

# Local Market Update for March 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Denver

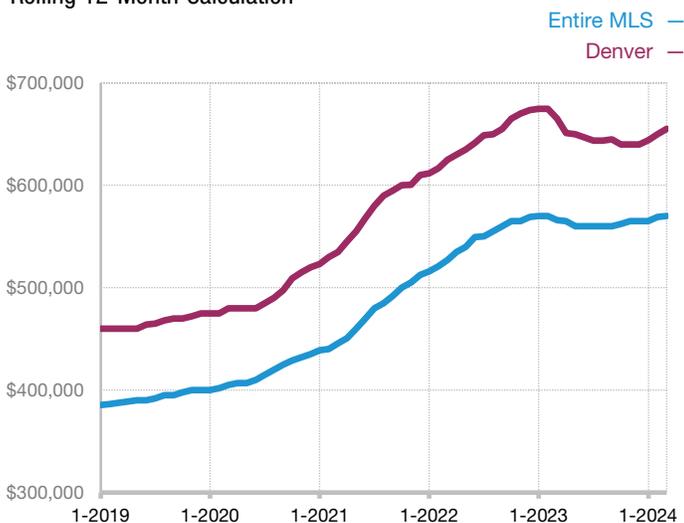
Single Family	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	783	<b>814</b>	+ 4.0%	--	--	--
Under Contract	527	<b>657</b>	+ 24.7%	1,427	<b>1,622</b>	+ 13.7%
New Listings	731	<b>714</b>	- 2.3%	1,601	<b>1,909</b>	+ 19.2%
Sold Listings	529	<b>541</b>	+ 2.3%	1,222	<b>1,290</b>	+ 5.6%
Days on Market Until Sale	32	<b>29</b>	- 9.4%	40	<b>38</b>	- 5.0%
Median Sales Price*	\$626,000	<b>\$685,000</b>	+ 9.4%	\$605,250	<b>\$656,251</b>	+ 8.4%
Average Sales Price*	\$841,854	<b>\$872,100</b>	+ 3.6%	\$800,620	<b>\$834,913</b>	+ 4.3%
Percent of List Price Received*	100.0%	<b>100.0%</b>	0.0%	99.0%	<b>99.3%</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	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	802	<b>963</b>	+ 20.1%	--	--	--
Under Contract	421	<b>394</b>	- 6.4%	1,062	<b>1,028</b>	- 3.2%
New Listings	592	<b>564</b>	- 4.7%	1,317	<b>1,469</b>	+ 11.5%
Sold Listings	386	<b>310</b>	- 19.7%	894	<b>832</b>	- 6.9%
Days on Market Until Sale	33	<b>42</b>	+ 27.3%	40	<b>53</b>	+ 32.5%
Median Sales Price*	\$465,000	<b>\$425,000</b>	- 8.6%	\$427,000	<b>\$410,500</b>	- 3.9%
Average Sales Price*	\$566,441	<b>\$536,958</b>	- 5.2%	\$537,938	<b>\$531,443</b>	- 1.2%
Percent of List Price Received*	99.6%	<b>99.1%</b>	- 0.5%	99.0%	<b>98.7%</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.

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



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

