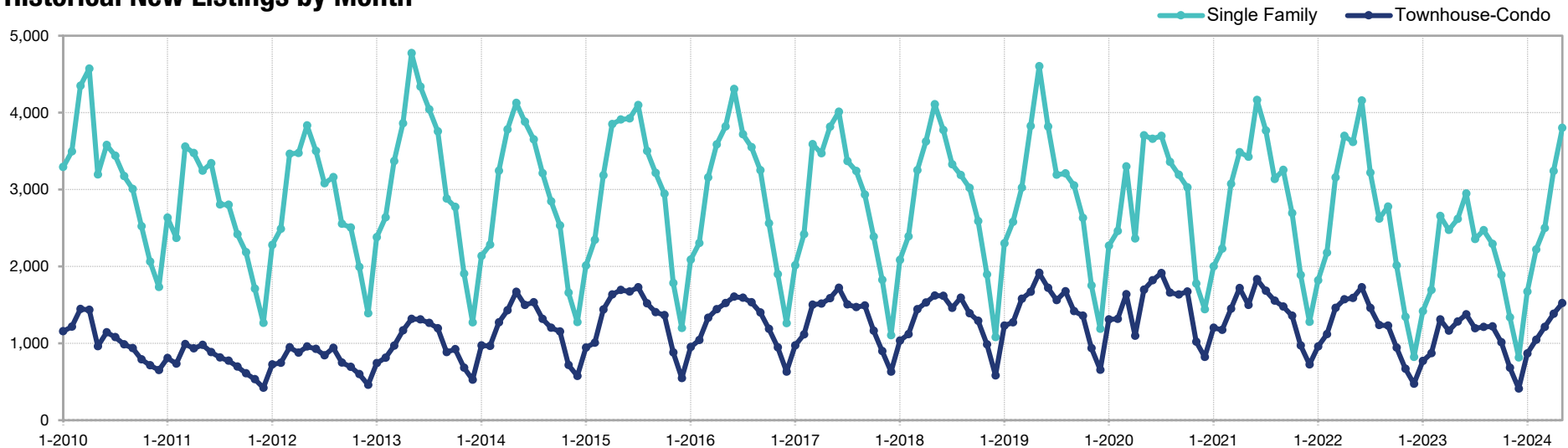


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2023	2,946	-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	815	-0.7%	412	-13.3%
Jan-2024	1,671	+17.9%	866	+12.8%
Feb-2024	2,219	+31.1%	1,046	+20.0%
Mar-2024	2,498	-5.9%	1,213	-7.3%
Apr-2024	3,239	+30.9%	1,384	+18.8%
<b>May-2024</b>	<b>3,803</b>	<b>+45.3%</b>	<b>1,521</b>	<b>+18.7%</b>

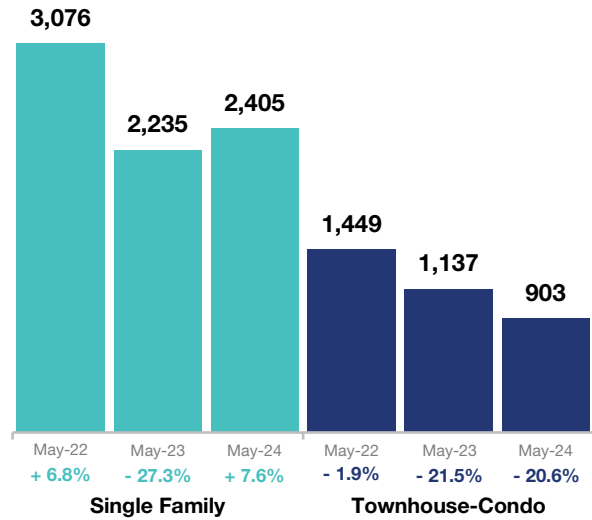
## Historical New Listings by Month



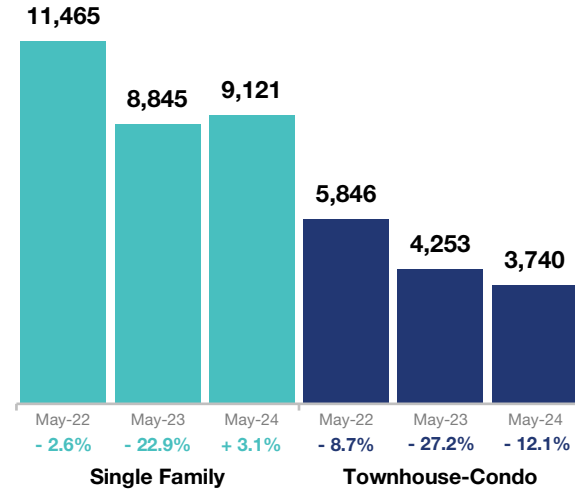
# Sold Listings



## May

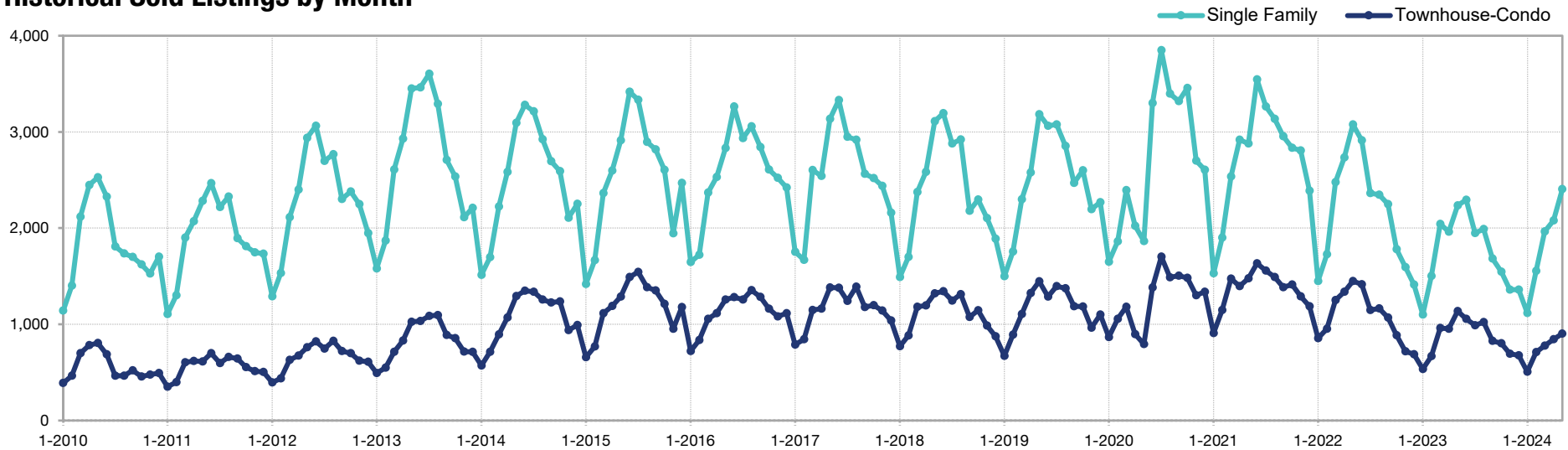


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2023	2,295	-21.2%	1,055	-25.4%
Jul-2023	1,949	-17.6%	990	-13.7%
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%	803	-9.4%
Nov-2023	1,361	-14.6%	694	-3.5%
Dec-2023	1,361	-3.6%	678	-1.6%
Jan-2024	1,118	+1.5%	507	-5.1%
Feb-2024	1,556	+3.7%	709	+6.0%
Mar-2024	1,964	-3.9%	778	-19.0%
Apr-2024	2,079	+5.9%	844	-11.4%
<b>May-2024</b>	<b>2,405</b>	<b>+7.6%</b>	<b>903</b>	<b>-20.6%</b>

## Historical Sold Listings by Month

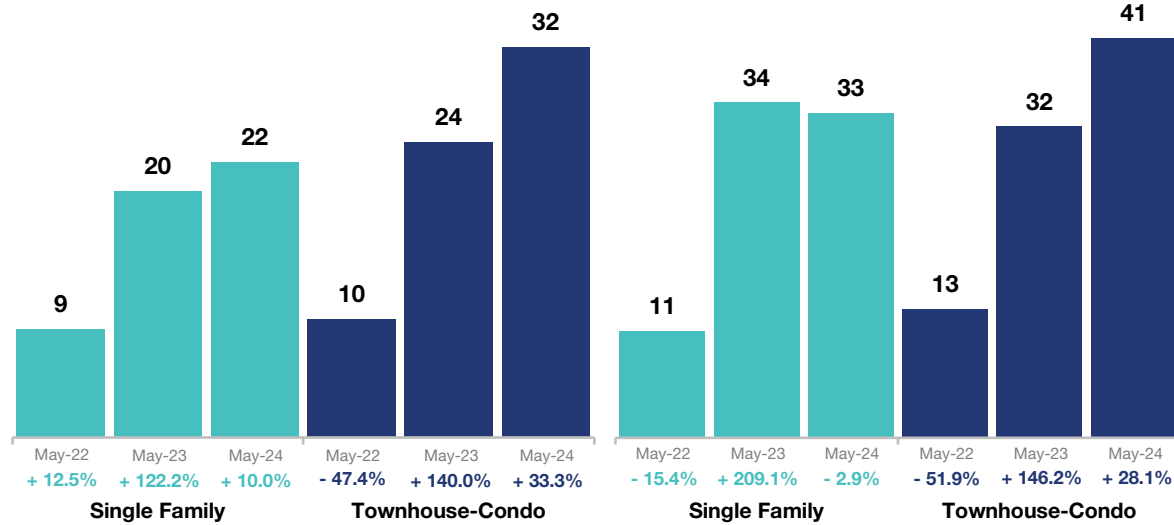


# Days on Market Until Sale



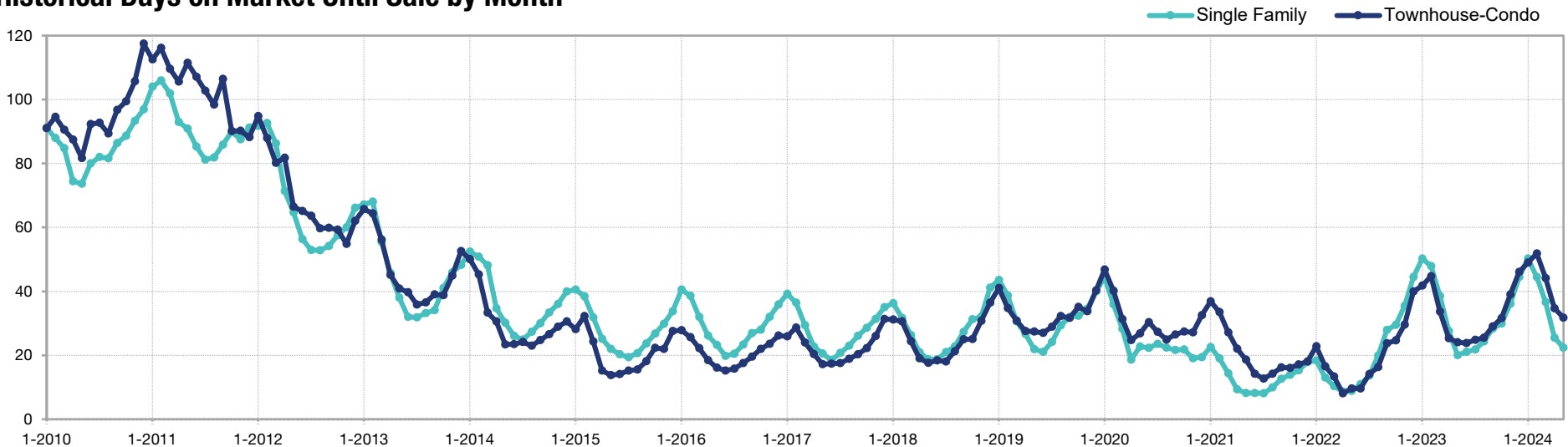
## May

## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	52	+15.6%
Mar-2024	37	-5.1%	44	+29.4%
Apr-2024	26	-7.1%	35	+40.0%
<b>May-2024</b>	<b>22</b>	<b>+10.0%</b>	<b>32</b>	<b>+33.3%</b>

## Historical Days on Market Until Sale by Month

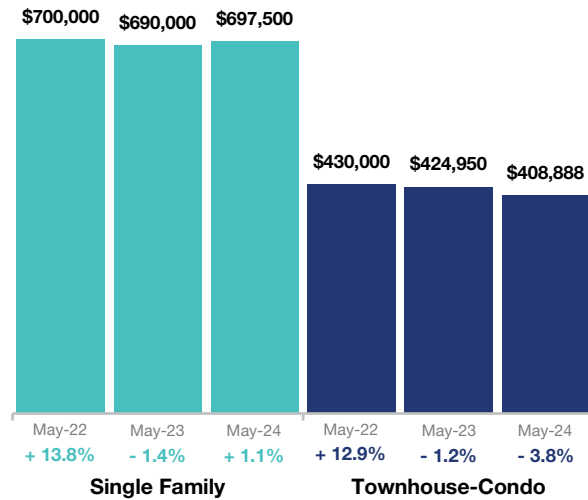




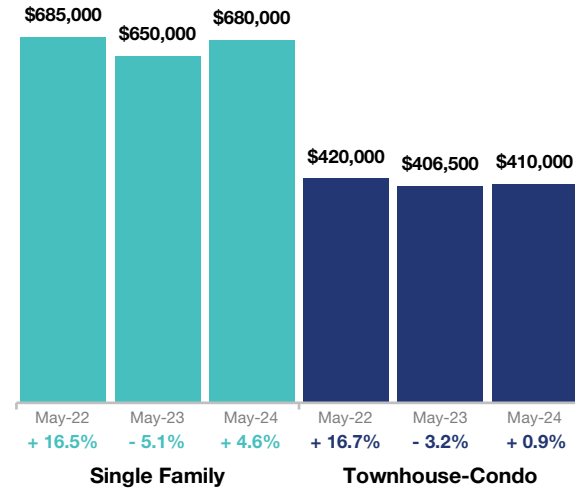
# Median Sales Price



## May

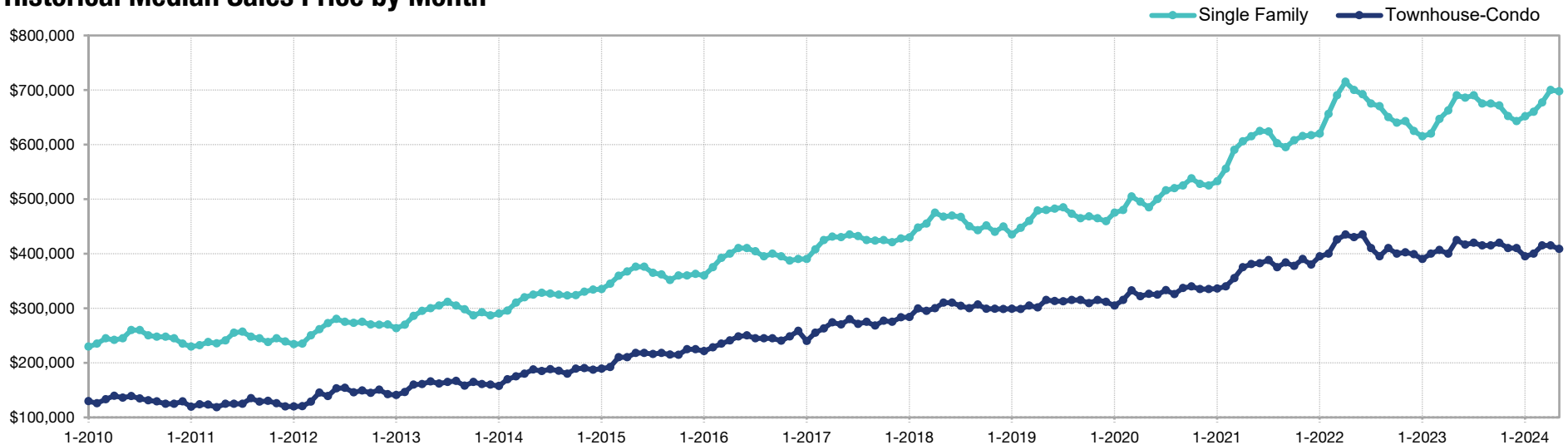


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$652,000	+1.4%	\$410,000	+1.9%
Dec-2023	\$643,000	+2.9%	\$410,000	+2.8%
Jan-2024	\$651,700	+6.0%	\$395,000	+1.3%
Feb-2024	\$660,000	+6.5%	\$400,000	0.0%
Mar-2024	\$677,000	+4.7%	\$415,000	+2.1%
Apr-2024	\$700,000	+5.7%	\$415,000	+3.8%
<b>May-2024</b>	<b>\$697,500</b>	<b>+1.1%</b>	<b>\$408,888</b>	<b>-3.8%</b>

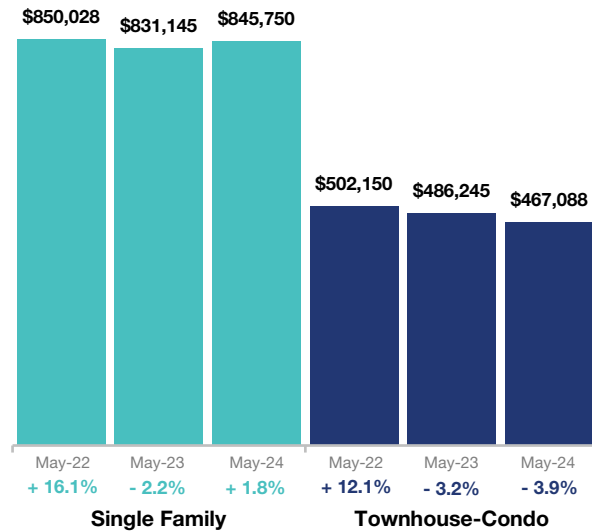
## Historical Median Sales Price by Month



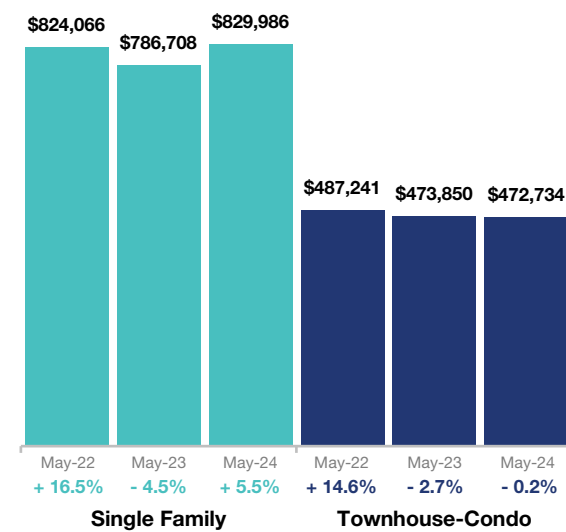
# Average Sales Price



## May

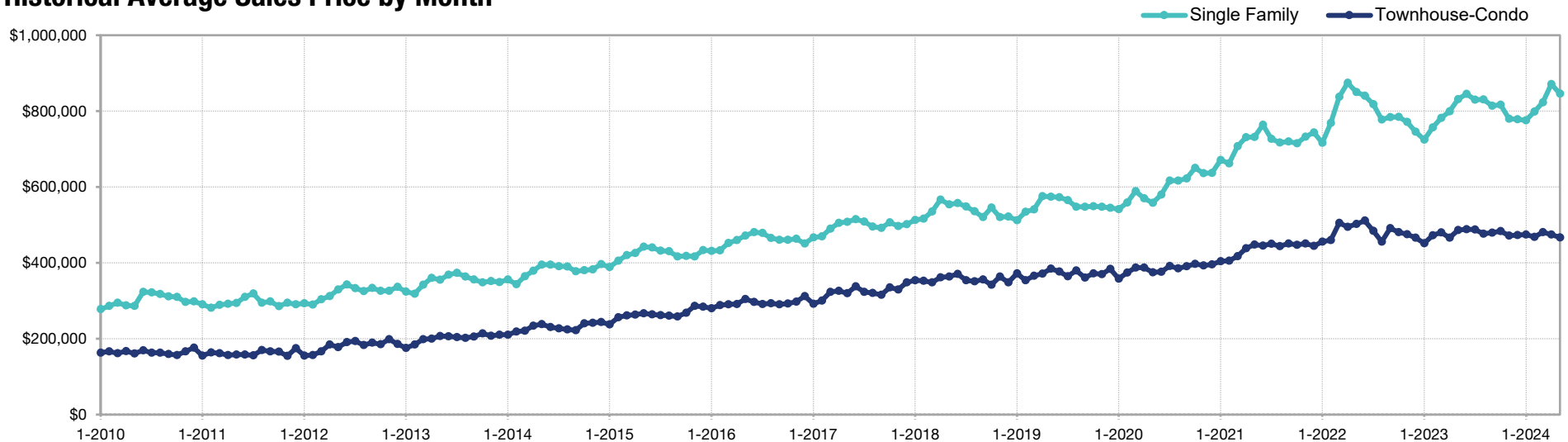


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2023	\$845,487	+0.6%	\$488,603	-4.4%
Jul-2023	\$830,084	+1.5%	\$487,603	+0.6%
Aug-2023	\$830,725	+6.9%	\$476,911	+4.6%
Sep-2023	\$813,955	+3.8%	\$479,681	-2.4%
Oct-2023	\$816,412	+4.0%	\$483,648	+0.6%
Nov-2023	\$779,518	+1.0%	\$471,900	-0.8%
Dec-2023	\$778,517	+4.4%	\$473,457	+1.5%
Jan-2024	\$775,837	+7.1%	\$474,428	+5.1%
Feb-2024	\$798,870	+5.6%	\$468,295	-0.9%
Mar-2024	\$822,808	+5.3%	\$480,579	+0.1%
Apr-2024	\$871,412	+9.0%	\$474,208	+1.7%
<b>May-2024</b>	<b>\$845,750</b>	<b>+1.8%</b>	<b>\$467,088</b>	<b>-3.9%</b>

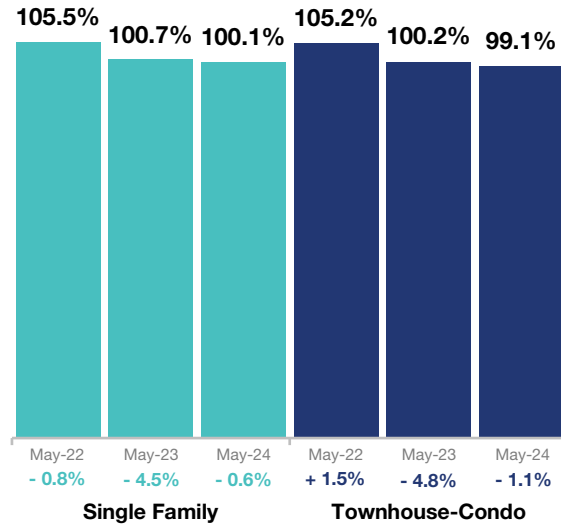
## Historical Average Sales Price by Month



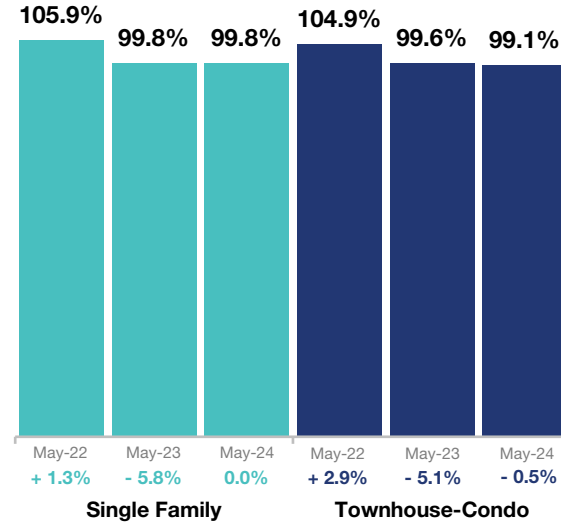
# Percent of List Price Received



## May

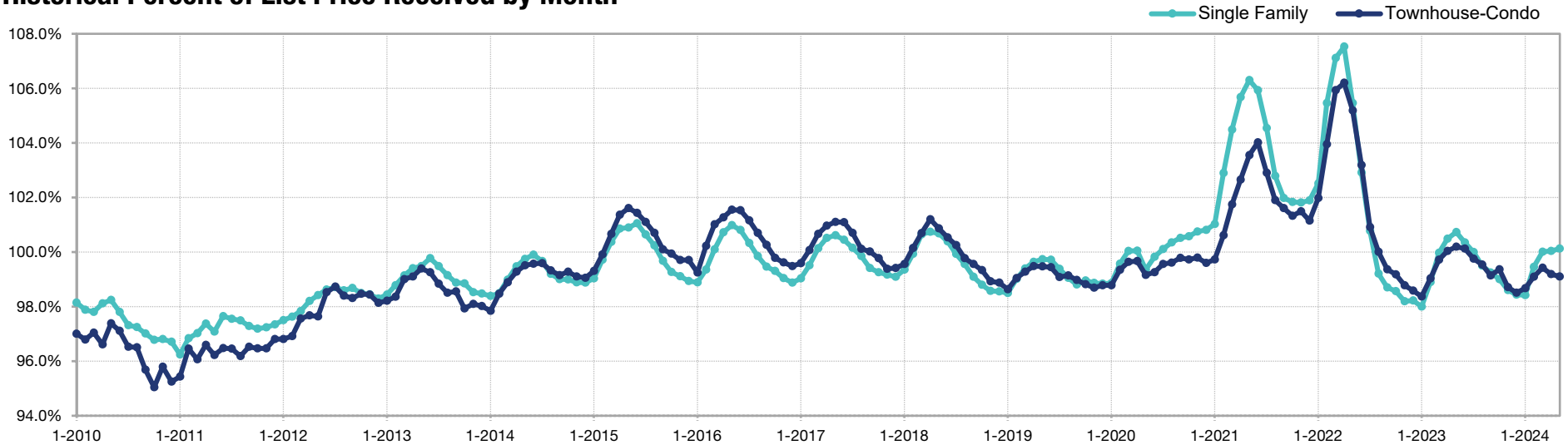


## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Apr-2024	100.0%	-0.5%	99.2%	-0.8%
<b>May-2024</b>	<b>100.1%</b>	<b>-0.6%</b>	<b>99.1%</b>	<b>-1.1%</b>

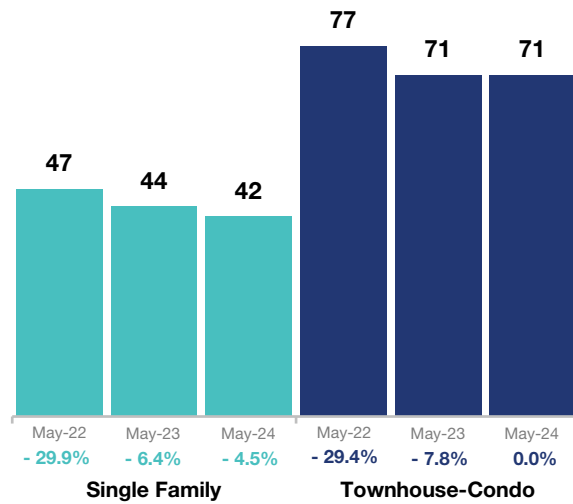
## Historical Percent of List Price Received by Month



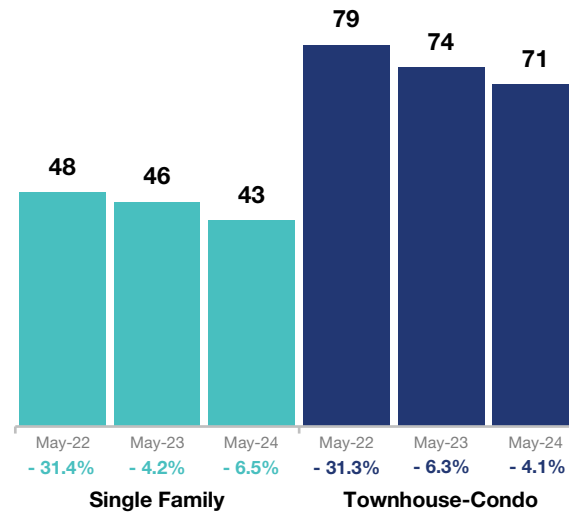
# Housing Affordability Index



## May

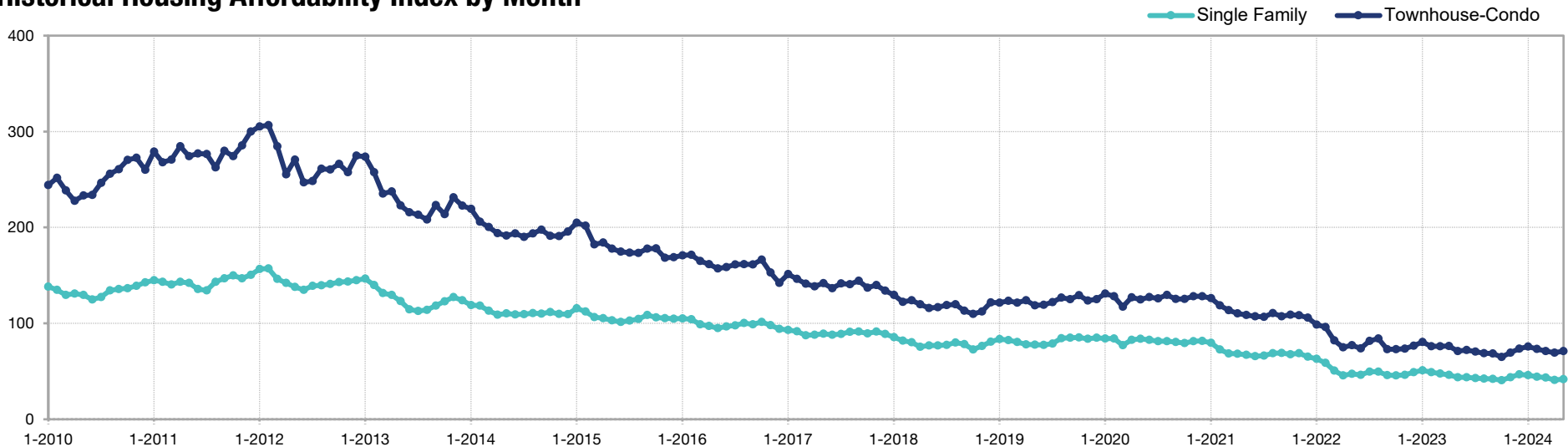


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	44	-8.3%	71	-6.6%
Apr-2024	41	-10.9%	69	-9.2%
<b>May-2024</b>	<b>42</b>	<b>-4.5%</b>	<b>71</b>	<b>0.0%</b>

## 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	5-2023	5-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
<b>Active Listings</b>		4,740	<b>6,965</b>	+ 46.9%	--	--	--
<b>Under Contract</b>		3,158	<b>3,249</b>	+ 2.9%	14,547	<b>14,313</b>	- 1.6%
<b>New Listings</b>		3,899	<b>5,325</b>	+ 36.6%	16,251	<b>19,456</b>	+ 19.7%
<b>Sold Listings</b>		3,372	<b>3,308</b>	- 1.9%	13,098	<b>12,861</b>	- 1.8%
<b>Days on Market</b>		21	<b>25</b>	+ 19.0%	34	<b>36</b>	+ 5.9%
<b>Median Sales Price</b>		\$610,000	<b>\$625,000</b>	+ 2.5%	\$585,700	<b>\$614,990</b>	+ 5.0%
<b>Avg. Sales Price</b>		\$714,849	<b>\$742,384</b>	+ 3.9%	\$685,121	<b>\$726,096</b>	+ 6.0%
<b>Pct. of List Price Received</b>		100.5%	<b>99.8%</b>	- 0.7%	99.8%	<b>99.6%</b>	- 0.2%
<b>Affordability Index</b>		50	<b>47</b>	- 6.0%	52	<b>47</b>	- 9.6%

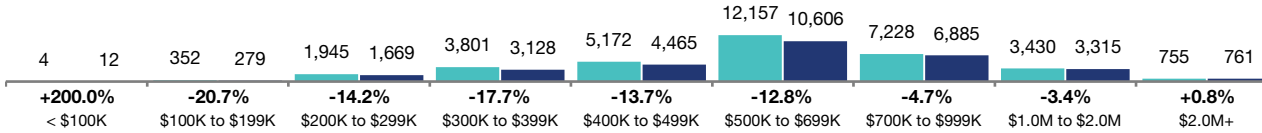
# Sold Listings

Actual sales that have closed in a given month.



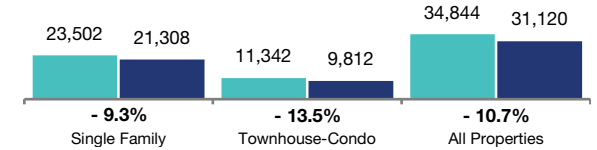
## By Price Range – All Properties – Rolling 12 Months

■ 5-2023 ■ 5-2024



## By Property Type

■ 5-2023 ■ 5-2024



### Rolling 12 Months

### Compared to Prior Month

### Year to Date

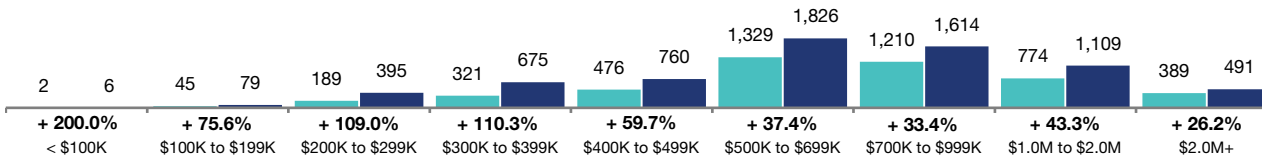
By Price Range	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
	5-2023	5-2024	Change	5-2023	5-2024	Change	4-2024	5-2024	Change	4-2024	5-2024	Change	5-2023	5-2024	Change	5-2023	5-2024	Change
\$99,999 and Below	2	2	0.0%	2	10	+ 400.0%	0	0	--	2	3	+ 50.0%	1	0	- 100.0%	2	7	+ 250.0%
\$100,000 to \$199,999	10	13	+ 30.0%	342	266	- 22.2%	1	1	0.0%	24	29	+ 20.8%	3	3	0.0%	113	109	- 3.5%
\$200,000 to \$299,999	85	79	- 7.1%	1,860	1,590	- 14.5%	5	5	0.0%	126	141	+ 11.9%	33	30	- 9.1%	731	611	- 16.4%
\$300,000 to \$399,999	644	474	- 26.4%	3,157	2,654	- 15.9%	35	45	+ 28.6%	226	254	+ 12.4%	260	187	- 28.1%	1,183	1,043	- 11.8%
\$400,000 to \$499,999	2,836	2,387	- 15.8%	2,336	2,078	- 11.0%	207	264	+ 27.5%	182	200	+ 9.9%	1,146	1,022	- 10.8%	881	770	- 12.6%
\$500,000 to \$699,999	9,862	8,487	- 13.9%	2,295	2,119	- 7.7%	785	893	+ 13.8%	191	185	- 3.1%	3,727	3,563	- 4.4%	864	799	- 7.5%
\$700,000 to \$999,999	6,392	6,189	- 3.2%	836	696	- 16.7%	631	713	+ 13.0%	61	56	- 8.2%	2,331	2,668	+ 14.5%	302	256	- 15.2%
\$1,000,000 to \$1,999,999	2,973	2,958	- 0.5%	457	357	- 21.9%	321	400	+ 24.6%	29	33	+ 13.8%	1,081	1,326	+ 22.7%	164	131	- 20.1%
\$2,000,000 and Above	698	719	+ 3.0%	57	42	- 26.3%	94	84	- 10.6%	3	2	- 33.3%	263	322	+ 22.4%	13	14	+ 7.7%
<b>All Price Ranges</b>	<b>23,502</b>	<b>21,308</b>	<b>- 9.3%</b>	<b>11,342</b>	<b>9,812</b>	<b>- 13.5%</b>	<b>2,079</b>	<b>2,405</b>	<b>+ 15.7%</b>	<b>844</b>	<b>903</b>	<b>+ 7.0%</b>	<b>8,845</b>	<b>9,121</b>	<b>+ 3.1%</b>	<b>4,253</b>	<b>3,740</b>	<b>- 12.1%</b>

# Inventory of Active Listings

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

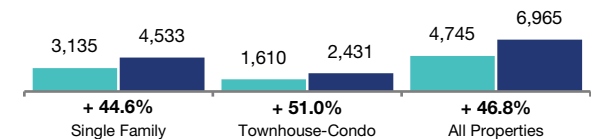
## By Price Range – All Properties

■ 5-2023 ■ 5-2024



## By Property Type

■ 5-2023 ■ 5-2024



### 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	
	5-2023	5-2024	Change	5-2023	5-2024	Change	4-2024	5-2024	Change	4-2024	5-2024	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	0	1	--	2	5	+ 150.0%	1	1	0.0%	5	5	0.0%				
\$100,000 to \$199,999	2	2	0.0%	43	77	+ 79.1%	0	2	--	59	77	+ 30.5%				
\$200,000 to \$299,999	8	7	- 12.5%	181	388	+ 114.4%	9	7	- 22.2%	341	388	+ 13.8%				
\$300,000 to \$399,999	44	56	+ 27.3%	277	619	+ 123.5%	54	56	+ 3.7%	502	619	+ 23.3%				
\$400,000 to \$499,999	190	288	+ 51.6%	286	472	+ 65.0%	249	288	+ 15.7%	370	472	+ 27.6%				
\$500,000 to \$699,999	905	1,336	+ 47.6%	424	490	+ 15.6%	1,002	1,336	+ 33.3%	428	490	+ 14.5%				
\$700,000 to \$999,999	995	1,390	+ 39.7%	215	223	+ 3.7%	979	1,390	+ 42.0%	191	223	+ 16.8%				
\$1,000,000 to \$1,999,999	624	987	+ 58.2%	150	122	- 18.7%	758	987	+ 30.2%	115	122	+ 6.1%				
\$2,000,000 and Above	359	458	+ 27.6%	30	33	+ 10.0%	393	458	+ 16.5%	33	33	0.0%				
<b>All Price Ranges</b>	<b>3,135</b>	<b>4,533</b>	<b>+ 44.6%</b>	<b>1,610</b>	<b>2,431</b>	<b>+ 51.0%</b>	<b>3,453</b>	<b>4,533</b>	<b>+ 31.3%</b>	<b>2,046</b>	<b>2,431</b>	<b>+ 18.8%</b>				

# Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



<b>Inventory of Active Listings</b>	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.
<b>Under Contract</b>	A count of the properties that have offers accepted on them in a given month.
<b>New Listings</b>	A measure of how much new supply is coming onto the market from sellers.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<b>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<b>Median Sales Price</b>	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
<b>Average Sales Price</b>	A sum of all home sales prices divided by total number of sales.
<b>Percent of List Price Received</b>	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
<b>Housing Affordability Index</b>	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 May 2024

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## Arapahoe County

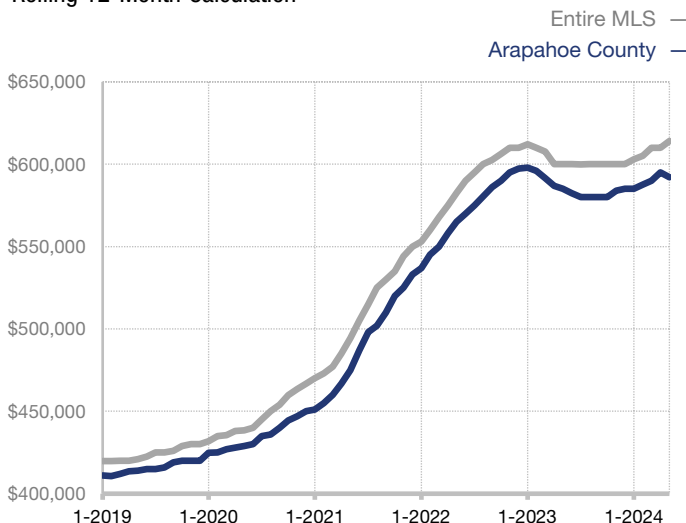
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	719	<b>1,102</b>	+ 53.3%	--	--	--
Under Contract	533	<b>586</b>	+ 9.9%	2,597	<b>2,639</b>	+ 1.6%
New Listings	617	<b>870</b>	+ 41.0%	2,681	<b>3,283</b>	+ 22.5%
Sold Listings	585	<b>602</b>	+ 2.9%	2,362	<b>2,363</b>	+ 0.0%
Days on Market Until Sale	20	<b>21</b>	+ 5.0%	36	<b>32</b>	- 11.1%
Median Sales Price*	\$620,000	<b>\$595,500</b>	- 4.0%	\$575,000	<b>\$595,000</b>	+ 3.5%
Average Sales Price*	\$789,613	<b>\$763,899</b>	- 3.3%	\$709,910	<b>\$754,404</b>	+ 6.3%
Percent of List Price Received*	100.6%	<b>100.1%</b>	- 0.5%	99.8%	<b>99.8%</b>	0.0%

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

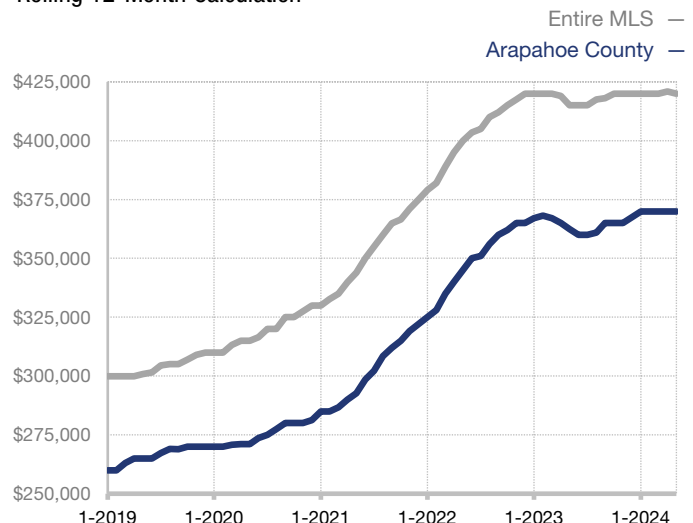
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	331	<b>629</b>	+ 90.0%	--	--	--
Under Contract	282	<b>275</b>	- 2.5%	1,389	<b>1,245</b>	- 10.4%
New Listings	351	<b>434</b>	+ 23.6%	1,489	<b>1,732</b>	+ 16.3%
Sold Listings	327	<b>270</b>	- 17.4%	1,232	<b>1,113</b>	- 9.7%
Days on Market Until Sale	17	<b>29</b>	+ 70.6%	27	<b>35</b>	+ 29.6%
Median Sales Price*	\$370,000	<b>\$369,500</b>	- 0.1%	\$361,000	<b>\$370,000</b>	+ 2.5%
Average Sales Price*	\$386,326	<b>\$384,716</b>	- 0.4%	\$385,632	<b>\$388,028</b>	+ 0.6%
Percent of List Price Received*	100.5%	<b>99.1%</b>	- 1.4%	99.8%	<b>99.2%</b>	- 0.6%

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

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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





# Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Arvada

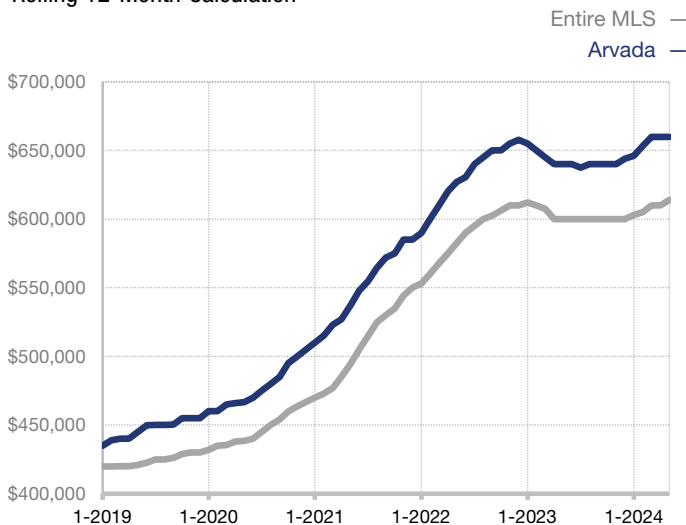
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	164	249	+ 51.8%	--	--	--
Under Contract	160	159	- 0.6%	685	713	+ 4.1%
New Listings	151	271	+ 79.5%	727	892	+ 22.7%
Sold Listings	161	155	- 3.7%	637	629	- 1.3%
Days on Market Until Sale	15	13	- 13.3%	29	27	- 6.9%
Median Sales Price*	\$675,000	\$665,000	- 1.5%	\$637,000	\$670,000	+ 5.2%
Average Sales Price*	\$726,537	\$719,052	- 1.0%	\$697,580	\$730,047	+ 4.7%
Percent of List Price Received*	101.4%	100.4%	- 1.0%	100.3%	100.3%	0.0%

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

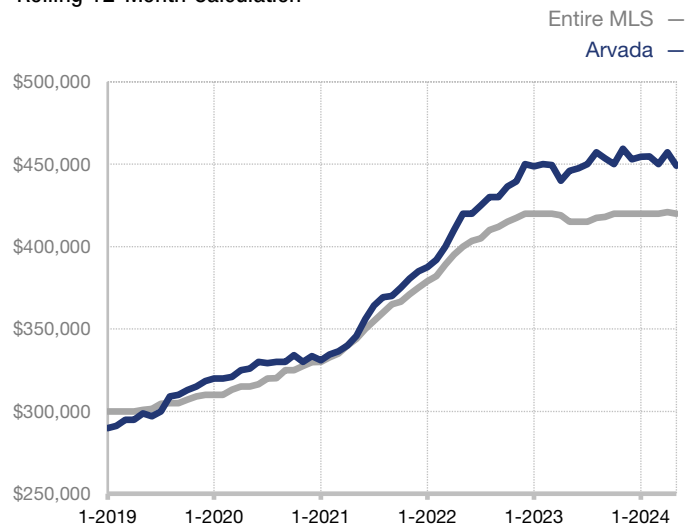
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	93	98	+ 5.4%	--	--	--
Under Contract	41	40	- 2.4%	238	185	- 22.3%
New Listings	47	61	+ 29.8%	265	248	- 6.4%
Sold Listings	71	47	- 33.8%	218	166	- 23.9%
Days on Market Until Sale	34	35	+ 2.9%	37	50	+ 35.1%
Median Sales Price*	\$510,000	\$410,000	- 19.6%	\$453,611	\$436,500	- 3.8%
Average Sales Price*	\$497,176	\$435,991	- 12.3%	\$481,347	\$460,716	- 4.3%
Percent of List Price Received*	99.5%	99.4%	- 0.1%	99.6%	99.1%	- 0.5%

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

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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



# Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Aurora

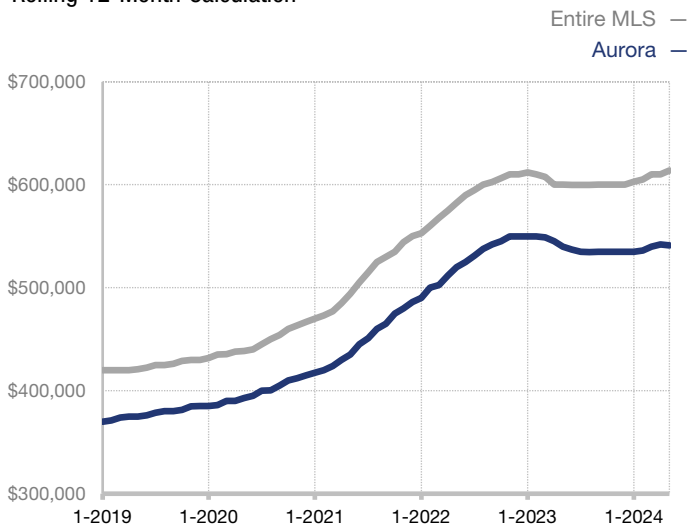
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	514	899	+ 74.9%	--	--	--
Under Contract	356	419	+ 17.7%	1,792	1,815	+ 1.3%
New Listings	361	599	+ 65.9%	1,822	2,342	+ 28.5%
Sold Listings	385	436	+ 13.2%	1,656	1,597	- 3.6%
Days on Market Until Sale	21	26	+ 23.8%	38	36	- 5.3%
Median Sales Price*	\$544,950	\$540,000	- 0.9%	\$525,000	\$545,000	+ 3.8%
Average Sales Price*	\$589,706	\$586,214	- 0.6%	\$565,219	\$582,157	+ 3.0%
Percent of List Price Received*	100.6%	100.1%	- 0.5%	99.7%	99.9%	+ 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.

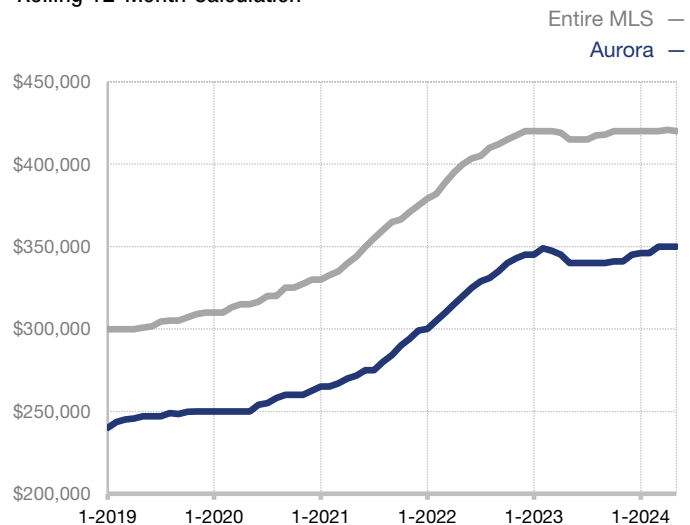
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	260	436	+ 67.7%	--	--	--
Under Contract	211	183	- 13.3%	1,005	852	- 15.2%
New Listings	251	290	+ 15.5%	1,066	1,173	+ 10.0%
Sold Listings	236	190	- 19.5%	897	772	- 13.9%
Days on Market Until Sale	20	30	+ 50.0%	29	38	+ 31.0%
Median Sales Price*	\$346,000	\$344,900	- 0.3%	\$335,500	\$349,500	+ 4.2%
Average Sales Price*	\$356,283	\$359,060	+ 0.8%	\$346,246	\$354,461	+ 2.4%
Percent of List Price Received*	100.6%	99.7%	- 0.9%	100.0%	99.5%	- 0.5%

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

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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



# Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Castle Pines

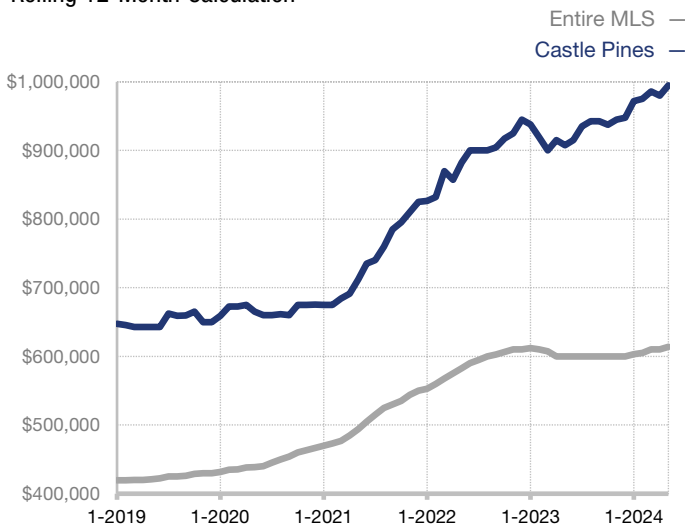
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	43	48	+ 11.6%	--	--	--
Under Contract	22	25	+ 13.6%	118	107	- 9.3%
New Listings	25	41	+ 64.0%	139	132	- 5.0%
Sold Listings	28	25	- 10.7%	106	94	- 11.3%
Days on Market Until Sale	36	38	+ 5.6%	40	52	+ 30.0%
Median Sales Price*	\$925,000	\$995,000	+ 7.6%	\$920,000	\$1,007,500	+ 9.5%
Average Sales Price*	\$1,161,565	\$1,153,360	- 0.7%	\$1,075,201	\$1,162,258	+ 8.1%
Percent of List Price Received*	99.2%	98.9%	- 0.3%	98.7%	98.9%	+ 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.

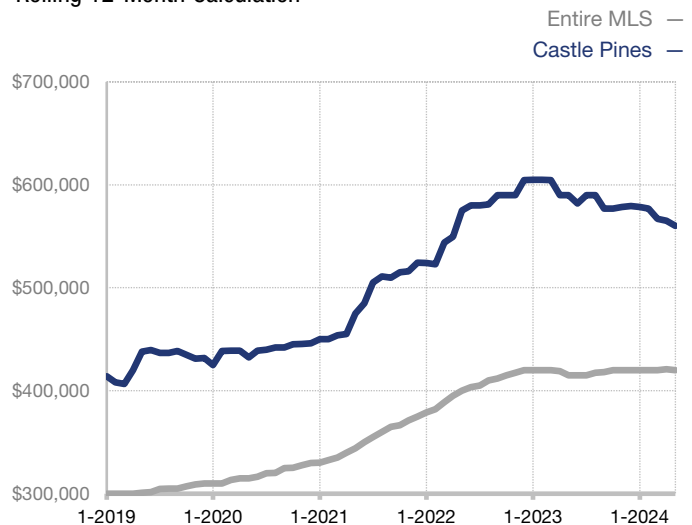
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	12	9	- 25.0%	--	--	--
Under Contract	3	3	0.0%	17	27	+ 58.8%
New Listings	5	7	+ 40.0%	25	23	- 8.0%
Sold Listings	7	6	- 14.3%	15	26	+ 73.3%
Days on Market Until Sale	46	94	+ 104.3%	55	95	+ 72.7%
Median Sales Price*	\$568,880	\$547,495	- 3.8%	\$578,510	\$552,490	- 4.5%
Average Sales Price*	\$580,164	\$601,665	+ 3.7%	\$592,030	\$584,095	- 1.3%
Percent of List Price Received*	100.2%	97.8%	- 2.4%	99.3%	99.0%	- 0.3%

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

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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



# Local Market Update for May 2024

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## Castle Rock

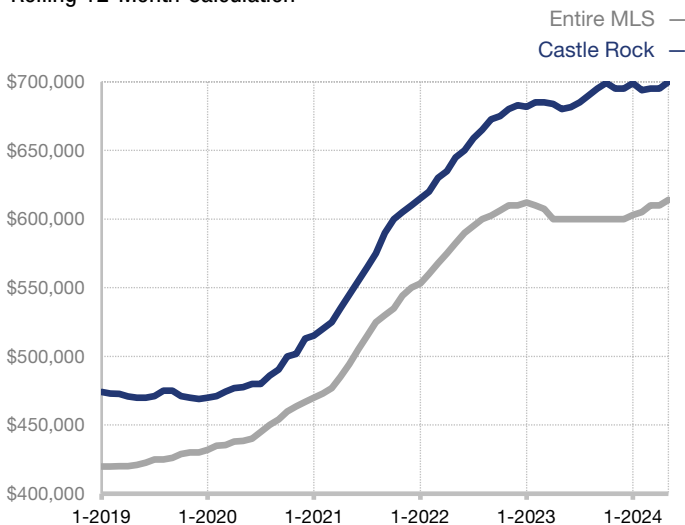
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	250	357	+ 42.8%	--	--	--
Under Contract	123	150	+ 22.0%	626	699	+ 11.7%
New Listings	164	232	+ 41.5%	733	923	+ 25.9%
Sold Listings	138	160	+ 15.9%	567	624	+ 10.1%
Days on Market Until Sale	26	32	+ 23.1%	41	47	+ 14.6%
Median Sales Price*	\$696,750	\$724,000	+ 3.9%	\$679,990	\$695,000	+ 2.2%
Average Sales Price*	\$765,796	\$817,863	+ 6.8%	\$816,070	\$807,676	- 1.0%
Percent of List Price Received*	100.3%	99.2%	- 1.1%	99.4%	99.3%	- 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.

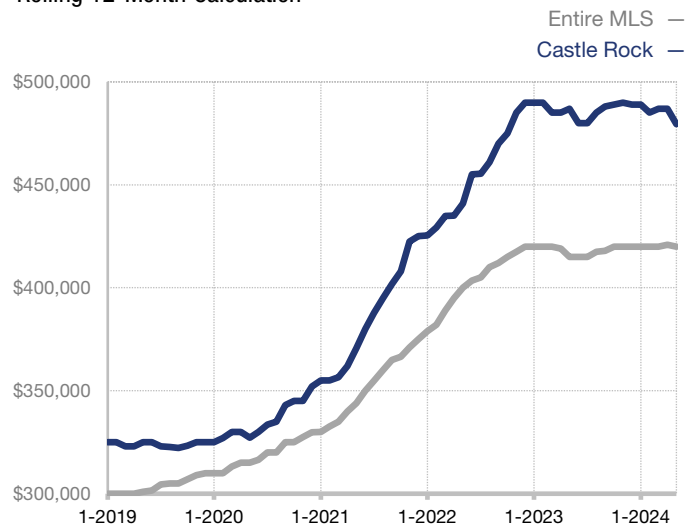
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	33	39	+ 18.2%	--	--	--
Under Contract	13	22	+ 69.2%	115	98	- 14.8%
New Listings	18	35	+ 94.4%	113	124	+ 9.7%
Sold Listings	24	19	- 20.8%	112	90	- 19.6%
Days on Market Until Sale	62	25	- 59.7%	46	44	- 4.3%
Median Sales Price*	\$547,500	\$485,000	- 11.4%	\$494,000	\$471,250	- 4.6%
Average Sales Price*	\$583,860	\$468,632	- 19.7%	\$516,496	\$497,578	- 3.7%
Percent of List Price Received*	99.5%	98.7%	- 0.8%	99.2%	99.0%	- 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.

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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



# Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Centennial

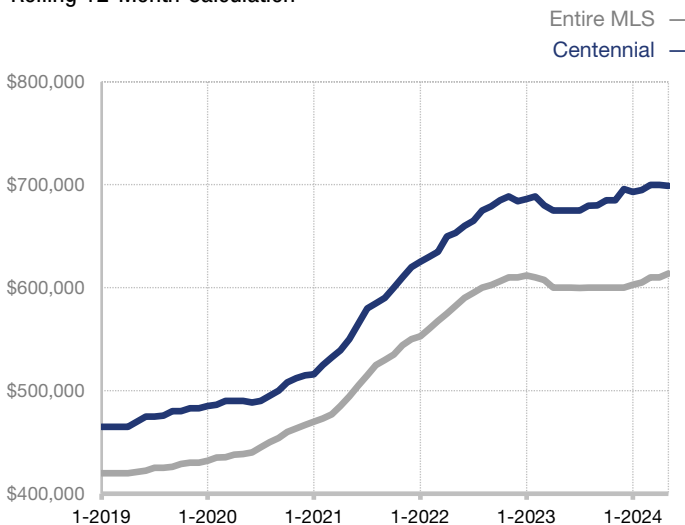
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	111	136	+ 22.5%	--	--	--
Under Contract	91	122	+ 34.1%	469	497	+ 6.0%
New Listings	116	166	+ 43.1%	474	580	+ 22.4%
Sold Listings	116	110	- 5.2%	425	430	+ 1.2%
Days on Market Until Sale	15	14	- 6.7%	31	25	- 19.4%
Median Sales Price*	\$735,000	\$710,050	- 3.4%	\$680,000	\$680,000	0.0%
Average Sales Price*	\$824,625	\$798,910	- 3.1%	\$766,257	\$765,430	- 0.1%
Percent of List Price Received*	100.5%	100.7%	+ 0.2%	99.8%	100.1%	+ 0.3%

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

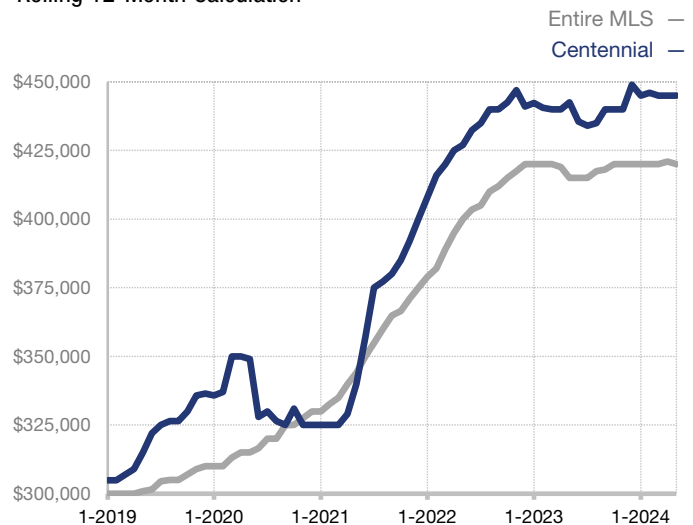
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	20	51	+ 155.0%	--	--	--
Under Contract	30	33	+ 10.0%	140	141	+ 0.7%
New Listings	36	41	+ 13.9%	145	187	+ 29.0%
Sold Listings	40	25	- 37.5%	121	122	+ 0.8%
Days on Market Until Sale	12	25	+ 108.3%	23	23	0.0%
Median Sales Price*	\$468,750	\$480,000	+ 2.4%	\$454,000	\$440,000	- 3.1%
Average Sales Price*	\$458,211	\$453,240	- 1.1%	\$454,388	\$455,339	+ 0.2%
Percent of List Price Received*	100.8%	98.7%	- 2.1%	100.1%	99.6%	- 0.5%

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

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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



# Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Denver

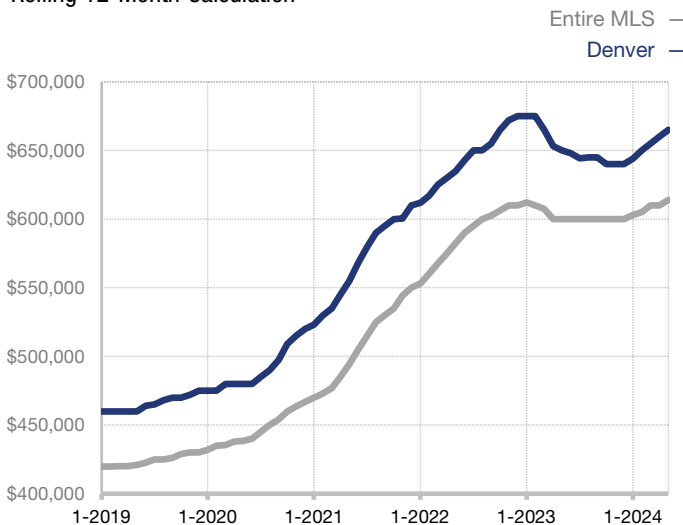
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	906	<b>1,412</b>	+ 55.8%	--	--	--
Under Contract	569	<b>655</b>	+ 15.1%	2,574	<b>2,883</b>	+ 12.0%
New Listings	741	<b>1,143</b>	+ 54.3%	3,023	<b>4,042</b>	+ 33.7%
Sold Listings	586	<b>659</b>	+ 12.5%	2,311	<b>2,566</b>	+ 11.0%
Days on Market Until Sale	17	<b>23</b>	+ 35.3%	30	<b>31</b>	+ 3.3%
Median Sales Price*	\$698,725	<b>\$734,000</b>	+ 5.0%	\$635,000	<b>\$688,000</b>	+ 8.3%
Average Sales Price*	\$878,937	<b>\$884,659</b>	+ 0.7%	\$827,475	<b>\$867,495</b>	+ 4.8%
Percent of List Price Received*	100.9%	<b>100.1%</b>	- 0.8%	99.9%	<b>99.7%</b>	- 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.

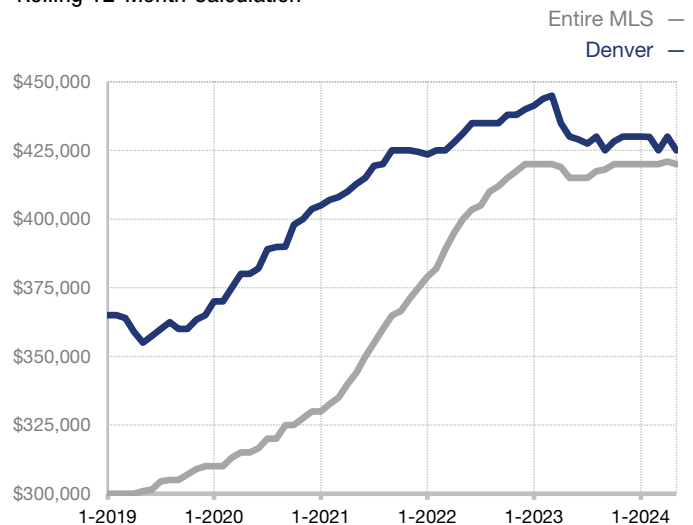
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	921	<b>1,348</b>	+ 46.4%	--	--	--
Under Contract	452	<b>363</b>	- 19.7%	1,958	<b>1,721</b>	- 12.1%
New Listings	600	<b>718</b>	+ 19.7%	2,459	<b>2,859</b>	+ 16.3%
Sold Listings	464	<b>373</b>	- 19.6%	1,750	<b>1,587</b>	- 9.3%
Days on Market Until Sale	27	<b>38</b>	+ 40.7%	34	<b>46</b>	+ 35.3%
Median Sales Price*	\$451,000	<b>\$415,000</b>	- 8.0%	\$423,500	<b>\$415,000</b>	- 2.0%
Average Sales Price*	\$556,218	<b>\$528,237</b>	- 5.0%	\$537,508	<b>\$531,925</b>	- 1.0%
Percent of List Price Received*	100.0%	<b>98.6%</b>	- 1.4%	99.4%	<b>98.7%</b>	- 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.

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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



# Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Denver County

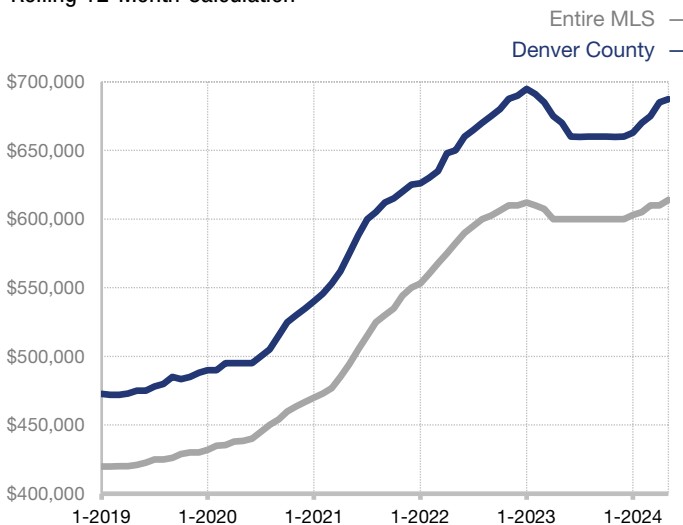
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	839	<b>1,305</b>	+ 55.5%	--	--	--
Under Contract	531	<b>609</b>	+ 14.7%	2,388	<b>2,647</b>	+ 10.8%
New Listings	690	<b>1,068</b>	+ 54.8%	2,808	<b>3,743</b>	+ 33.3%
Sold Listings	544	<b>629</b>	+ 15.6%	2,146	<b>2,361</b>	+ 10.0%
Days on Market Until Sale	17	<b>23</b>	+ 35.3%	30	<b>31</b>	+ 3.3%
Median Sales Price*	\$712,128	<b>\$745,000</b>	+ 4.6%	\$650,000	<b>\$710,000</b>	+ 9.2%
Average Sales Price*	\$900,530	<b>\$889,221</b>	- 1.3%	\$849,404	<b>\$889,374</b>	+ 4.7%
Percent of List Price Received*	100.9%	<b>100.1%</b>	- 0.8%	99.9%	<b>99.7%</b>	- 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.

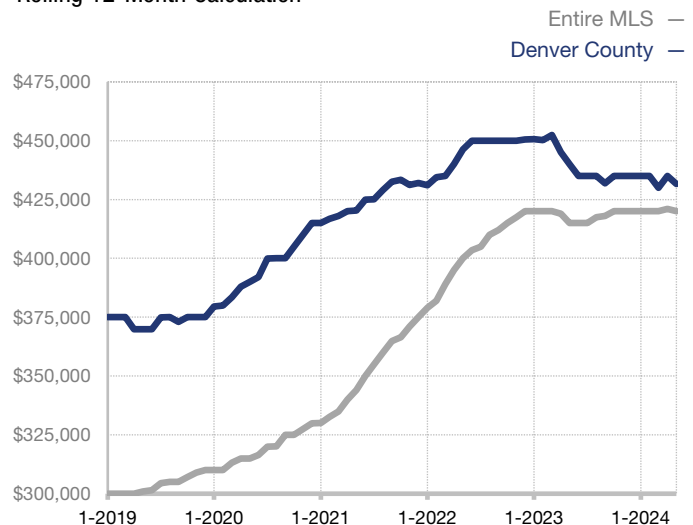
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	873	<b>1,249</b>	+ 43.1%	--	--	--
Under Contract	434	<b>334</b>	- 23.0%	1,863	<b>1,603</b>	- 14.0%
New Listings	576	<b>652</b>	+ 13.2%	2,335	<b>2,657</b>	+ 13.8%
Sold Listings	447	<b>347</b>	- 22.4%	1,674	<b>1,482</b>	- 11.5%
Days on Market Until Sale	27	<b>37</b>	+ 37.0%	34	<b>46</b>	+ 35.3%
Median Sales Price*	\$457,500	<b>\$420,000</b>	- 8.2%	\$430,000	<b>\$425,000</b>	- 1.2%
Average Sales Price*	\$562,451	<b>\$540,383</b>	- 3.9%	\$544,258	<b>\$543,887</b>	- 0.1%
Percent of List Price Received*	100.0%	<b>98.8%</b>	- 1.2%	99.4%	<b>98.8%</b>	- 0.6%

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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



# Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Douglas County

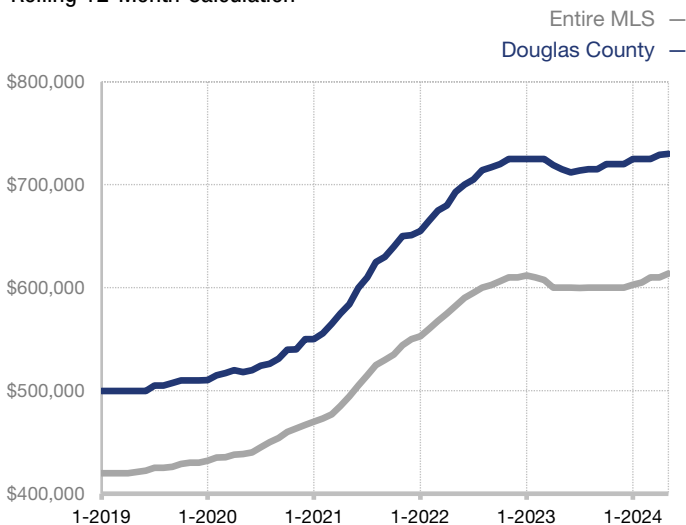
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	879	<b>1,155</b>	+ 31.4%	--	--	--
Under Contract	454	<b>560</b>	+ 23.3%	2,334	<b>2,443</b>	+ 4.7%
New Listings	622	<b>845</b>	+ 35.9%	2,634	<b>3,200</b>	+ 21.5%
Sold Listings	517	<b>572</b>	+ 10.6%	2,094	<b>2,183</b>	+ 4.3%
Days on Market Until Sale	26	<b>29</b>	+ 11.5%	42	<b>42</b>	0.0%
Median Sales Price*	\$725,000	<b>\$766,220</b>	+ 5.7%	\$705,750	<b>\$734,900</b>	+ 4.1%
Average Sales Price*	\$837,072	<b>\$903,528</b>	+ 7.9%	\$828,810	<b>\$872,023</b>	+ 5.2%
Percent of List Price Received*	100.1%	<b>99.6%</b>	- 0.5%	99.3%	<b>99.3%</b>	0.0%

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

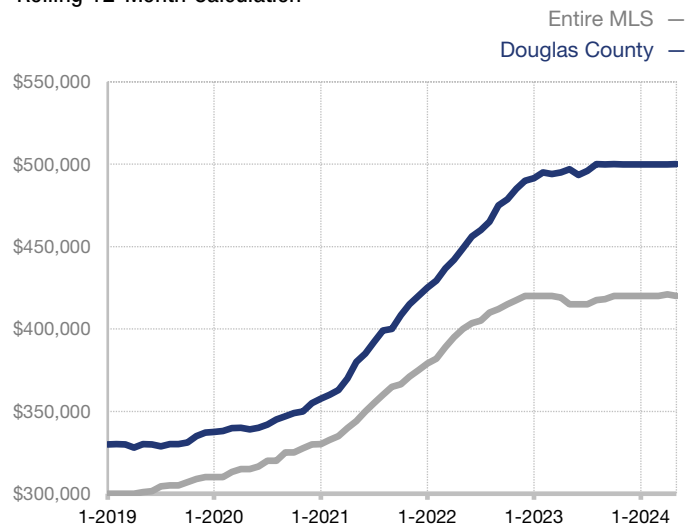
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	150	<b>186</b>	+ 24.0%	--	--	--
Under Contract	88	<b>76</b>	- 13.6%	481	<b>396</b>	- 17.7%
New Listings	110	<b>137</b>	+ 24.5%	507	<b>518</b>	+ 2.2%
Sold Listings	107	<b>84</b>	- 21.5%	457	<b>391</b>	- 14.4%
Days on Market Until Sale	40	<b>34</b>	- 15.0%	45	<b>45</b>	0.0%
Median Sales Price*	\$520,000	<b>\$472,650</b>	- 9.1%	\$500,000	<b>\$498,000</b>	- 0.4%
Average Sales Price*	\$530,557	<b>\$500,874</b>	- 5.6%	\$508,440	<b>\$507,548</b>	- 0.2%
Percent of List Price Received*	99.7%	<b>99.2%</b>	- 0.5%	99.3%	<b>99.1%</b>	- 0.2%

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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





# Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Elbert County

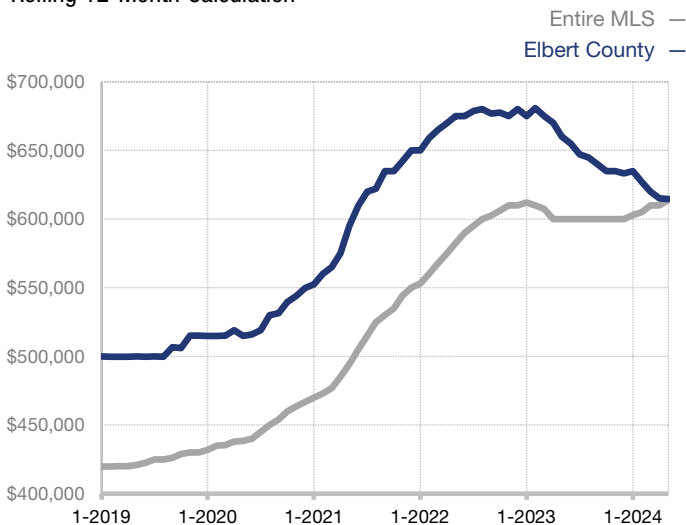
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	168	181	+ 7.7%	--	--	--
Under Contract	54	75	+ 38.9%	241	278	+ 15.4%
New Listings	86	120	+ 39.5%	308	376	+ 22.1%
Sold Listings	49	72	+ 46.9%	205	247	+ 20.5%
Days on Market Until Sale	49	33	- 32.7%	70	46	- 34.3%
Median Sales Price*	\$645,000	\$630,036	- 2.3%	\$645,000	\$602,913	- 6.5%
Average Sales Price*	\$747,919	\$683,683	- 8.6%	\$753,149	\$666,999	- 11.4%
Percent of List Price Received*	98.5%	98.6%	+ 0.1%	98.5%	98.7%	+ 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.

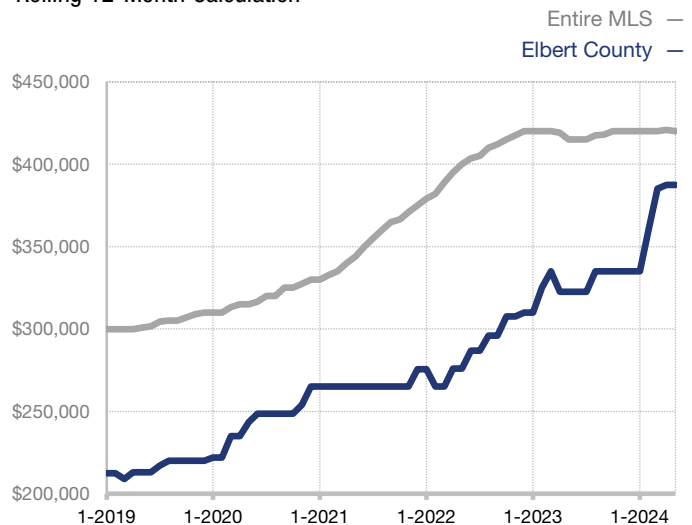
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	0	1	--	--	--	--
Under Contract	0	0	--	1	2	+ 100.0%
New Listings	0	0	--	1	0	- 100.0%
Sold Listings	0	0	--	1	2	+ 100.0%
Days on Market Until Sale	0	0	--	6	91	+ 1416.7%
Median Sales Price*	\$0	\$0	--	\$335,000	\$387,500	+ 15.7%
Average Sales Price*	\$0	\$0	--	\$335,000	\$387,500	+ 15.7%
Percent of List Price Received*	0.0%	0.0%	--	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 May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Greenwood Village

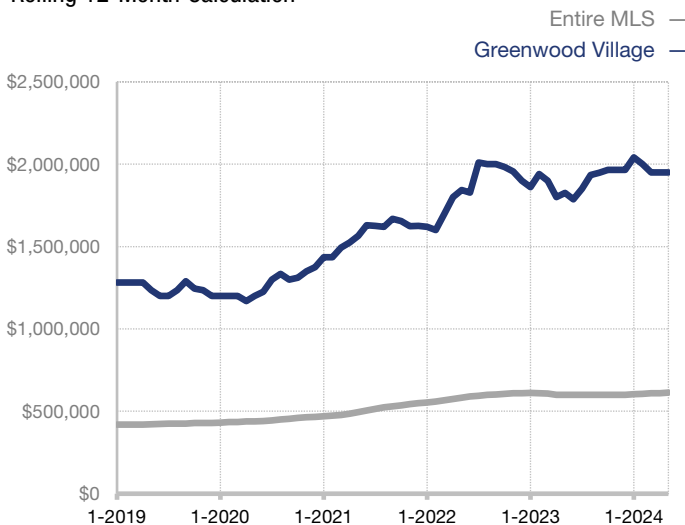
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	19	24	+ 26.3%	--	--	--
Under Contract	15	8	- 46.7%	46	51	+ 10.9%
New Listings	15	20	+ 33.3%	57	67	+ 17.5%
Sold Listings	20	12	- 40.0%	45	49	+ 8.9%
Days on Market Until Sale	41	48	+ 17.1%	39	32	- 17.9%
Median Sales Price*	\$2,012,500	<b>\$2,227,434</b>	+ 10.7%	\$1,940,000	<b>\$1,850,000</b>	- 4.6%
Average Sales Price*	\$2,357,600	<b>\$2,476,656</b>	+ 5.0%	\$2,106,556	<b>\$2,133,946</b>	+ 1.3%
Percent of List Price Received*	100.9%	<b>98.1%</b>	- 2.8%	100.8%	<b>97.4%</b>	- 3.4%

\* 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	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	6	12	+ 100.0%	--	--	--
Under Contract	2	4	+ 100.0%	21	25	+ 19.0%
New Listings	5	6	+ 20.0%	23	37	+ 60.9%
Sold Listings	4	7	+ 75.0%	21	23	+ 9.5%
Days on Market Until Sale	16	22	+ 37.5%	24	44	+ 83.3%
Median Sales Price*	\$422,500	<b>\$395,000</b>	- 6.5%	\$536,500	<b>\$420,000</b>	- 21.7%
Average Sales Price*	\$425,000	<b>\$501,229</b>	+ 17.9%	\$737,083	<b>\$642,939</b>	- 12.8%
Percent of List Price Received*	98.6%	<b>98.8%</b>	+ 0.2%	98.7%	<b>98.6%</b>	- 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 May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Highlands Ranch

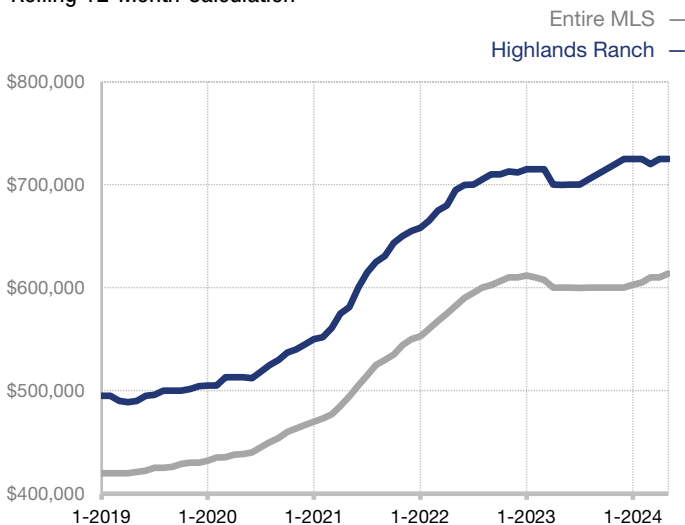
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	95	117	+ 23.2%	--	--	--
Under Contract	86	126	+ 46.5%	426	466	+ 9.4%
New Listings	111	157	+ 41.4%	458	565	+ 23.4%
Sold Listings	107	117	+ 9.3%	387	400	+ 3.4%
Days on Market Until Sale	12	15	+ 25.0%	28	21	- 25.0%
Median Sales Price*	\$762,500	\$765,000	+ 0.3%	\$720,000	\$729,975	+ 1.4%
Average Sales Price*	\$915,536	\$872,064	- 4.7%	\$854,388	\$848,968	- 0.6%
Percent of List Price Received*	101.0%	100.4%	- 0.6%	100.2%	100.2%	0.0%

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

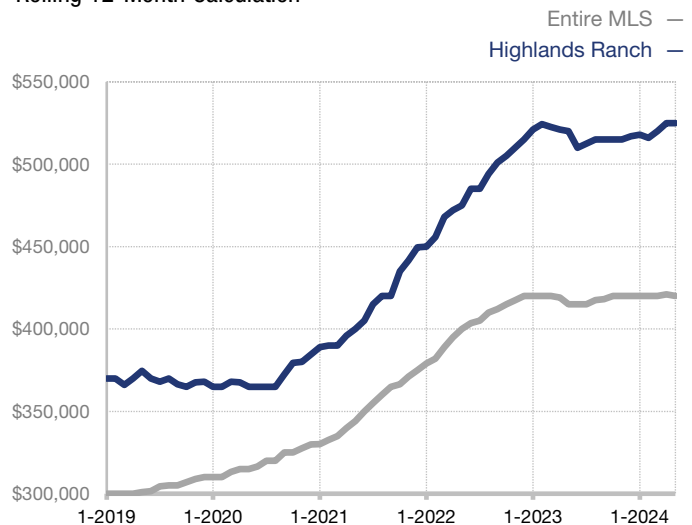
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	22	43	+ 95.5%	--	--	--
Under Contract	22	19	- 13.6%	112	89	- 20.5%
New Listings	29	40	+ 37.9%	116	129	+ 11.2%
Sold Listings	31	21	- 32.3%	107	86	- 19.6%
Days on Market Until Sale	25	25	0.0%	30	32	+ 6.7%
Median Sales Price*	\$509,990	\$498,000	- 2.4%	\$515,000	\$534,000	+ 3.7%
Average Sales Price*	\$517,711	\$596,895	+ 15.3%	\$536,592	\$561,648	+ 4.7%
Percent of List Price Received*	99.9%	99.3%	- 0.6%	99.4%	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 May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Jefferson County

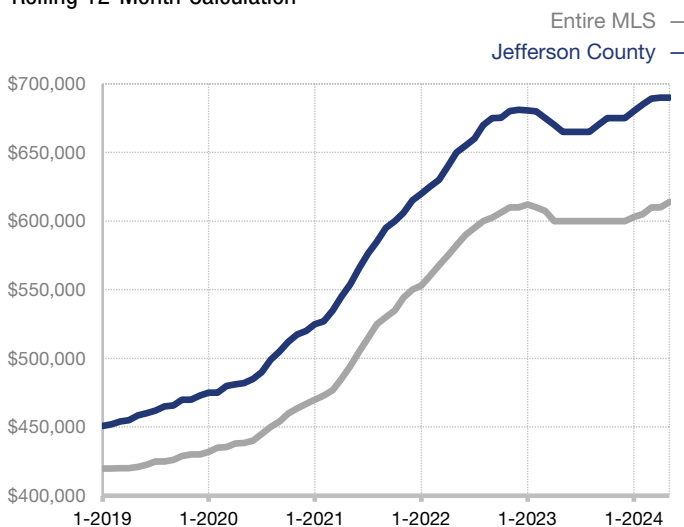
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	697	971	+ 39.3%	--	--	--
Under Contract	607	613	+ 1.0%	2,499	2,494	- 0.2%
New Listings	689	1,020	+ 48.0%	2,731	3,195	+ 17.0%
Sold Listings	589	602	+ 2.2%	2,242	2,214	- 1.2%
Days on Market Until Sale	18	16	- 11.1%	31	29	- 6.5%
Median Sales Price*	\$700,000	\$693,500	- 0.9%	\$660,000	\$697,250	+ 5.6%
Average Sales Price*	\$803,109	\$827,279	+ 3.0%	\$768,251	\$805,874	+ 4.9%
Percent of List Price Received*	101.2%	100.7%	- 0.5%	100.4%	100.1%	- 0.3%

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

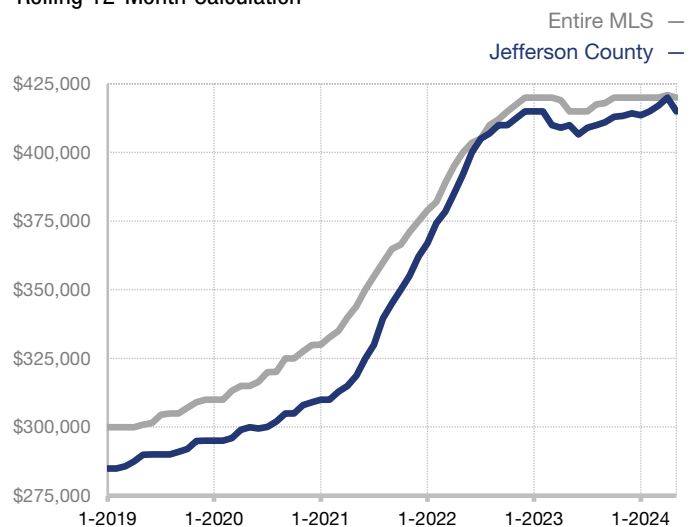
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	255	367	+ 43.9%	--	--	--
Under Contract	229	196	- 14.4%	995	846	- 15.0%
New Listings	244	298	+ 22.1%	1,063	1,126	+ 5.9%
Sold Listings	256	202	- 21.1%	890	754	- 15.3%
Days on Market Until Sale	22	25	+ 13.6%	29	38	+ 31.0%
Median Sales Price*	\$430,000	\$408,000	- 5.1%	\$410,000	\$410,000	0.0%
Average Sales Price*	\$462,293	\$437,231	- 5.4%	\$445,776	\$439,868	- 1.3%
Percent of List Price Received*	100.3%	99.6%	- 0.7%	99.9%	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 May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Lakewood

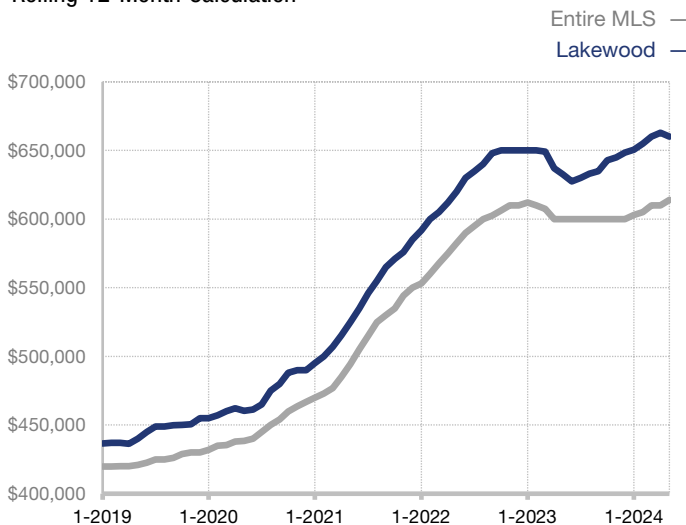
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	88	153	+ 73.9%	--	--	--
Under Contract	119	121	+ 1.7%	535	488	- 8.8%
New Listings	126	190	+ 50.8%	539	607	+ 12.6%
Sold Listings	114	121	+ 6.1%	488	447	- 8.4%
Days on Market Until Sale	18	15	- 16.7%	30	24	- 20.0%
Median Sales Price*	\$675,000	\$650,000	- 3.7%	\$628,950	\$660,000	+ 4.9%
Average Sales Price*	\$748,476	\$721,517	- 3.6%	\$699,741	\$724,125	+ 3.5%
Percent of List Price Received*	101.6%	100.7%	- 0.9%	100.9%	100.6%	- 0.3%

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

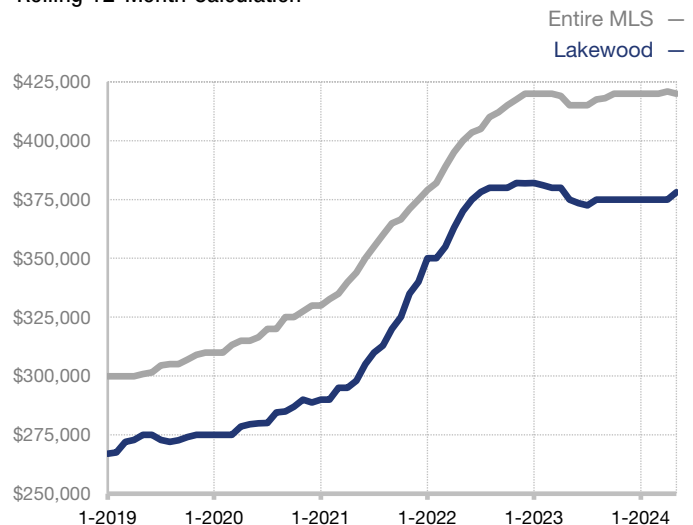
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	82	137	+ 67.1%	--	--	--
Under Contract	92	70	- 23.9%	382	317	- 17.0%
New Listings	100	108	+ 8.0%	401	432	+ 7.7%
Sold Listings	90	82	- 8.9%	336	282	- 16.1%
Days on Market Until Sale	14	27	+ 92.9%	24	39	+ 62.5%
Median Sales Price*	\$369,000	\$368,000	- 0.3%	\$370,000	\$375,000	+ 1.4%
Average Sales Price*	\$386,845	\$379,451	- 1.9%	\$381,580	\$388,983	+ 1.9%
Percent of List Price Received*	100.2%	99.7%	- 0.5%	100.0%	99.5%	- 0.5%

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Median Sales Price – Single Family  
Rolling 12-Month Calculation



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



# Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Littleton

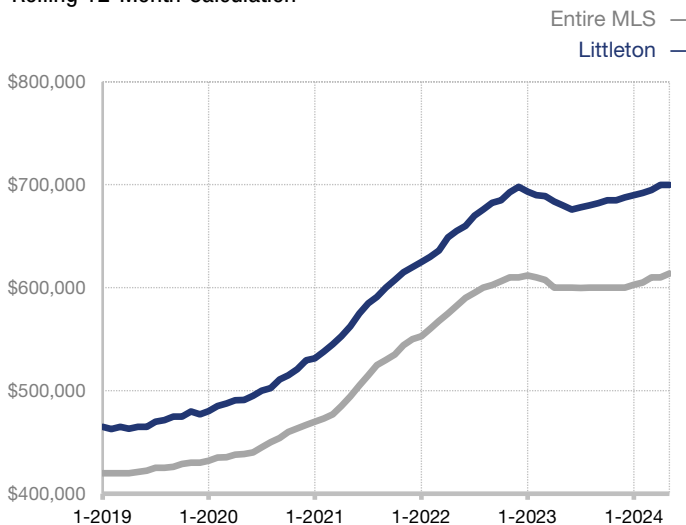
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	307	357	+ 16.3%	--	--	--
Under Contract	176	197	+ 11.9%	873	876	+ 0.3%
New Listings	255	293	+ 14.9%	991	1,126	+ 13.6%
Sold Listings	208	191	- 8.2%	786	811	+ 3.2%
Days on Market Until Sale	25	25	0.0%	37	34	- 8.1%
Median Sales Price*	\$718,500	\$694,990	- 3.3%	\$680,000	\$707,000	+ 4.0%
Average Sales Price*	\$809,940	\$837,835	+ 3.4%	\$791,224	\$839,841	+ 6.1%
Percent of List Price Received*	100.6%	100.4%	- 0.2%	100.0%	99.9%	- 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.

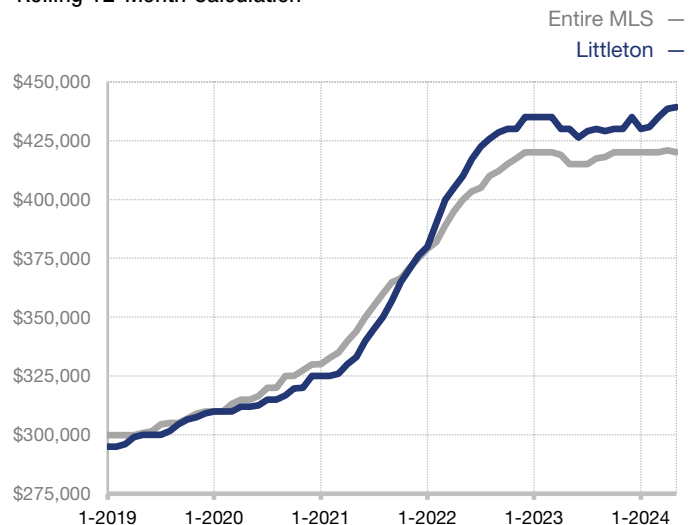
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	68	137	+ 101.5%	--	--	--
Under Contract	79	80	+ 1.3%	358	340	- 5.0%
New Listings	80	127	+ 58.8%	358	428	+ 19.6%
Sold Listings	92	74	- 19.6%	324	303	- 6.5%
Days on Market Until Sale	21	24	+ 14.3%	35	33	- 5.7%
Median Sales Price*	\$456,000	\$462,500	+ 1.4%	\$430,000	\$445,000	+ 3.5%
Average Sales Price*	\$451,441	\$467,528	+ 3.6%	\$452,759	\$455,112	+ 0.5%
Percent of List Price Received*	100.6%	99.3%	- 1.3%	99.8%	99.5%	- 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 May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Lone Tree

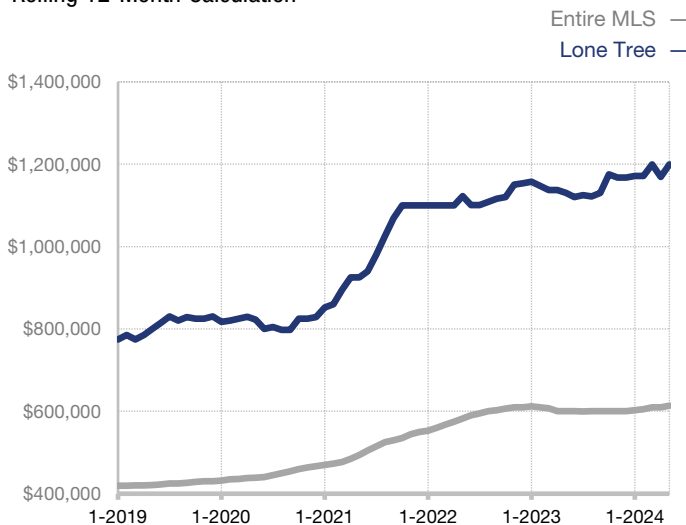
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	22	28	+ 27.3%	--	--	--
Under Contract	13	12	- 7.7%	46	63	+ 37.0%
New Listings	22	19	- 13.6%	60	79	+ 31.7%
Sold Listings	12	21	+ 75.0%	41	59	+ 43.9%
Days on Market Until Sale	24	26	+ 8.3%	50	36	- 28.0%
Median Sales Price*	\$1,091,443	\$1,265,000	+ 15.9%	\$1,150,000	\$1,250,000	+ 8.7%
Average Sales Price*	\$1,186,782	\$1,355,467	+ 14.2%	\$1,195,510	\$1,290,465	+ 7.9%
Percent of List Price Received*	97.6%	98.9%	+ 1.3%	97.4%	98.8%	+ 1.4%

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

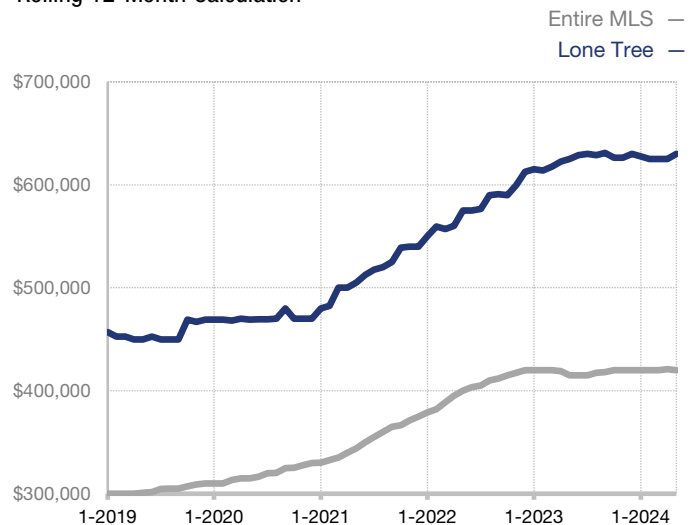
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	4	15	+ 275.0%	--	--	--
Under Contract	3	4	+ 33.3%	22	19	- 13.6%
New Listings	5	6	+ 20.0%	21	38	+ 81.0%
Sold Listings	4	2	- 50.0%	19	19	0.0%
Days on Market Until Sale	41	22	- 46.3%	42	26	- 38.1%
Median Sales Price*	\$642,450	\$667,250	+ 3.9%	\$640,000	\$635,000	- 0.8%
Average Sales Price*	\$651,100	\$667,250	+ 2.5%	\$637,192	\$614,211	- 3.6%
Percent of List Price Received*	98.6%	100.0%	+ 1.4%	99.0%	99.5%	+ 0.5%

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Median Sales Price – Single Family  
Rolling 12-Month Calculation



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



# Local Market Update for May 2024

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## Morrison

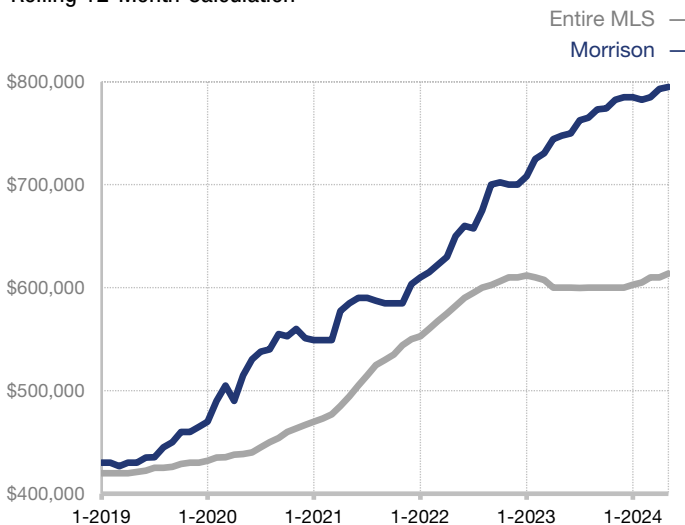
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	44	<b>63</b>	+ 43.2%	--	--	--
Under Contract	26	<b>31</b>	+ 19.2%	116	<b>144</b>	+ 24.1%
New Listings	39	<b>53</b>	+ 35.9%	126	<b>180</b>	+ 42.9%
Sold Listings	25	<b>29</b>	+ 16.0%	99	<b>125</b>	+ 26.3%
Days on Market Until Sale	31	<b>13</b>	- 58.1%	39	<b>35</b>	- 10.3%
Median Sales Price*	\$805,900	<b>\$810,000</b>	+ 0.5%	\$758,960	<b>\$795,000</b>	+ 4.7%
Average Sales Price*	\$937,192	<b>\$930,765</b>	- 0.7%	\$908,547	<b>\$923,754</b>	+ 1.7%
Percent of List Price Received*	100.4%	<b>100.6%</b>	+ 0.2%	99.5%	<b>99.2%</b>	- 0.3%

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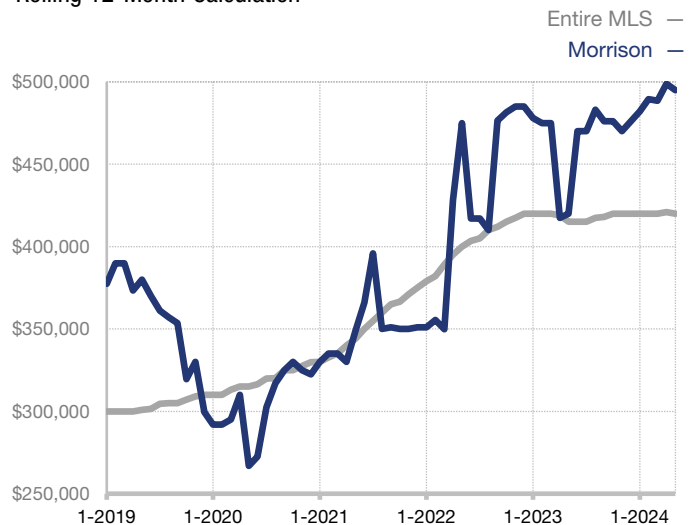
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	0	<b>2</b>	--	--	--	--
Under Contract	4	<b>3</b>	- 25.0%	10	<b>6</b>	- 40.0%
New Listings	3	<b>4</b>	+ 33.3%	10	<b>6</b>	- 40.0%
Sold Listings	1	<b>0</b>	- 100.0%	9	<b>4</b>	- 55.6%
Days on Market Until Sale	7	<b>0</b>	- 100.0%	9	<b>34</b>	+ 277.8%
Median Sales Price*	\$715,000	<b>\$0</b>	- 100.0%	\$409,500	<b>\$453,500</b>	+ 10.7%
Average Sales Price*	\$715,000	<b>\$0</b>	- 100.0%	\$418,944	<b>\$563,000</b>	+ 34.4%
Percent of List Price Received*	98.6%	<b>0.0%</b>	- 100.0%	100.1%	<b>98.0%</b>	- 2.1%

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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 May 2024

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## Parker

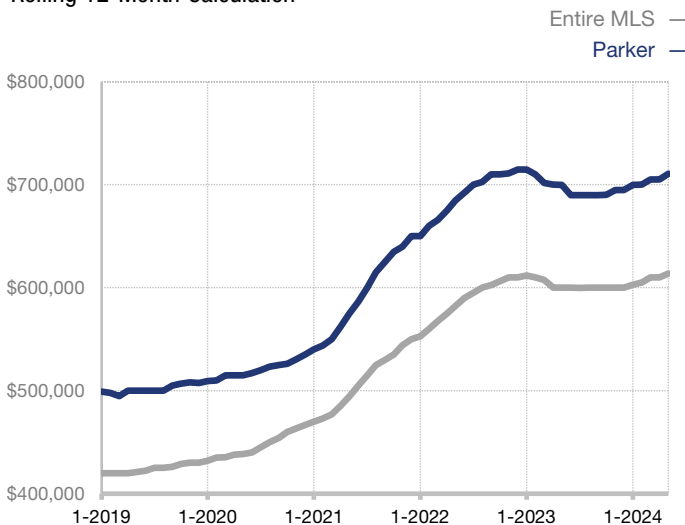
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	258	348	+ 34.9%	--	--	--
Under Contract	152	169	+ 11.2%	751	729	- 2.9%
New Listings	200	273	+ 36.5%	809	961	+ 18.8%
Sold Listings	161	164	+ 1.9%	671	649	- 3.3%
Days on Market Until Sale	26	23	- 11.5%	42	38	- 9.5%
Median Sales Price*	\$705,000	\$737,500	+ 4.6%	\$685,765	\$724,630	+ 5.7%
Average Sales Price*	\$757,026	\$813,714	+ 7.5%	\$742,376	\$810,844	+ 9.2%
Percent of List Price Received*	99.8%	99.6%	- 0.2%	99.1%	99.2%	+ 0.1%

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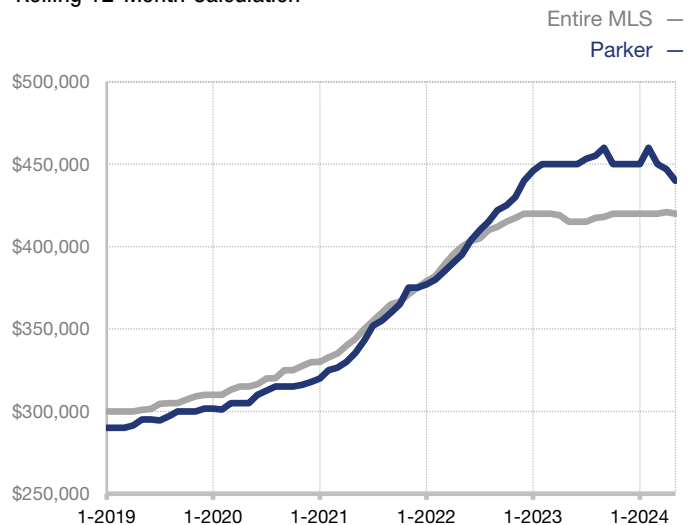
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	61	56	- 8.2%	--	--	--
Under Contract	40	26	- 35.0%	170	128	- 24.7%
New Listings	40	37	- 7.5%	186	157	- 15.6%
Sold Listings	29	29	0.0%	156	136	- 12.8%
Days on Market Until Sale	36	19	- 47.2%	44	41	- 6.8%
Median Sales Price*	\$492,000	\$410,000	- 16.7%	\$464,995	\$425,995	- 8.4%
Average Sales Price*	\$483,312	\$407,543	- 15.7%	\$464,034	\$439,218	- 5.3%
Percent of List Price Received*	100.0%	99.4%	- 0.6%	99.2%	98.9%	- 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 May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Sheridan

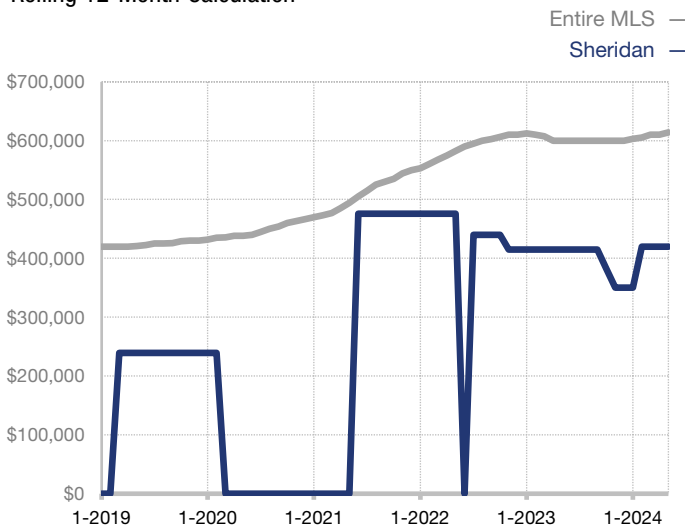
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	0	1	--	--	--	--
Under Contract	0	0	--	0	1	--
New Listings	0	0	--	0	2	--
Sold Listings	0	0	--	0	1	--
Days on Market Until Sale	0	0	--	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%	--

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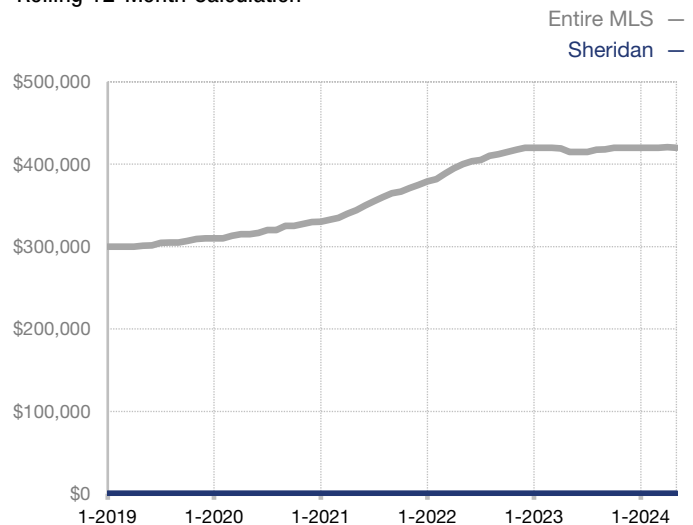
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Days on Market Until Sale	0	0	--	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%	--

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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 May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Wheat Ridge

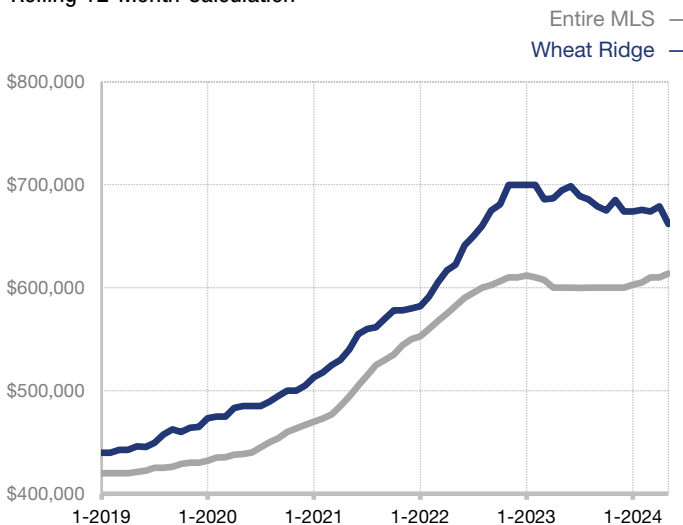
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	35	55	+ 57.1%	--	--	--
Under Contract	31	34	+ 9.7%	137	138	+ 0.7%
New Listings	34	64	+ 88.2%	151	186	+ 23.2%
Sold Listings	36	41	+ 13.9%	126	123	- 2.4%
Days on Market Until Sale	13	14	+ 7.7%	33	31	- 6.1%
Median Sales Price*	\$745,000	\$675,000	- 9.4%	\$675,500	\$660,000	- 2.3%
Average Sales Price*	\$840,586	\$768,523	- 8.6%	\$721,934	\$732,248	+ 1.4%
Percent of List Price Received*	100.8%	101.3%	+ 0.5%	100.2%	100.5%	+ 0.3%

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Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	14	13	- 7.1%	--	--	--
Under Contract	13	13	0.0%	49	44	- 10.2%
New Listings	14	12	- 14.3%	59	53	- 10.2%
Sold Listings	15	7	- 53.3%	45	38	- 15.6%
Days on Market Until Sale	25	23	- 8.0%	28	44	+ 57.1%
Median Sales Price*	\$475,000	\$358,000	- 24.6%	\$425,000	\$494,000	+ 16.2%
Average Sales Price*	\$470,130	\$376,843	- 19.8%	\$465,169	\$432,934	- 6.9%
Percent of List Price Received*	100.1%	100.1%	0.0%	99.8%	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

