

# Monthly Indicators

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



## August 2024

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

New Listings were up 10.4 percent for single family homes but decreased 1.6 percent for townhouse-condo properties. Under Contracts increased 15.5 percent for single family homes but decreased 6.1 percent for townhouse-condo properties.

The Median Sales Price was up 2.9 percent to \$694,350 for single family homes but decreased 5.1 percent to \$394,000 for townhouse-condo properties. Days on Market increased 50.0 percent for single family homes and 72.0 percent for townhouse-condo properties.

Nationally, total housing inventory edged up 0.8% from the previous month to 1.33 million units heading into August, for a 4.0-month supply at the current sales pace, NAR data shows. Although inventory is up nearly 20% compared to the same time last year, demand continues to outpace supply, putting upward pressure on sales prices. According to NAR, the nationwide median existing-home price rose 4.2% year-over-year to \$422,600 at last measure, marking the 13th consecutive month of annual price increases.

## Activity Snapshot

**+ 29.9%**      **- 5.0%**      **+ 3.2%**

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	8-2023	8-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
Active Listings		4,174	5,269	+ 26.2%	--	--	--
Under Contract		1,807	2,087	+ 15.5%	15,613	16,296	+ 4.4%
New Listings		2,469	2,725	+ 10.4%	18,624	21,883	+ 17.5%
Sold Listings		1,991	2,068	+ 3.9%	15,080	15,453	+ 2.5%
Days on Market		24	36	+ 50.0%	29	32	+ 10.3%
Median Sales Price		\$675,000	\$694,350	+ 2.9%	\$663,000	\$688,500	+ 3.8%
Avg. Sales Price		\$830,725	\$847,587	+ 2.0%	\$807,069	\$834,511	+ 3.4%
Pct. of List Price Received		99.5%	98.8%	- 0.7%	99.9%	99.5%	- 0.4%
Affordability Index		42	44	+ 4.8%	43	44	+ 2.3%

# Townhouse-Condo Market Overview



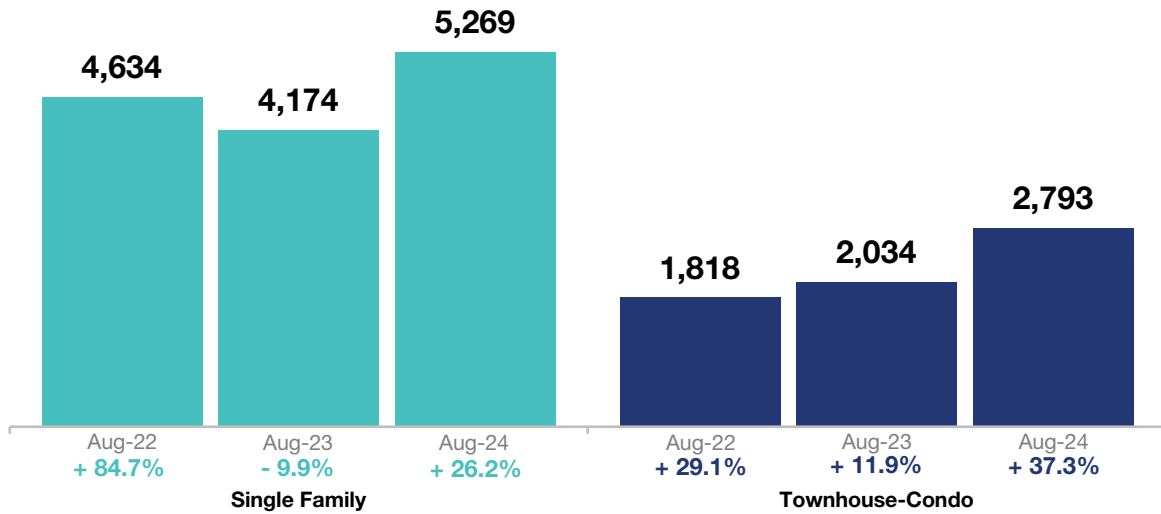
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	8-2023	8-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
<b>Active Listings</b>		2,034	<b>2,793</b>	+ 37.3%	--	--	--
<b>Under Contract</b>		885	<b>831</b>	- 6.1%	7,629	<b>6,375</b>	- 16.4%
<b>New Listings</b>		1,212	<b>1,193</b>	- 1.6%	9,175	<b>9,707</b>	+ 5.8%
<b>Sold Listings</b>		1,024	<b>795</b>	- 22.4%	7,322	<b>6,120</b>	- 16.4%
<b>Days on Market</b>		25	<b>43</b>	+ 72.0%	29	<b>40</b>	+ 37.9%
<b>Median Sales Price</b>		\$415,000	<b>\$394,000</b>	- 5.1%	\$410,000	<b>\$407,150</b>	- 0.7%
<b>Avg. Sales Price</b>		\$476,911	<b>\$443,718</b>	- 7.0%	\$478,263	<b>\$467,843</b>	- 2.2%
<b>Pct. of List Price Received</b>		99.5%	<b>98.7%</b>	- 0.8%	99.7%	<b>99.0%</b>	- 0.7%
<b>Affordability Index</b>		69	<b>77</b>	+ 11.6%	70	<b>75</b>	+ 7.1%

# Inventory of Active Listings

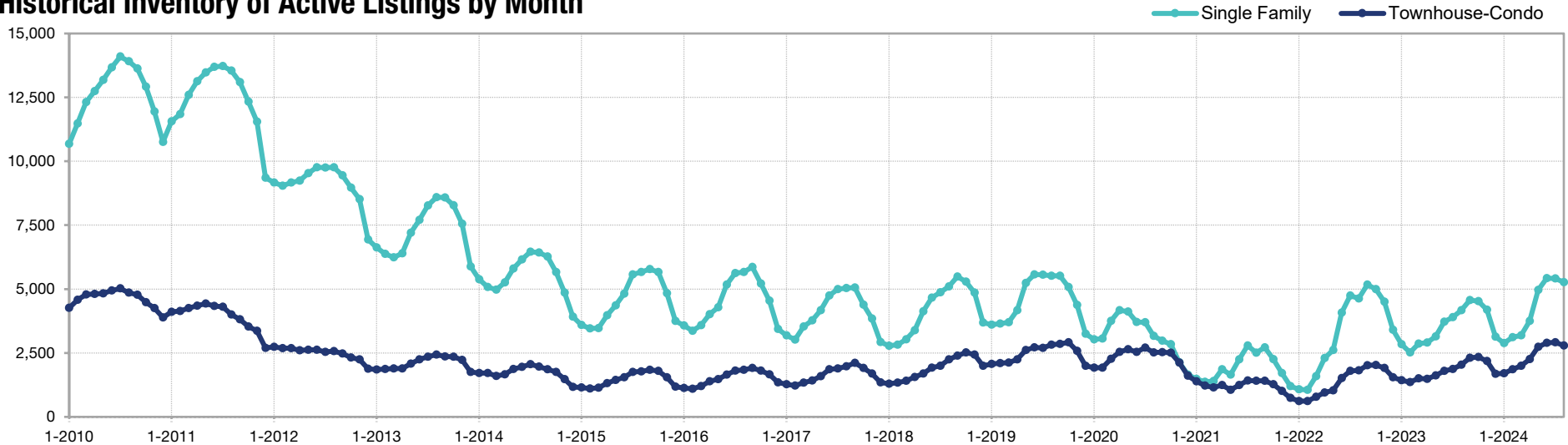


## August



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2023	4,568	-11.7%	2,304	+14.0%
Oct-2023	4,522	-9.5%	2,343	+15.8%
Nov-2023	4,186	-7.0%	2,185	+14.2%
Dec-2023	3,139	-7.9%	1,683	+9.0%
Jan-2024	2,883	+1.5%	1,707	+19.6%
Feb-2024	3,111	+23.8%	1,856	+36.7%
Mar-2024	3,188	+11.3%	1,991	+32.6%
Apr-2024	3,750	+29.3%	2,255	+51.6%
May-2024	4,965	+58.0%	2,733	+69.2%
Jun-2024	5,425	+45.8%	2,899	+61.3%
Jul-2024	5,416	+39.0%	2,918	+56.1%
<b>Aug-2024</b>	<b>5,269</b>	<b>+26.2%</b>	<b>2,793</b>	<b>+37.3%</b>

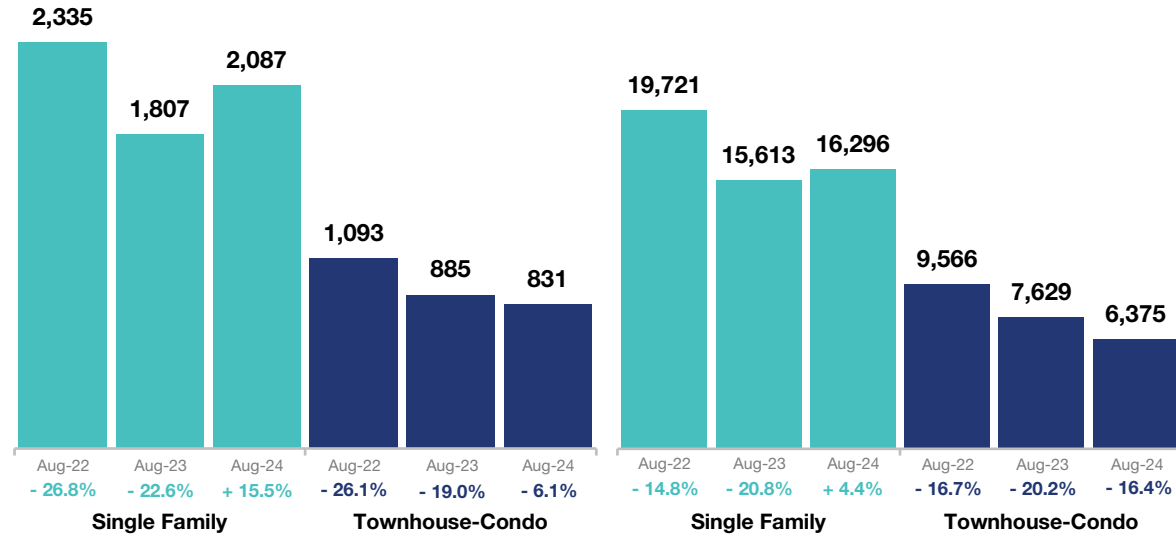
## Historical Inventory of Active Listings by Month



# Under Contract

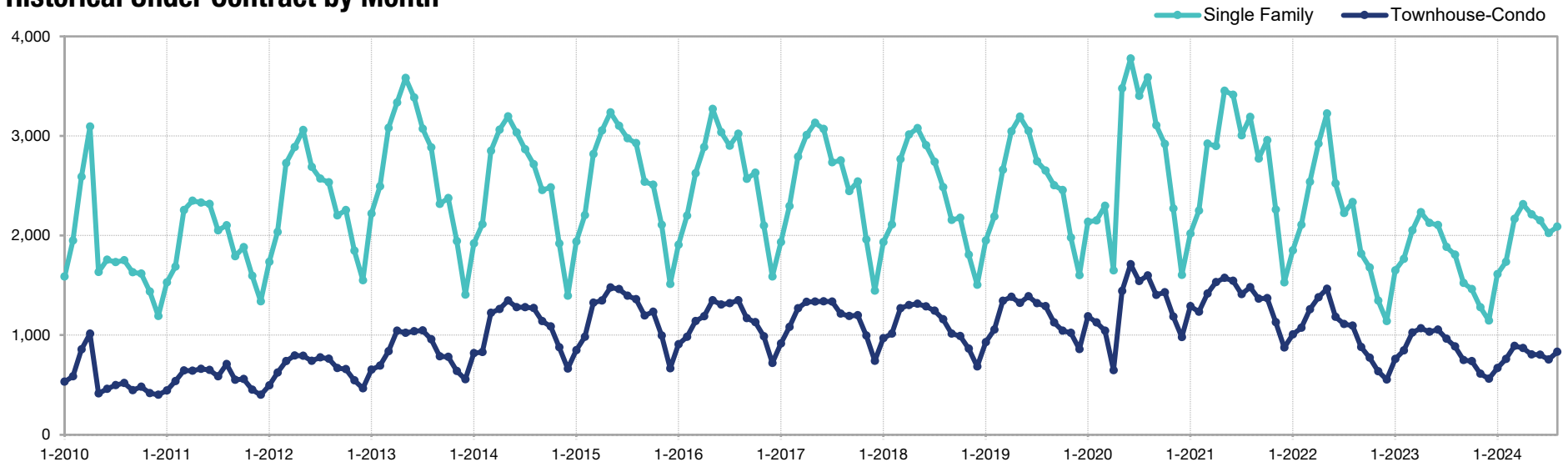


## August



	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
<b>Under Contract</b>				
Sep-2023	1,524	-16.1%	749	-14.9%
Oct-2023	1,460	-12.9%	737	-4.5%
Nov-2023	1,278	-5.1%	613	-3.6%
Dec-2023	1,144	+0.4%	560	+1.1%
Jan-2024	1,610	-2.3%	668	-12.1%
Feb-2024	1,735	-1.6%	758	-10.3%
Mar-2024	2,165	+5.6%	890	-13.1%
Apr-2024	2,313	+3.6%	868	-18.7%
May-2024	2,211	+4.0%	805	-22.0%
Jun-2024	2,150	+2.2%	801	-23.9%
Jul-2024	2,025	+7.5%	754	-21.7%
<b>Aug-2024</b>	<b>2,087</b>	<b>+15.5%</b>	<b>831</b>	<b>-6.1%</b>

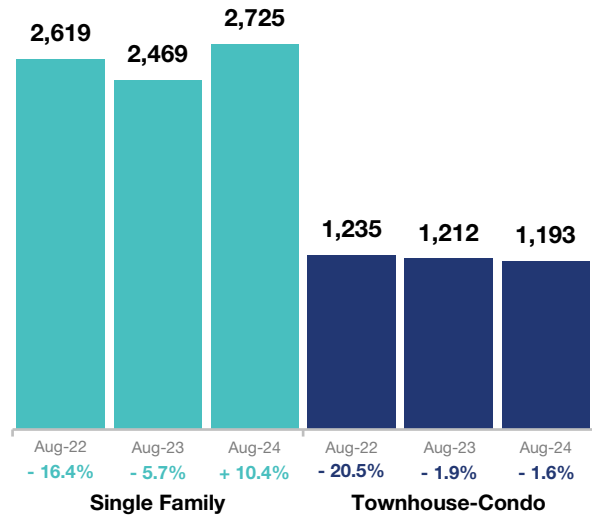
## Historical Under Contract by Month



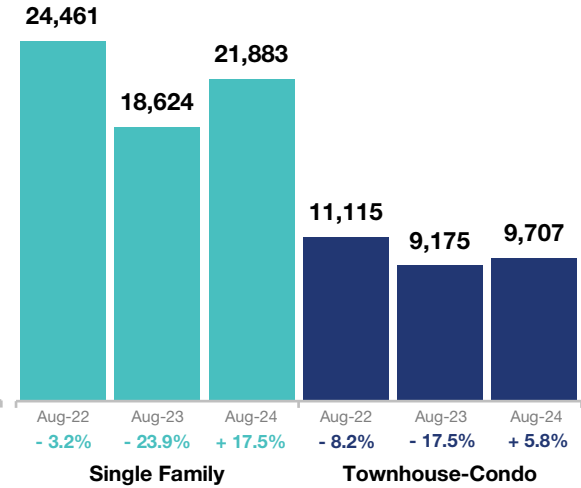
# New Listings



## August

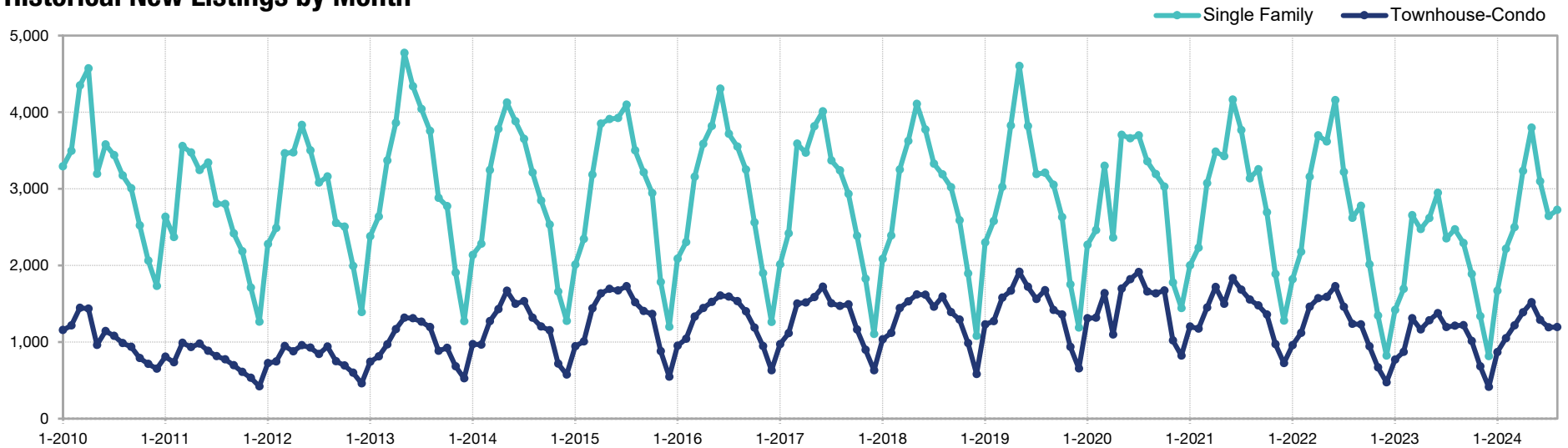


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2023	2,291	-17.5%	1,219	-0.8%
Oct-2023	1,888	-6.2%	1,014	+7.3%
Nov-2023	1,336	-0.6%	684	+2.1%
Dec-2023	814	-0.9%	413	-13.1%
Jan-2024	1,670	+17.9%	867	+12.9%
Feb-2024	2,216	+31.0%	1,048	+20.2%
Mar-2024	2,497	-5.9%	1,214	-7.3%
Apr-2024	3,234	+30.7%	1,385	+18.9%
May-2024	3,799	+45.1%	1,520	+18.7%
Jun-2024	3,096	+5.1%	1,288	-6.3%
Jul-2024	2,646	+12.5%	1,192	-0.1%
<b>Aug-2024</b>	<b>2,725</b>	<b>+10.4%</b>	<b>1,193</b>	<b>-1.6%</b>

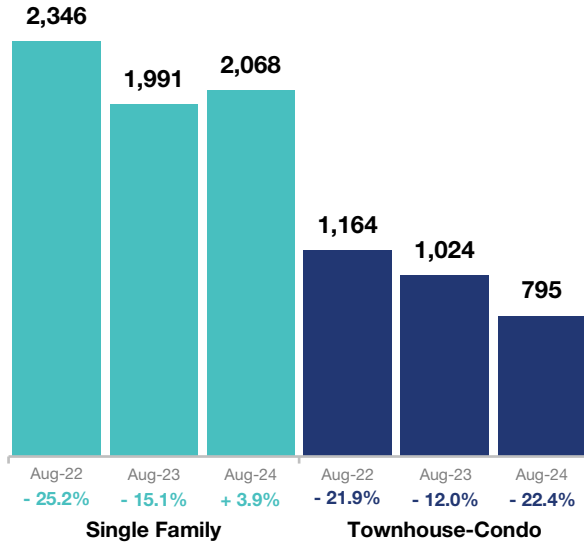
## Historical New Listings by Month



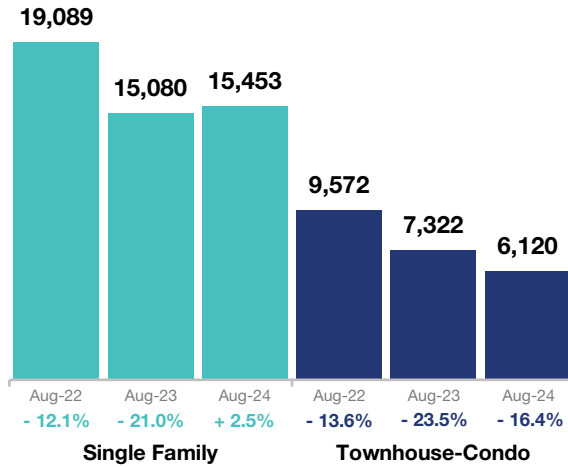
# Sold Listings



## August

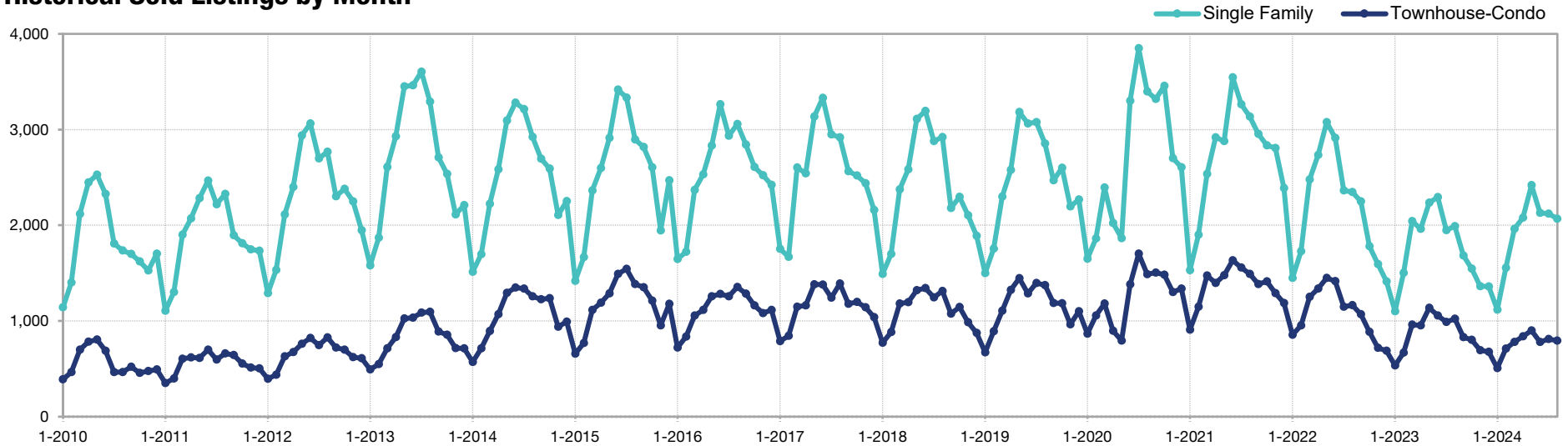


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2023	1,682	-25.2%	829	-22.5%
Oct-2023	1,548	-13.0%	803	-9.4%
Nov-2023	1,362	-14.5%	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	1,963	-4.0%	779	-18.9%
Apr-2024	2,079	+5.9%	840	-11.9%
May-2024	2,419	+8.2%	900	-20.8%
Jun-2024	2,130	-7.2%	780	-26.1%
Jul-2024	2,120	+8.8%	810	-18.2%
<b>Aug-2024</b>	<b>2,068</b>	<b>+3.9%</b>	<b>795</b>	<b>-22.4%</b>

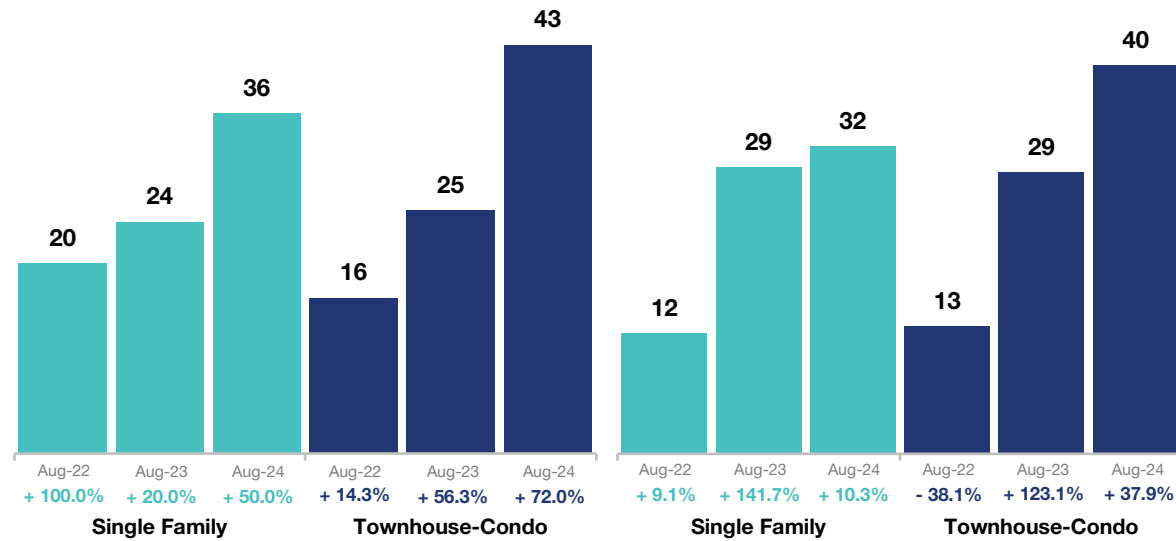
## Historical Sold Listings by Month



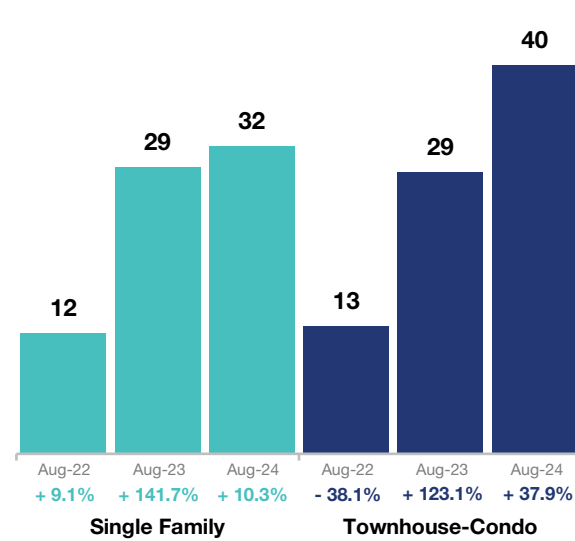
# Days on Market Until Sale



## August

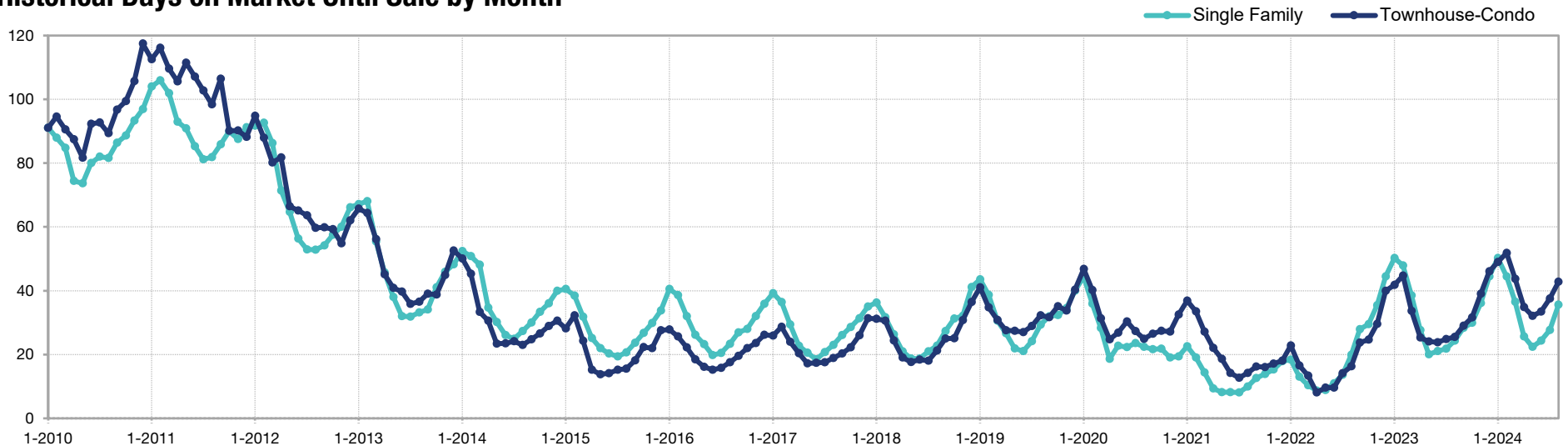


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
May-2024	22	+10.0%	32	+33.3%
Jun-2024	24	+14.3%	33	+37.5%
Jul-2024	28	+27.3%	38	+52.0%
<b>Aug-2024</b>	<b>36</b>	<b>+50.0%</b>	<b>43</b>	<b>+72.0%</b>

## Historical Days on Market Until Sale by Month

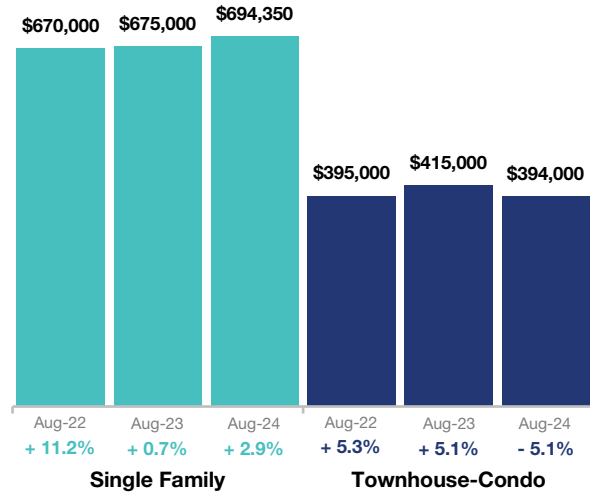




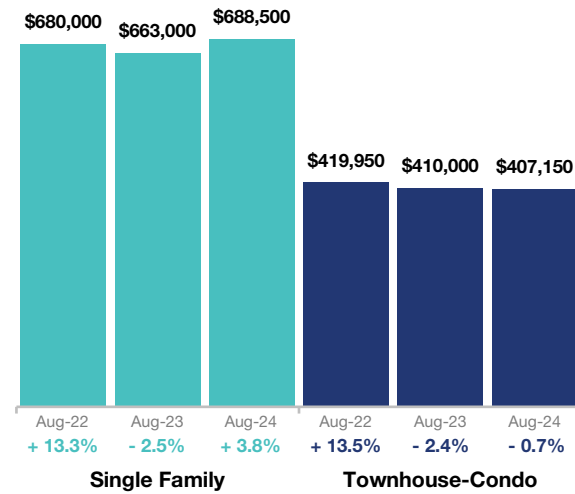
# Median Sales Price



## August

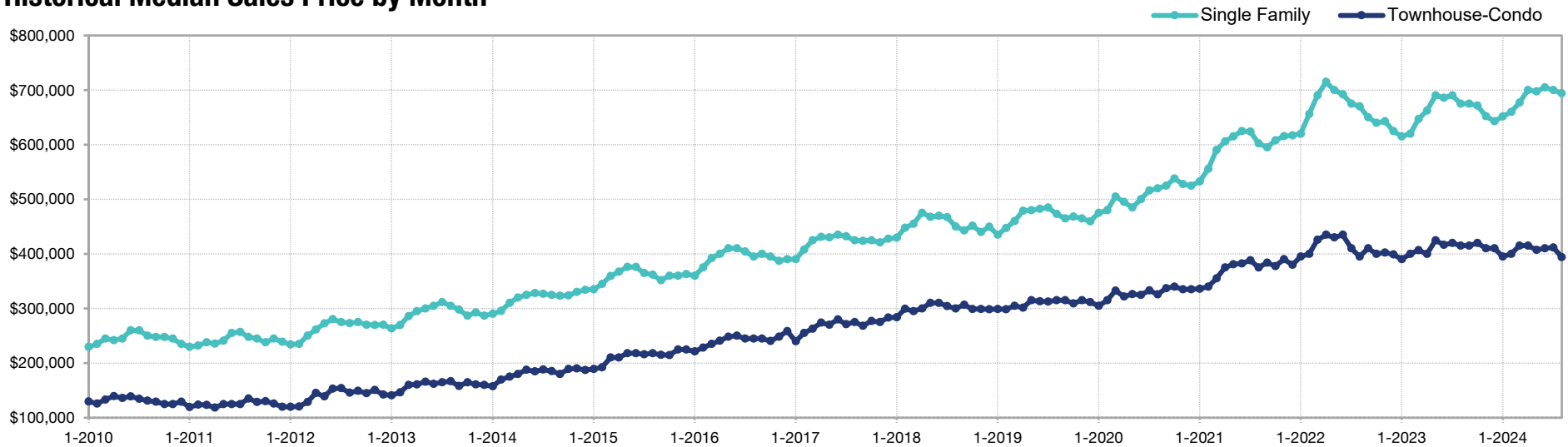


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2023	\$674,900	+3.8%	\$415,000	+1.2%
Oct-2023	\$671,475	+4.9%	\$420,000	+5.0%
Nov-2023	\$652,408	+1.5%	\$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%
May-2024	\$697,500	+1.1%	\$407,500	-4.1%
Jun-2024	\$705,000	+2.8%	\$410,000	-1.6%
Jul-2024	\$699,950	+1.4%	\$411,500	-2.0%
<b>Aug-2024</b>	<b>\$694,350</b>	<b>+2.9%</b>	<b>\$394,000</b>	<b>-5.1%</b>

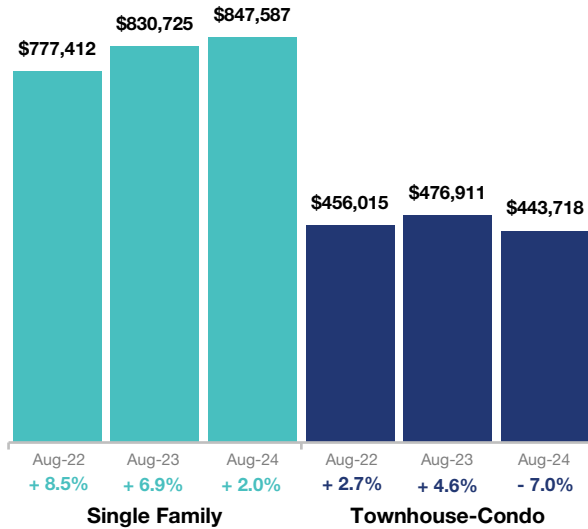
## Historical Median Sales Price by Month



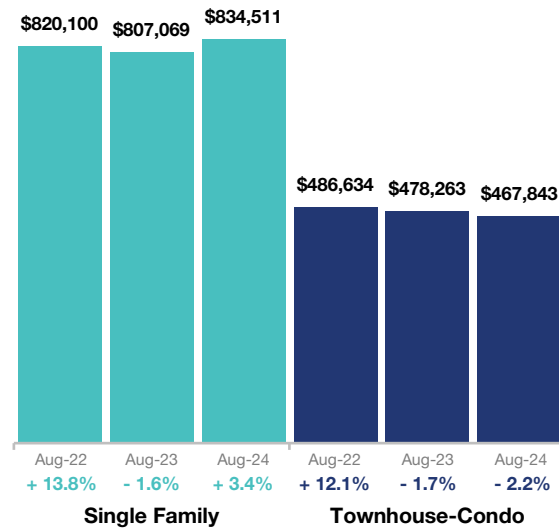
# Average Sales Price



## August

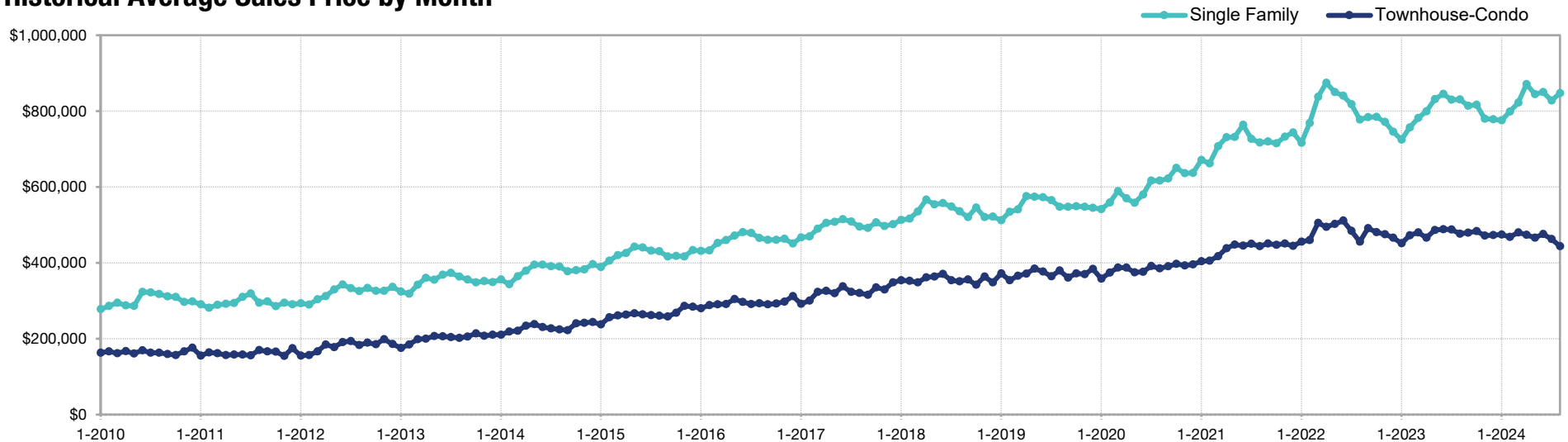


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2023	\$813,955	+3.8%	\$479,391	-2.4%
Oct-2023	\$816,412	+4.0%	\$483,648	+0.6%
Nov-2023	\$779,481	+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	\$798,818	+5.6%	\$468,295	-0.9%
Mar-2024	\$822,360	+5.2%	\$480,300	+0.1%
Apr-2024	\$870,816	+8.9%	\$474,057	+1.7%
May-2024	\$844,570	+1.6%	\$466,123	-4.1%
Jun-2024	\$849,865	+0.5%	\$476,102	-2.6%
Jul-2024	\$827,634	-0.3%	\$462,534	-5.1%
<b>Aug-2024</b>	<b>\$847,587</b>	<b>+2.0%</b>	<b>\$443,718</b>	<b>-7.0%</b>

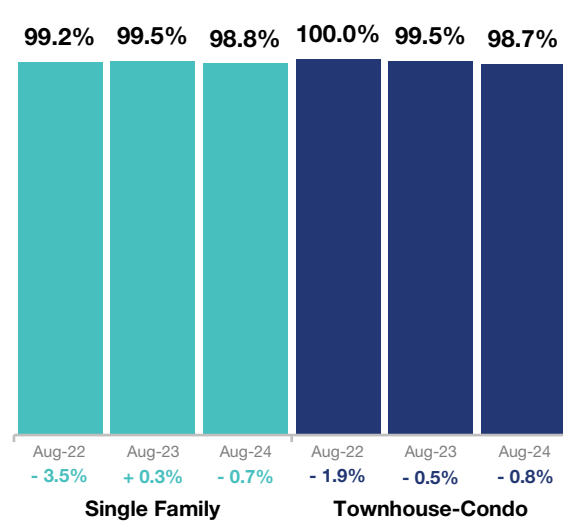
## Historical Average Sales Price by Month



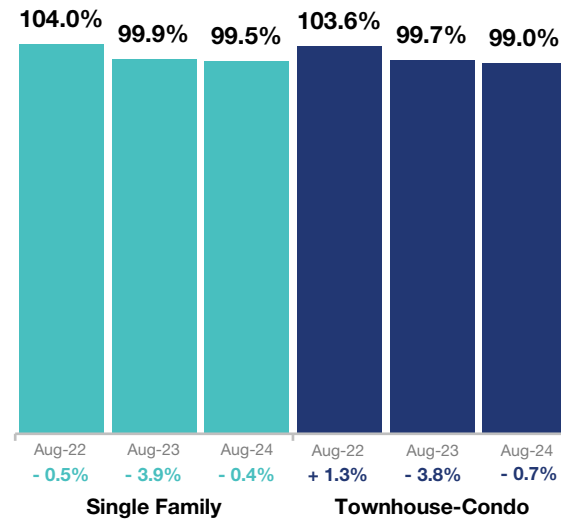
# Percent of List Price Received



## August

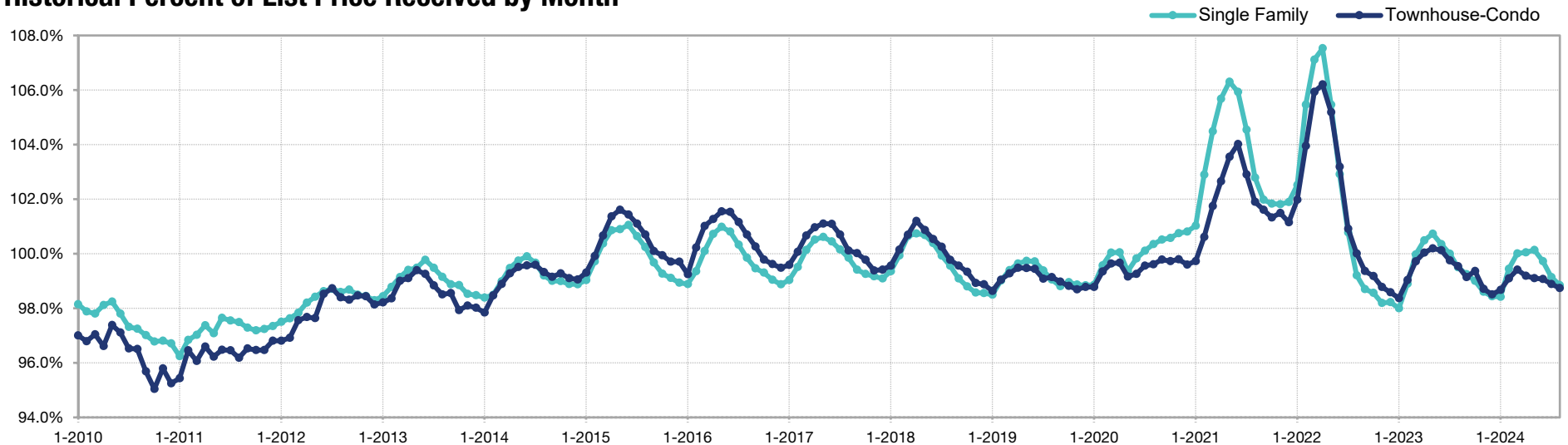


## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	99.4%	+0.5%	99.1%	+0.1%
Mar-2024	100.0%	0.0%	99.4%	-0.3%
Apr-2024	100.0%	-0.5%	99.2%	-0.8%
May-2024	100.1%	-0.6%	99.1%	-1.1%
Jun-2024	99.7%	-0.7%	99.1%	-1.0%
Jul-2024	99.1%	-0.9%	98.9%	-0.9%
<b>Aug-2024</b>	<b>98.8%</b>	<b>-0.7%</b>	<b>98.7%</b>	<b>-0.8%</b>

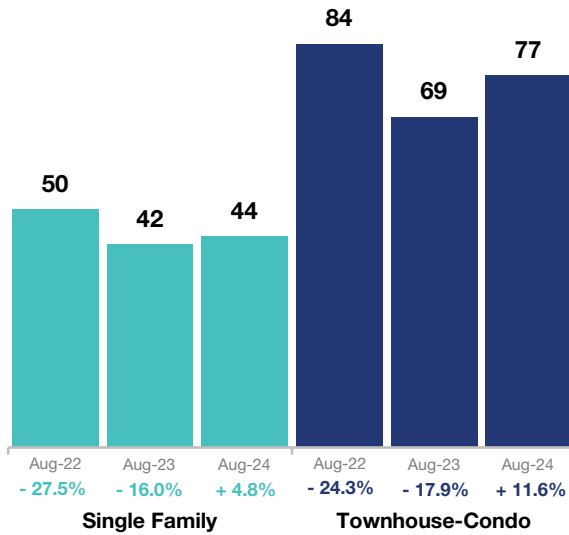
## Historical Percent of List Price Received by Month



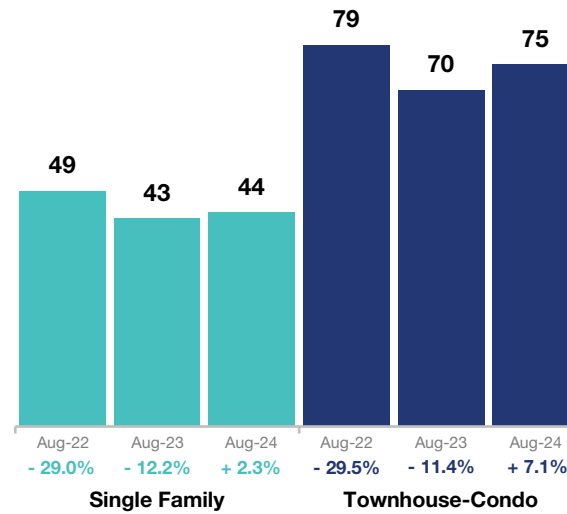
# Housing Affordability Index



## August

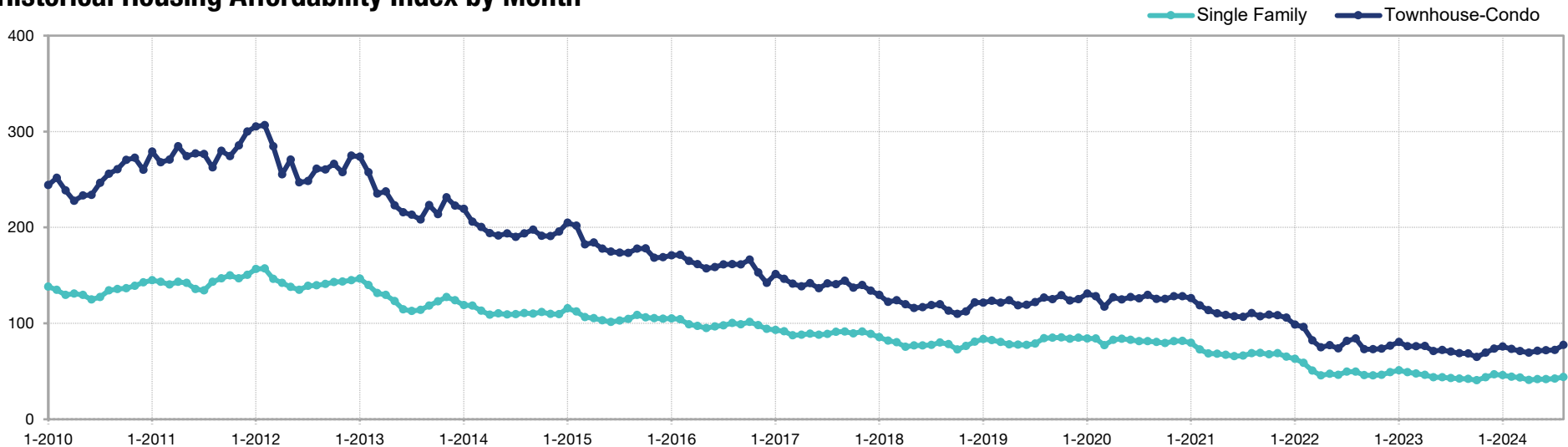


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
May-2024	42	-4.5%	71	0.0%
Jun-2024	42	-4.5%	72	0.0%
Jul-2024	42	-2.3%	72	+1.4%
<b>Aug-2024</b>	<b>44</b>	<b>+4.8%</b>	<b>77</b>	<b>+11.6%</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	8-2023	8-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
<b>Active Listings</b>		6,208	<b>8,063</b>	+ 29.9%	--	--	--
<b>Under Contract</b>		2,692	<b>2,919</b>	+ 8.4%	23,242	<b>22,672</b>	- 2.5%
<b>New Listings</b>		3,681	<b>3,919</b>	+ 6.5%	27,799	<b>31,592</b>	+ 13.6%
<b>Sold Listings</b>		3,015	<b>2,863</b>	- 5.0%	22,402	<b>21,573</b>	- 3.7%
<b>Days on Market</b>		25	<b>38</b>	+ 52.0%	29	<b>34</b>	+ 17.2%
<b>Median Sales Price</b>		\$599,000	<b>\$618,000</b>	+ 3.2%	\$595,000	<b>\$618,000</b>	+ 3.9%
<b>Avg. Sales Price</b>		\$710,518	<b>\$735,441</b>	+ 3.5%	\$699,595	<b>\$730,491</b>	+ 4.4%
<b>Pct. of List Price Received</b>		99.5%	<b>98.8%</b>	- 0.7%	99.8%	<b>99.4%</b>	- 0.4%
<b>Affordability Index</b>		48	<b>49</b>	+ 2.1%	48	<b>49</b>	+ 2.1%

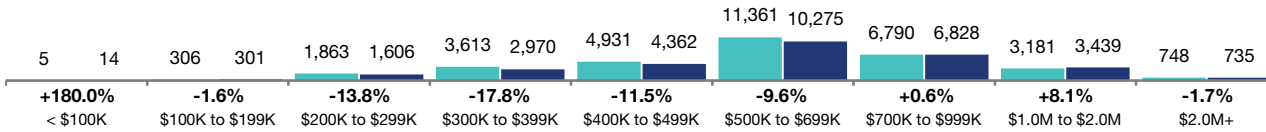
# Sold Listings

Actual sales that have closed in a given month.



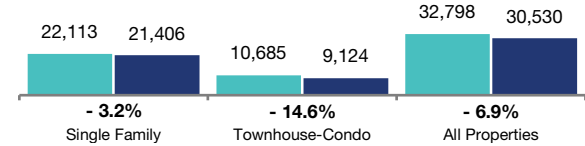
## By Price Range – All Properties – Rolling 12 Months

8-2023 8-2024



## By Property Type

8-2023 8-2024



### Rolling 12 Months

### Compared to Prior Month

### Year to Date

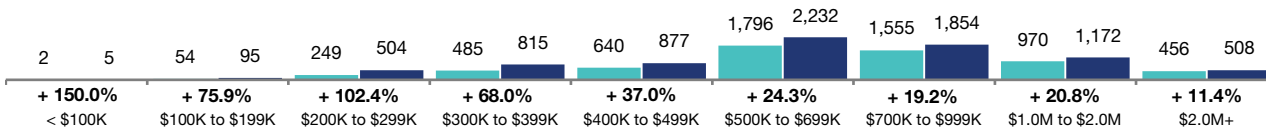
By Price Range	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
	8-2023	8-2024	Change	8-2023	8-2024	Change	7-2024	8-2024	Change	7-2024	8-2024	Change	8-2023	8-2024	Change	8-2023	8-2024	Change
\$99,999 and Below	1	4	+ 300.0%	4	10	+ 150.0%	2	0	- 100.0%	1	0	- 100.0%	1	2	+ 100.0%	4	9	+ 125.0%
\$100,000 to \$199,999	11	15	+ 36.4%	295	286	- 3.1%	1	2	+ 100.0%	30	36	+ 20.0%	5	7	+ 40.0%	176	192	+ 9.1%
\$200,000 to \$299,999	73	80	+ 9.6%	1,790	1,526	- 14.7%	4	8	+ 100.0%	142	156	+ 9.9%	47	45	- 4.3%	1,225	1,040	- 15.1%
\$300,000 to \$399,999	652	508	- 22.1%	2,961	2,462	- 16.9%	63	64	+ 1.6%	204	219	+ 7.4%	390	351	- 10.0%	2,015	1,683	- 16.5%
\$400,000 to \$499,999	2,750	2,371	- 13.8%	2,181	1,991	- 8.7%	192	212	+ 10.4%	184	178	- 3.3%	1,764	1,624	- 7.9%	1,510	1,312	- 13.1%
\$500,000 to \$699,999	9,168	8,367	- 8.7%	2,193	1,908	- 13.0%	800	771	- 3.6%	176	140	- 20.5%	6,232	5,948	- 4.6%	1,546	1,270	- 17.9%
\$700,000 to \$999,999	6,007	6,227	+ 3.7%	783	601	- 23.2%	663	605	- 8.7%	48	45	- 6.3%	4,210	4,584	+ 8.9%	534	393	- 26.4%
\$1,000,000 to \$1,999,999	2,754	3,135	+ 13.8%	427	304	- 28.8%	333	340	+ 2.1%	23	19	- 17.4%	1,950	2,372	+ 21.6%	282	196	- 30.5%
\$2,000,000 and Above	697	699	+ 0.3%	51	36	- 29.4%	62	66	+ 6.5%	2	2	0.0%	481	520	+ 8.1%	30	25	- 16.7%
<b>All Price Ranges</b>	<b>22,113</b>	<b>21,406</b>	<b>- 3.2%</b>	<b>10,685</b>	<b>9,124</b>	<b>- 14.6%</b>	<b>2,120</b>	<b>2,068</b>	<b>- 2.5%</b>	<b>810</b>	<b>795</b>	<b>- 1.9%</b>	<b>15,080</b>	<b>15,453</b>	<b>+ 2.5%</b>	<b>7,322</b>	<b>6,120</b>	<b>- 16.4%</b>

# Inventory of Active Listings

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

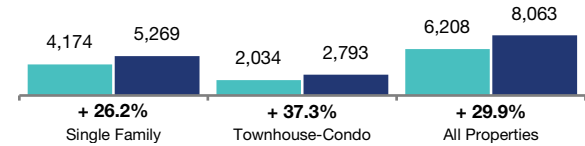
## By Price Range – All Properties

8-2023 8-2024



## By Property Type

8-2023 8-2024



### 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	
	8-2023	8-2024	Change	8-2023	8-2024	Change	7-2024	8-2024	Change	7-2024	8-2024	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	4	+ 100.0%	1	1	0.0%	4	4	0.0%				
\$100,000 to \$199,999	4	2	- 50.0%	50	92	+ 84.0%	1	2	+ 100.0%	92	92	0.0%				
\$200,000 to \$299,999	13	9	- 30.8%	236	495	+ 109.7%	11	9	- 18.2%	518	495	- 4.4%				
\$300,000 to \$399,999	68	68	0.0%	417	747	+ 79.1%	69	68	- 1.4%	788	747	- 5.2%				
\$400,000 to \$499,999	284	363	+ 27.8%	356	514	+ 44.4%	379	363	- 4.2%	543	514	- 5.3%				
\$500,000 to \$699,999	1,261	1,671	+ 32.5%	535	561	+ 4.9%	1,627	1,671	+ 2.7%	583	561	- 3.8%				
\$700,000 to \$999,999	1,317	1,617	+ 22.8%	238	237	- 0.4%	1,668	1,617	- 3.1%	235	237	+ 0.9%				
\$1,000,000 to \$1,999,999	803	1,067	+ 32.9%	167	105	- 37.1%	1,149	1,067	- 7.1%	117	105	- 10.3%				
\$2,000,000 and Above	423	470	+ 11.1%	33	38	+ 15.2%	510	470	- 7.8%	38	38	0.0%				
<b>All Price Ranges</b>	<b>4,174</b>	<b>5,269</b>	<b>+ 26.2%</b>	<b>2,034</b>	<b>2,793</b>	<b>+ 37.3%</b>	<b>5,416</b>	<b>5,269</b>	<b>- 2.7%</b>	<b>2,918</b>	<b>2,793</b>	<b>- 4.3%</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 August 2024

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## Arapahoe County

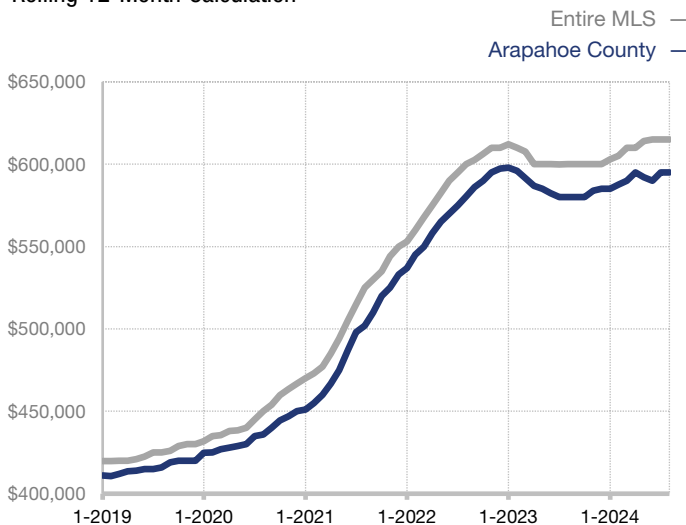
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	1,060	<b>1,241</b>	+ 17.1%	--	--	--
Under Contract	479	<b>540</b>	+ 12.7%	4,092	<b>4,161</b>	+ 1.7%
New Listings	651	<b>635</b>	- 2.5%	4,721	<b>5,296</b>	+ 12.2%
Sold Listings	549	<b>527</b>	- 4.0%	3,949	<b>3,941</b>	- 0.2%
Days on Market Until Sale	21	<b>40</b>	+ 90.5%	30	<b>31</b>	+ 3.3%
Median Sales Price*	\$585,000	<b>\$602,500</b>	+ 3.0%	\$585,000	<b>\$600,000</b>	+ 2.6%
Average Sales Price*	\$765,625	<b>\$776,427</b>	+ 1.4%	\$739,247	<b>\$752,587</b>	+ 1.8%
Percent of List Price Received*	99.7%	<b>98.9%</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.

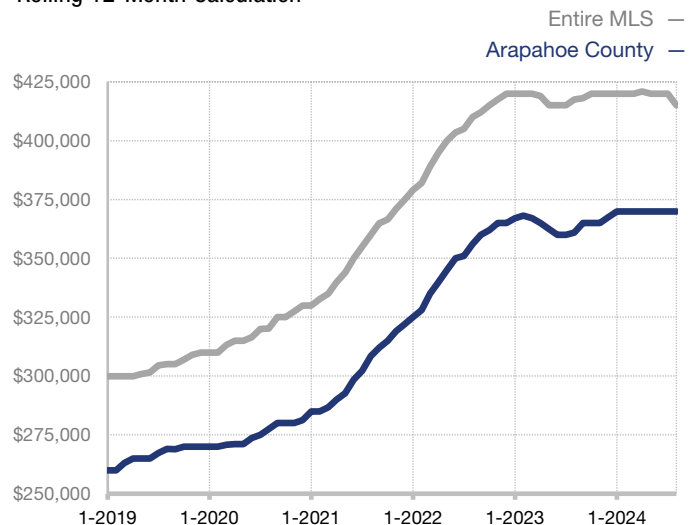
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	480	<b>763</b>	+ 59.0%	--	--	--
Under Contract	251	<b>228</b>	- 9.2%	2,246	<b>1,901</b>	- 15.4%
New Listings	343	<b>346</b>	+ 0.9%	2,595	<b>2,775</b>	+ 6.9%
Sold Listings	293	<b>238</b>	- 18.8%	2,138	<b>1,833</b>	- 14.3%
Days on Market Until Sale	22	<b>41</b>	+ 86.4%	23	<b>36</b>	+ 56.5%
Median Sales Price*	\$375,000	<b>\$360,000</b>	- 4.0%	\$367,250	<b>\$370,000</b>	+ 0.7%
Average Sales Price*	\$389,050	<b>\$377,090</b>	- 3.1%	\$387,021	<b>\$389,605</b>	+ 0.7%
Percent of List Price Received*	99.5%	<b>98.9%</b>	- 0.6%	99.9%	<b>99.1%</b>	- 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.

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



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





# Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Arvada

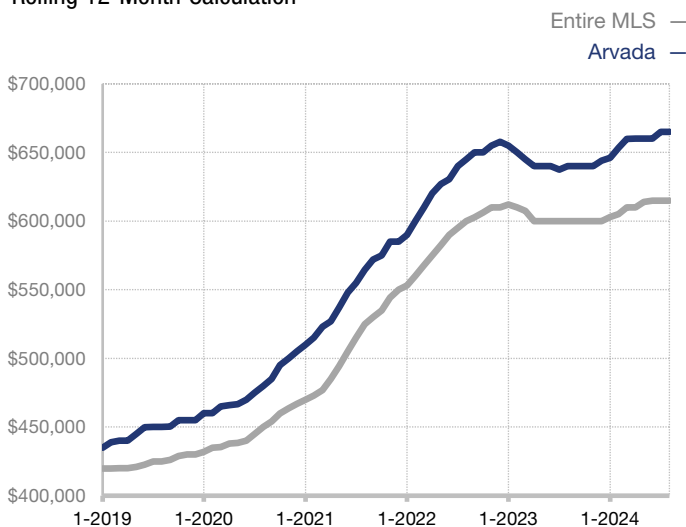
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	226	285	+ 26.1%	--	--	--
Under Contract	92	155	+ 68.5%	1,044	1,167	+ 11.8%
New Listings	150	184	+ 22.7%	1,191	1,466	+ 23.1%
Sold Listings	128	144	+ 12.5%	1,043	1,074	+ 3.0%
Days on Market Until Sale	21	25	+ 19.0%	26	25	- 3.8%
Median Sales Price*	\$658,500	\$682,500	+ 3.6%	\$646,000	\$675,000	+ 4.5%
Average Sales Price*	\$722,112	\$721,762	- 0.0%	\$707,683	\$735,742	+ 4.0%
Percent of List Price Received*	99.5%	99.4%	- 0.1%	100.3%	100.1%	- 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.

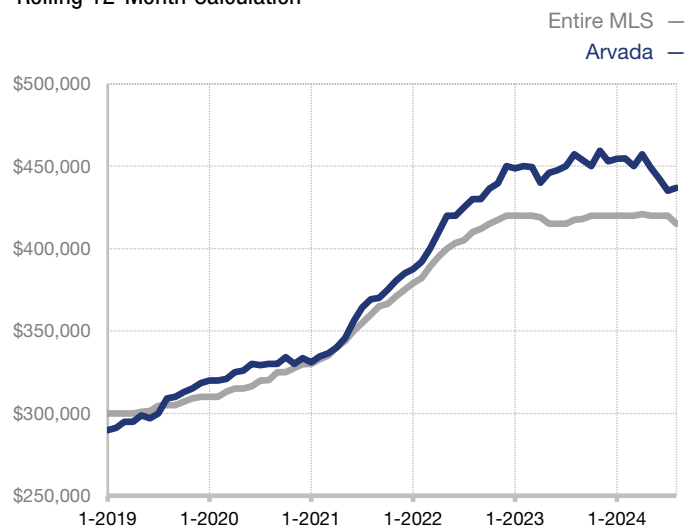
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	82	106	+ 29.3%	--	--	--
Under Contract	57	44	- 22.8%	389	311	- 20.1%
New Listings	59	45	- 23.7%	422	417	- 1.2%
Sold Listings	43	47	+ 9.3%	357	286	- 19.9%
Days on Market Until Sale	30	44	+ 46.7%	37	49	+ 32.4%
Median Sales Price*	\$445,000	\$467,000	+ 4.9%	\$462,500	\$437,750	- 5.4%
Average Sales Price*	\$501,839	\$458,920	- 8.6%	\$491,984	\$455,214	- 7.5%
Percent of List Price Received*	100.1%	98.5%	- 1.6%	99.7%	99.2%	- 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 August 2024

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## Aurora

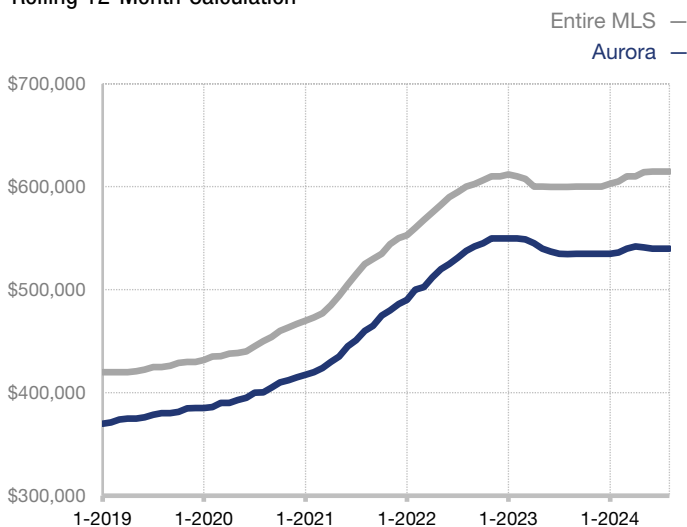
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	774	996	+ 28.7%	--	--	--
Under Contract	341	395	+ 15.8%	2,772	2,921	+ 5.4%
New Listings	432	425	- 1.6%	3,180	3,775	+ 18.7%
Sold Listings	355	395	+ 11.3%	2,673	2,729	+ 2.1%
Days on Market Until Sale	24	44	+ 83.3%	33	36	+ 9.1%
Median Sales Price*	\$539,000	\$549,000	+ 1.9%	\$535,000	\$545,000	+ 1.9%
Average Sales Price*	\$575,807	\$583,498	+ 1.3%	\$572,372	\$583,531	+ 1.9%
Percent of List Price Received*	99.9%	99.2%	- 0.7%	99.9%	99.7%	- 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.

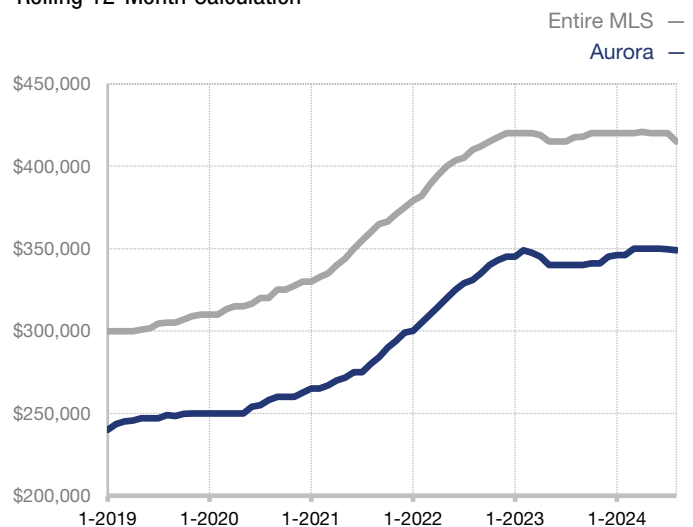
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	351	574	+ 63.5%	--	--	--
Under Contract	184	156	- 15.2%	1,606	1,309	- 18.5%
New Listings	261	254	- 2.7%	1,829	1,933	+ 5.7%
Sold Listings	195	174	- 10.8%	1,517	1,268	- 16.4%
Days on Market Until Sale	29	40	+ 37.9%	26	38	+ 46.2%
Median Sales Price*	\$349,900	\$348,200	- 0.5%	\$342,000	\$348,950	+ 2.0%
Average Sales Price*	\$351,143	\$348,359	- 0.8%	\$351,029	\$353,745	+ 0.8%
Percent of List Price Received*	99.5%	99.0%	- 0.5%	100.0%	99.4%	- 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 August 2024

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## Castle Pines

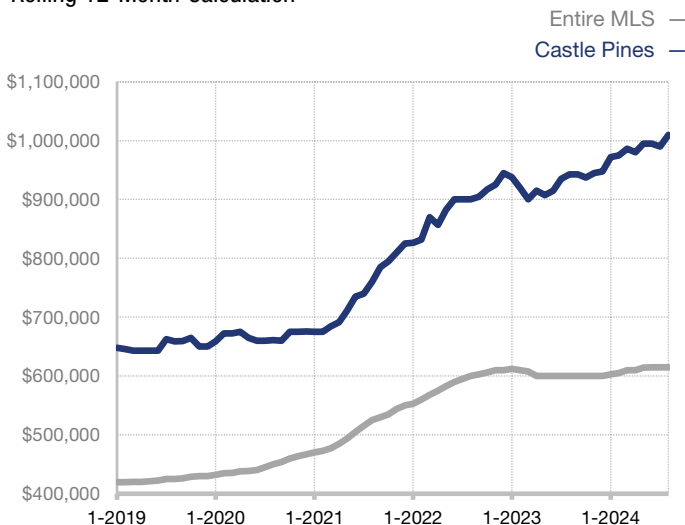
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	35	77	+ 120.0%	--	--	--
Under Contract	18	18	0.0%	174	155	- 10.9%
New Listings	20	36	+ 80.0%	203	230	+ 13.3%
Sold Listings	17	17	0.0%	167	152	- 9.0%
Days on Market Until Sale	38	55	+ 44.7%	36	45	+ 25.0%
Median Sales Price*	\$829,900	\$1,100,000	+ 32.5%	\$935,000	\$1,007,500	+ 7.8%
Average Sales Price*	\$1,035,106	\$1,080,053	+ 4.3%	\$1,082,768	\$1,127,253	+ 4.1%
Percent of List Price Received*	98.9%	96.7%	- 2.2%	98.9%	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.

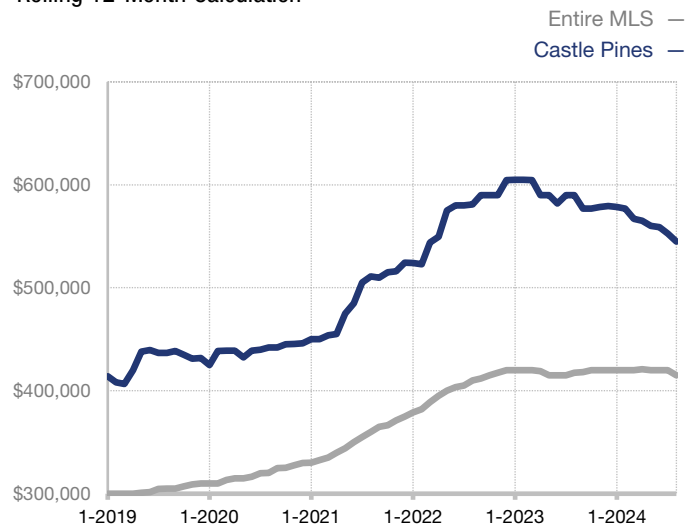
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	8	7	- 12.5%	--	--	--
Under Contract	5	2	- 60.0%	32	36	+ 12.5%
New Listings	1	1	0.0%	38	31	- 18.4%
Sold Listings	4	1	- 75.0%	29	34	+ 17.2%
Days on Market Until Sale	23	206	+ 795.7%	47	86	+ 83.0%
Median Sales Price*	\$769,950	\$449,990	- 41.6%	\$590,000	\$545,000	- 7.6%
Average Sales Price*	\$722,593	\$449,990	- 37.7%	\$617,484	\$568,517	- 7.9%
Percent of List Price Received*	98.8%	100.0%	+ 1.2%	98.9%	99.1%	+ 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 August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Castle Rock

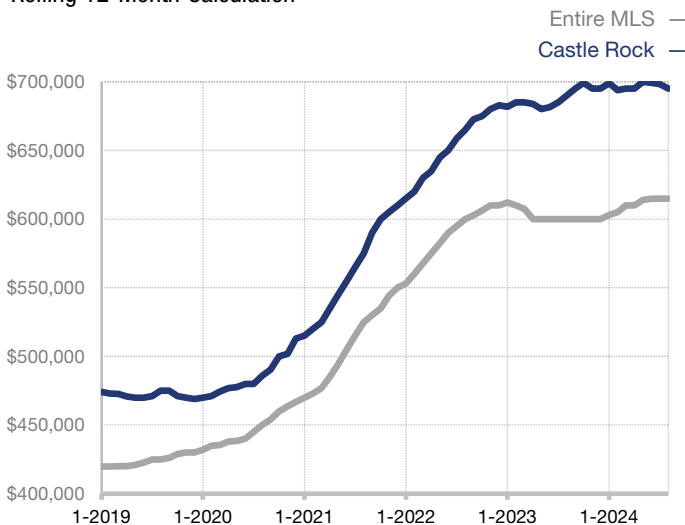
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	338	424	+ 25.4%	--	--	--
Under Contract	119	124	+ 4.2%	993	1,089	+ 9.7%
New Listings	170	179	+ 5.3%	1,262	1,489	+ 18.0%
Sold Listings	140	129	- 7.9%	971	1,040	+ 7.1%
Days on Market Until Sale	31	41	+ 32.3%	37	43	+ 16.2%
Median Sales Price*	\$712,500	\$682,500	- 4.2%	\$699,900	\$698,700	- 0.2%
Average Sales Price*	\$834,893	\$841,426	+ 0.8%	\$830,027	\$829,902	- 0.0%
Percent of List Price Received*	99.4%	98.8%	- 0.6%	99.4%	99.2%	- 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.

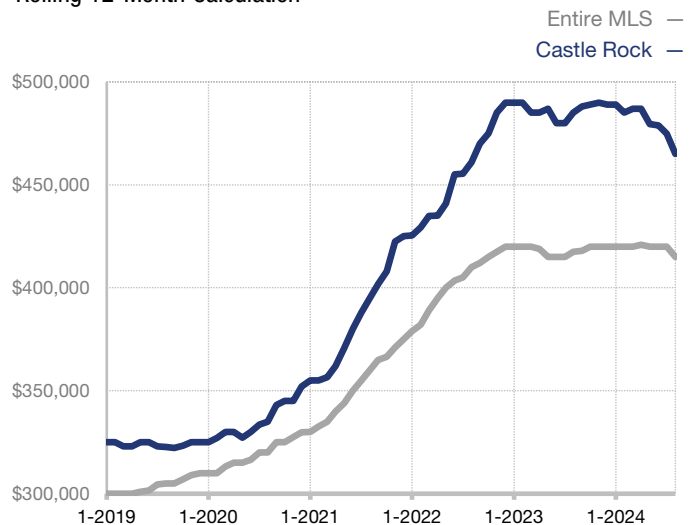
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	40	53	+ 32.5%	--	--	--
Under Contract	18	17	- 5.6%	177	145	- 18.1%
New Listings	20	22	+ 10.0%	186	199	+ 7.0%
Sold Listings	28	20	- 28.6%	173	143	- 17.3%
Days on Market Until Sale	25	49	+ 96.0%	42	41	- 2.4%
Median Sales Price*	\$482,450	\$458,750	- 4.9%	\$488,000	\$462,000	- 5.3%
Average Sales Price*	\$515,379	\$476,188	- 7.6%	\$523,821	\$486,902	- 7.0%
Percent of List Price Received*	99.6%	98.6%	- 1.0%	99.4%	99.0%	- 0.4%

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

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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



# Local Market Update for August 2024

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## Centennial

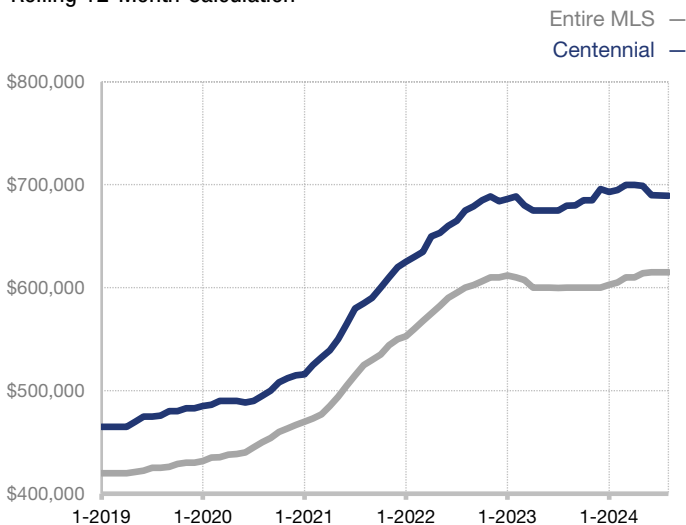
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	159	177	+ 11.3%	--	--	--
Under Contract	78	90	+ 15.4%	747	768	+ 2.8%
New Listings	117	117	0.0%	851	946	+ 11.2%
Sold Listings	98	83	- 15.3%	723	725	+ 0.3%
Days on Market Until Sale	20	25	+ 25.0%	26	24	- 7.7%
Median Sales Price*	\$700,000	\$700,000	0.0%	\$696,000	\$685,000	- 1.6%
Average Sales Price*	\$764,449	\$758,749	- 0.7%	\$767,708	\$771,533	+ 0.5%
Percent of List Price Received*	99.3%	99.2%	- 0.1%	99.9%	99.9%	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.

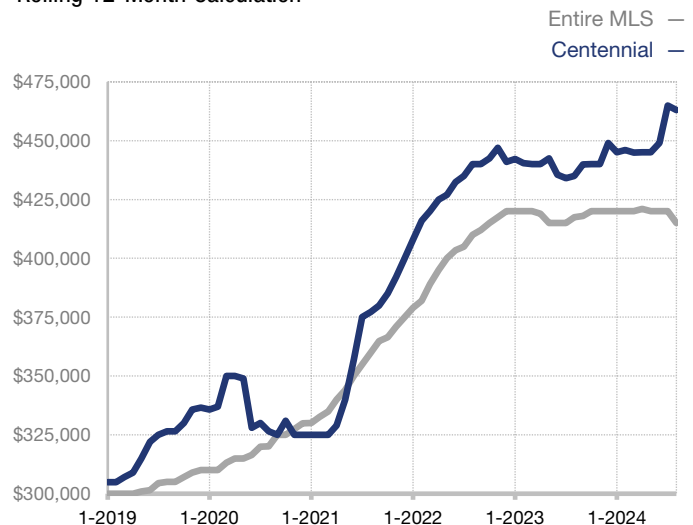
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	29	53	+ 82.8%	--	--	--
Under Contract	33	26	- 21.2%	244	212	- 13.1%
New Listings	26	30	+ 15.4%	265	286	+ 7.9%
Sold Listings	42	24	- 42.9%	228	198	- 13.2%
Days on Market Until Sale	15	46	+ 206.7%	18	27	+ 50.0%
Median Sales Price*	\$470,000	\$410,500	- 12.7%	\$444,950	\$447,500	+ 0.6%
Average Sales Price*	\$464,226	\$428,236	- 7.8%	\$445,808	\$454,200	+ 1.9%
Percent of List Price Received*	99.7%	98.2%	- 1.5%	100.3%	99.4%	- 0.9%

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

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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



# Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Denver

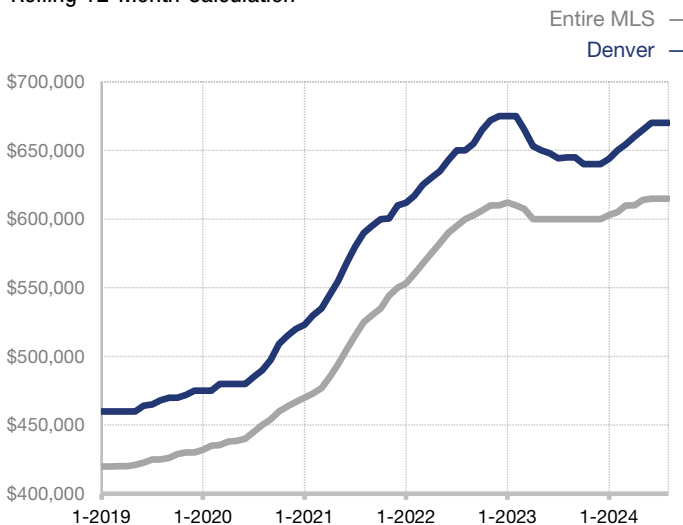
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	1,211	<b>1,510</b>	+ 24.7%	--	--	--
Under Contract	468	<b>551</b>	+ 17.7%	4,076	<b>4,473</b>	+ 9.7%
New Listings	703	<b>774</b>	+ 10.1%	5,132	<b>6,384</b>	+ 24.4%
Sold Listings	518	<b>554</b>	+ 6.9%	3,948	<b>4,250</b>	+ 7.6%
Days on Market Until Sale	24	<b>35</b>	+ 45.8%	27	<b>30</b>	+ 11.1%
Median Sales Price*	\$650,000	<b>\$670,000</b>	+ 3.1%	\$650,000	<b>\$687,000</b>	+ 5.7%
Average Sales Price*	\$866,421	<b>\$855,870</b>	- 1.2%	\$842,979	<b>\$867,984</b>	+ 3.0%
Percent of List Price Received*	99.2%	<b>98.7%</b>	- 0.5%	99.8%	<b>99.4%</b>	- 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.

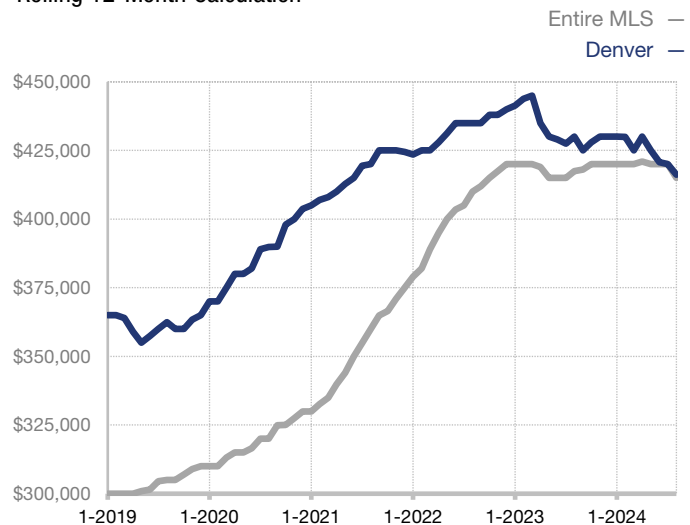
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	1,138	<b>1,498</b>	+ 31.6%	--	--	--
Under Contract	370	<b>340</b>	- 8.1%	3,170	<b>2,642</b>	- 16.7%
New Listings	553	<b>562</b>	+ 1.6%	4,173	<b>4,543</b>	+ 8.9%
Sold Listings	440	<b>307</b>	- 30.2%	3,061	<b>2,553</b>	- 16.6%
Days on Market Until Sale	28	<b>48</b>	+ 71.4%	31	<b>44</b>	+ 41.9%
Median Sales Price*	\$425,000	<b>\$375,000</b>	- 11.8%	\$430,000	<b>\$411,700</b>	- 4.3%
Average Sales Price*	\$529,355	<b>\$489,014</b>	- 7.6%	\$540,743	<b>\$523,556</b>	- 3.2%
Percent of List Price Received*	99.4%	<b>98.6%</b>	- 0.8%	99.5%	<b>98.7%</b>	- 0.8%

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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 August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Denver County

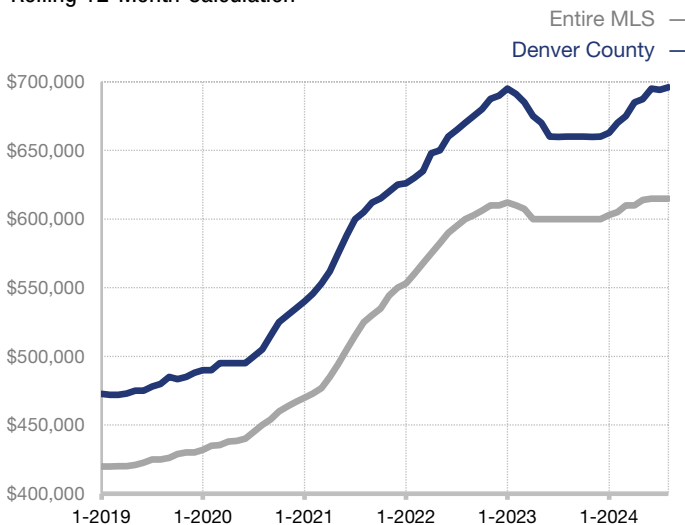
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	1,102	<b>1,394</b>	+ 26.5%	--	--	--
Under Contract	435	<b>501</b>	+ 15.2%	3,768	<b>4,108</b>	+ 9.0%
New Listings	639	<b>713</b>	+ 11.6%	4,735	<b>5,883</b>	+ 24.2%
Sold Listings	474	<b>498</b>	+ 5.1%	3,651	<b>3,896</b>	+ 6.7%
Days on Market Until Sale	25	<b>35</b>	+ 40.0%	27	<b>30</b>	+ 11.1%
Median Sales Price*	\$666,000	<b>\$699,000</b>	+ 5.0%	\$663,736	<b>\$710,000</b>	+ 7.0%
Average Sales Price*	\$890,858	<b>\$887,303</b>	- 0.4%	\$865,978	<b>\$891,647</b>	+ 3.0%
Percent of List Price Received*	99.2%	<b>98.5%</b>	- 0.7%	99.8%	<b>99.4%</b>	- 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.

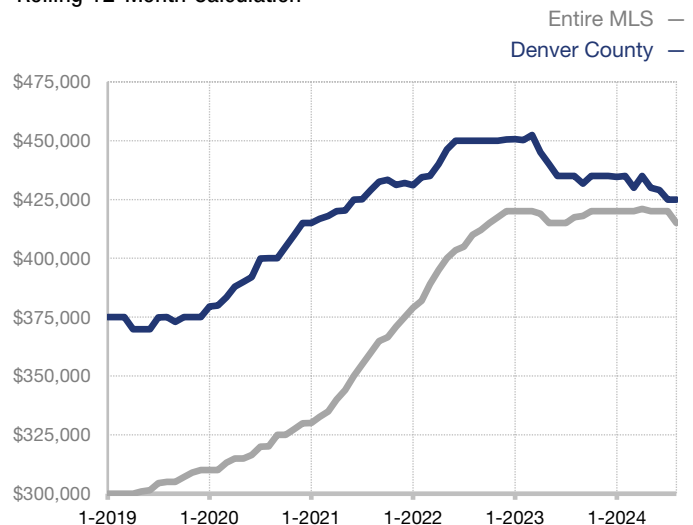
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	1,082	<b>1,388</b>	+ 28.3%	--	--	--
Under Contract	358	<b>307</b>	- 14.2%	3,016	<b>2,443</b>	- 19.0%
New Listings	529	<b>526</b>	- 0.6%	3,964	<b>4,209</b>	+ 6.2%
Sold Listings	422	<b>287</b>	- 32.0%	2,913	<b>2,377</b>	- 18.4%
Days on Market Until Sale	27	<b>49</b>	+ 81.5%	31	<b>45</b>	+ 45.2%
Median Sales Price*	\$426,500	<b>\$375,000</b>	- 12.1%	\$432,500	<b>\$420,000</b>	- 2.9%
Average Sales Price*	\$533,918	<b>\$498,217</b>	- 6.7%	\$547,649	<b>\$535,822</b>	- 2.2%
Percent of List Price Received*	99.5%	<b>98.4%</b>	- 1.1%	99.5%	<b>98.7%</b>	- 0.8%

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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 August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Douglas County

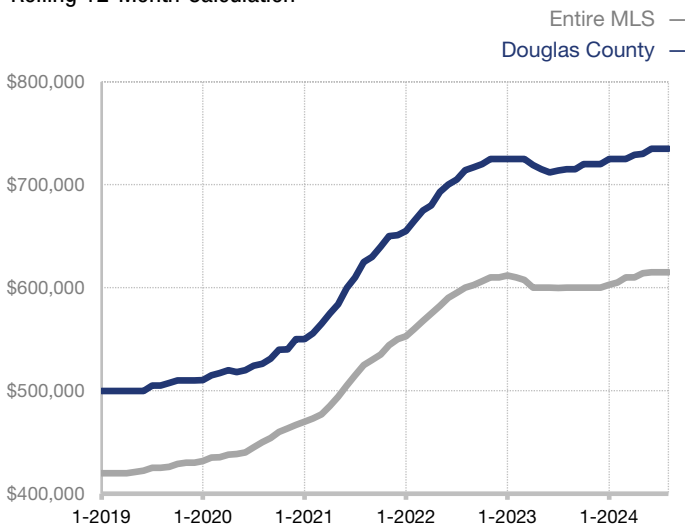
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	1,092	<b>1,412</b>	+ 29.3%	--	--	--
Under Contract	428	<b>470</b>	+ 9.8%	3,726	<b>3,846</b>	+ 3.2%
New Listings	577	<b>648</b>	+ 12.3%	4,483	<b>5,233</b>	+ 16.7%
Sold Listings	470	<b>471</b>	+ 0.2%	3,599	<b>3,692</b>	+ 2.6%
Days on Market Until Sale	30	<b>41</b>	+ 36.7%	36	<b>39</b>	+ 8.3%
Median Sales Price*	\$759,000	<b>\$730,000</b>	- 3.8%	\$717,000	<b>\$737,975</b>	+ 2.9%
Average Sales Price*	\$861,654	<b>\$862,007</b>	+ 0.0%	\$845,055	<b>\$876,164</b>	+ 3.7%
Percent of List Price Received*	99.4%	<b>98.6%</b>	- 0.8%	99.4%	<b>99.2%</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.

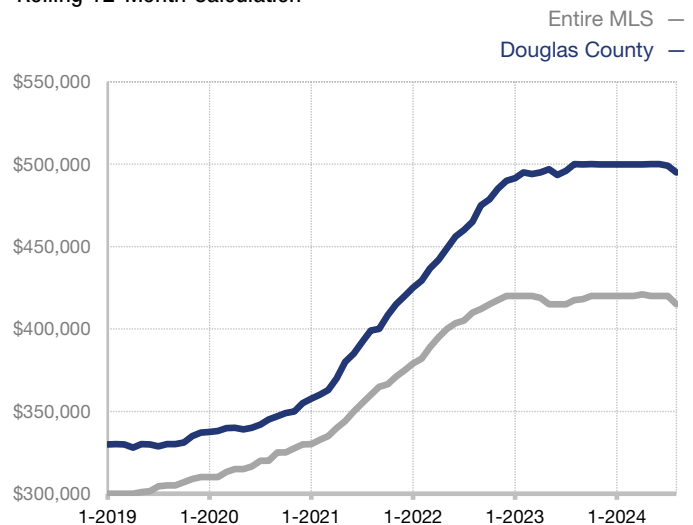
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	185	<b>221</b>	+ 19.5%	--	--	--
Under Contract	79	<b>85</b>	+ 7.6%	769	<b>619</b>	- 19.5%
New Listings	108	<b>95</b>	- 12.0%	856	<b>852</b>	- 0.5%
Sold Listings	117	<b>63</b>	- 46.2%	745	<b>597</b>	- 19.9%
Days on Market Until Sale	31	<b>44</b>	+ 41.9%	40	<b>41</b>	+ 2.5%
Median Sales Price*	\$505,000	<b>\$455,500</b>	- 9.8%	\$499,990	<b>\$480,000</b>	- 4.0%
Average Sales Price*	\$516,438	<b>\$493,367</b>	- 4.5%	\$512,255	<b>\$501,392</b>	- 2.1%
Percent of List Price Received*	99.4%	<b>98.8%</b>	- 0.6%	99.2%	<b>99.1%</b>	- 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 August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Elbert County

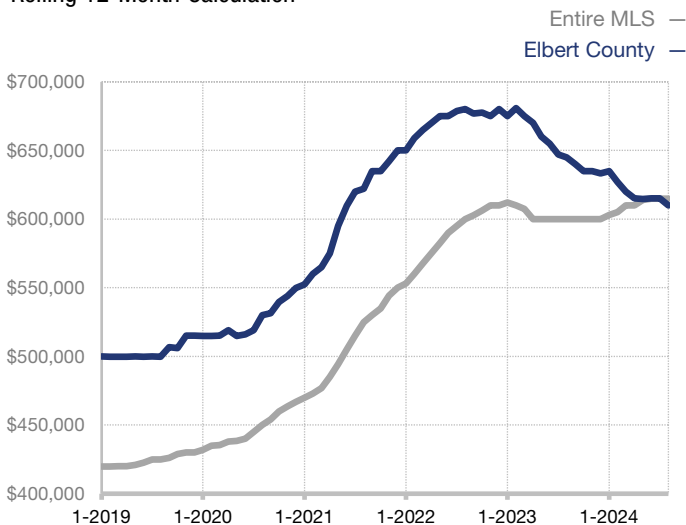
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	157	202	+ 28.7%	--	--	--
Under Contract	47	67	+ 42.6%	407	464	+ 14.0%
New Listings	67	84	+ 25.4%	500	634	+ 26.8%
Sold Listings	64	55	- 14.1%	383	430	+ 12.3%
Days on Market Until Sale	51	45	- 11.8%	60	44	- 26.7%
Median Sales Price*	\$668,687	\$597,500	- 10.6%	\$645,000	\$619,500	- 4.0%
Average Sales Price*	\$785,541	\$679,212	- 13.5%	\$744,643	\$692,349	- 7.0%
Percent of List Price Received*	98.5%	98.8%	+ 0.3%	98.7%	98.7%	0.0%

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

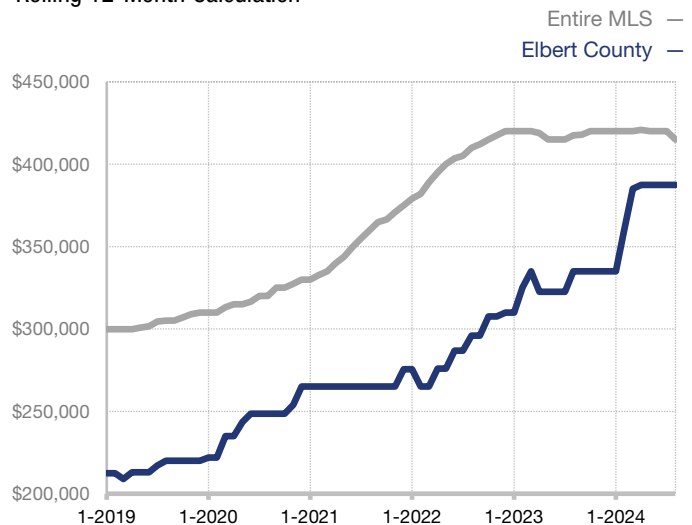
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	1	1	0.0%	--	--	--
Under Contract	0	0	--	1	2	+ 100.0%
New Listings	0	0	--	2	0	- 100.0%
Sold Listings	0	0	--	1	2	+ 100.0%
Days on 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 August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Greenwood Village

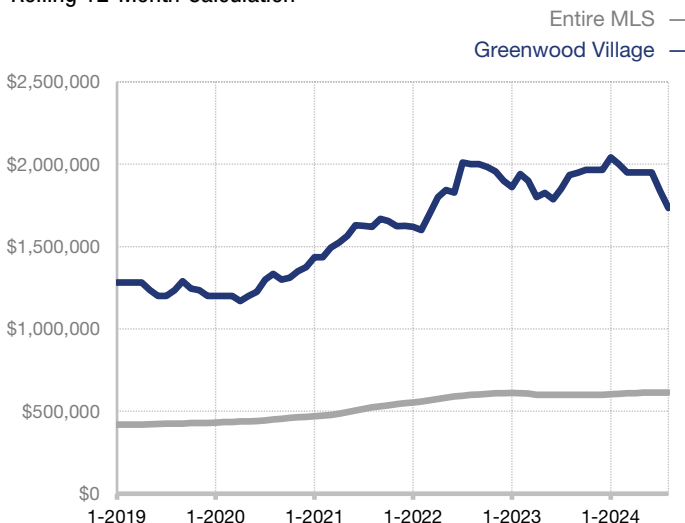
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	20	27	+ 35.0%	--	--	--
Under Contract	6	14	+ 133.3%	84	87	+ 3.6%
New Listings	12	16	+ 33.3%	104	117	+ 12.5%
Sold Listings	15	14	- 6.7%	87	82	- 5.7%
Days on Market Until Sale	16	29	+ 81.3%	28	29	+ 3.6%
Median Sales Price*	\$2,400,000	\$1,449,350	- 39.6%	\$2,000,000	\$1,675,000	- 16.3%
Average Sales Price*	\$2,616,067	\$2,343,479	- 10.4%	\$2,312,816	\$2,121,147	- 8.3%
Percent of List Price Received*	99.9%	97.0%	- 2.9%	100.9%	97.5%	- 3.4%

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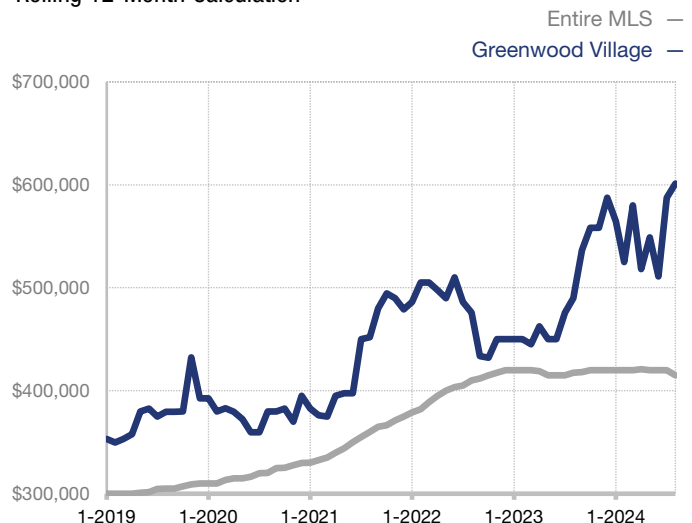
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	11	12	+ 9.1%	--	--	--
Under Contract	4	5	+ 25.0%	35	41	+ 17.1%
New Listings	6	6	0.0%	45	56	+ 24.4%
Sold Listings	5	6	+ 20.0%	34	39	+ 14.7%
Days on Market Until Sale	11	32	+ 190.9%	18	42	+ 133.3%
Median Sales Price*	\$480,000	\$617,500	+ 28.6%	\$502,500	\$479,000	- 4.7%
Average Sales Price*	\$591,800	\$728,167	+ 23.0%	\$685,448	\$703,355	+ 2.6%
Percent of List Price Received*	96.1%	98.6%	+ 2.6%	98.5%	98.5%	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 August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Highlands Ranch

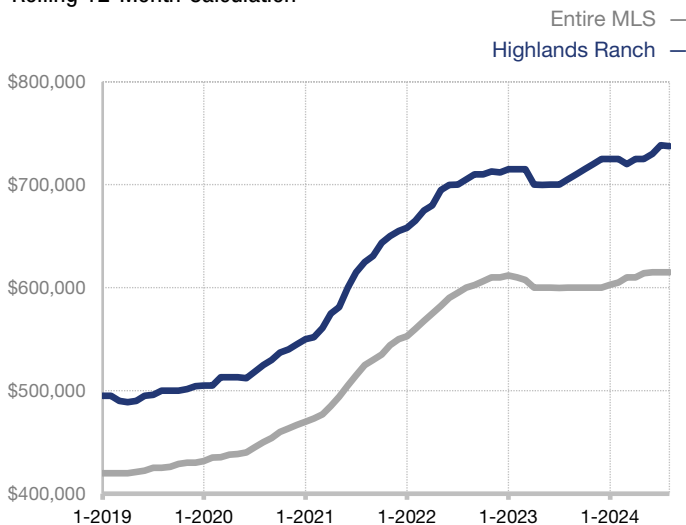
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	129	169	+ 31.0%	--	--	--
Under Contract	80	80	0.0%	697	738	+ 5.9%
New Listings	86	105	+ 22.1%	789	929	+ 17.7%
Sold Listings	84	89	+ 6.0%	670	720	+ 7.5%
Days on Market Until Sale	21	18	- 14.3%	23	19	- 17.4%
Median Sales Price*	\$760,000	\$735,000	- 3.3%	\$725,000	\$745,000	+ 2.8%
Average Sales Price*	\$920,329	\$836,121	- 9.1%	\$846,199	\$861,304	+ 1.8%
Percent of List Price Received*	99.3%	99.4%	+ 0.1%	100.0%	100.0%	0.0%

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

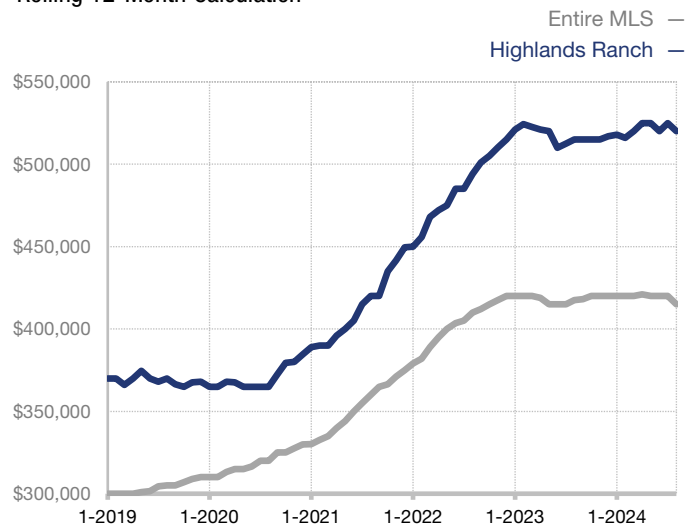
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	27	58	+ 114.8%	--	--	--
Under Contract	22	21	- 4.5%	191	152	- 20.4%
New Listings	21	21	0.0%	207	221	+ 6.8%
Sold Listings	33	15	- 54.5%	184	146	- 20.7%
Days on Market Until Sale	28	41	+ 46.4%	26	31	+ 19.2%
Median Sales Price*	\$515,000	\$479,000	- 7.0%	\$515,000	\$510,250	- 0.9%
Average Sales Price*	\$513,726	\$537,367	+ 4.6%	\$537,285	\$553,415	+ 3.0%
Percent of List Price Received*	99.6%	99.0%	- 0.6%	99.5%	99.2%	- 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 August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Jefferson County

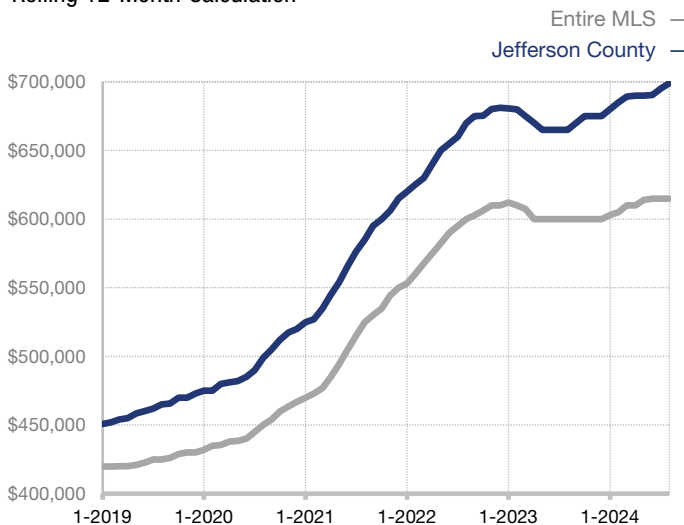
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	920	<b>1,221</b>	+ 32.7%	--	--	--
Under Contract	465	<b>576</b>	+ 23.9%	4,025	<b>4,181</b>	+ 3.9%
New Listings	602	<b>729</b>	+ 21.1%	4,682	<b>5,468</b>	+ 16.8%
Sold Listings	498	<b>572</b>	+ 14.9%	3,879	<b>3,924</b>	+ 1.2%
Days on Market Until Sale	21	<b>27</b>	+ 28.6%	26	<b>26</b>	0.0%
Median Sales Price*	\$690,000	<b>\$734,250</b>	+ 6.4%	\$676,000	<b>\$705,000</b>	+ 4.3%
Average Sales Price*	\$816,039	<b>\$866,699</b>	+ 6.2%	\$785,479	<b>\$820,870</b>	+ 4.5%
Percent of List Price Received*	99.7%	<b>99.2%</b>	- 0.5%	100.4%	<b>99.9%</b>	- 0.5%

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

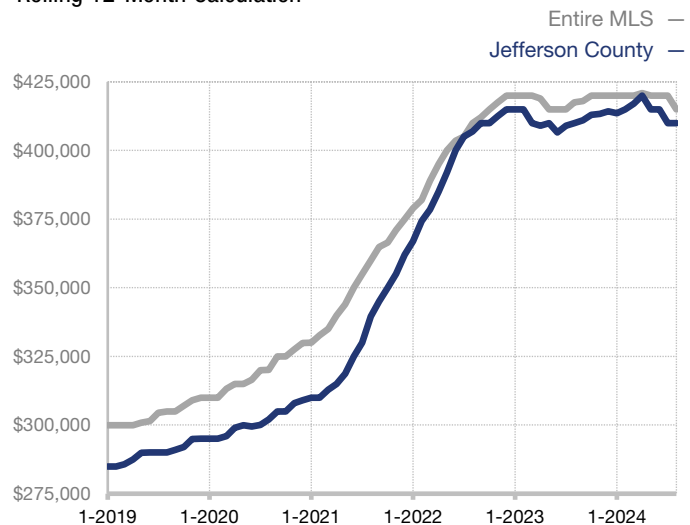
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	287	<b>420</b>	+ 46.3%	--	--	--
Under Contract	197	<b>211</b>	+ 7.1%	1,598	<b>1,412</b>	- 11.6%
New Listings	232	<b>226</b>	- 2.6%	1,759	<b>1,869</b>	+ 6.3%
Sold Listings	192	<b>207</b>	+ 7.8%	1,526	<b>1,313</b>	- 14.0%
Days on Market Until Sale	22	<b>35</b>	+ 59.1%	27	<b>36</b>	+ 33.3%
Median Sales Price*	\$416,500	<b>\$410,000</b>	- 1.6%	\$416,750	<b>\$410,000</b>	- 1.6%
Average Sales Price*	\$461,609	<b>\$429,653</b>	- 6.9%	\$457,052	<b>\$438,744</b>	- 4.0%
Percent of List Price Received*	99.9%	<b>98.9%</b>	- 1.0%	100.0%	<b>99.4%</b>	- 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 August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Lakewood

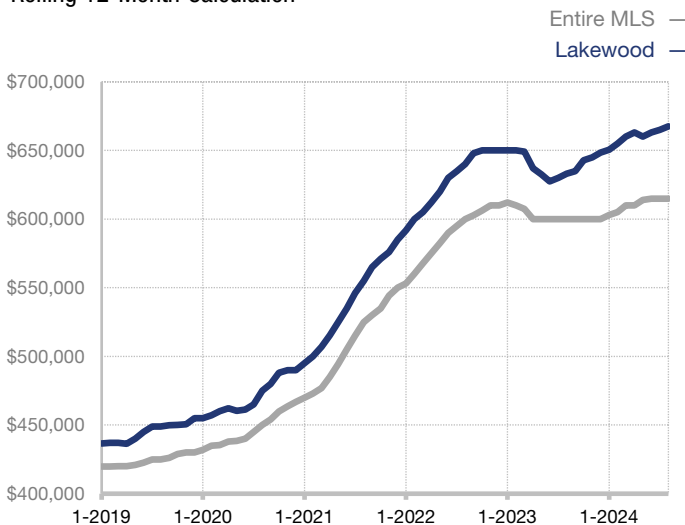
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	142	189	+ 33.1%	--	--	--
Under Contract	104	119	+ 14.4%	864	836	- 3.2%
New Listings	139	145	+ 4.3%	953	1,060	+ 11.2%
Sold Listings	105	117	+ 11.4%	832	802	- 3.6%
Days on Market Until Sale	14	22	+ 57.1%	23	21	- 8.7%
Median Sales Price*	\$643,000	\$680,000	+ 5.8%	\$642,500	\$670,000	+ 4.3%
Average Sales Price*	\$728,498	\$729,125	+ 0.1%	\$712,764	\$732,962	+ 2.8%
Percent of List Price Received*	100.8%	99.7%	- 1.1%	100.9%	100.2%	- 0.7%

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

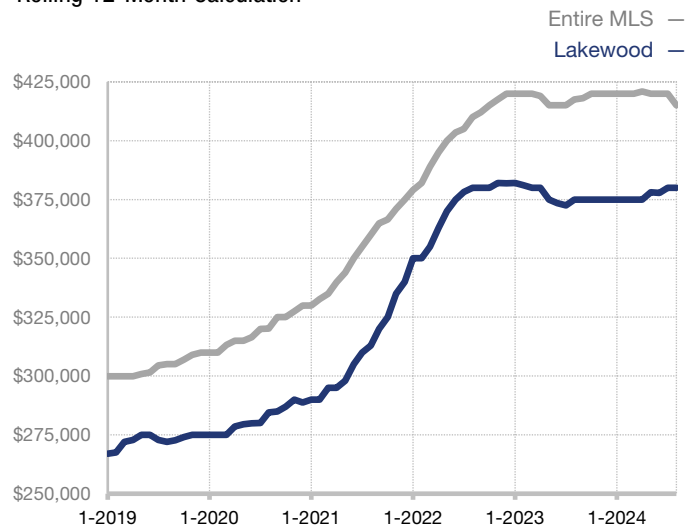
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	105	132	+ 25.7%	--	--	--
Under Contract	66	79	+ 19.7%	611	526	- 13.9%
New Listings	78	71	- 9.0%	674	687	+ 1.9%
Sold Listings	81	72	- 11.1%	591	481	- 18.6%
Days on Market Until Sale	16	34	+ 112.5%	21	36	+ 71.4%
Median Sales Price*	\$385,000	\$383,500	- 0.4%	\$375,000	\$385,000	+ 2.7%
Average Sales Price*	\$396,748	\$385,568	- 2.8%	\$396,235	\$396,602	+ 0.1%
Percent of List Price Received*	100.1%	99.2%	- 0.9%	100.0%	99.4%	- 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 August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Littleton

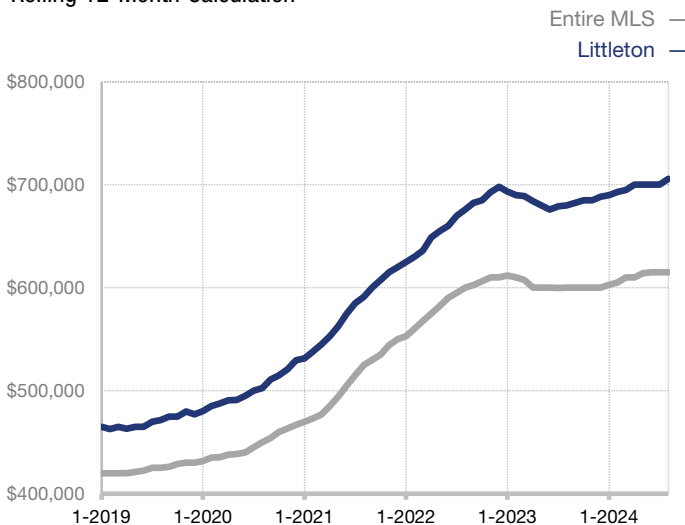
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	365	445	+ 21.9%	--	--	--
Under Contract	159	171	+ 7.5%	1,397	1,393	- 0.3%
New Listings	197	242	+ 22.8%	1,652	1,841	+ 11.4%
Sold Listings	164	182	+ 11.0%	1,344	1,355	+ 0.8%
Days on Market Until Sale	24	36	+ 50.0%	31	33	+ 6.5%
Median Sales Price*	\$705,500	\$736,500	+ 4.4%	\$687,520	\$710,000	+ 3.3%
Average Sales Price*	\$799,872	\$881,170	+ 10.2%	\$807,499	\$837,368	+ 3.7%
Percent of List Price Received*	99.8%	99.1%	- 0.7%	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.

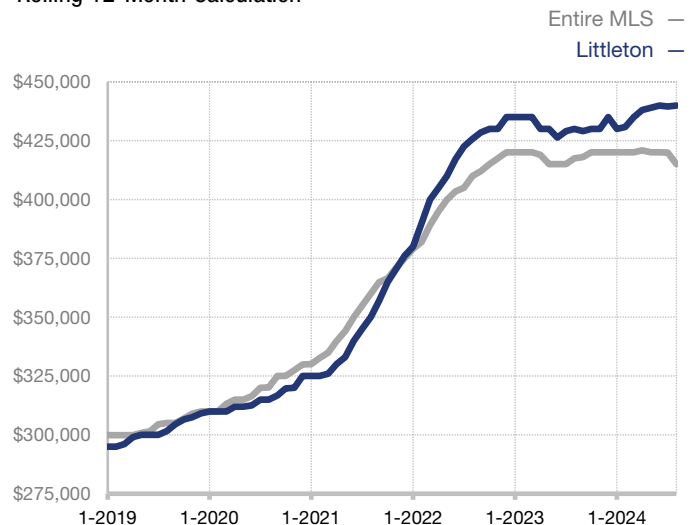
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	101	162	+ 60.4%	--	--	--
Under Contract	59	72	+ 22.0%	547	544	- 0.5%
New Listings	91	97	+ 6.6%	600	703	+ 17.2%
Sold Listings	64	71	+ 10.9%	522	519	- 0.6%
Days on Market Until Sale	21	40	+ 90.5%	31	33	+ 6.5%
Median Sales Price*	\$421,000	\$430,000	+ 2.1%	\$430,500	\$440,000	+ 2.2%
Average Sales Price*	\$450,873	\$446,519	- 1.0%	\$453,188	\$453,037	- 0.0%
Percent of List Price Received*	100.2%	98.5%	- 1.7%	100.0%	99.4%	- 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 August 2024

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## Lone Tree

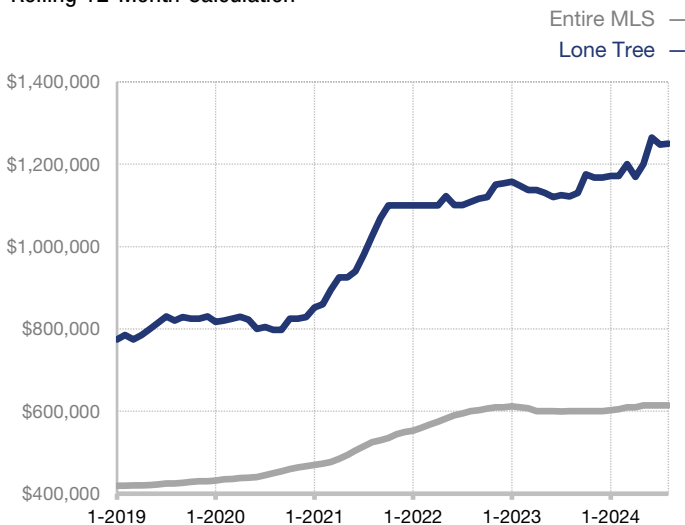
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	30	46	+ 53.3%	--	--	--
Under Contract	6	17	+ 183.3%	74	107	+ 44.6%
New Listings	9	24	+ 166.7%	102	154	+ 51.0%
Sold Listings	12	10	- 16.7%	79	94	+ 19.0%
Days on Market Until Sale	14	38	+ 171.4%	33	32	- 3.0%
Median Sales Price*	\$965,000	\$907,500	- 6.0%	\$1,130,000	\$1,250,000	+ 10.6%
Average Sales Price*	\$1,128,200	\$1,126,350	- 0.2%	\$1,184,441	\$1,299,695	+ 9.7%
Percent of List Price Received*	100.3%	98.3%	- 2.0%	98.8%	98.5%	- 0.3%

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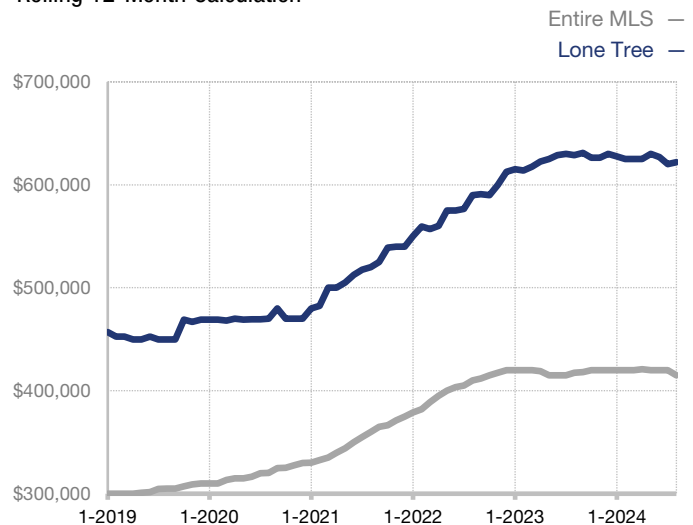
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	8	19	+ 137.5%	--	--	--
Under Contract	4	7	+ 75.0%	35	34	- 2.9%
New Listings	8	15	+ 87.5%	39	63	+ 61.5%
Sold Listings	6	5	- 16.7%	31	32	+ 3.2%
Days on Market Until Sale	24	29	+ 20.8%	32	31	- 3.1%
Median Sales Price*	\$618,750	\$675,000	+ 9.1%	\$645,000	\$632,500	- 1.9%
Average Sales Price*	\$646,667	\$649,380	+ 0.4%	\$649,921	\$611,809	- 5.9%
Percent of List Price Received*	99.3%	98.6%	- 0.7%	99.1%	99.0%	- 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 August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Morrison

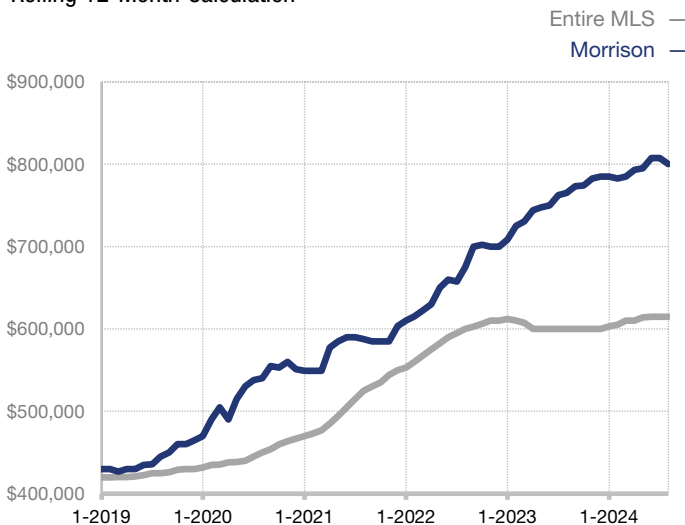
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	53	70	+ 32.1%	--	--	--
Under Contract	26	29	+ 11.5%	193	232	+ 20.2%
New Listings	37	24	- 35.1%	225	290	+ 28.9%
Sold Listings	26	26	0.0%	194	216	+ 11.3%
Days on Market Until Sale	14	42	+ 200.0%	29	35	+ 20.7%
Median Sales Price*	\$888,350	\$814,450	- 8.3%	\$800,000	\$825,000	+ 3.1%
Average Sales Price*	\$973,962	\$1,033,149	+ 6.1%	\$932,392	\$980,463	+ 5.2%
Percent of List Price Received*	99.7%	97.8%	- 1.9%	99.7%	99.1%	- 0.6%

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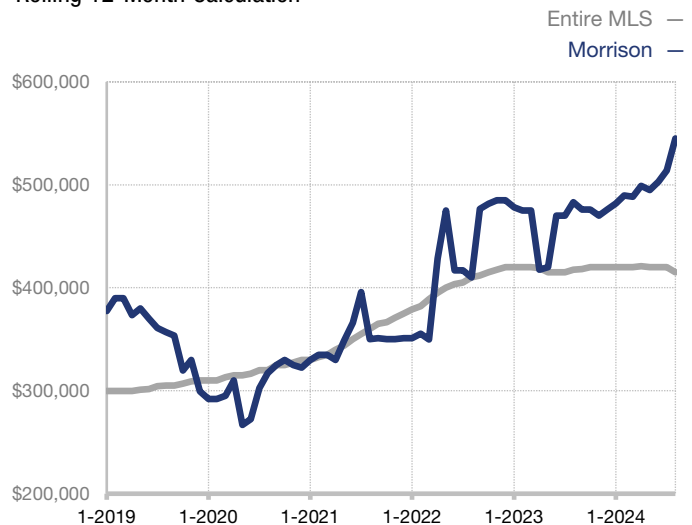
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	4	7	+ 75.0%	--	--	--
Under Contract	2	5	+ 150.0%	15	15	0.0%
New Listings	2	4	+ 100.0%	19	20	+ 5.3%
Sold Listings	4	8	+ 100.0%	17	15	- 11.8%
Days on Market Until Sale	28	21	- 25.0%	17	25	+ 47.1%
Median Sales Price*	\$498,916	\$540,000	+ 8.2%	\$470,000	\$650,000	+ 38.3%
Average Sales Price*	\$504,958	\$541,500	+ 7.2%	\$516,431	\$586,867	+ 13.6%
Percent of List Price Received*	100.7%	97.9%	- 2.8%	99.4%	98.3%	- 1.1%

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Median Sales Price – Single Family  
Rolling 12-Month Calculation



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





# Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Parker

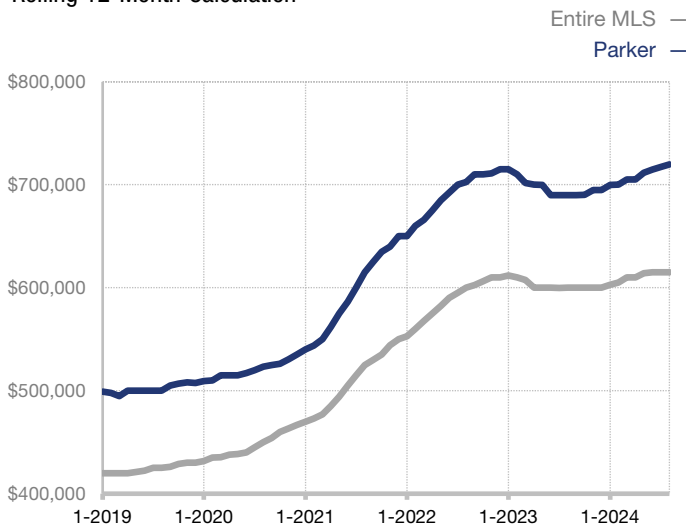
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	311	391	+ 25.7%	--	--	--
Under Contract	136	169	+ 24.3%	1,201	1,174	- 2.2%
New Listings	184	188	+ 2.2%	1,383	1,565	+ 13.2%
Sold Listings	159	155	- 2.5%	1,165	1,108	- 4.9%
Days on Market Until Sale	31	47	+ 51.6%	36	38	+ 5.6%
Median Sales Price*	\$708,500	\$725,000	+ 2.3%	\$690,000	\$722,595	+ 4.7%
Average Sales Price*	\$818,278	\$815,615	- 0.3%	\$769,431	\$813,542	+ 5.7%
Percent of List Price Received*	99.5%	98.5%	- 1.0%	99.3%	99.1%	- 0.2%

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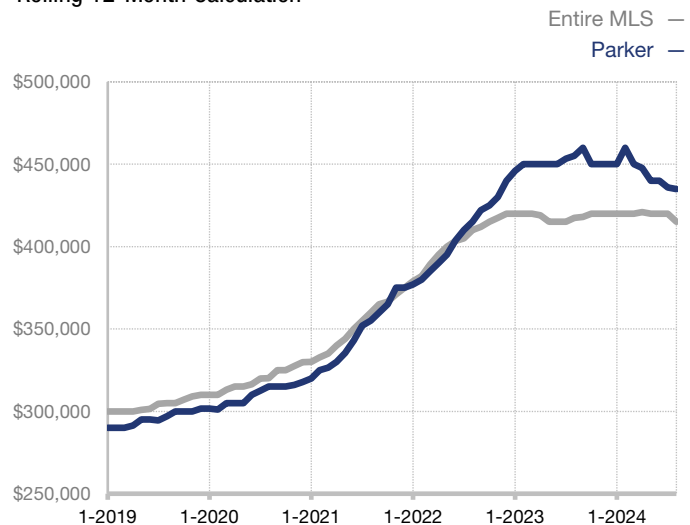
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	87	63	- 27.6%	--	--	--
Under Contract	24	28	+ 16.7%	267	192	- 28.1%
New Listings	48	24	- 50.0%	318	255	- 19.8%
Sold Listings	39	14	- 64.1%	264	192	- 27.3%
Days on Market Until Sale	36	30	- 16.7%	42	37	- 11.9%
Median Sales Price*	\$465,000	\$403,950	- 13.1%	\$450,000	\$422,933	- 6.0%
Average Sales Price*	\$474,386	\$425,674	- 10.3%	\$463,509	\$431,752	- 6.9%
Percent of List Price Received*	99.1%	99.3%	+ 0.2%	99.1%	99.0%	- 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 August 2024

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## Sheridan

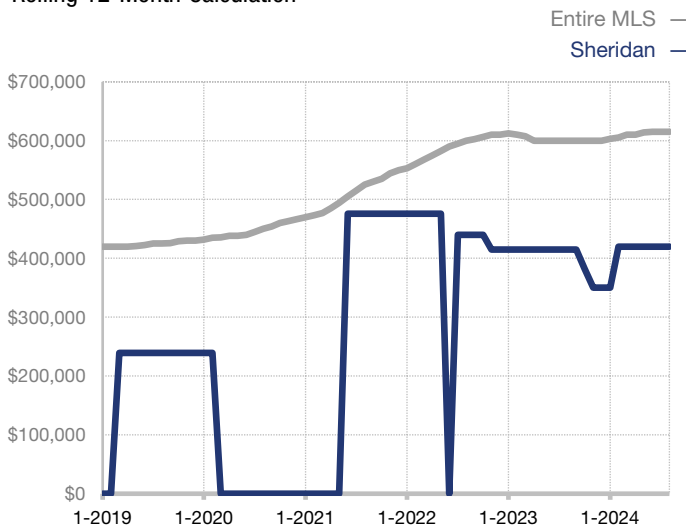
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	0	1	--	--	--	--
Under Contract	0	1	--	0	2	--
New Listings	0	1	--	0	4	--
Sold Listings	0	0	--	0	1	--
Days on Market Until Sale	0	0	--	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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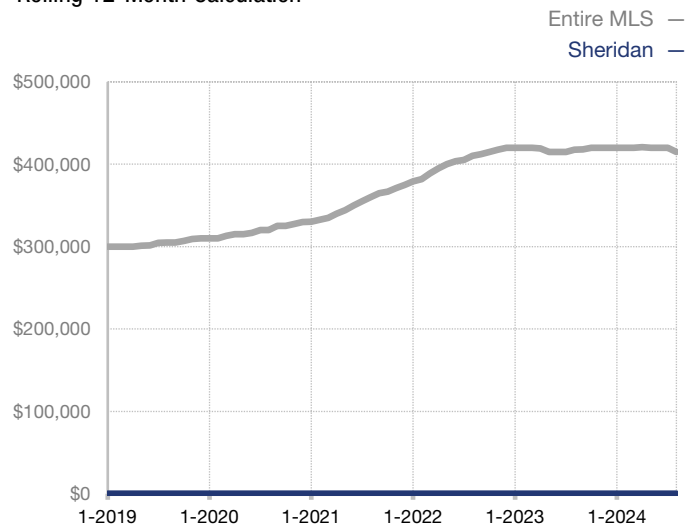
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Days on Market Until Sale	0	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 August 2024

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## Wheat Ridge

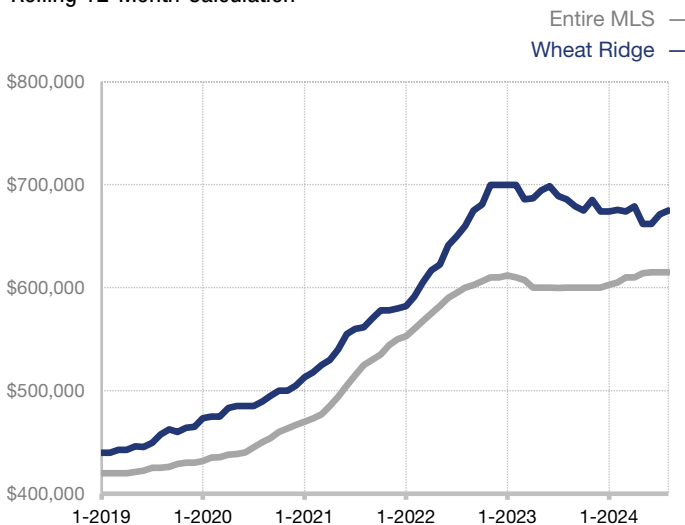
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	49	79	+ 61.2%	--	--	--
Under Contract	30	31	+ 3.3%	214	225	+ 5.1%
New Listings	33	49	+ 48.5%	255	318	+ 24.7%
Sold Listings	24	32	+ 33.3%	200	206	+ 3.0%
Days on Market Until Sale	34	41	+ 20.6%	29	29	0.0%
Median Sales Price*	\$653,000	\$682,500	+ 4.5%	\$685,250	\$685,000	- 0.0%
Average Sales Price*	\$761,663	\$737,625	- 3.2%	\$747,832	\$740,208	- 1.0%
Percent of List Price Received*	99.6%	99.1%	- 0.5%	100.2%	100.1%	- 0.1%

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Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	13	16	+ 23.1%	--	--	--
Under Contract	8	12	+ 50.0%	81	71	- 12.3%
New Listings	15	15	0.0%	95	88	- 7.4%
Sold Listings	6	11	+ 83.3%	79	68	- 13.9%
Days on Market Until Sale	21	42	+ 100.0%	25	44	+ 76.0%
Median Sales Price*	\$479,856	\$334,800	- 30.2%	\$425,000	\$420,950	- 1.0%
Average Sales Price*	\$590,745	\$348,986	- 40.9%	\$478,556	\$422,018	- 11.8%
Percent of List Price Received*	97.6%	98.8%	+ 1.2%	100.0%	99.3%	- 0.7%

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Median Sales Price – Single Family  
Rolling 12-Month Calculation



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

