

# Monthly Indicators

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



## December 2024

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

New Listings were up 8.9 percent for single family homes and 7.3 percent for townhouse-condo properties. Under Contracts increased 14.6 percent for single family homes but decreased 7.3 percent for townhouse-condo properties.

The Median Sales Price was up 3.4 percent to \$665,000 for single family homes but decreased 6.1 percent to \$384,900 for townhouse-condo properties. Days on Market increased 27.3 percent for single family homes and 39.1 percent for townhouse-condo properties.

Total housing inventory stood at 1.33 million units heading into December, a 2.9% decrease from the previous month but a 17.7% increase year-over-year, for a 3.8-month supply at the current sales pace. Inventory remains below the 5 – 6 months' supply of a balanced market, and the limited number of homes for sale continues to put upward pressure on sales prices nationwide, with NAR reporting a median existing-home price of \$406,100, a 4.7% increase from one year earlier.

## Activity Snapshot

**+ 4.6%**      **+ 16.7%**      **+ 5.1%**

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	12-2023	12-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
<b>Active Listings</b>		3,171	<b>3,117</b>	- 1.7%	--	--	--
<b>Under Contract</b>		1,143	<b>1,310</b>	+ 14.6%	21,015	<b>22,801</b>	+ 8.5%
<b>New Listings</b>		816	<b>889</b>	+ 8.9%	24,943	<b>29,130</b>	+ 16.8%
<b>Sold Listings</b>		1,361	<b>1,711</b>	+ 25.7%	21,035	<b>22,639</b>	+ 7.6%
<b>Days on Market</b>		44	<b>56</b>	+ 27.3%	31	<b>36</b>	+ 16.1%
<b>Median Sales Price</b>		\$643,000	<b>\$665,000</b>	+ 3.4%	\$661,000	<b>\$681,000</b>	+ 3.0%
<b>Avg. Sales Price</b>		\$778,517	<b>\$805,489</b>	+ 3.5%	\$804,762	<b>\$824,841</b>	+ 2.5%
<b>Pct. of List Price Received</b>		98.4%	<b>98.5%</b>	+ 0.1%	99.6%	<b>99.3%</b>	- 0.3%
<b>Affordability Index</b>		72	<b>68</b>	- 5.6%	70	<b>67</b>	- 4.3%

# Townhouse-Condo Market Overview



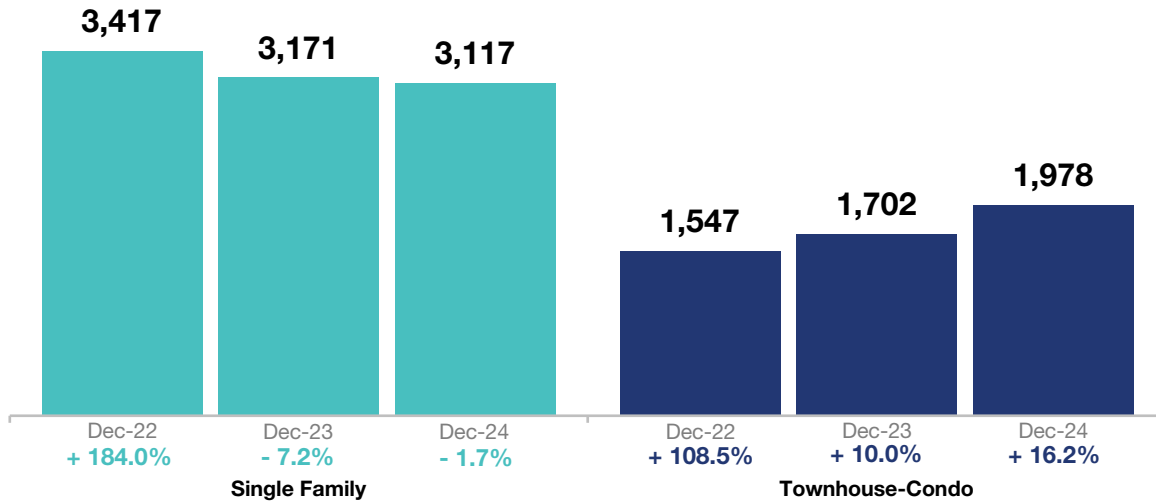
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	12-2023	12-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
<b>Active Listings</b>		1,702	<b>1,978</b>	+ 16.2%	--	--	--
<b>Under Contract</b>		560	<b>519</b>	- 7.3%	10,287	<b>8,734</b>	- 15.1%
<b>New Listings</b>		413	<b>443</b>	+ 7.3%	12,504	<b>13,154</b>	+ 5.2%
<b>Sold Listings</b>		678	<b>669</b>	- 1.3%	10,327	<b>8,761</b>	- 15.2%
<b>Days on Market</b>		46	<b>64</b>	+ 39.1%	31	<b>44</b>	+ 41.9%
<b>Median Sales Price</b>		\$410,000	<b>\$384,900</b>	- 6.1%	\$411,100	<b>\$402,500</b>	- 2.1%
<b>Avg. Sales Price</b>		\$473,457	<b>\$444,173</b>	- 6.2%	\$478,018	<b>\$464,031</b>	- 2.9%
<b>Pct. of List Price Received</b>		98.5%	<b>98.1%</b>	- 0.4%	99.5%	<b>98.9%</b>	- 0.6%
<b>Affordability Index</b>		113	<b>118</b>	+ 4.4%	113	<b>113</b>	0.0%

# Inventory of Active Listings

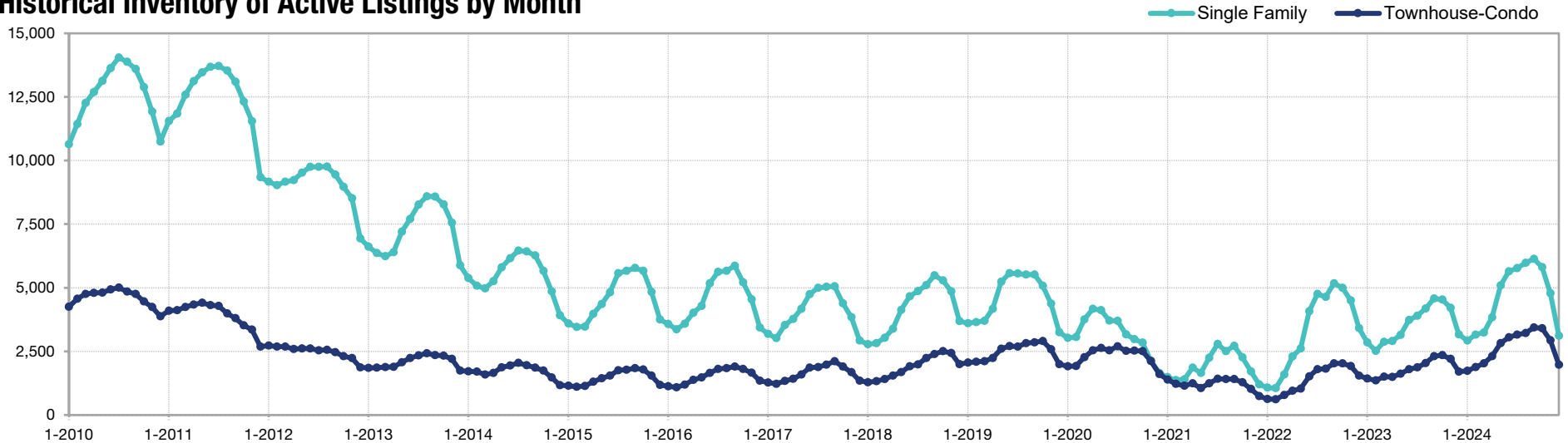


## December



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2024	2,923	+2.6%	1,731	+21.0%
Feb-2024	3,156	+25.2%	1,883	+38.3%
Mar-2024	3,243	+13.0%	2,030	+34.8%
Apr-2024	3,831	+31.8%	2,306	+54.6%
May-2024	5,089	+61.6%	2,822	+74.2%
Jun-2024	5,641	+51.4%	3,049	+69.3%
Jul-2024	5,770	+47.9%	3,152	+68.3%
Aug-2024	5,982	+43.2%	3,218	+57.9%
Sep-2024	6,136	+34.1%	3,437	+48.8%
Oct-2024	5,811	+28.1%	3,402	+44.6%
Nov-2024	4,783	+13.6%	2,939	+33.5%
<b>Dec-2024</b>	<b>3,117</b>	<b>-1.7%</b>	<b>1,978</b>	<b>+16.2%</b>

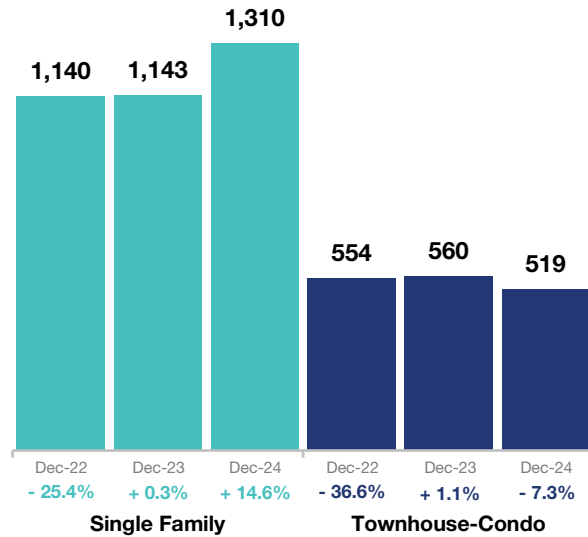
## Historical Inventory of Active Listings by Month



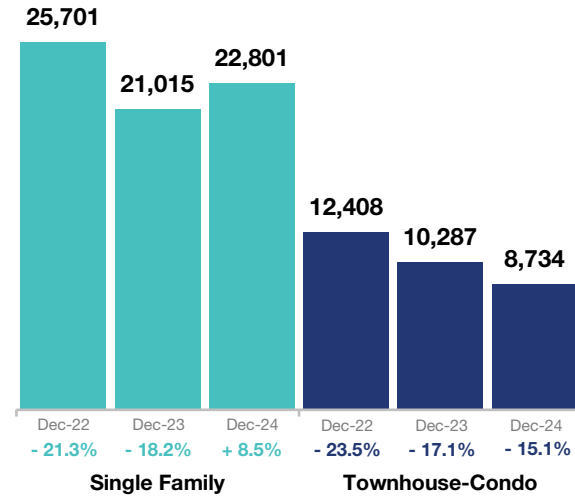
# Under Contract



## December

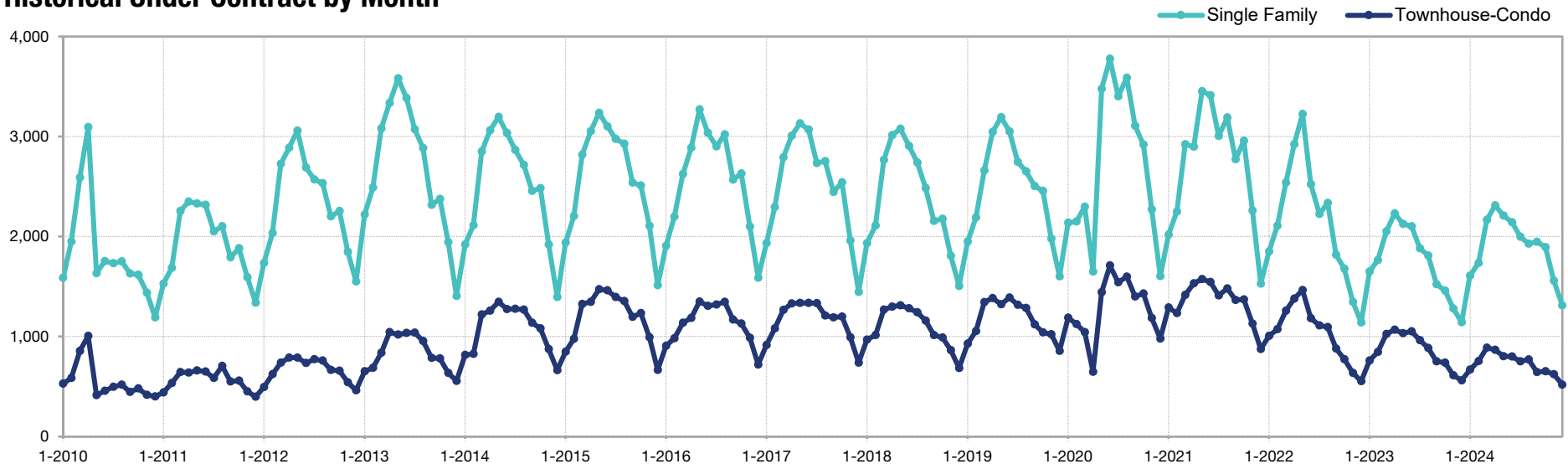


## Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2024	1,608	-2.4%	668	-12.1%
Feb-2024	1,735	-1.6%	755	-10.7%
Mar-2024	2,165	+5.6%	888	-13.3%
Apr-2024	2,311	+3.6%	866	-18.8%
May-2024	2,209	+4.0%	802	-22.3%
Jun-2024	2,143	+2.0%	799	-24.0%
Jul-2024	1,996	+6.0%	750	-22.1%
Aug-2024	1,927	+6.5%	770	-13.0%
Sep-2024	1,947	+27.8%	643	-14.3%
Oct-2024	1,893	+29.7%	652	-11.5%
Nov-2024	1,557	+21.8%	622	+1.5%
<b>Dec-2024</b>	<b>1,310</b>	<b>+14.6%</b>	<b>519</b>	<b>-7.3%</b>

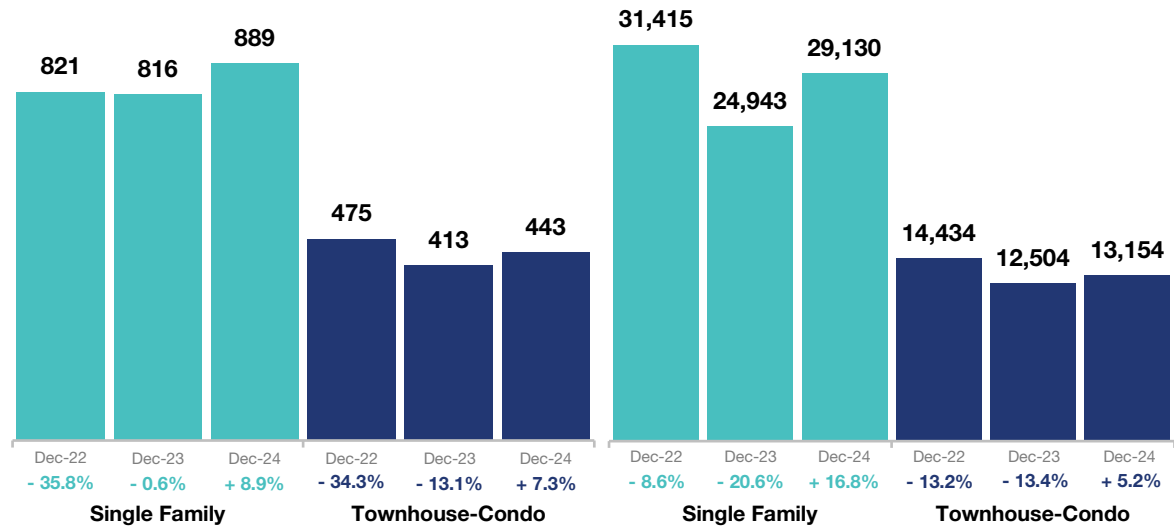
## Historical Under Contract by Month



# New Listings

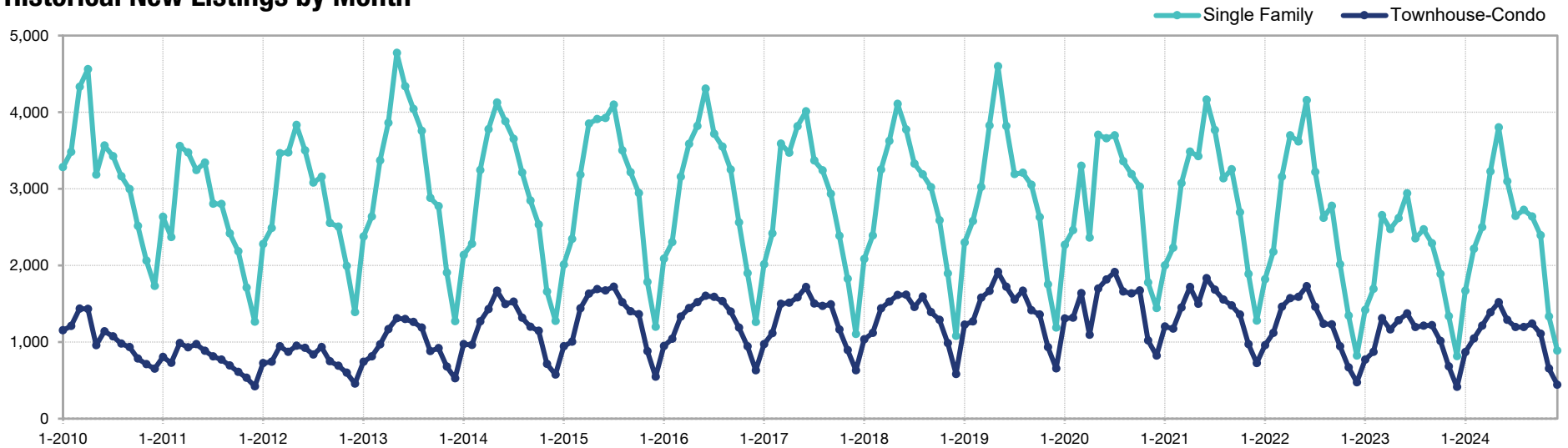


## December



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2024	1,669	+17.8%	867	+12.9%
Feb-2024	2,216	+31.0%	1,046	+20.0%
Mar-2024	2,498	-5.9%	1,213	-7.3%
Apr-2024	3,226	+30.5%	1,385	+18.9%
May-2024	3,802	+45.2%	1,520	+18.7%
Jun-2024	3,096	+5.2%	1,287	-6.3%
Jul-2024	2,643	+12.4%	1,195	+0.2%
Aug-2024	2,725	+10.4%	1,195	-1.4%
Sep-2024	2,639	+15.3%	1,241	+1.7%
Oct-2024	2,394	+26.8%	1,109	+9.4%
Nov-2024	1,333	-0.2%	653	-4.5%
<b>Dec-2024</b>	<b>889</b>	<b>+8.9%</b>	<b>443</b>	<b>+7.3%</b>

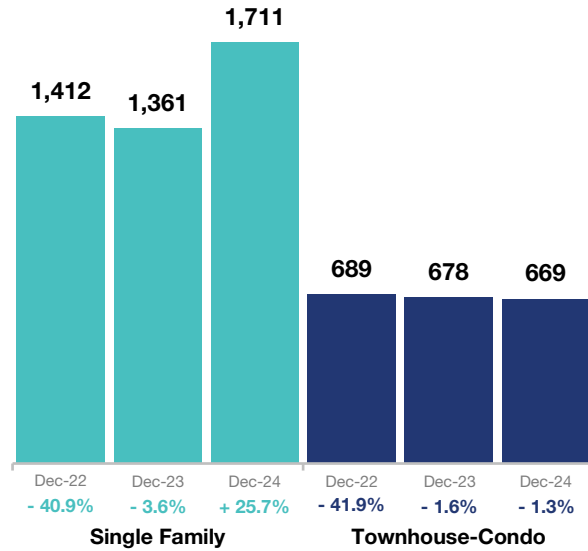
## Historical New Listings by Month



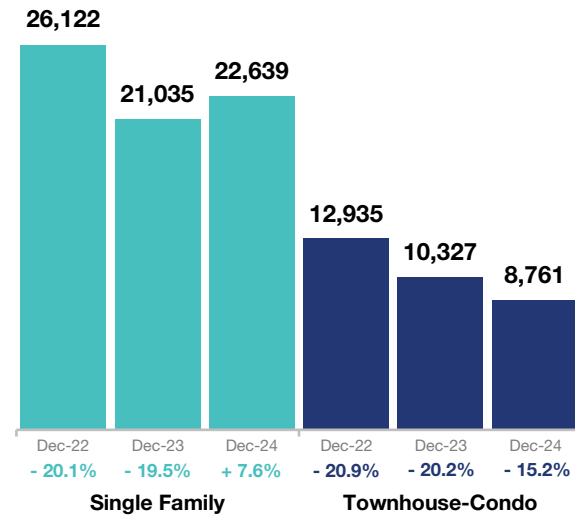
# Sold Listings



## December

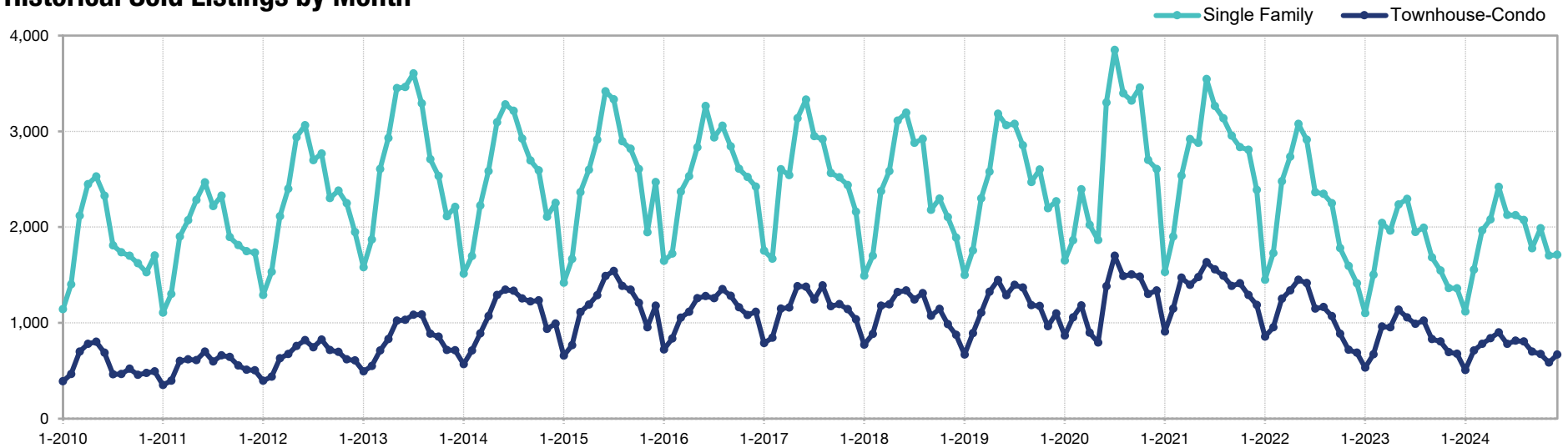


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2024	1,118	+1.5%	508	-4.7%
Feb-2024	1,556	+3.7%	709	+5.8%
Mar-2024	1,964	-3.9%	779	-18.9%
Apr-2024	2,079	+5.9%	839	-12.0%
May-2024	2,420	+8.3%	901	-20.8%
Jun-2024	2,128	-7.3%	780	-26.1%
Jul-2024	2,123	+8.9%	813	-17.9%
Aug-2024	2,073	+4.1%	806	-21.3%
Sep-2024	1,778	+5.6%	699	-15.7%
Oct-2024	1,986	+28.3%	673	-16.3%
Nov-2024	1,703	+25.0%	585	-15.7%
<b>Dec-2024</b>	<b>1,711</b>	<b>+25.7%</b>	<b>669</b>	<b>-1.3%</b>

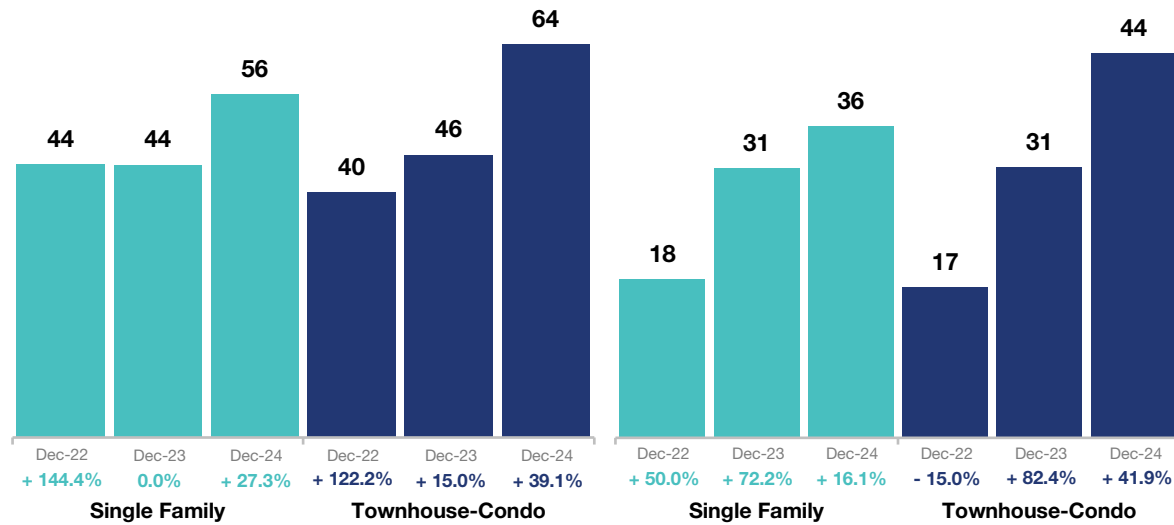
## Historical Sold Listings by Month



# Days on Market Until Sale

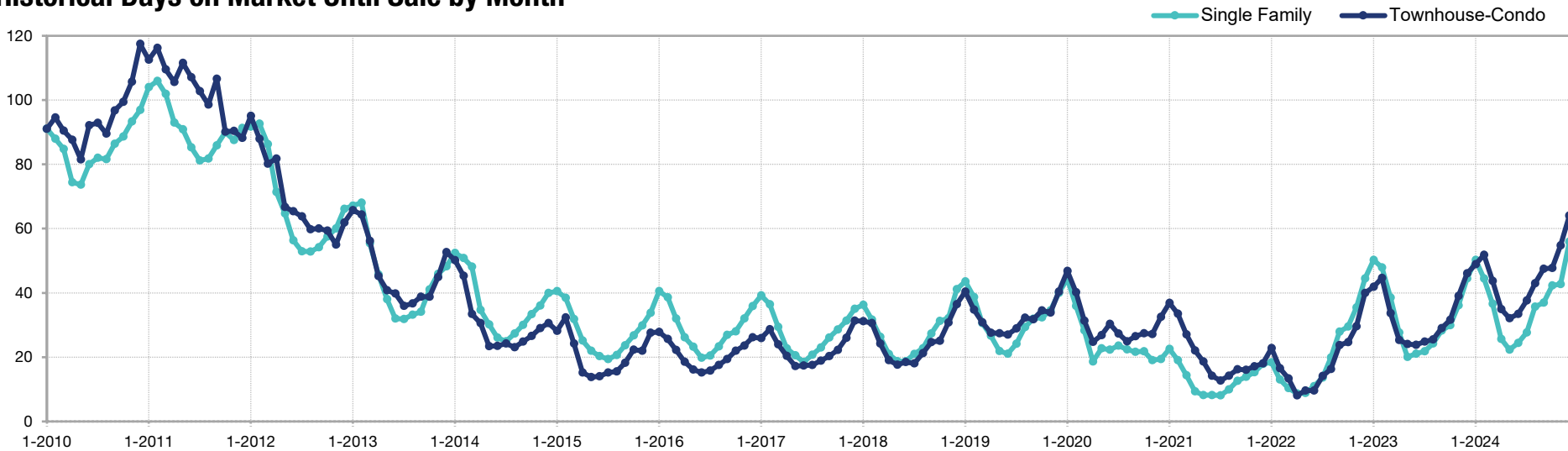


## December



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Aug-2024	36	+50.0%	43	+72.0%
Sep-2024	37	+32.1%	47	+62.1%
Oct-2024	42	+40.0%	48	+50.0%
Nov-2024	43	+19.4%	55	+41.0%
<b>Dec-2024</b>	<b>56</b>	<b>+27.3%</b>	<b>64</b>	<b>+39.1%</b>

## Historical Days on Market Until Sale by Month

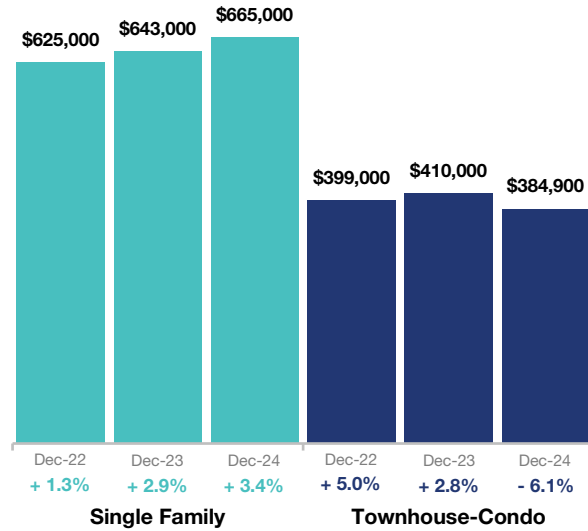




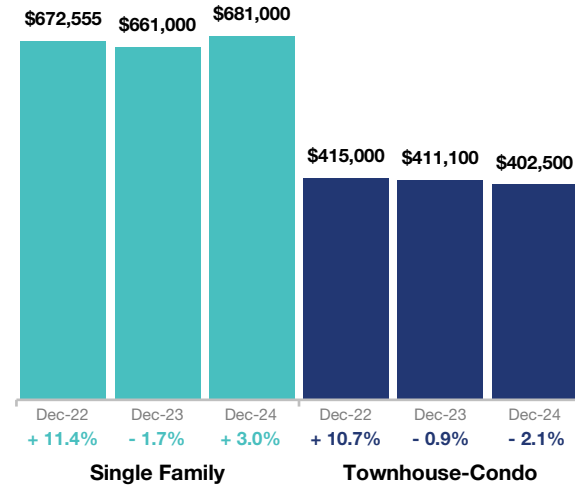
# Median Sales Price



## December

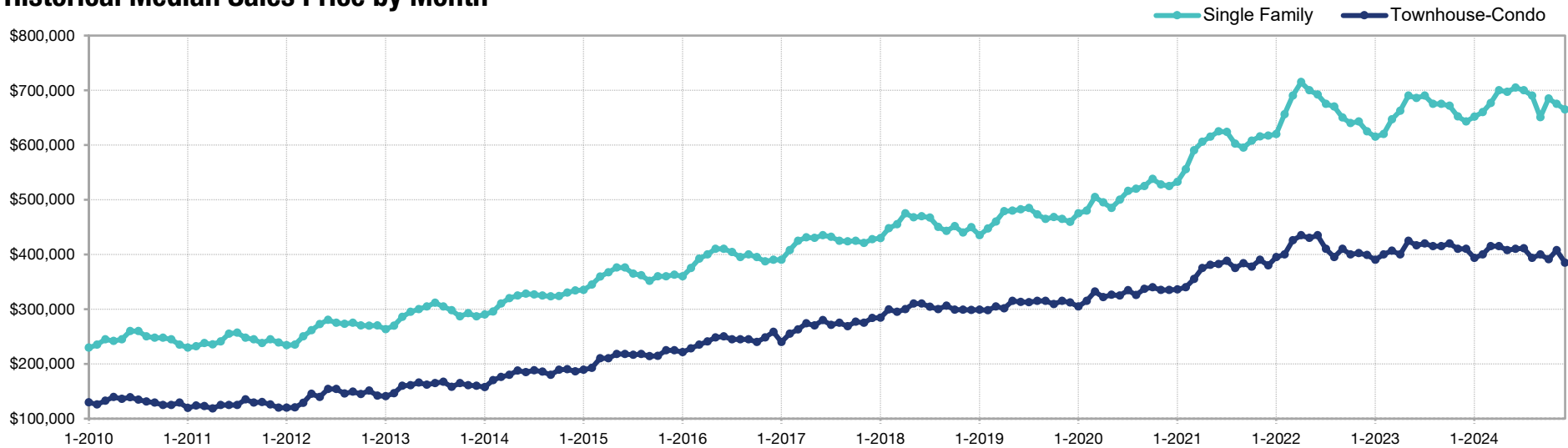


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2024	\$651,700	+6.0%	\$393,750	+1.0%
Feb-2024	\$660,000	+6.5%	\$400,000	0.0%
Mar-2024	\$676,750	+4.6%	\$415,000	+2.1%
Apr-2024	\$700,000	+5.7%	\$415,000	+3.8%
May-2024	\$697,250	+1.1%	\$408,000	-4.0%
Jun-2024	\$705,000	+2.8%	\$410,000	-1.6%
Jul-2024	\$699,950	+1.4%	\$411,000	-2.1%
Aug-2024	\$690,000	+2.2%	\$393,575	-5.2%
Sep-2024	\$650,500	-3.6%	\$400,000	-3.6%
Oct-2024	\$685,000	+2.0%	\$391,000	-6.9%
Nov-2024	\$674,990	+3.5%	\$407,750	-0.5%
<b>Dec-2024</b>	<b>\$665,000</b>	<b>+3.4%</b>	<b>\$384,900</b>	<b>-6.1%</b>

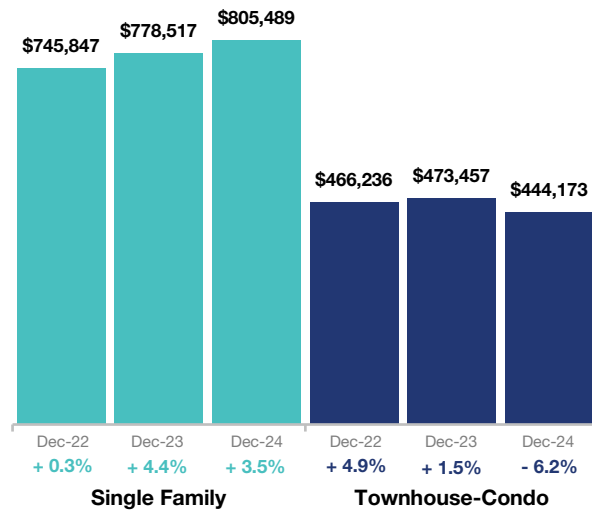
## Historical Median Sales Price by Month



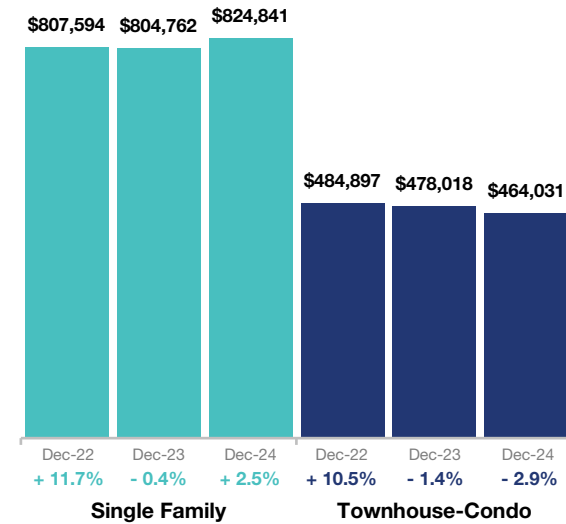
# Average Sales Price



## December

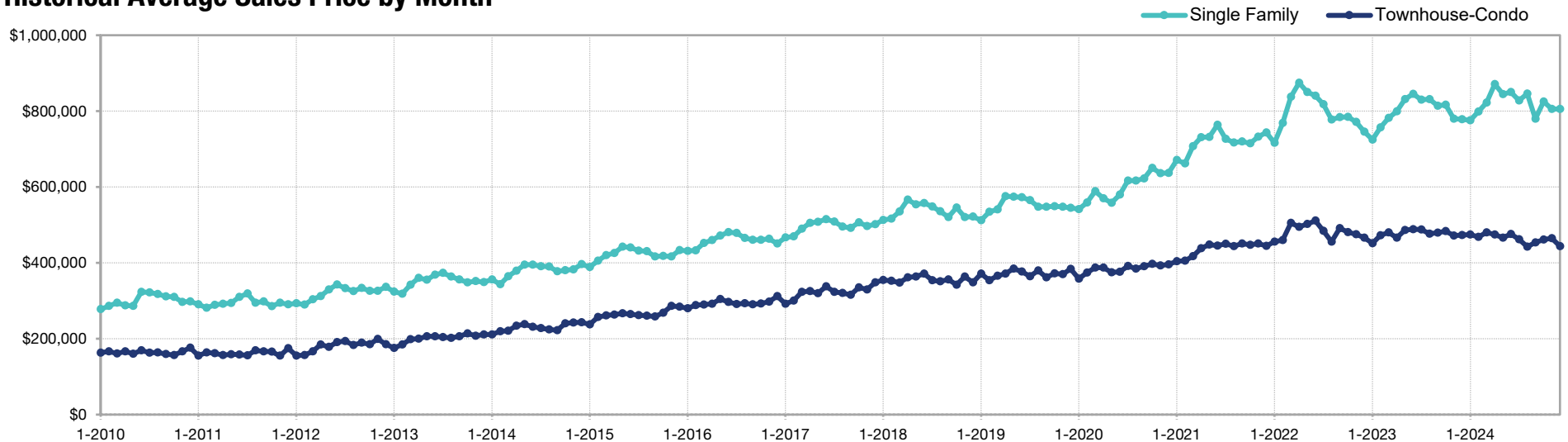


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2024	\$775,837	+7.1%	\$474,258	+5.0%
Feb-2024	\$798,818	+5.6%	\$468,295	-0.9%
Mar-2024	\$822,200	+5.2%	\$480,300	+0.1%
Apr-2024	\$870,816	+8.9%	\$474,264	+1.7%
May-2024	\$844,447	+1.6%	\$466,088	-4.1%
Jun-2024	\$849,970	+0.5%	\$476,111	-2.6%
Jul-2024	\$827,570	-0.3%	\$462,125	-5.2%
Aug-2024	\$845,942	+1.7%	\$442,772	-7.2%
Sep-2024	\$779,955	-4.2%	\$453,391	-5.4%
Oct-2024	\$824,793	+1.0%	\$461,469	-4.5%
Nov-2024	\$805,718	+3.4%	\$464,677	-1.5%
<b>Dec-2024</b>	<b>\$805,489</b>	<b>+3.5%</b>	<b>\$444,173</b>	<b>-6.2%</b>

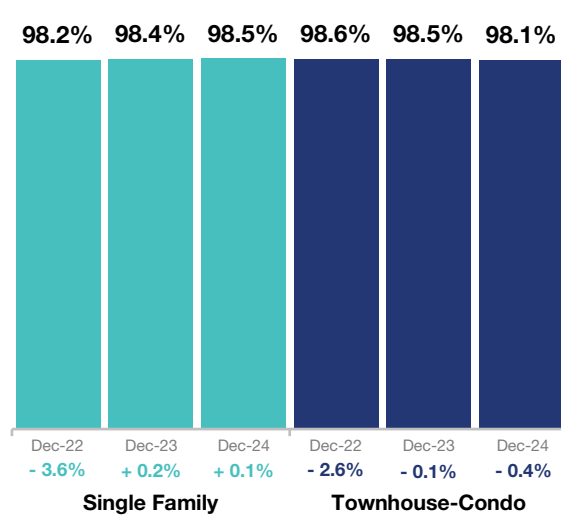
## Historical Average Sales Price by Month



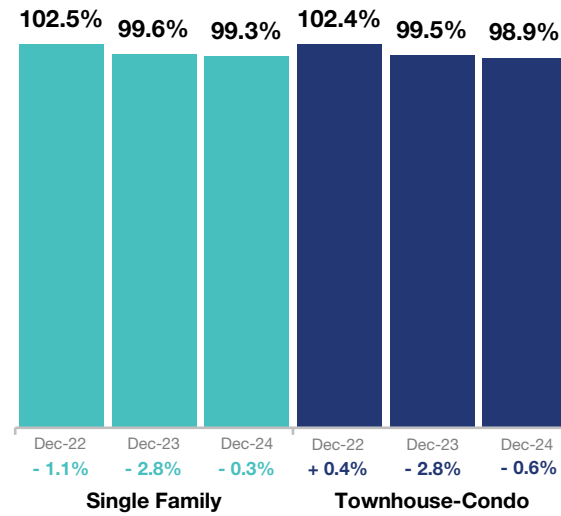
# Percent of List Price Received



## December

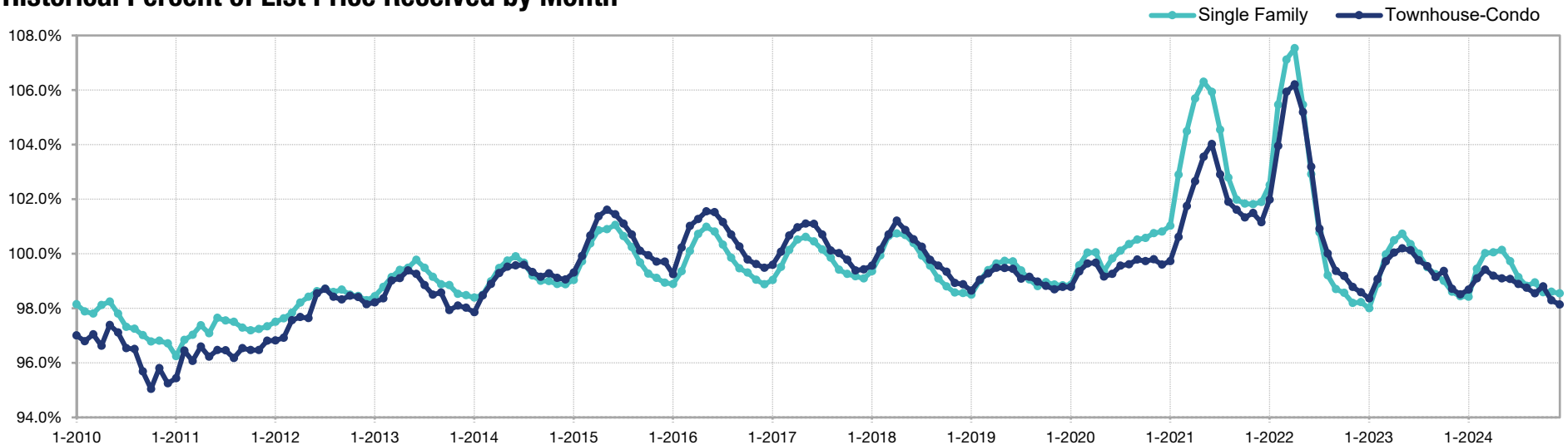


## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2024	98.4%	+0.4%	98.7%	+0.3%
Feb-2024	99.4%	+0.5%	99.1%	0.0%
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%
Aug-2024	98.8%	-0.7%	98.7%	-0.8%
Sep-2024	98.9%	-0.4%	98.5%	-0.6%
Oct-2024	98.6%	-0.4%	98.8%	-0.6%
Nov-2024	98.6%	0.0%	98.3%	-0.4%
<b>Dec-2024</b>	<b>98.5%</b>	<b>+0.1%</b>	<b>98.1%</b>	<b>-0.4%</b>

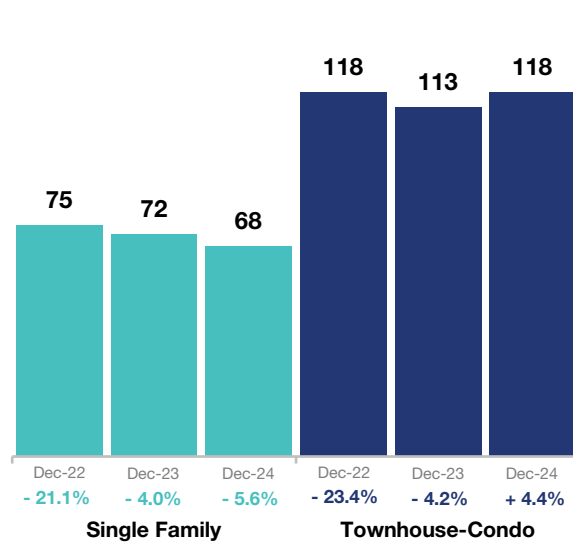
## Historical Percent of List Price Received by Month



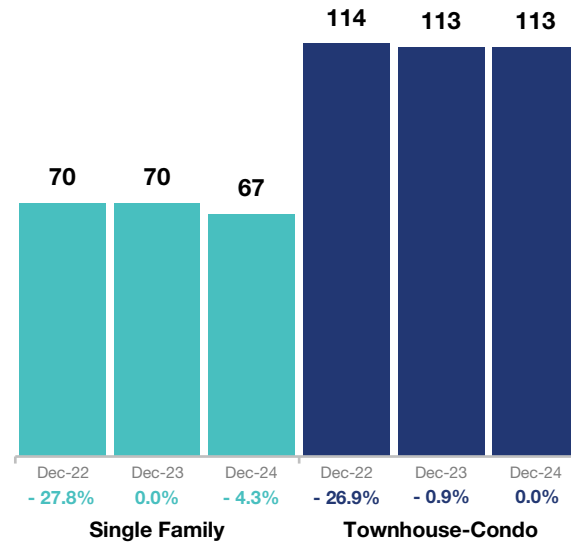
# Housing Affordability Index



## December

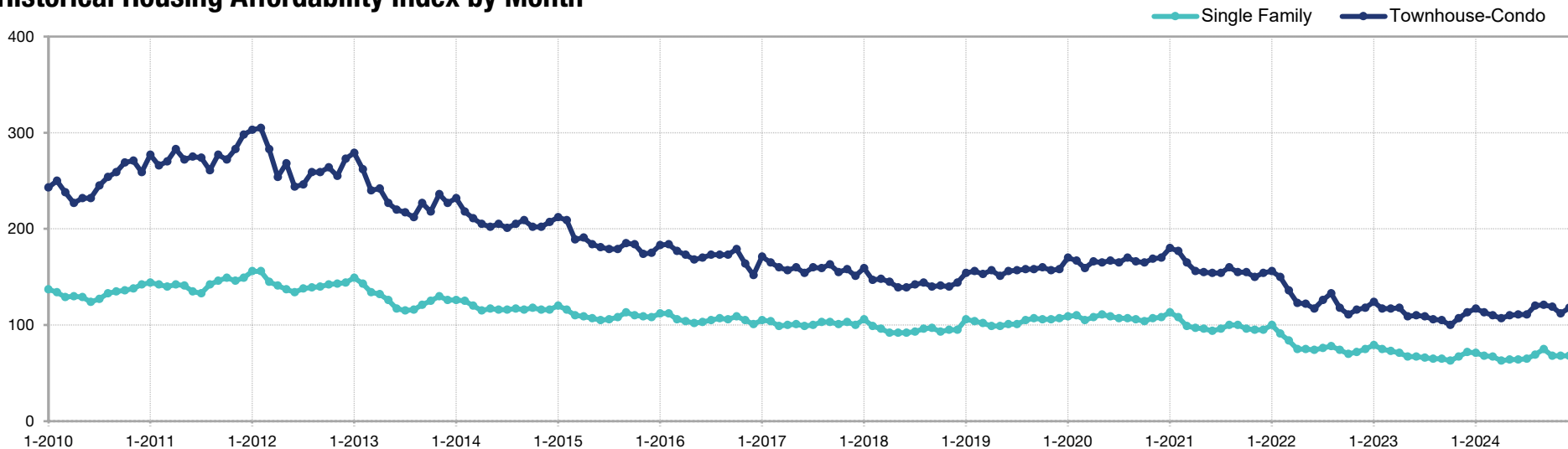


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2024	71	-10.1%	117	-5.6%
Feb-2024	68	-9.3%	113	-3.4%
Mar-2024	67	-8.2%	110	-6.0%
Apr-2024	63	-11.3%	107	-9.3%
May-2024	64	-4.5%	110	+0.9%
Jun-2024	64	-4.5%	111	+0.9%
Jul-2024	65	-1.5%	111	+1.8%
Aug-2024	69	+6.2%	120	+13.2%
Sep-2024	75	+15.4%	121	+15.2%
Oct-2024	68	+7.9%	119	+19.0%
Nov-2024	68	+1.5%	112	+4.7%
<b>Dec-2024</b>	<b>68</b>	<b>-5.6%</b>	<b>118</b>	<b>+4.4%</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.

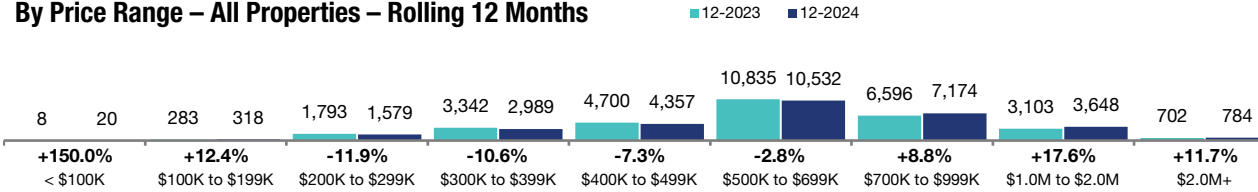
Key Metrics	Historical Sparkbars	12-2023	12-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
<b>Active Listings</b>		4,873	<b>5,096</b>	+ 4.6%	--	--	--
<b>Under Contract</b>		1,703	<b>1,829</b>	+ 7.4%	31,302	<b>31,536</b>	+ 0.7%
<b>New Listings</b>		1,229	<b>1,332</b>	+ 8.4%	37,447	<b>42,287</b>	+ 12.9%
<b>Sold Listings</b>		2,039	<b>2,380</b>	+ 16.7%	31,362	<b>31,401</b>	+ 0.1%
<b>Days on Market</b>		45	<b>58</b>	+ 28.9%	31	<b>38</b>	+ 22.6%
<b>Median Sales Price</b>		\$570,000	<b>\$599,000</b>	+ 5.1%	\$593,000	<b>\$613,745</b>	+ 3.5%
<b>Avg. Sales Price</b>		\$677,080	<b>\$703,925</b>	+ 4.0%	\$697,167	<b>\$724,170</b>	+ 3.9%
<b>Pct. of List Price Received</b>		98.5%	<b>98.4%</b>	- 0.1%	99.6%	<b>99.2%</b>	- 0.4%
<b>Affordability Index</b>		81	<b>76</b>	- 6.2%	78	<b>74</b>	- 5.1%

# Sold Listings

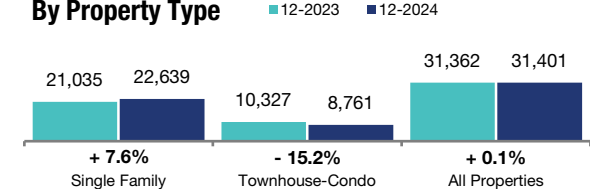
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	12-2023	12-2024	Change	12-2023	12-2024	Change
\$99,999 and Below	3	2	-33.3%	5	18	+260.0%
\$100,000 to \$199,999	13	13	0.0%	270	305	+13.0%
\$200,000 to \$299,999	82	64	-22.0%	1,711	1,515	-11.5%
\$300,000 to \$399,999	547	555	+1.5%	2,795	2,434	-12.9%
\$400,000 to \$499,999	2,511	2,491	-0.8%	2,189	1,865	-14.8%
\$500,000 to \$699,999	8,651	8,770	+1.4%	2,184	1,762	-19.3%
\$700,000 to \$999,999	5,854	6,613	+13.0%	742	561	-24.4%
\$1,000,000 to \$1,999,999	2,713	3,390	+25.0%	390	258	-33.8%
\$2,000,000 and Above	661	741	+12.1%	41	43	+4.9%
<b>All Price Ranges</b>	<b>21,035</b>	<b>22,639</b>	<b>+7.6%</b>	<b>10,327</b>	<b>8,761</b>	<b>-15.2%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	11-2024	12-2024	Change	11-2024	12-2024	Change
\$99,999 and Below	0	0	--	4	4	0.0%
\$100,000 to \$199,999	1	0	-100.0%	31	26	-16.1%
\$200,000 to \$299,999	3	10	+233.3%	91	148	+62.6%
\$300,000 to \$399,999	49	42	-14.3%	156	182	+16.7%
\$400,000 to \$499,999	212	207	-2.4%	118	134	+13.6%
\$500,000 to \$699,999	662	688	+3.9%	120	114	-5.0%
\$700,000 to \$999,999	490	470	-4.1%	46	42	-8.7%
\$1,000,000 to \$1,999,999	235	236	+0.4%	16	14	-12.5%
\$2,000,000 and Above	51	58	+13.7%	3	5	+66.7%
<b>All Price Ranges</b>	<b>1,703</b>	<b>1,711</b>	<b>+0.5%</b>	<b>585</b>	<b>669</b>	<b>+14.4%</b>

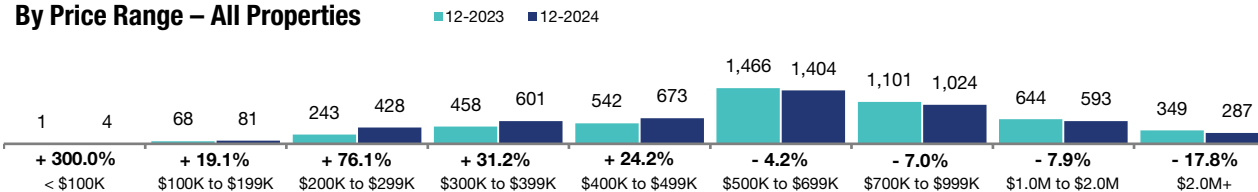
### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	12-2023	12-2024	Change	12-2023	12-2024	Change
\$99,999 and Below	3	2	-33.3%	5	18	+260.0%
\$100,000 to \$199,999	13	13	0.0%	270	305	+13.0%
\$200,000 to \$299,999	82	64	-22.0%	1,711	1,515	-11.5%
\$300,000 to \$399,999	547	555	+1.5%	2,795	2,434	-12.9%
\$400,000 to \$499,999	2,511	2,491	-0.8%	2,189	1,865	-14.8%
\$500,000 to \$699,999	8,651	8,770	+1.4%	2,184	1,762	-19.3%
\$700,000 to \$999,999	5,854	6,613	+13.0%	742	561	-24.4%
\$1,000,000 to \$1,999,999	2,713	3,390	+25.0%	390	258	-33.8%
\$2,000,000 and Above	661	741	+12.1%	41	43	+4.9%
<b>All Price Ranges</b>	<b>21,035</b>	<b>22,639</b>	<b>+7.6%</b>	<b>10,327</b>	<b>8,761</b>	<b>-15.2%</b>

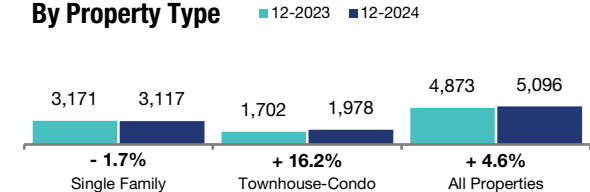
# Inventory of Active Listings

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

## By Price Range – All Properties



## By Property Type



### Year over Year

By Price Range	Single Family			Townhouse-Condo		
	12-2023	12-2024	Change	12-2023	12-2024	Change
\$99,999 and Below	0	0	--	1	4	+300.0%
\$100,000 to \$199,999	2	1	-50.0%	66	80	+21.2%
\$200,000 to \$299,999	17	10	-41.2%	226	418	+85.0%
\$300,000 to \$399,999	68	48	-29.4%	390	553	+41.8%
\$400,000 to \$499,999	261	327	+25.3%	281	346	+23.1%
\$500,000 to \$699,999	1,035	1,059	+2.3%	431	344	-20.2%
\$700,000 to \$999,999	925	892	-3.6%	176	132	-25.0%
\$1,000,000 to \$1,999,999	537	518	-3.5%	107	75	-29.9%
\$2,000,000 and Above	325	261	-19.7%	24	26	+8.3%
<b>All Price Ranges</b>	<b>3,171</b>	<b>3,117</b>	<b>-1.7%</b>	<b>1,702</b>	<b>1,978</b>	<b>+16.2%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	11-2024	12-2024	Change	11-2024	12-2024	Change
\$99,999 and Below	2	0	-100.0%	7	4	-42.9%
\$100,000 to \$199,999	0	1	--	105	80	-23.8%
\$200,000 to \$299,999	12	10	-16.7%	590	418	-29.2%
\$300,000 to \$399,999	73	48	-34.2%	795	553	-30.4%
\$400,000 to \$499,999	421	327	-22.3%	544	346	-36.4%
\$500,000 to \$699,999	1,598	1,059	-33.7%	530	344	-35.1%
\$700,000 to \$999,999	1,414	892	-36.9%	219	132	-39.7%
\$1,000,000 to \$1,999,999	867	518	-40.3%	109	75	-31.2%
\$2,000,000 and Above	395	261	-33.9%	40	26	-35.0%
<b>All Price Ranges</b>	<b>4,783</b>	<b>3,117</b>	<b>-34.8%</b>	<b>2,939</b>	<b>1,978</b>	<b>-32.7%</b>

### Year to Date

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

# Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



<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 December 2024

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## Arapahoe County

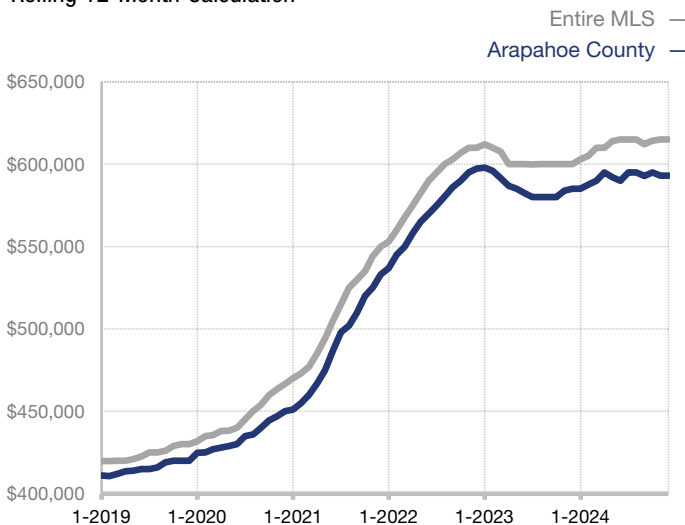
Single Family	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	853	<b>814</b>	- 4.6%	--	--	--
Under Contract	296	<b>335</b>	+ 13.2%	5,516	<b>5,757</b>	+ 4.4%
New Listings	250	<b>236</b>	- 5.6%	6,349	<b>7,075</b>	+ 11.4%
Sold Listings	379	<b>437</b>	+ 15.3%	5,524	<b>5,704</b>	+ 3.3%
Days on Market Until Sale	42	<b>55</b>	+ 31.0%	30	<b>35</b>	+ 16.7%
Median Sales Price*	\$571,000	<b>\$575,000</b>	+ 0.7%	\$585,000	<b>\$593,000</b>	+ 1.4%
Average Sales Price*	\$744,850	<b>\$675,495</b>	- 9.3%	\$736,099	<b>\$738,800</b>	+ 0.4%
Percent of List Price Received*	98.7%	<b>98.7%</b>	0.0%	99.7%	<b>99.4%</b>	- 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.

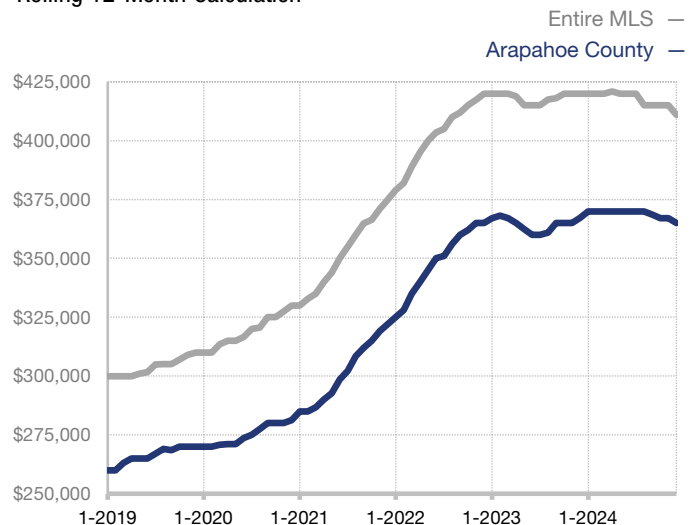
Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	435	<b>592</b>	+ 36.1%	--	--	--
Under Contract	187	<b>146</b>	- 21.9%	3,002	<b>2,580</b>	- 14.1%
New Listings	139	<b>133</b>	- 4.3%	3,518	<b>3,796</b>	+ 7.9%
Sold Listings	223	<b>192</b>	- 13.9%	2,978	<b>2,588</b>	- 13.1%
Days on Market Until Sale	39	<b>56</b>	+ 43.6%	25	<b>39</b>	+ 56.0%
Median Sales Price*	\$370,000	<b>\$355,000</b>	- 4.1%	\$367,250	<b>\$365,000</b>	- 0.6%
Average Sales Price*	\$392,106	<b>\$361,725</b>	- 7.7%	\$388,437	<b>\$384,245</b>	- 1.1%
Percent of List Price Received*	98.7%	<b>98.4%</b>	- 0.3%	99.7%	<b>99.0%</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 December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Arvada

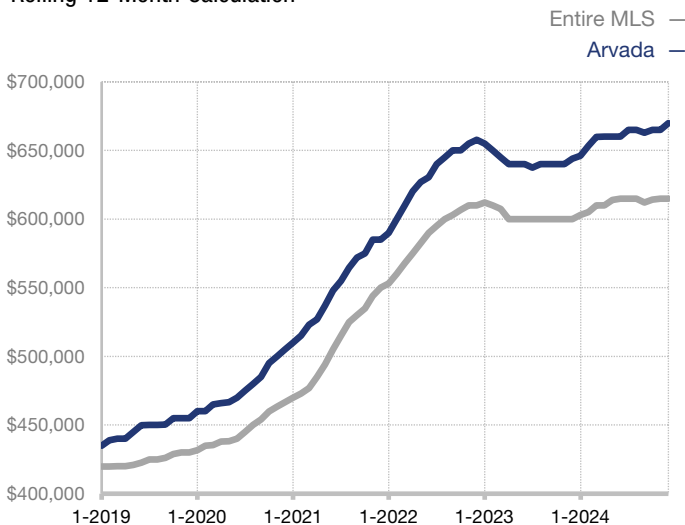
Single Family	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	176	152	- 13.6%	--	--	--
Under Contract	68	93	+ 36.8%	1,409	1,623	+ 15.2%
New Listings	68	62	- 8.8%	1,608	1,939	+ 20.6%
Sold Listings	85	134	+ 57.6%	1,439	1,595	+ 10.8%
Days on Market Until Sale	43	51	+ 18.6%	27	30	+ 11.1%
Median Sales Price*	\$605,000	\$669,307	+ 10.6%	\$644,000	\$670,000	+ 4.0%
Average Sales Price*	\$642,949	\$744,297	+ 15.8%	\$705,357	\$733,265	+ 4.0%
Percent of List Price Received*	98.7%	98.8%	+ 0.1%	99.9%	99.8%	- 0.1%

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

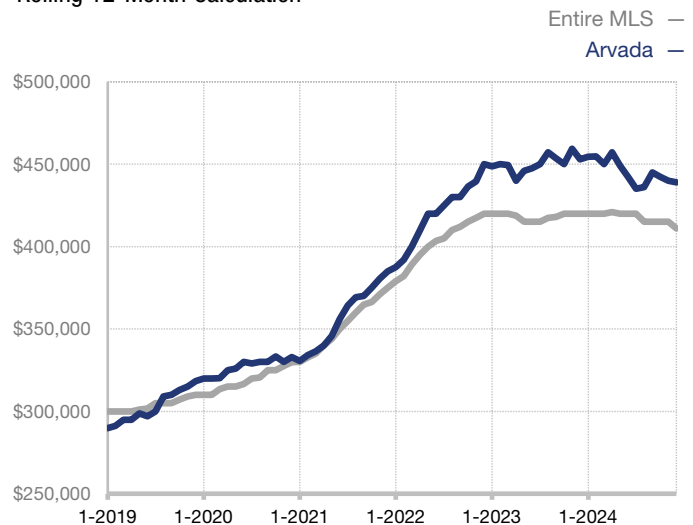
Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	61	68	+ 11.5%	--	--	--
Under Contract	21	33	+ 57.1%	520	432	- 16.9%
New Listings	15	25	+ 66.7%	557	571	+ 2.5%
Sold Listings	40	30	- 25.0%	531	424	- 20.2%
Days on Market Until Sale	74	51	- 31.1%	42	48	+ 14.3%
Median Sales Price*	\$435,000	\$429,975	- 1.2%	\$453,000	\$438,950	- 3.1%
Average Sales Price*	\$476,138	\$435,326	- 8.6%	\$487,572	\$450,690	- 7.6%
Percent of List Price Received*	100.1%	98.5%	- 1.6%	99.6%	99.0%	- 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 December 2024

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## Aurora

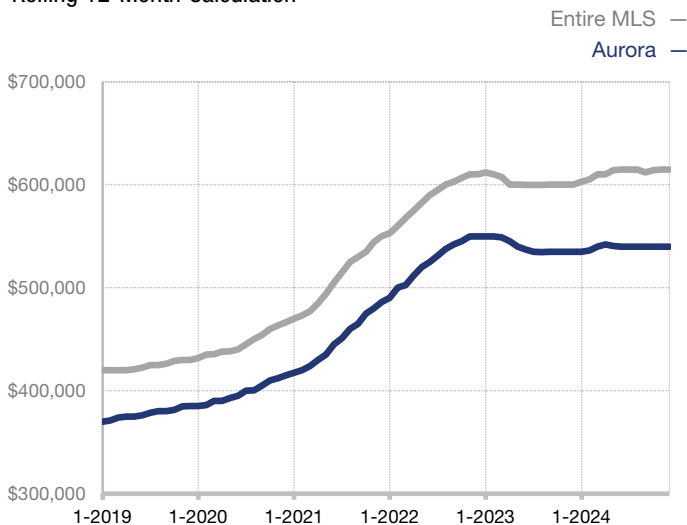
Single Family	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	637	783	+ 22.9%	--	--	--
Under Contract	214	273	+ 27.6%	3,766	4,116	+ 9.3%
New Listings	197	228	+ 15.7%	4,304	5,196	+ 20.7%
Sold Listings	271	326	+ 20.3%	3,790	4,038	+ 6.5%
Days on Market Until Sale	48	60	+ 25.0%	34	41	+ 20.6%
Median Sales Price*	\$522,610	\$530,000	+ 1.4%	\$534,900	\$540,000	+ 1.0%
Average Sales Price*	\$570,839	\$565,570	- 0.9%	\$573,618	\$579,036	+ 0.9%
Percent of List Price Received*	99.0%	99.1%	+ 0.1%	99.7%	99.6%	- 0.1%

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

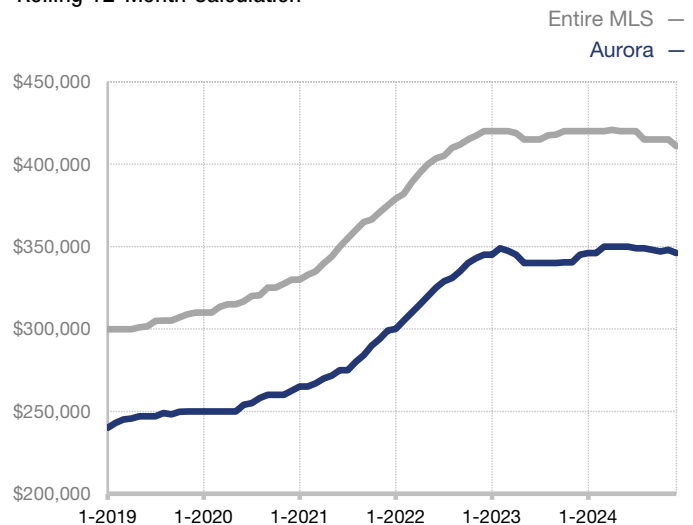
Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	316	453	+ 43.4%	--	--	--
Under Contract	140	104	- 25.7%	2,163	1,777	- 17.8%
New Listings	108	100	- 7.4%	2,495	2,680	+ 7.4%
Sold Listings	171	125	- 26.9%	2,145	1,782	- 16.9%
Days on Market Until Sale	40	57	+ 42.5%	28	40	+ 42.9%
Median Sales Price*	\$359,000	\$345,000	- 3.9%	\$345,000	\$346,000	+ 0.3%
Average Sales Price*	\$355,569	\$336,010	- 5.5%	\$351,150	\$350,165	- 0.3%
Percent of List Price Received*	99.2%	98.9%	- 0.3%	99.8%	99.3%	- 0.5%

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

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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



# Local Market Update for December 2024

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## Castle Pines

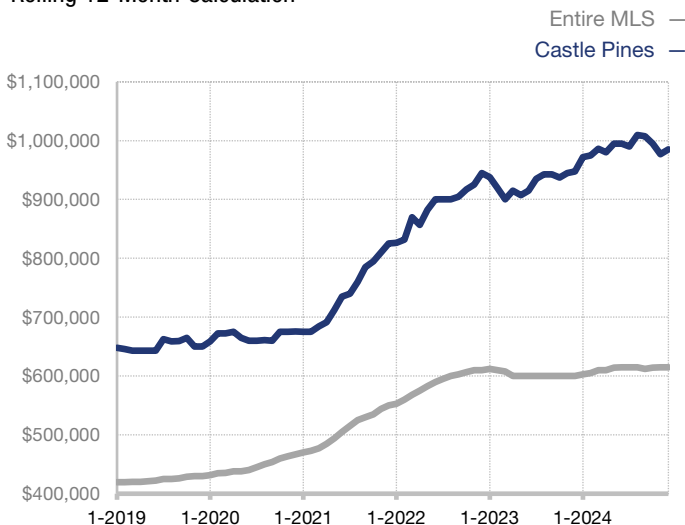
Single Family	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	37	24	- 35.1%	--	--	--
Under Contract	13	16	+ 23.1%	212	237	+ 11.8%
New Listings	5	3	- 40.0%	262	293	+ 11.8%
Sold Listings	12	23	+ 91.7%	214	231	+ 7.9%
Days on Market Until Sale	36	50	+ 38.9%	37	47	+ 27.0%
Median Sales Price*	\$1,002,500	\$1,025,000	+ 2.2%	\$947,500	\$985,000	+ 4.0%
Average Sales Price*	\$1,126,046	\$1,176,541	+ 4.5%	\$1,079,036	\$1,105,654	+ 2.5%
Percent of List Price Received*	96.6%	99.0%	+ 2.5%	98.7%	98.5%	- 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.

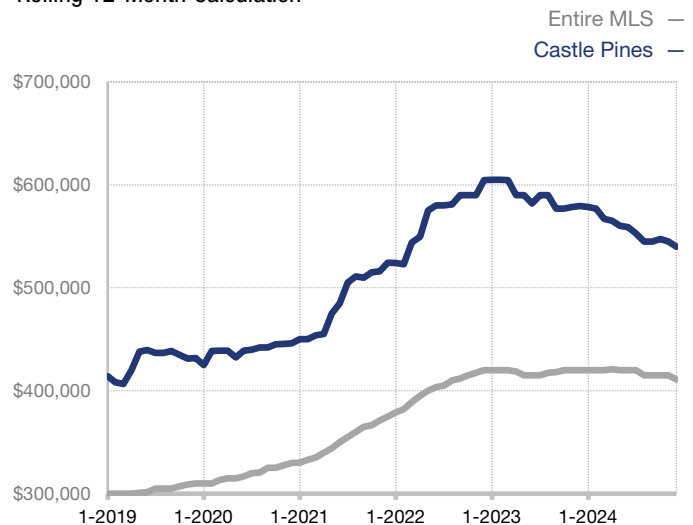
Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	15	14	- 6.7%	--	--	--
Under Contract	2	5	+ 150.0%	44	56	+ 27.3%
New Listings	3	7	+ 133.3%	57	59	+ 3.5%
Sold Listings	2	10	+ 400.0%	44	57	+ 29.5%
Days on Market Until Sale	29	65	+ 124.1%	46	75	+ 63.0%
Median Sales Price*	\$702,500	\$517,000	- 26.4%	\$579,255	\$540,000	- 6.8%
Average Sales Price*	\$702,500	\$545,200	- 22.4%	\$610,682	\$553,211	- 9.4%
Percent of List Price Received*	96.9%	95.1%	- 1.9%	98.8%	98.1%	- 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 December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Castle Rock

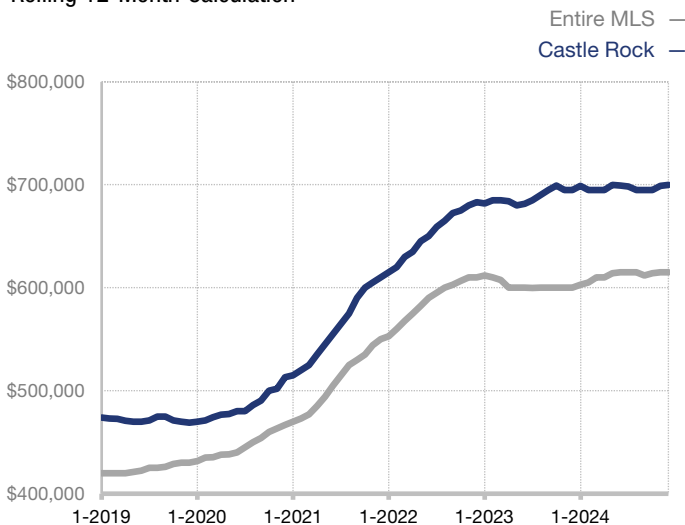
Single Family	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	268	279	+ 4.1%	--	--	--
Under Contract	78	104	+ 33.3%	1,340	1,510	+ 12.7%
New Listings	50	64	+ 28.0%	1,670	1,979	+ 18.5%
Sold Listings	88	123	+ 39.8%	1,339	1,493	+ 11.5%
Days on Market Until Sale	64	69	+ 7.8%	39	47	+ 20.5%
Median Sales Price*	\$667,500	\$700,000	+ 4.9%	\$695,000	\$700,000	+ 0.7%
Average Sales Price*	\$798,115	\$873,606	+ 9.5%	\$828,636	\$840,417	+ 1.4%
Percent of List Price Received*	98.4%	98.6%	+ 0.2%	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.

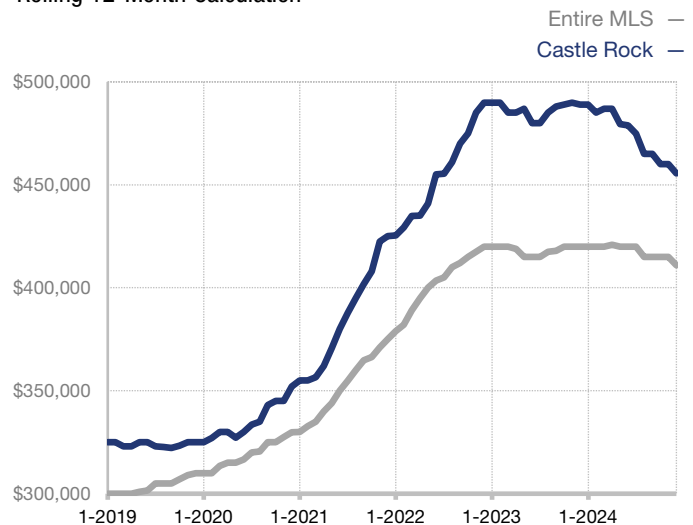
Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	38	26	- 31.6%	--	--	--
Under Contract	17	8	- 52.9%	240	206	- 14.2%
New Listings	7	5	- 28.6%	267	266	- 0.4%
Sold Listings	11	17	+ 54.5%	234	209	- 10.7%
Days on Market Until Sale	30	64	+ 113.3%	41	43	+ 4.9%
Median Sales Price*	\$474,600	\$415,000	- 12.6%	\$489,000	\$455,500	- 6.9%
Average Sales Price*	\$445,986	\$407,528	- 8.6%	\$519,518	\$482,305	- 7.2%
Percent of List Price Received*	99.1%	98.9%	- 0.2%	99.2%	99.1%	- 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 December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Centennial

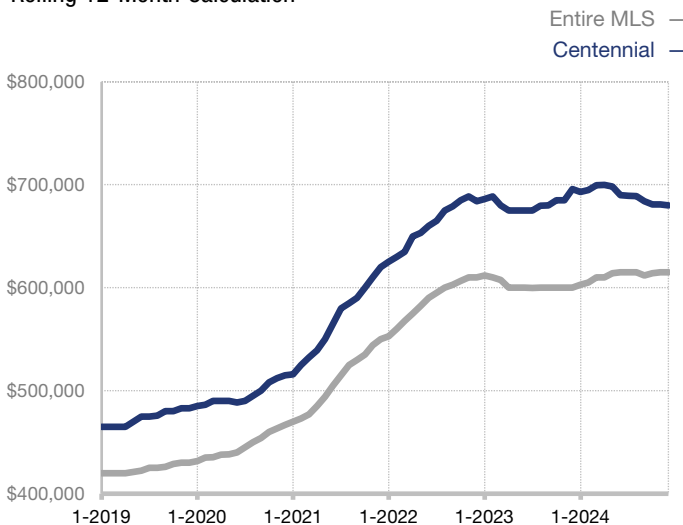
Single Family	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	115	99	- 13.9%	--	--	--
Under Contract	54	56	+ 3.7%	1,001	1,051	+ 5.0%
New Listings	25	35	+ 40.0%	1,127	1,241	+ 10.1%
Sold Listings	66	85	+ 28.8%	1,000	1,038	+ 3.8%
Days on Market Until Sale	37	48	+ 29.7%	27	27	0.0%
Median Sales Price*	\$714,000	\$665,000	- 6.9%	\$695,750	\$680,000	- 2.3%
Average Sales Price*	\$820,025	\$752,460	- 8.2%	\$769,643	\$763,785	- 0.8%
Percent of List Price Received*	98.9%	98.7%	- 0.2%	99.7%	99.6%	- 0.1%

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

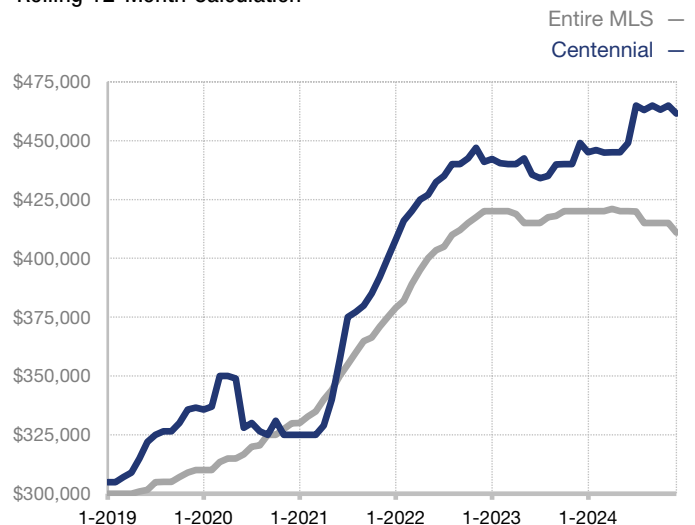
Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	39	39	0.0%	--	--	--
Under Contract	15	15	0.0%	308	284	- 7.8%
New Listings	10	12	+ 20.0%	352	376	+ 6.8%
Sold Listings	14	23	+ 64.3%	303	286	- 5.6%
Days on Market Until Sale	25	62	+ 148.0%	19	33	+ 73.7%
Median Sales Price*	\$494,000	\$485,000	- 1.8%	\$449,000	\$461,563	+ 2.8%
Average Sales Price*	\$480,107	\$453,080	- 5.6%	\$447,031	\$450,956	+ 0.9%
Percent of List Price Received*	99.3%	98.8%	- 0.5%	100.0%	99.2%	- 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 December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Denver

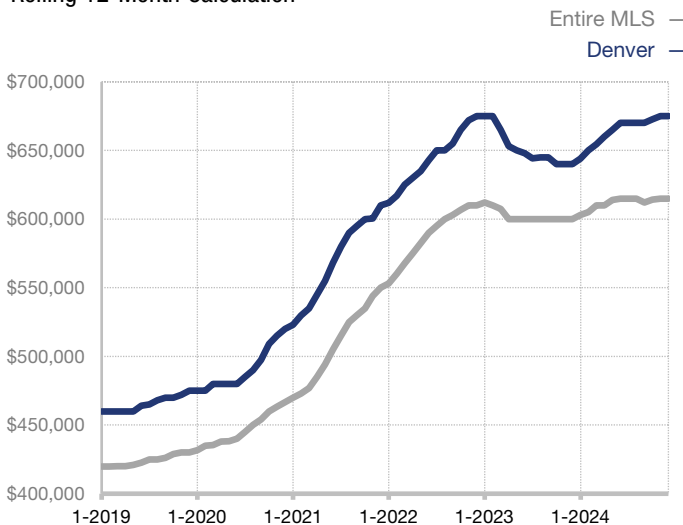
Single Family	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	949	915	- 3.6%	--	--	--
Under Contract	284	363	+ 27.8%	5,494	6,312	+ 14.9%
New Listings	227	269	+ 18.5%	6,966	8,603	+ 23.5%
Sold Listings	340	456	+ 34.1%	5,499	6,229	+ 13.3%
Days on Market Until Sale	41	54	+ 31.7%	28	35	+ 25.0%
Median Sales Price*	\$599,000	\$662,550	+ 10.6%	\$640,000	\$675,000	+ 5.5%
Average Sales Price*	\$763,280	\$876,391	+ 14.8%	\$833,706	\$856,176	+ 2.7%
Percent of List Price Received*	98.3%	98.5%	+ 0.2%	99.5%	99.1%	- 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.

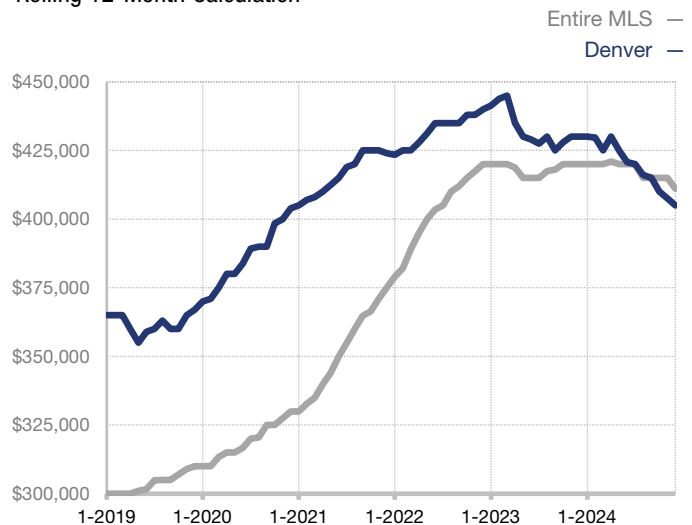
Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	918	982	+ 7.0%	--	--	--
Under Contract	214	228	+ 6.5%	4,251	3,648	- 14.2%
New Listings	178	179	+ 0.6%	5,676	6,073	+ 7.0%
Sold Listings	262	308	+ 17.6%	4,301	3,669	- 14.7%
Days on Market Until Sale	54	73	+ 35.2%	33	51	+ 54.5%
Median Sales Price*	\$407,447	\$382,500	- 6.1%	\$430,000	\$405,000	- 5.8%
Average Sales Price*	\$540,593	\$490,701	- 9.2%	\$540,148	\$519,332	- 3.9%
Percent of List Price Received*	97.7%	97.4%	- 0.3%	99.3%	98.4%	- 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 December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Denver County

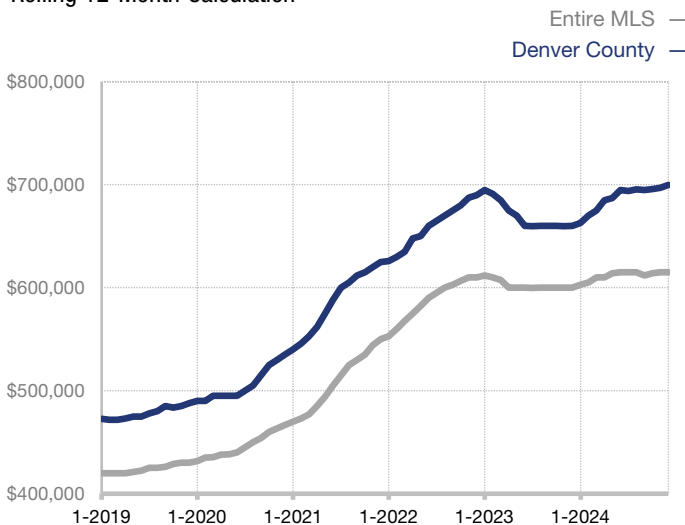
Single Family	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	861	<b>818</b>	- 5.0%	--	--	--
Under Contract	260	<b>326</b>	+ 25.4%	5,059	<b>5,780</b>	+ 14.3%
New Listings	198	<b>235</b>	+ 18.7%	6,420	<b>7,888</b>	+ 22.9%
Sold Listings	312	<b>405</b>	+ 29.8%	5,066	<b>5,715</b>	+ 12.8%
Days on Market Until Sale	40	<b>54</b>	+ 35.0%	28	<b>34</b>	+ 21.4%
Median Sales Price*	\$610,000	<b>\$690,425</b>	+ 13.2%	\$660,000	<b>\$700,000</b>	+ 6.1%
Average Sales Price*	\$786,436	<b>\$913,088</b>	+ 16.1%	\$857,426	<b>\$879,898</b>	+ 2.6%
Percent of List Price Received*	98.3%	<b>98.5%</b>	+ 0.2%	99.5%	<b>99.1%</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.

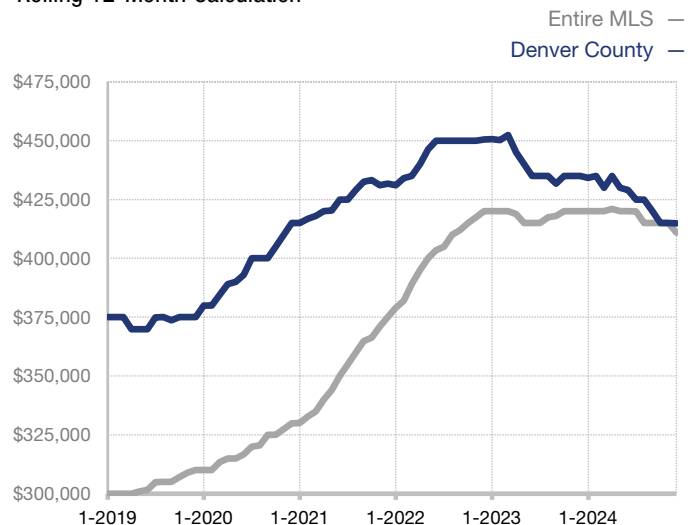
Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	860	<b>898</b>	+ 4.4%	--	--	--
Under Contract	198	<b>199</b>	+ 0.5%	4,036	<b>3,363</b>	- 16.7%
New Listings	161	<b>156</b>	- 3.1%	5,378	<b>5,616</b>	+ 4.4%
Sold Listings	240	<b>280</b>	+ 16.7%	4,089	<b>3,394</b>	- 17.0%
Days on Market Until Sale	53	<b>74</b>	+ 39.6%	33	<b>51</b>	+ 54.5%
Median Sales Price*	\$421,945	<b>\$390,000</b>	- 7.6%	\$435,000	<b>\$414,900</b>	- 4.6%
Average Sales Price*	\$556,969	<b>\$505,269</b>	- 9.3%	\$547,278	<b>\$532,077</b>	- 2.8%
Percent of List Price Received*	97.9%	<b>97.7%</b>	- 0.2%	99.3%	<b>98.5%</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 December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Douglas County

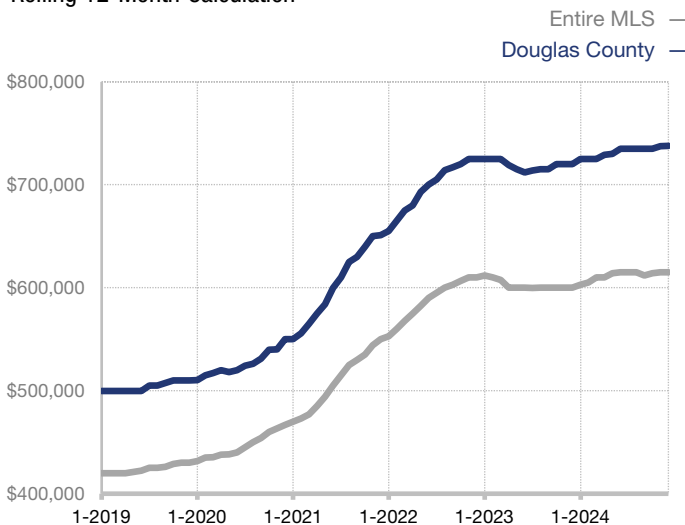
Single Family	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	822	880	+ 7.1%	--	--	--
Under Contract	298	353	+ 18.5%	4,982	5,387	+ 8.1%
New Listings	185	215	+ 16.2%	5,912	6,935	+ 17.3%
Sold Listings	307	422	+ 37.5%	4,972	5,369	+ 8.0%
Days on Market Until Sale	55	67	+ 21.8%	38	44	+ 15.8%
Median Sales Price*	\$705,000	\$721,500	+ 2.3%	\$720,000	\$738,000	+ 2.5%
Average Sales Price*	\$849,653	\$842,112	- 0.9%	\$845,536	\$869,486	+ 2.8%
Percent of List Price Received*	98.2%	98.4%	+ 0.2%	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.

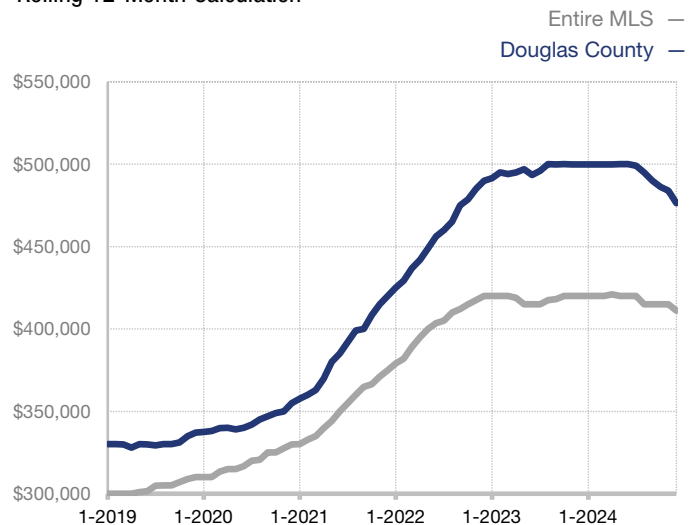
Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	155	151	- 2.6%	--	--	--
Under Contract	72	43	- 40.3%	1,082	834	- 22.9%
New Listings	37	50	+ 35.1%	1,203	1,141	- 5.2%
Sold Listings	77	63	- 18.2%	1,075	853	- 20.7%
Days on Market Until Sale	49	60	+ 22.4%	41	43	+ 4.9%
Median Sales Price*	\$496,950	\$455,000	- 8.4%	\$500,000	\$476,400	- 4.7%
Average Sales Price*	\$502,369	\$478,639	- 4.7%	\$512,893	\$499,717	- 2.6%
Percent of List Price Received*	98.7%	98.3%	- 0.4%	99.1%	98.9%	- 0.2%

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Median Sales Price – Single Family  
Rolling 12-Month Calculation



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





# Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Elbert County

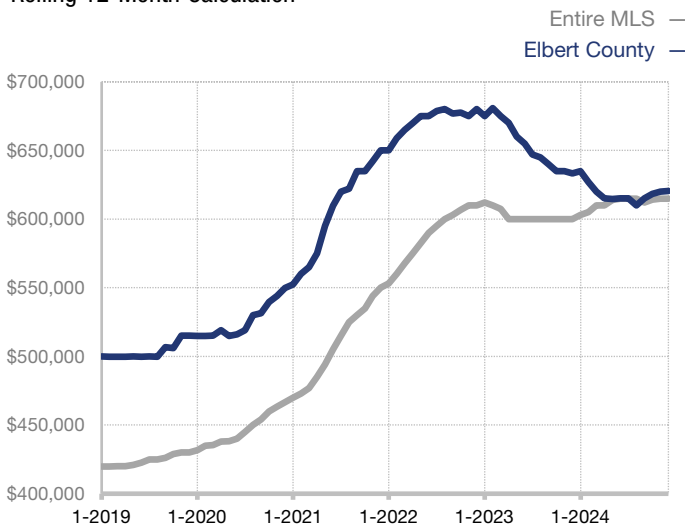
Single Family	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	138	141	+ 2.2%	--	--	--
Under Contract	33	54	+ 63.6%	546	669	+ 22.5%
New Listings	28	36	+ 28.6%	691	850	+ 23.0%
Sold Listings	32	64	+ 100.0%	538	650	+ 20.8%
Days on Market Until Sale	41	47	+ 14.6%	56	47	- 16.1%
Median Sales Price*	\$616,000	\$649,950	+ 5.5%	\$633,245	\$620,500	- 2.0%
Average Sales Price*	\$666,414	\$729,647	+ 9.5%	\$725,983	\$691,207	- 4.8%
Percent of List Price Received*	98.5%	98.9%	+ 0.4%	98.6%	98.7%	+ 0.1%

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

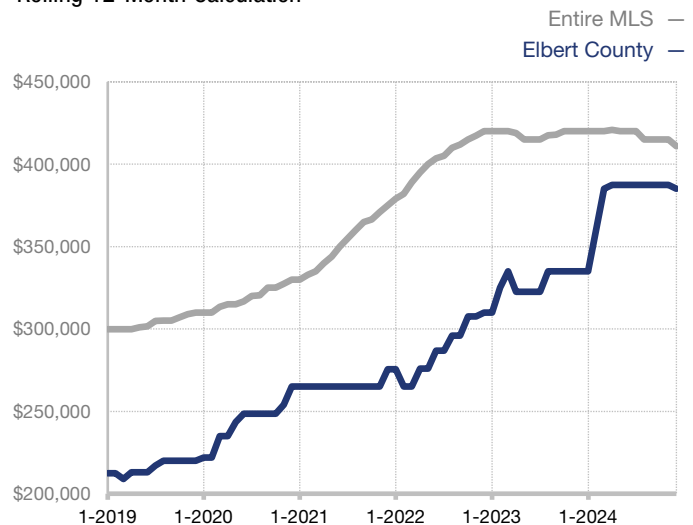
Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	3	1	- 66.7%	--	--	--
Under Contract	0	0	--	1	3	+ 200.0%
New Listings	0	0	--	4	1	- 75.0%
Sold Listings	0	1	--	1	3	+ 200.0%
Days on Market Until Sale	0	43	--	6	75	+ 1150.0%
Median Sales Price*	\$0	\$340,000	--	\$335,000	\$385,000	+ 14.9%
Average Sales Price*	\$0	\$340,000	--	\$335,000	\$371,667	+ 10.9%
Percent of List Price Received*	0.0%	100.0%	--	98.6%	99.2%	+ 0.6%

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Median Sales Price – Single Family  
Rolling 12-Month Calculation



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



# Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Greenwood Village

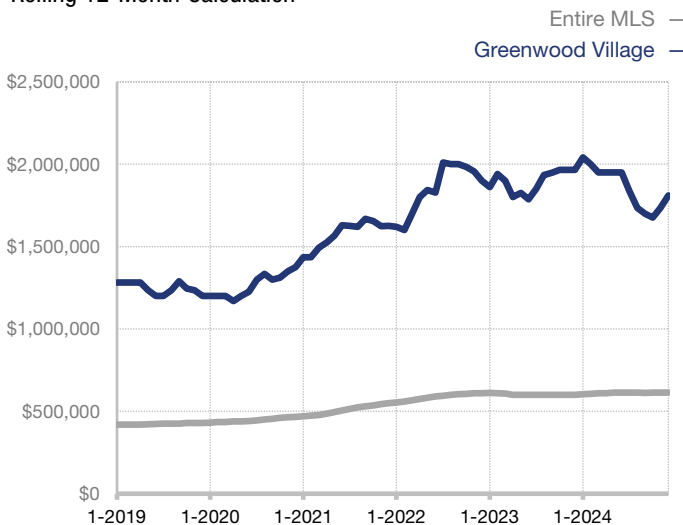
Single Family	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	20	12	- 40.0%	--	--	--
Under Contract	3	4	+ 33.3%	106	117	+ 10.4%
New Listings	4	4	0.0%	141	148	+ 5.0%
Sold Listings	8	8	0.0%	111	118	+ 6.3%
Days on Market Until Sale	27	56	+ 107.4%	28	34	+ 21.4%
Median Sales Price*	\$1,261,900	\$1,802,500	+ 42.8%	\$1,965,000	\$1,810,000	- 7.9%
Average Sales Price*	\$1,497,150	\$1,805,613	+ 20.6%	\$2,319,657	\$2,082,446	- 10.2%
Percent of List Price Received*	94.8%	96.6%	+ 1.9%	99.8%	97.4%	- 2.4%

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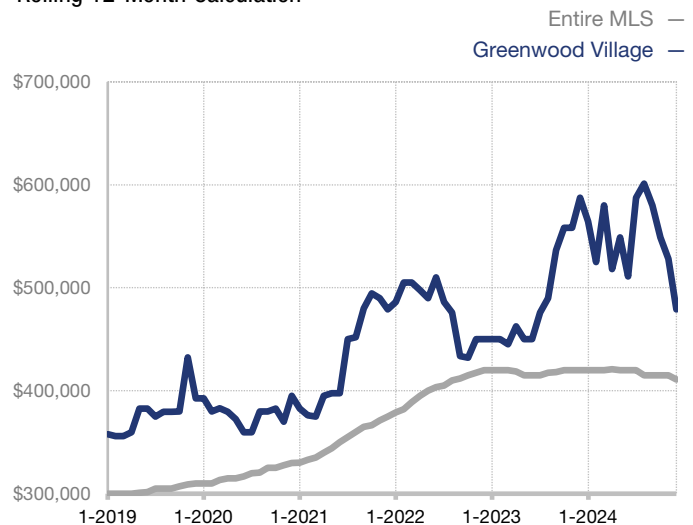
Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	11	7	- 36.4%	--	--	--
Under Contract	3	1	- 66.7%	52	52	0.0%
New Listings	2	0	- 100.0%	66	77	+ 16.7%
Sold Listings	7	2	- 71.4%	53	53	0.0%
Days on Market Until Sale	63	59	- 6.3%	31	48	+ 54.8%
Median Sales Price*	\$645,000	\$497,500	- 22.9%	\$587,500	\$479,000	- 18.5%
Average Sales Price*	\$722,714	\$497,500	- 31.2%	\$778,448	\$653,742	- 16.0%
Percent of List Price Received*	96.6%	98.3%	+ 1.8%	98.2%	98.5%	+ 0.3%

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Median Sales Price – Single Family  
Rolling 12-Month Calculation



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



# Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Highlands Ranch

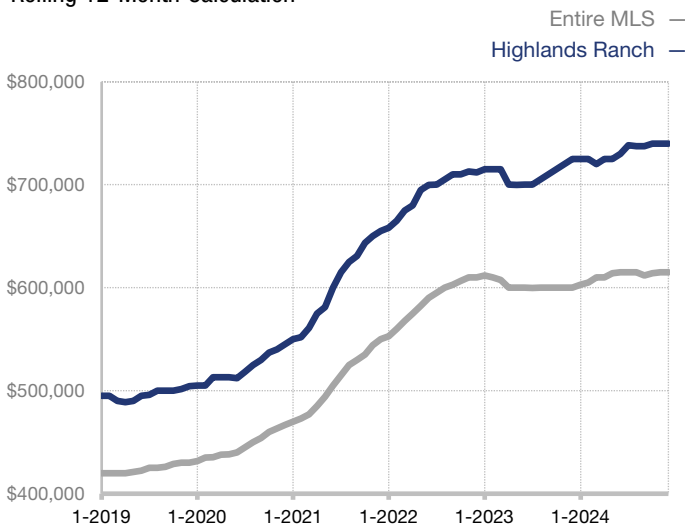
Single Family	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	61	94	+ 54.1%	--	--	--
Under Contract	50	56	+ 12.0%	913	1,011	+ 10.7%
New Listings	24	28	+ 16.7%	1,018	1,209	+ 18.8%
Sold Listings	47	68	+ 44.7%	905	1,012	+ 11.8%
Days on Market Until Sale	39	48	+ 23.1%	25	24	- 4.0%
Median Sales Price*	\$690,000	\$732,000	+ 6.1%	\$725,000	\$740,000	+ 2.1%
Average Sales Price*	\$818,309	\$788,256	- 3.7%	\$833,268	\$839,614	+ 0.8%
Percent of List Price Received*	98.3%	98.4%	+ 0.1%	99.8%	99.7%	- 0.1%

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

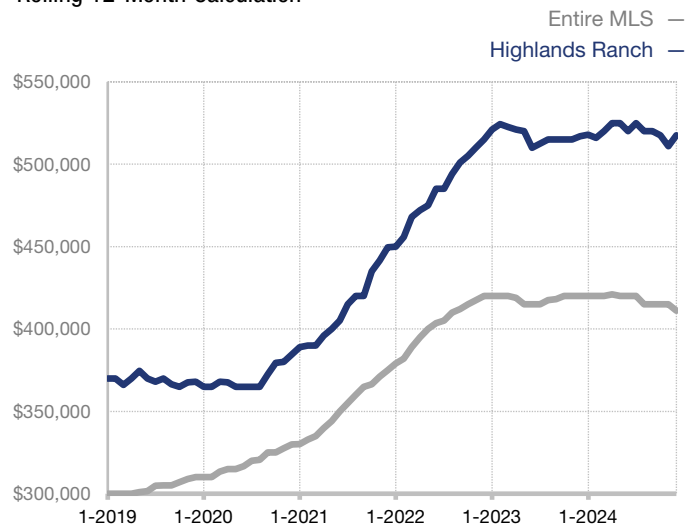
Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	22	27	+ 22.7%	--	--	--
Under Contract	14	12	- 14.3%	244	201	- 17.6%
New Listings	10	9	- 10.0%	265	280	+ 5.7%
Sold Listings	14	13	- 7.1%	240	206	- 14.2%
Days on Market Until Sale	50	59	+ 18.0%	27	34	+ 25.9%
Median Sales Price*	\$531,250	\$551,000	+ 3.7%	\$516,995	\$517,500	+ 0.1%
Average Sales Price*	\$551,739	\$605,853	+ 9.8%	\$541,859	\$556,406	+ 2.7%
Percent of List Price Received*	98.6%	98.3%	- 0.3%	99.4%	98.9%	- 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 December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Jefferson County

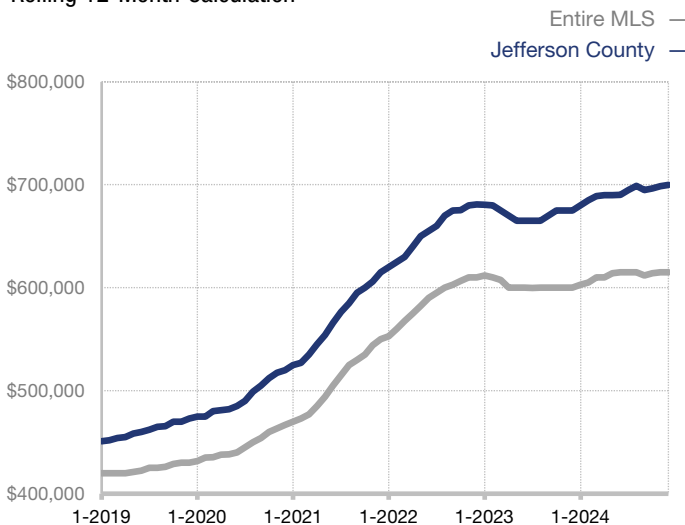
Single Family	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	634	605	- 4.6%	--	--	--
Under Contract	289	296	+ 2.4%	5,456	5,876	+ 7.7%
New Listings	183	203	+ 10.9%	6,258	7,225	+ 15.5%
Sold Listings	363	447	+ 23.1%	5,471	5,851	+ 6.9%
Days on Market Until Sale	41	48	+ 17.1%	27	30	+ 11.1%
Median Sales Price*	\$652,000	\$675,000	+ 3.5%	\$675,000	\$700,000	+ 3.7%
Average Sales Price*	\$746,700	\$800,510	+ 7.2%	\$788,306	\$813,975	+ 3.3%
Percent of List Price Received*	98.4%	98.6%	+ 0.2%	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.

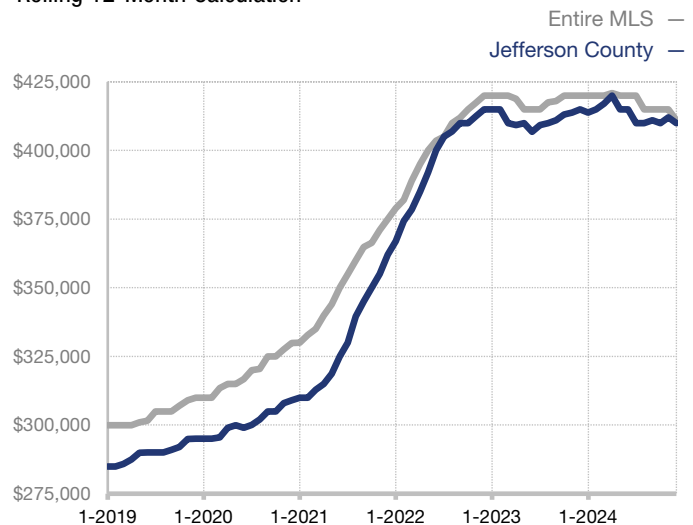
Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	252	337	+ 33.7%	--	--	--
Under Contract	103	131	+ 27.2%	2,167	1,957	- 9.7%
New Listings	76	104	+ 36.8%	2,404	2,600	+ 8.2%
Sold Listings	138	134	- 2.9%	2,185	1,926	- 11.9%
Days on Market Until Sale	44	56	+ 27.3%	29	39	+ 34.5%
Median Sales Price*	\$406,500	\$391,487	- 3.7%	\$414,900	\$410,000	- 1.2%
Average Sales Price*	\$443,543	\$418,438	- 5.7%	\$453,339	\$435,510	- 3.9%
Percent of List Price Received*	99.2%	98.7%	- 0.5%	99.8%	99.2%	- 0.6%

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Median Sales Price – Single Family  
Rolling 12-Month Calculation



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



# Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Lakewood

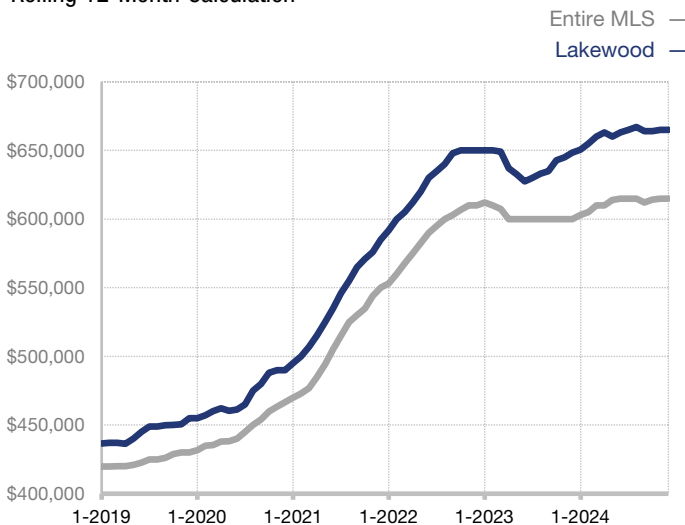
Single Family	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	97	99	+ 2.1%	--	--	--
Under Contract	69	45	- 34.8%	1,189	1,144	- 3.8%
New Listings	36	36	0.0%	1,303	1,388	+ 6.5%
Sold Listings	90	82	- 8.9%	1,190	1,162	- 2.4%
Days on Market Until Sale	33	43	+ 30.3%	24	25	+ 4.2%
Median Sales Price*	\$645,474	\$638,250	- 1.1%	\$648,474	\$665,000	+ 2.5%
Average Sales Price*	\$719,952	\$728,188	+ 1.1%	\$720,485	\$729,799	+ 1.3%
Percent of List Price Received*	98.6%	98.9%	+ 0.3%	100.3%	99.8%	- 0.5%

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

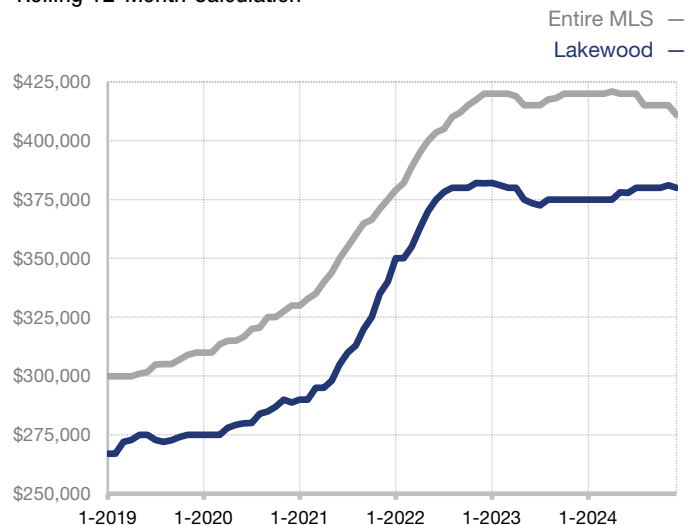
Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	87	112	+ 28.7%	--	--	--
Under Contract	39	44	+ 12.8%	819	709	- 13.4%
New Listings	26	38	+ 46.2%	906	944	+ 4.2%
Sold Listings	48	44	- 8.3%	823	693	- 15.8%
Days on Market Until Sale	34	50	+ 47.1%	23	38	+ 65.2%
Median Sales Price*	\$357,500	\$357,385	- 0.0%	\$375,000	\$380,000	+ 1.3%
Average Sales Price*	\$419,448	\$389,073	- 7.2%	\$396,225	\$395,985	- 0.1%
Percent of List Price Received*	98.9%	99.0%	+ 0.1%	99.8%	99.3%	- 0.5%

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

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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



# Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Littleton

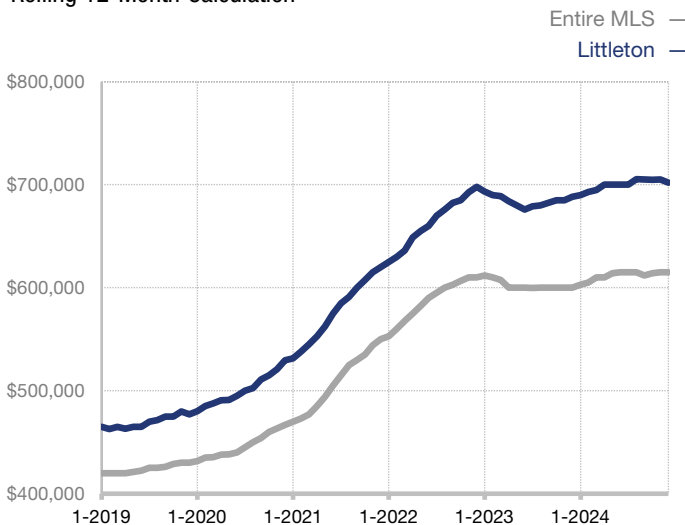
Single Family	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	234	302	+ 29.1%	--	--	--
Under Contract	110	126	+ 14.5%	1,893	1,975	+ 4.3%
New Listings	67	79	+ 17.9%	2,152	2,493	+ 15.8%
Sold Listings	124	155	+ 25.0%	1,880	1,985	+ 5.6%
Days on Market Until Sale	57	60	+ 5.3%	34	37	+ 8.8%
Median Sales Price*	\$707,995	\$685,000	- 3.2%	\$688,325	\$702,000	+ 2.0%
Average Sales Price*	\$800,906	\$756,759	- 5.5%	\$813,126	\$825,681	+ 1.5%
Percent of List Price Received*	98.3%	98.9%	+ 0.6%	99.8%	99.4%	- 0.4%

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

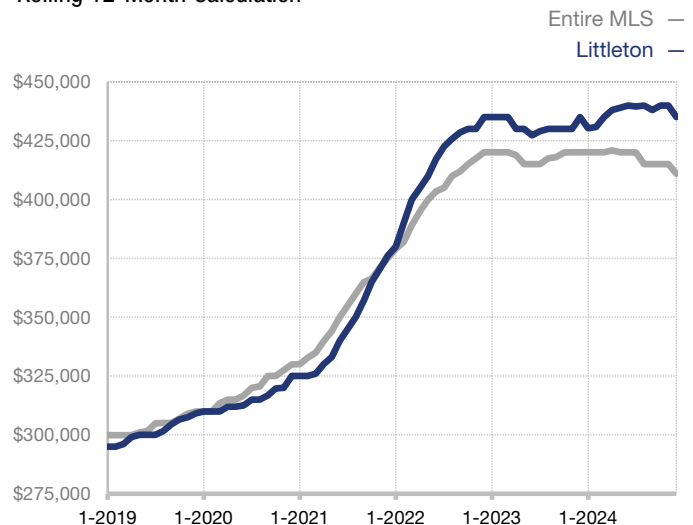
Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	101	140	+ 38.6%	--	--	--
Under Contract	43	34	- 20.9%	761	745	- 2.1%
New Listings	28	32	+ 14.3%	853	972	+ 14.0%
Sold Listings	53	57	+ 7.5%	755	752	- 0.4%
Days on Market Until Sale	39	59	+ 51.3%	31	36	+ 16.1%
Median Sales Price*	\$450,000	\$405,000	- 10.0%	\$435,000	\$435,000	0.0%
Average Sales Price*	\$466,159	\$404,693	- 13.2%	\$455,134	\$445,757	- 2.1%
Percent of List Price Received*	99.1%	99.1%	0.0%	99.8%	99.2%	- 0.6%

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Median Sales Price – Single Family  
Rolling 12-Month Calculation



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



# Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Lone Tree

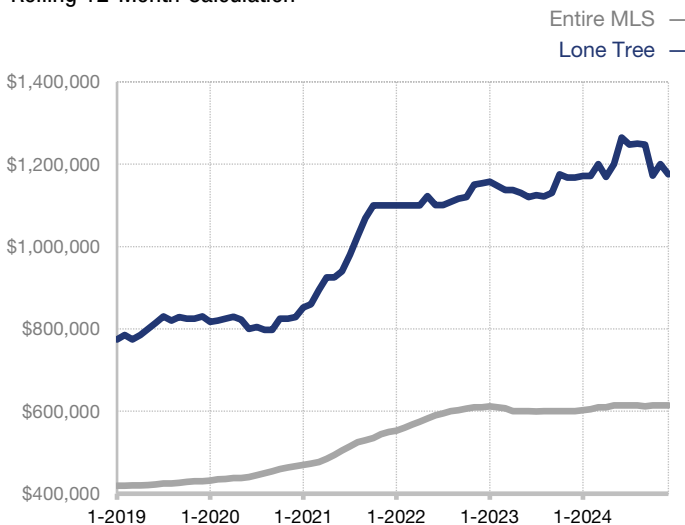
Single Family	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	17	21	+ 23.5%	--	--	--
Under Contract	6	11	+ 83.3%	103	162	+ 57.3%
New Listings	6	6	0.0%	134	207	+ 54.5%
Sold Listings	8	10	+ 25.0%	107	153	+ 43.0%
Days on Market Until Sale	36	38	+ 5.6%	36	36	0.0%
Median Sales Price*	\$979,400	\$780,500	- 20.3%	\$1,167,500	\$1,175,000	+ 0.6%
Average Sales Price*	\$1,017,013	\$1,035,556	+ 1.8%	\$1,192,074	\$1,262,729	+ 5.9%
Percent of List Price Received*	97.0%	97.8%	+ 0.8%	98.5%	98.4%	- 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.

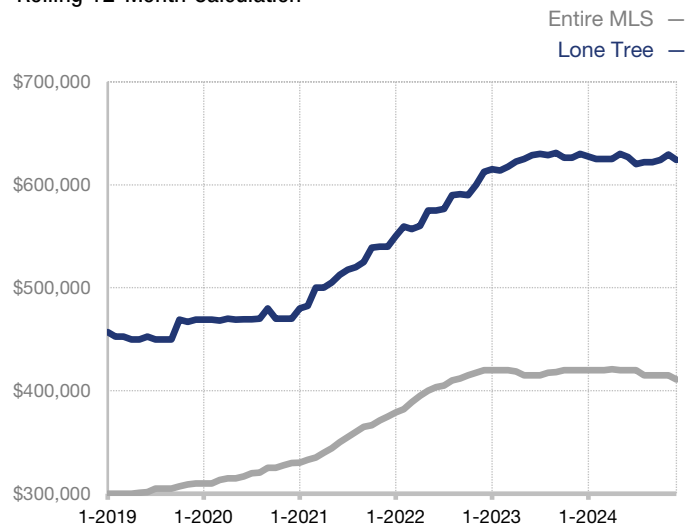
Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	3	17	+ 466.7%	--	--	--
Under Contract	3	1	- 66.7%	53	50	- 5.7%
New Listings	0	6	--	56	85	+ 51.8%
Sold Listings	3	2	- 33.3%	49	49	0.0%
Days on Market Until Sale	46	11	- 76.1%	31	37	+ 19.4%
Median Sales Price*	\$630,000	\$489,000	- 22.4%	\$630,000	\$624,000	- 1.0%
Average Sales Price*	\$640,000	\$489,000	- 23.6%	\$629,063	\$604,474	- 3.9%
Percent of List Price Received*	98.8%	99.3%	+ 0.5%	99.0%	99.0%	0.0%

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## Morrison

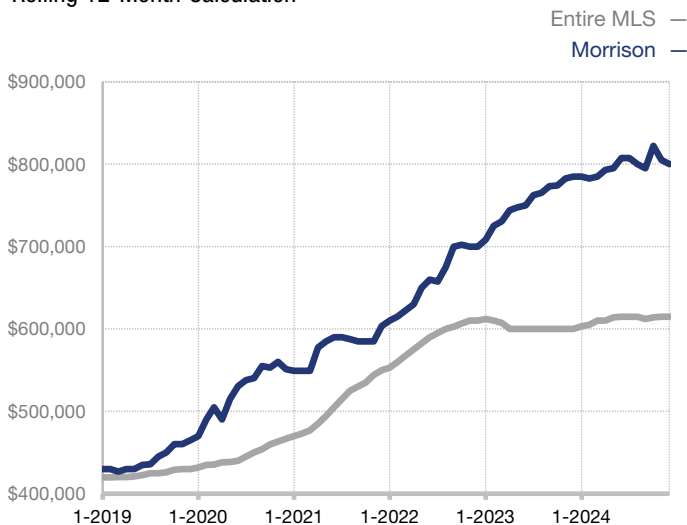
Single Family	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	50	29	- 42.0%	--	--	--
Under Contract	18	15	- 16.7%	266	318	+ 19.5%
New Listings	11	9	- 18.2%	312	384	+ 23.1%
Sold Listings	15	19	+ 26.7%	270	327	+ 21.1%
Days on Market Until Sale	28	39	+ 39.3%	28	38	+ 35.7%
Median Sales Price*	\$800,000	\$630,000	- 21.3%	\$785,000	\$799,900	+ 1.9%
Average Sales Price*	\$853,733	\$719,019	- 15.8%	\$927,169	\$934,451	+ 0.8%
Percent of List Price Received*	99.0%	99.5%	+ 0.5%	99.7%	99.0%	- 0.7%

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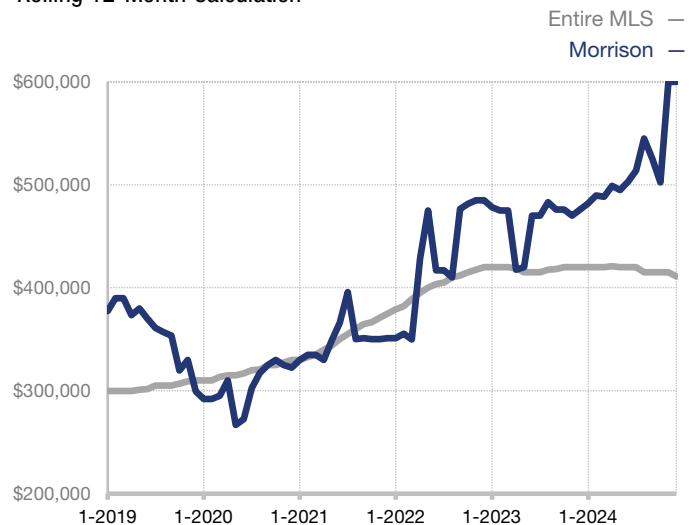
Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	3	6	+ 100.0%	--	--	--
Under Contract	1	0	- 100.0%	23	21	- 8.7%
New Listings	2	2	0.0%	29	27	- 6.9%
Sold Listings	1	1	0.0%	24	21	- 12.5%
Days on Market Until Sale	0	99	--	16	32	+ 100.0%
Median Sales Price*	\$525,000	\$575,000	+ 9.5%	\$476,000	\$599,990	+ 26.0%
Average Sales Price*	\$525,000	\$575,000	+ 9.5%	\$518,305	\$589,090	+ 13.7%
Percent of List Price Received*	100.0%	96.0%	- 4.0%	99.4%	98.3%	- 1.1%

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## Parker

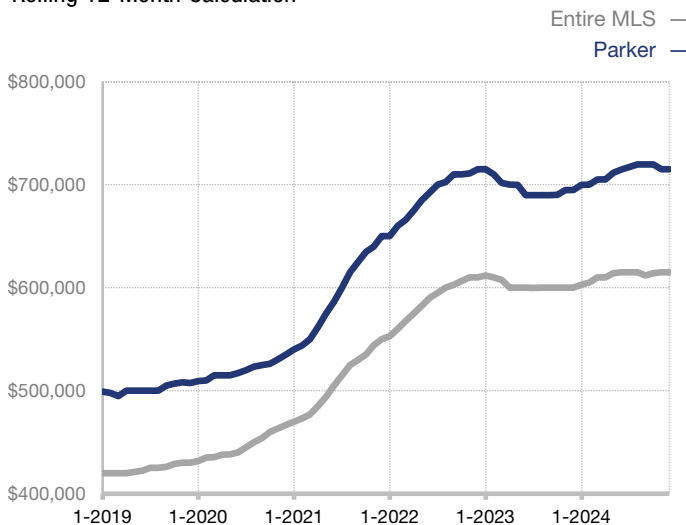
Single Family	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	246	244	- 0.8%	--	--	--
Under Contract	100	106	+ 6.0%	1,609	1,648	+ 2.4%
New Listings	63	69	+ 9.5%	1,842	2,100	+ 14.0%
Sold Listings	100	132	+ 32.0%	1,621	1,654	+ 2.0%
Days on Market Until Sale	50	69	+ 38.0%	36	43	+ 19.4%
Median Sales Price*	\$694,945	\$712,500	+ 2.5%	\$695,000	\$715,000	+ 2.9%
Average Sales Price*	\$828,429	\$791,149	- 4.5%	\$782,442	\$803,176	+ 2.6%
Percent of List Price Received*	98.2%	98.4%	+ 0.2%	99.1%	98.9%	- 0.2%

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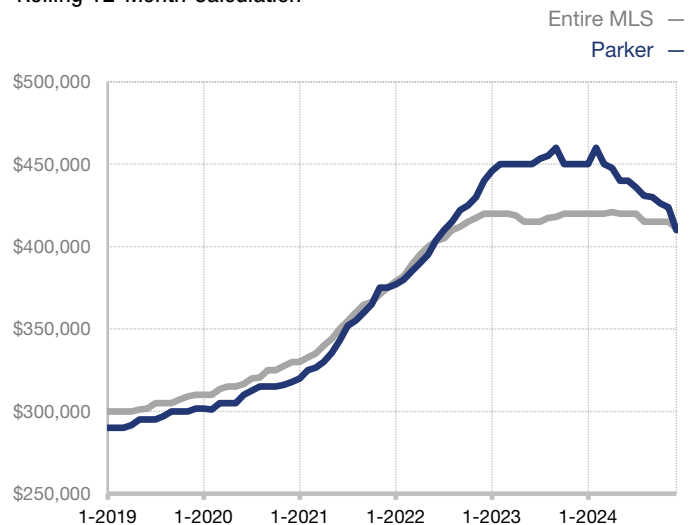
Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	52	50	- 3.8%	--	--	--
Under Contract	32	14	- 56.3%	404	243	- 39.9%
New Listings	12	15	+ 25.0%	445	336	- 24.5%
Sold Listings	34	18	- 47.1%	405	257	- 36.5%
Days on Market Until Sale	55	53	- 3.6%	45	40	- 11.1%
Median Sales Price*	\$465,750	\$405,000	- 13.0%	\$450,000	\$410,000	- 8.9%
Average Sales Price*	\$470,904	\$408,069	- 13.3%	\$467,699	\$425,626	- 9.0%
Percent of List Price Received*	97.9%	99.4%	+ 1.5%	98.9%	99.0%	+ 0.1%

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Median Sales Price – Single Family  
Rolling 12-Month Calculation



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# Local Market Update for December 2024

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## Sheridan

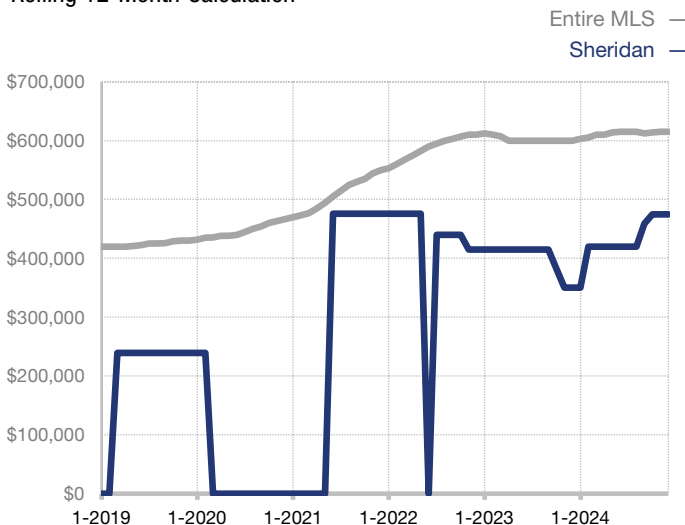
Single Family	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	1	--	1	3	+ 200.0%
New Listings	0	0	--	1	4	+ 300.0%
Sold Listings	0	0	--	1	2	+ 100.0%
Days on Market Until Sale	0	0	--	1	20	+ 1900.0%
Median Sales Price*	\$0	\$0	--	\$350,000	\$474,483	+ 35.6%
Average Sales Price*	\$0	\$0	--	\$350,000	\$474,483	+ 35.6%
Percent of List Price Received*	0.0%	0.0%	--	94.6%	100.5%	+ 6.2%

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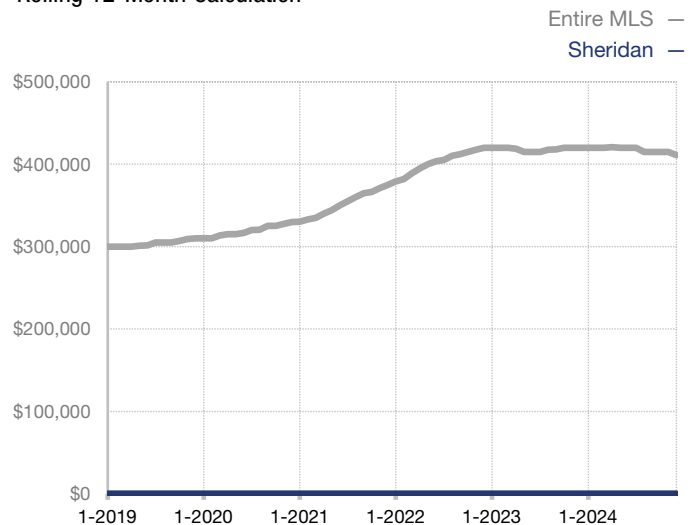
Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Days on Market Until Sale	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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## Wheat Ridge

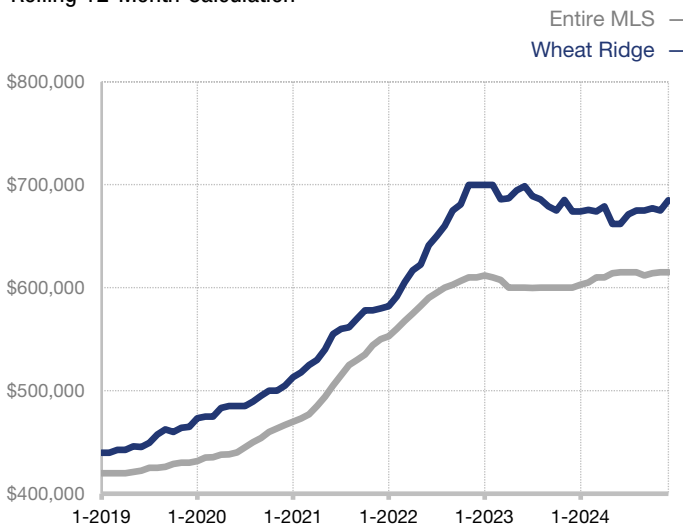
Single Family	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	33	35	+ 6.1%	--	--	--
Under Contract	19	17	- 10.5%	300	322	+ 7.3%
New Listings	11	13	+ 18.2%	352	416	+ 18.2%
Sold Listings	27	26	- 3.7%	300	315	+ 5.0%
Days on Market Until Sale	26	38	+ 46.2%	28	30	+ 7.1%
Median Sales Price*	\$578,000	\$666,250	+ 15.3%	\$674,000	\$685,000	+ 1.6%
Average Sales Price*	\$602,566	\$796,365	+ 32.2%	\$734,043	\$747,593	+ 1.8%
Percent of List Price Received*	97.1%	98.8%	+ 1.8%	99.9%	99.8%	- 0.1%

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Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	18	15	- 16.7%	--	--	--
Under Contract	8	10	+ 25.0%	103	105	+ 1.9%
New Listings	7	5	- 28.6%	129	127	- 1.6%
Sold Listings	12	5	- 58.3%	106	100	- 5.7%
Days on Market Until Sale	31	114	+ 267.7%	26	46	+ 76.9%
Median Sales Price*	\$340,000	\$261,000	- 23.2%	\$420,000	\$394,500	- 6.1%
Average Sales Price*	\$418,888	\$312,299	- 25.4%	\$458,005	\$407,776	- 11.0%
Percent of List Price Received*	97.4%	98.5%	+ 1.1%	99.6%	98.8%	- 0.8%

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