

Local Market Update for March 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Jefferson County

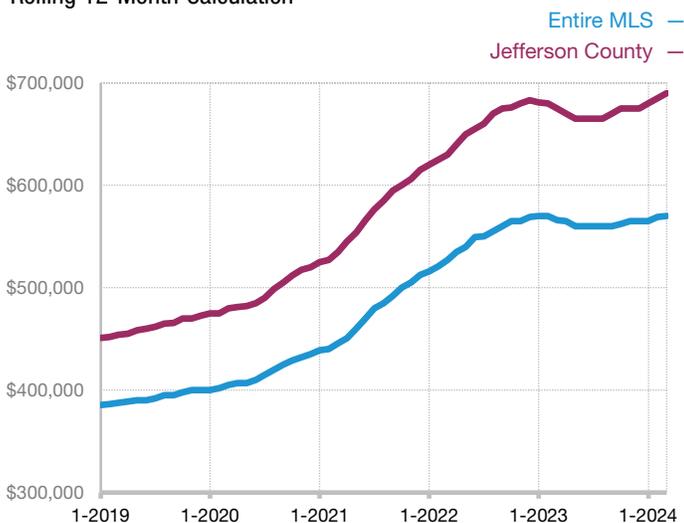
Single Family	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	645	475	- 26.4%	--	--	--
Under Contract	498	542	+ 8.8%	1,320	1,308	- 0.9%
New Listings	683	555	- 18.7%	1,408	1,379	- 2.1%
Sold Listings	482	451	- 6.4%	1,135	1,082	- 4.7%
Days on Market Until Sale	31	33	+ 6.5%	41	39	- 4.9%
Median Sales Price*	\$650,000	\$705,000	+ 8.5%	\$636,000	\$698,000	+ 9.7%
Average Sales Price*	\$729,399	\$816,887	+ 12.0%	\$725,072	\$796,728	+ 9.9%
Percent of List Price Received*	100.6%	100.4%	- 0.2%	99.6%	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	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	264	239	- 9.5%	--	--	--
Under Contract	203	209	+ 3.0%	554	473	- 14.6%
New Listings	251	231	- 8.0%	586	561	- 4.3%
Sold Listings	198	154	- 22.2%	439	366	- 16.6%
Days on Market Until Sale	33	50	+ 51.5%	37	47	+ 27.0%
Median Sales Price*	\$400,000	\$429,950	+ 7.5%	\$399,000	\$409,990	+ 2.8%
Average Sales Price*	\$427,380	\$464,286	+ 8.6%	\$435,277	\$440,727	+ 1.3%
Percent of List Price Received*	100.0%	99.9%	- 0.1%	99.5%	99.5%	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

