

Local Market Update for March 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Arapahoe County

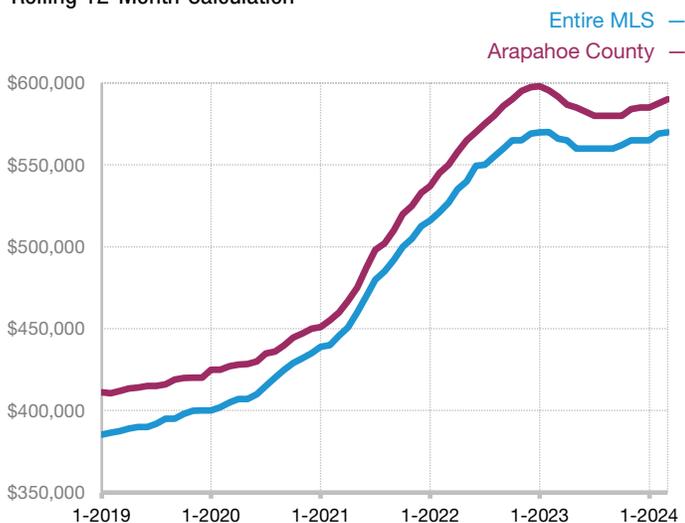
Single Family	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	702	709	+ 1.0%	--	--	--
Under Contract	545	604	+ 10.8%	1,489	1,504	+ 1.0%
New Listings	643	663	+ 3.1%	1,449	1,631	+ 12.6%
Sold Listings	575	534	- 7.1%	1,278	1,213	- 5.1%
Days on Market Until Sale	44	37	- 15.9%	46	40	- 13.0%
Median Sales Price*	\$574,000	\$615,000	+ 7.1%	\$555,750	\$588,000	+ 5.8%
Average Sales Price*	\$703,939	\$750,940	+ 6.7%	\$686,539	\$729,462	+ 6.3%
Percent of List Price Received*	99.9%	100.1%	+ 0.2%	99.2%	99.6%	+ 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	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	314	389	+ 23.9%	--	--	--
Under Contract	311	294	- 5.5%	781	733	- 6.1%
New Listings	381	342	- 10.2%	814	890	+ 9.3%
Sold Listings	287	240	- 16.4%	624	598	- 4.2%
Days on Market Until Sale	29	41	+ 41.4%	34	40	+ 17.6%
Median Sales Price*	\$365,000	\$372,000	+ 1.9%	\$358,000	\$370,000	+ 3.4%
Average Sales Price*	\$382,362	\$397,393	+ 3.9%	\$382,002	\$393,132	+ 2.9%
Percent of List Price Received*	99.9%	99.5%	- 0.4%	99.3%	99.3%	0.0%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

