



**FIRST TO KNOW**

Greater Metro Denver

October 2024

Average Close Price

\$776,479

Most Recent Month

\$745,484

+4.2%

Last Month

\$762,685

+1.8%

Last Year

Median Closed Price

\$645,000

Most Recent Month

\$625,000

+3.2%

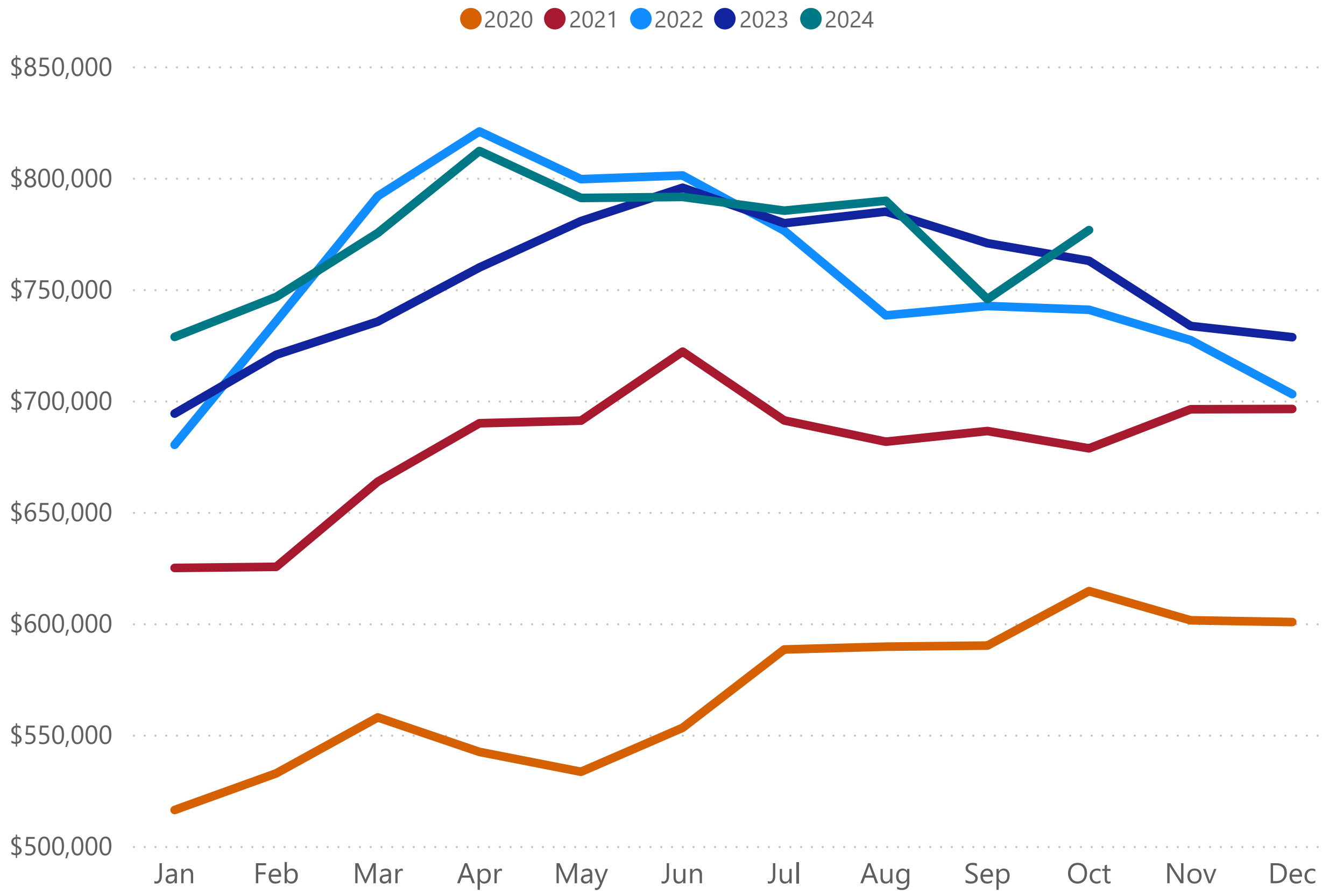
Last Month

\$638,000

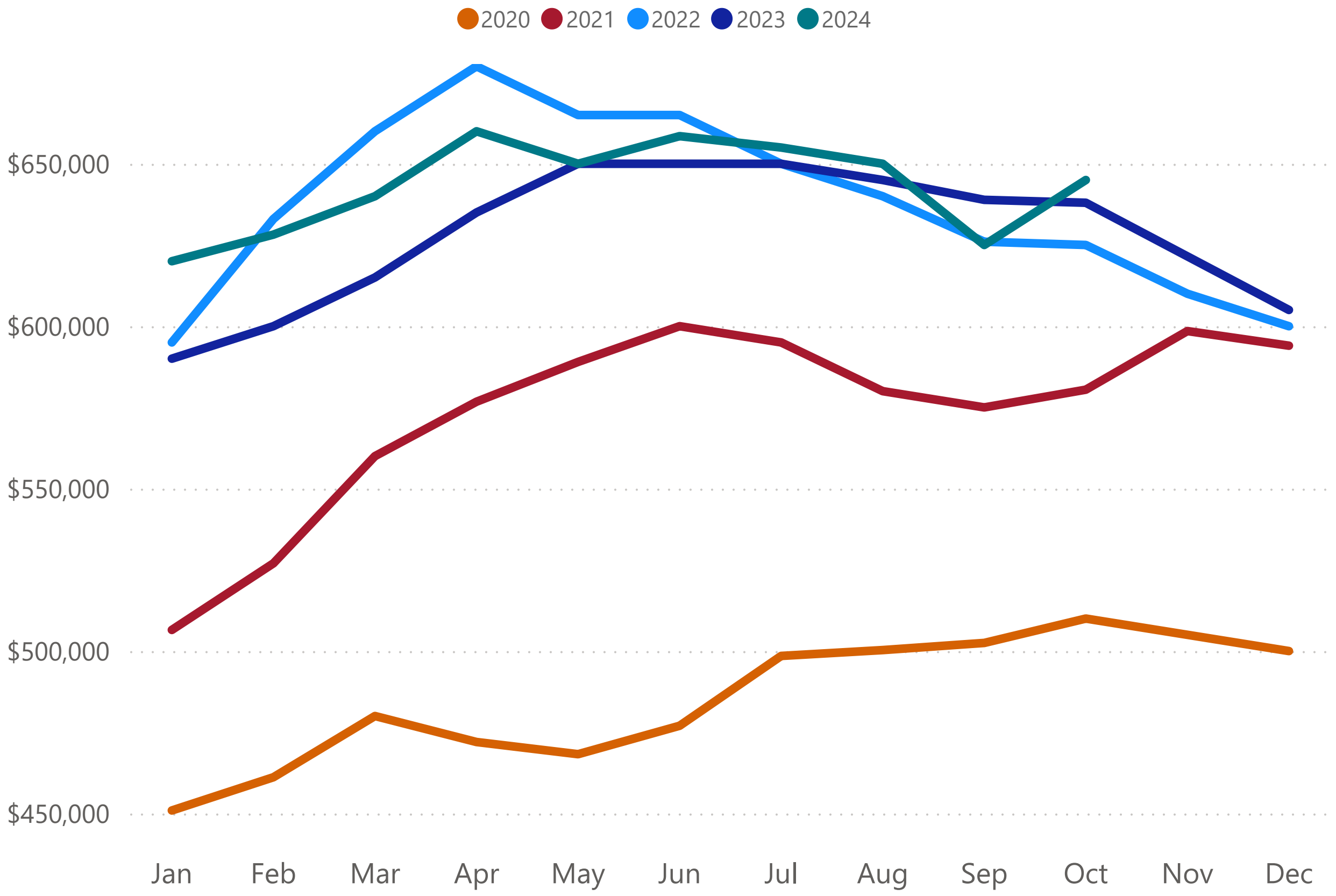
+1.1%

Last Year

Average Closed Price | Single Family



Median Closed Price | Single Family



Average Closed Price

\$456,798

Most Recent Month

\$446,806

+2.2%

Last Month

\$478,007

-4.4%

Last Year

Median Closed Price

\$400,000

Most Recent Month

\$400,000

0.0%

Last Month

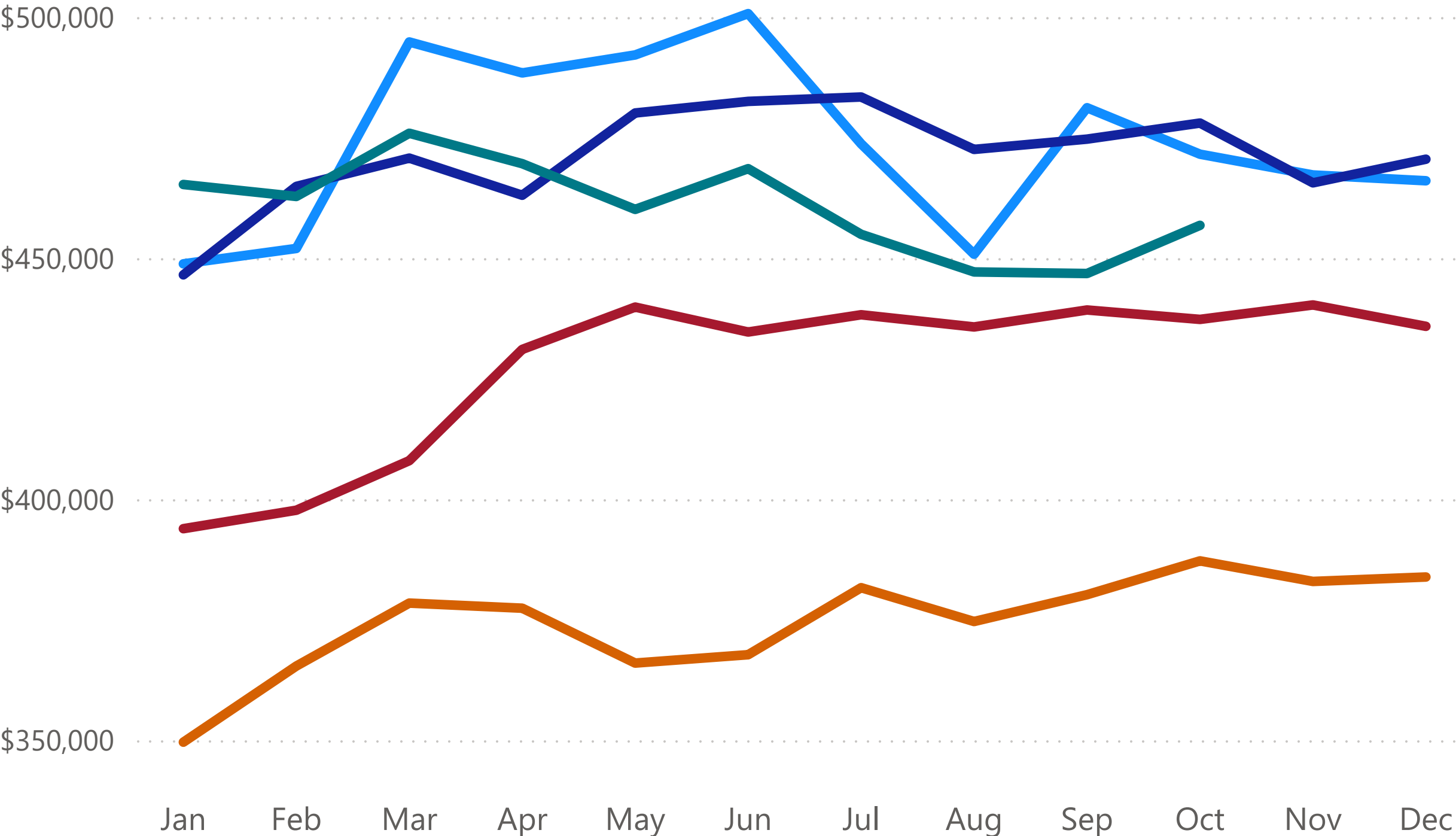
\$420,000

-4.8%

Last Year

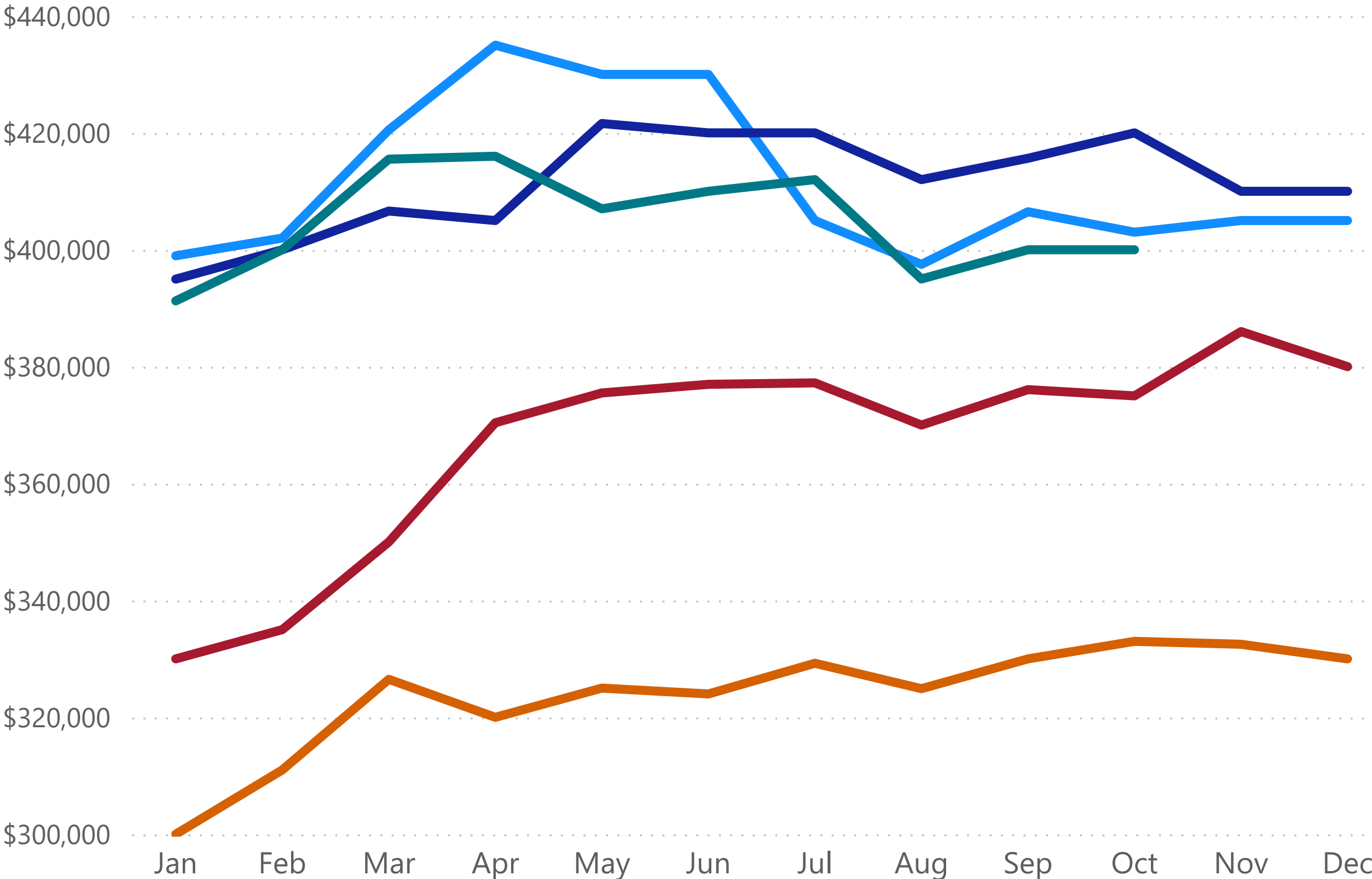
Average Closed Price | Condo/Townhome

2020 2021 2022 2023 2024



Median Closed Price | Condo/Townhome

2020 2021 2022 2023 2024



Single Family Average Price Per Sq Ft

\$289

Most Recent Month

\$286

+1.0%

Last Month

\$281

+2.8%

Last Year

Condo Average Price Per Sq Ft

\$322

Most Recent Month

\$322

0.0%

Last Month

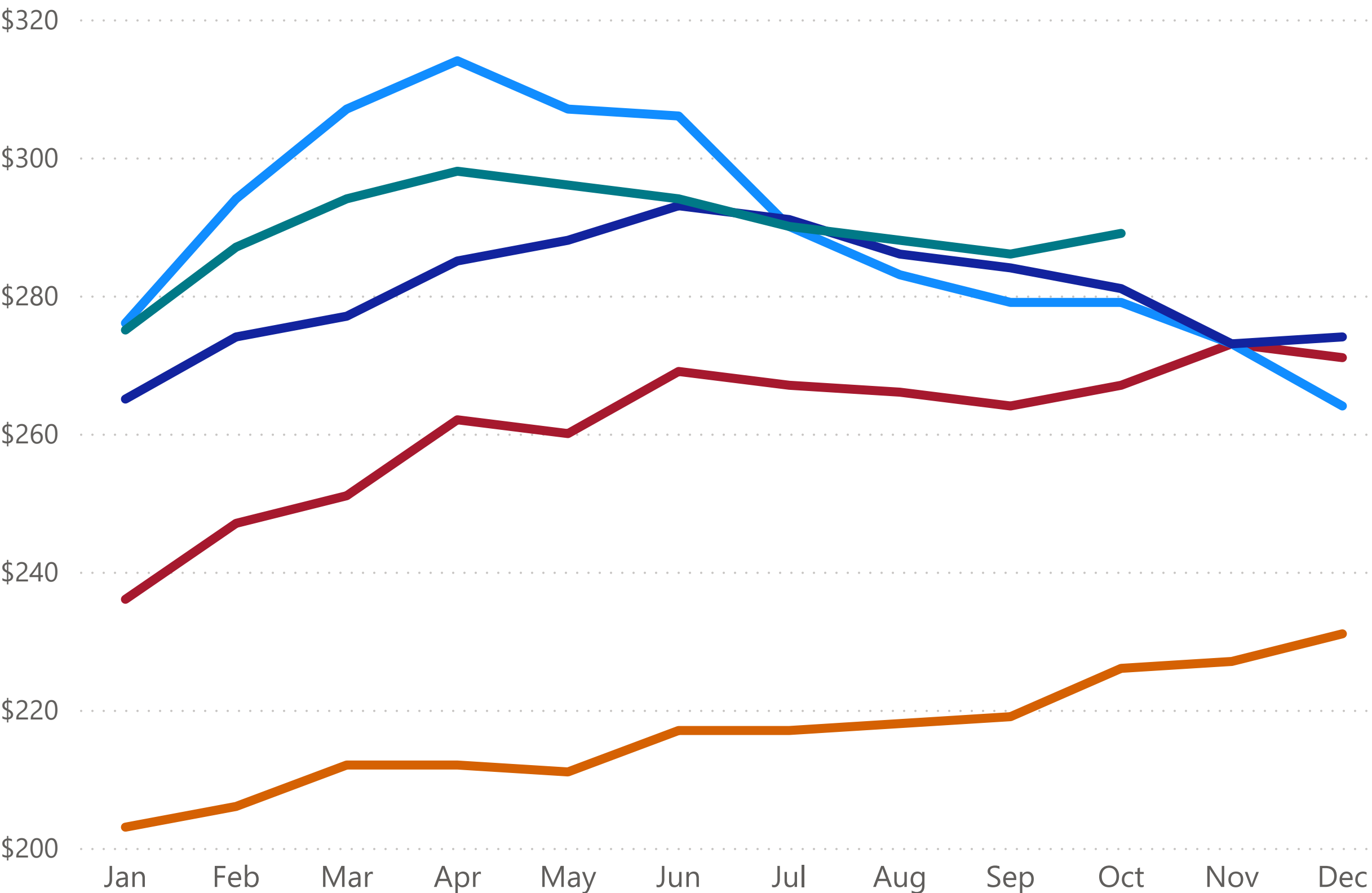
\$336

-4.2%

Last Year

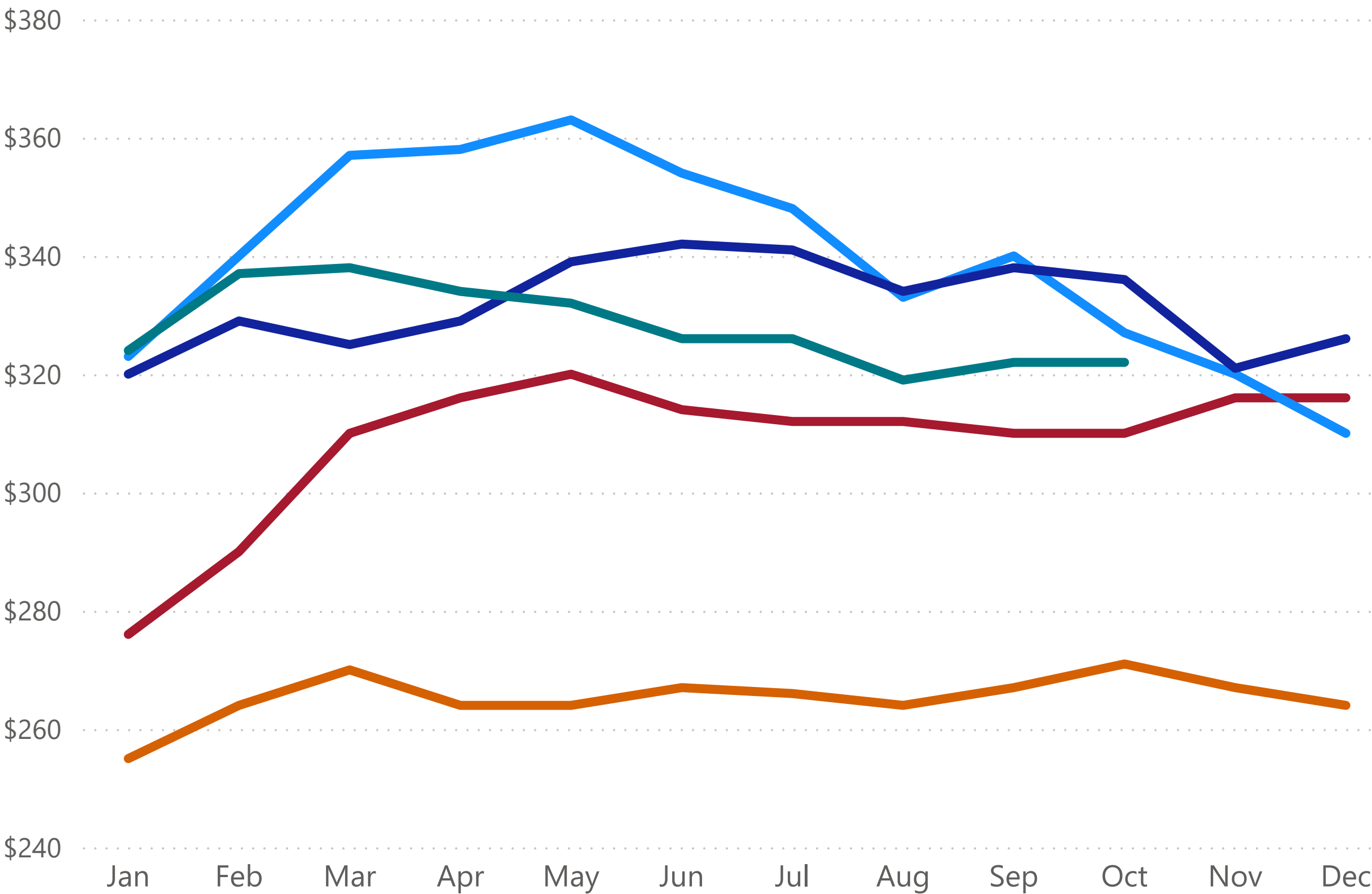
Average Price Per Sq Ft | Single Family

2020 2021 2022 2023 2024



Average Price Per Sq Ft | Condo/Townhome

2020 2021 2022 2023 2024



Active Listings

10,209

Most Recent Month

10,939

-6.7%

Last Month

8,717

+17.1%

Last Year

New Listings

4,314

Most Recent Month

4,829

-10.7%

Last Month

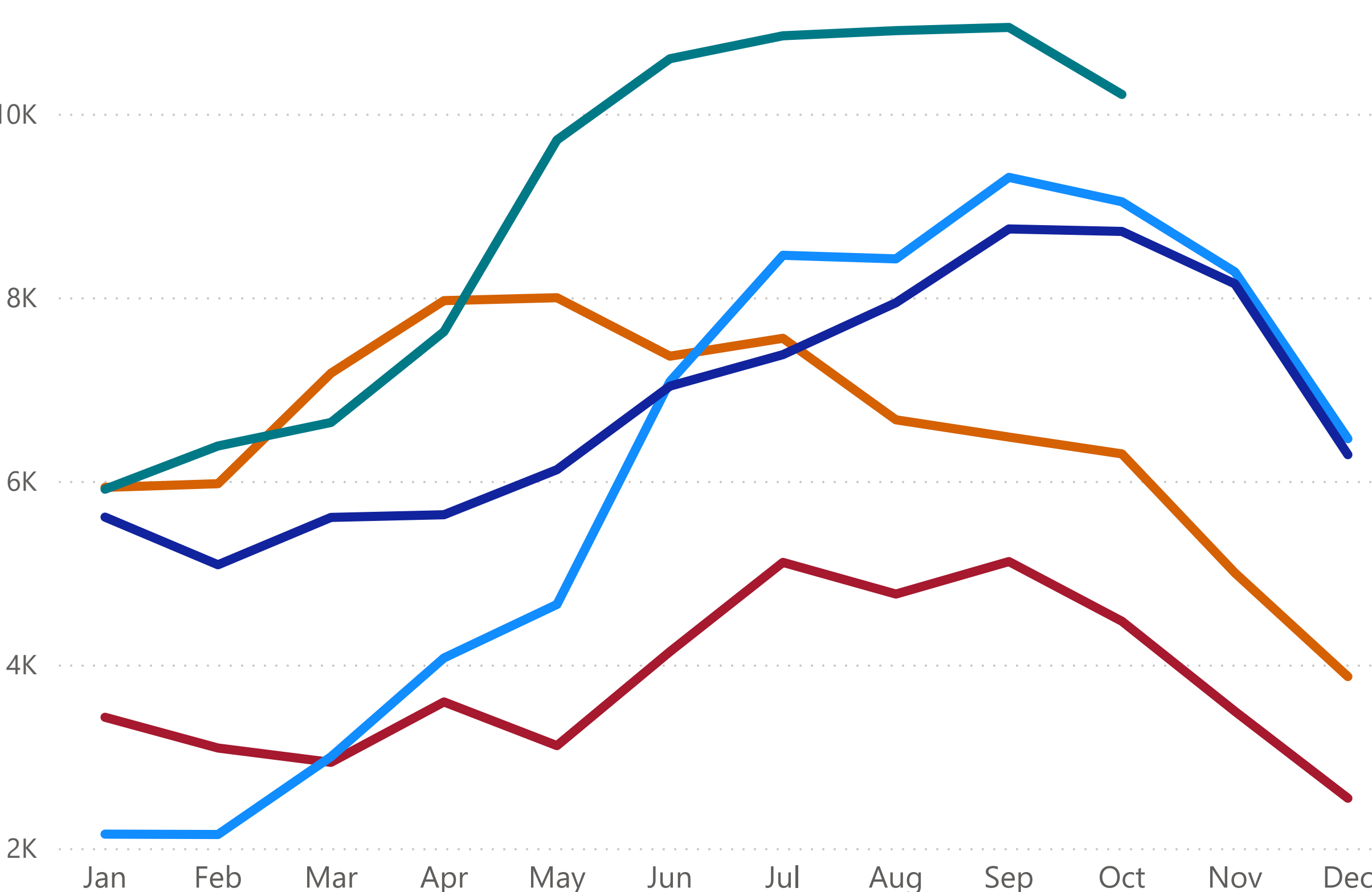
3,627

+18.9%

Last Year

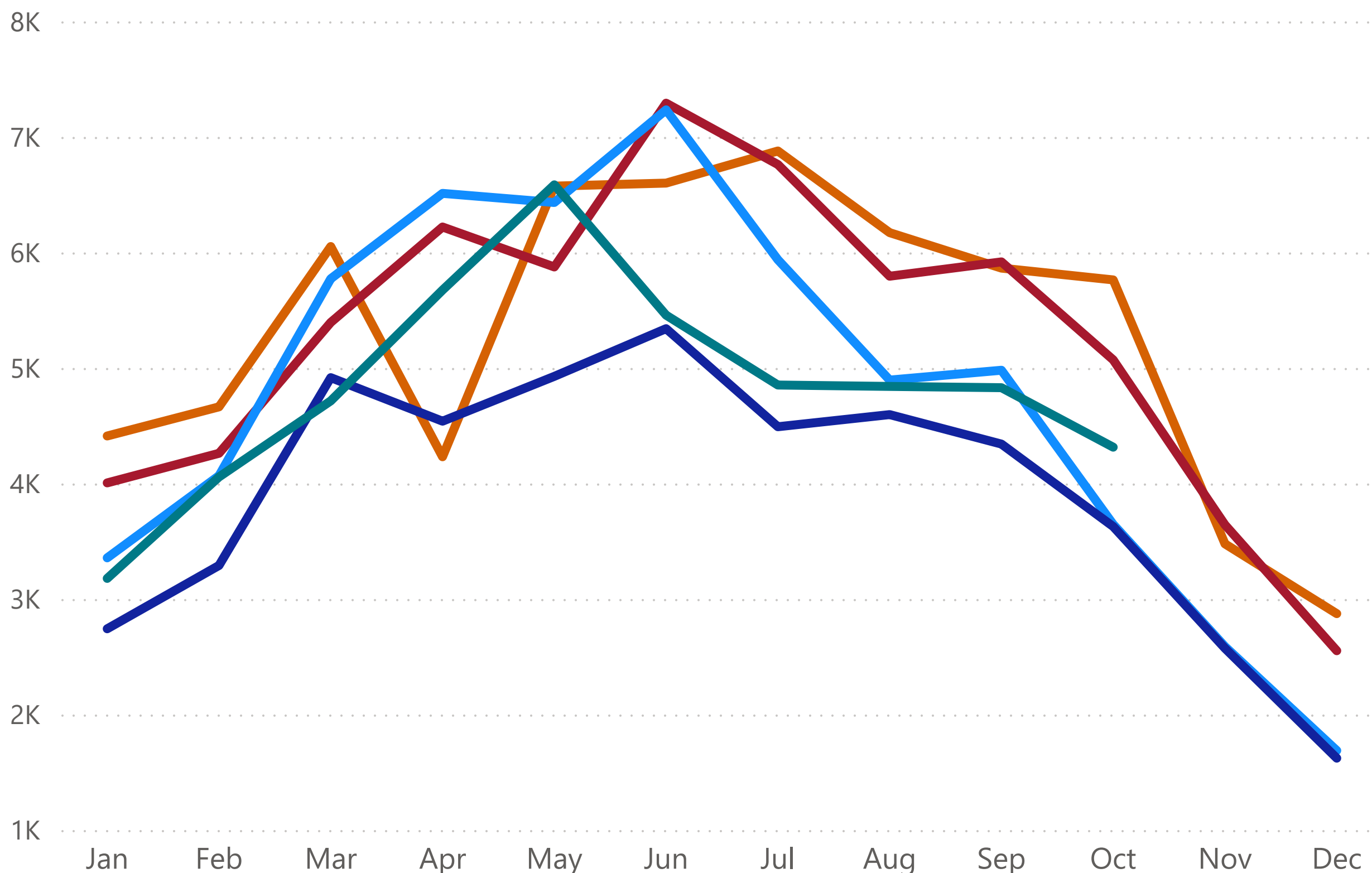
Active Listings

2020 2021 2022 2023 2024



New Listings

2020 2021 2022 2023 2024





Pending Sales

3,413

Most Recent Month

3,469

-1.6%

Last Month

2,900

+17.7%

Last Year

Months Supply of Listings

3.00

Most Recent Month

3.30

-9.1%

Last Month

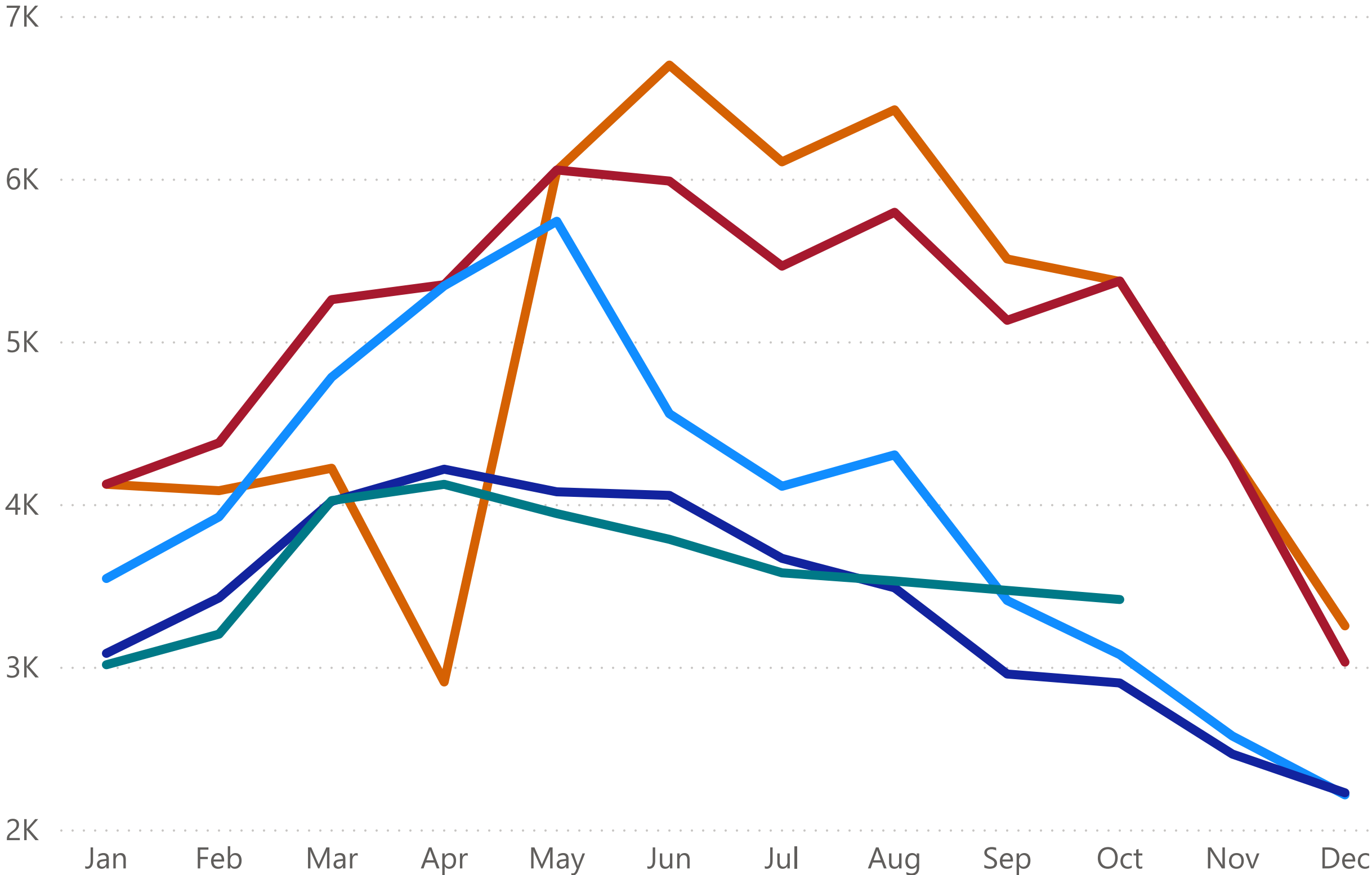
2.60

+15.4%

Last Year

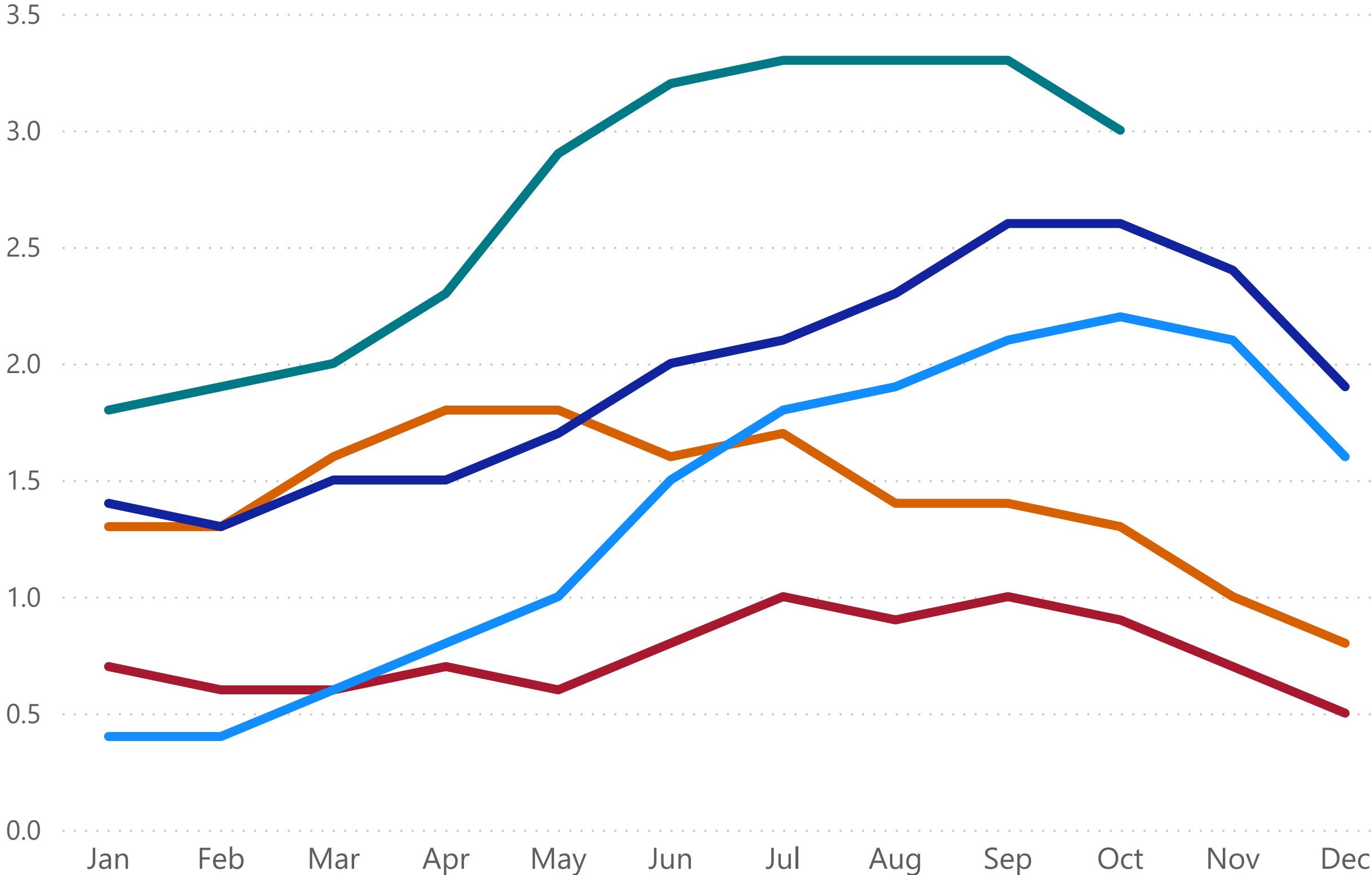
Pending Sales

2020 2021 2022 2023 2024



Months Supply of Listings

2020 2021 2022 2023 2024



Average Days in MLS

43.00

Most Recent Month

39.00

+10.3%

Last Month

31.00

+38.7%

Last Year

% Closed Price to List Price

98.8 %

Most Recent Month

99.0 %

-0.2%

Last Month

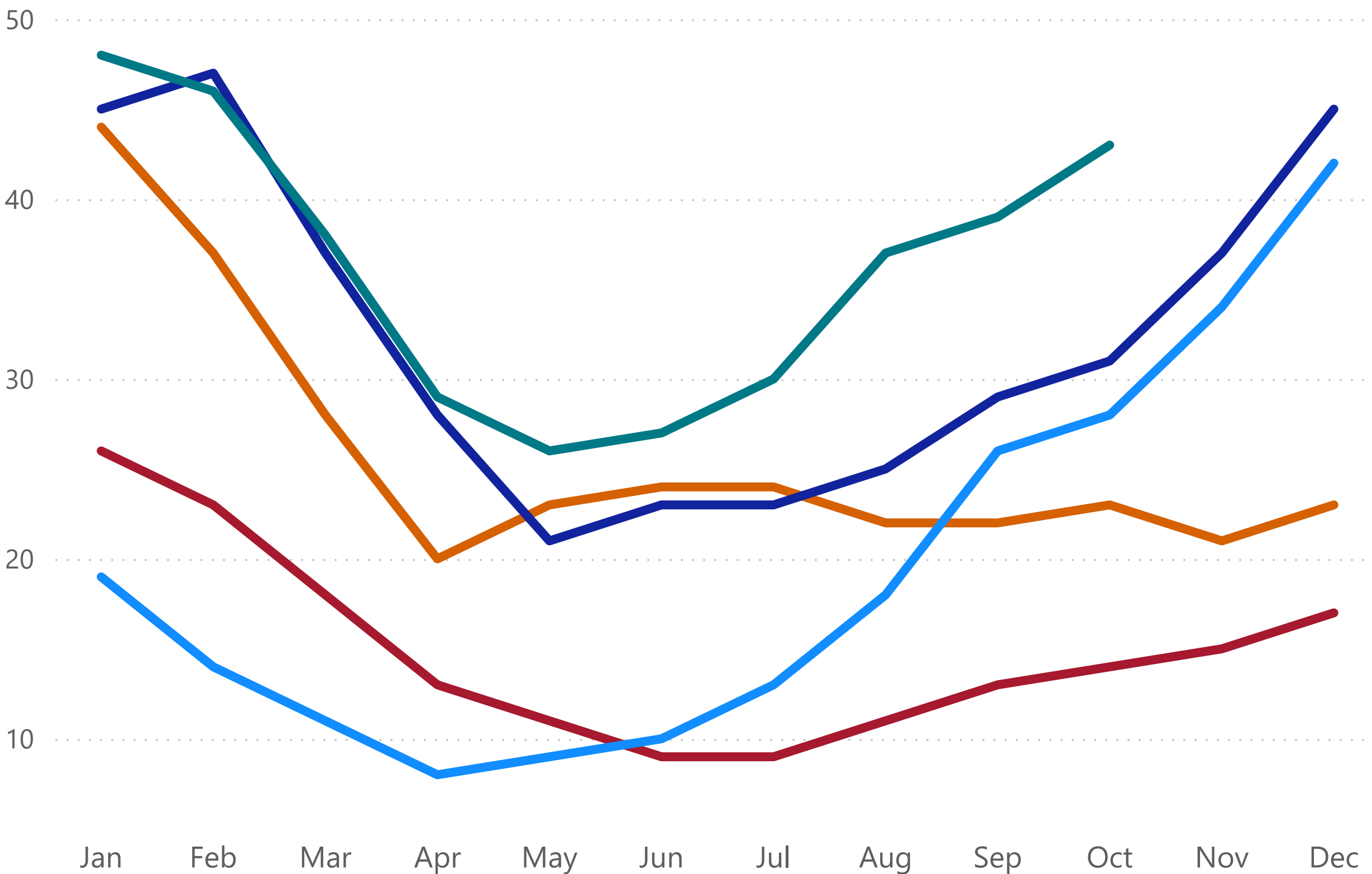
99.1 %

-0.3%

Last Year

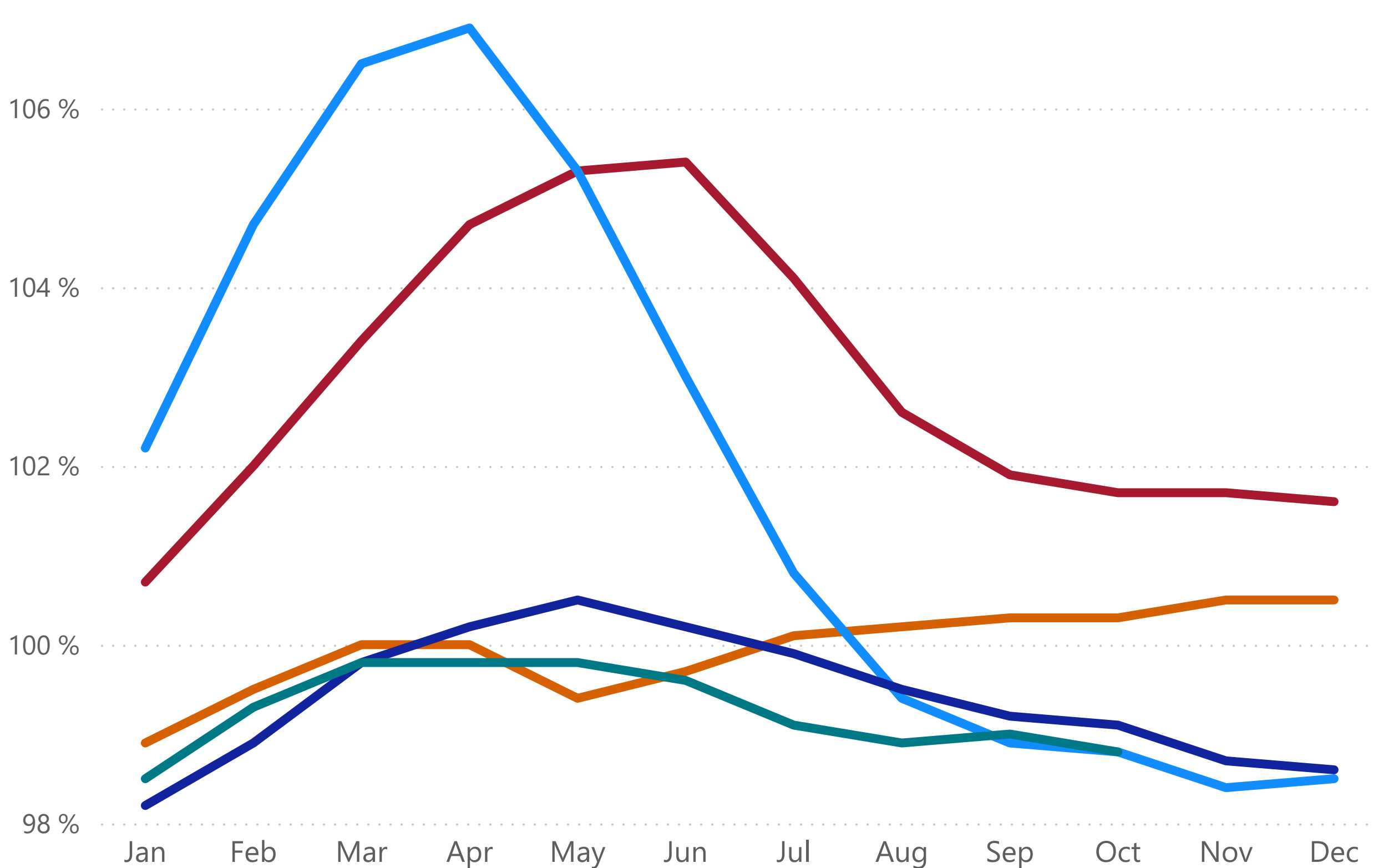
Average Days in MLS

2020 2021 2022 2023 2024



Percent of Closed Price to List Price

2020 2021 2022 2023 2024



Average Showings to Pending

14.90

Most Recent Month

14.50

+2.8%

Last Month

14.50

+2.8%

Last Year

Showings per Listing

4.9

Most Recent Month

4.7

+4.3%

Last Month

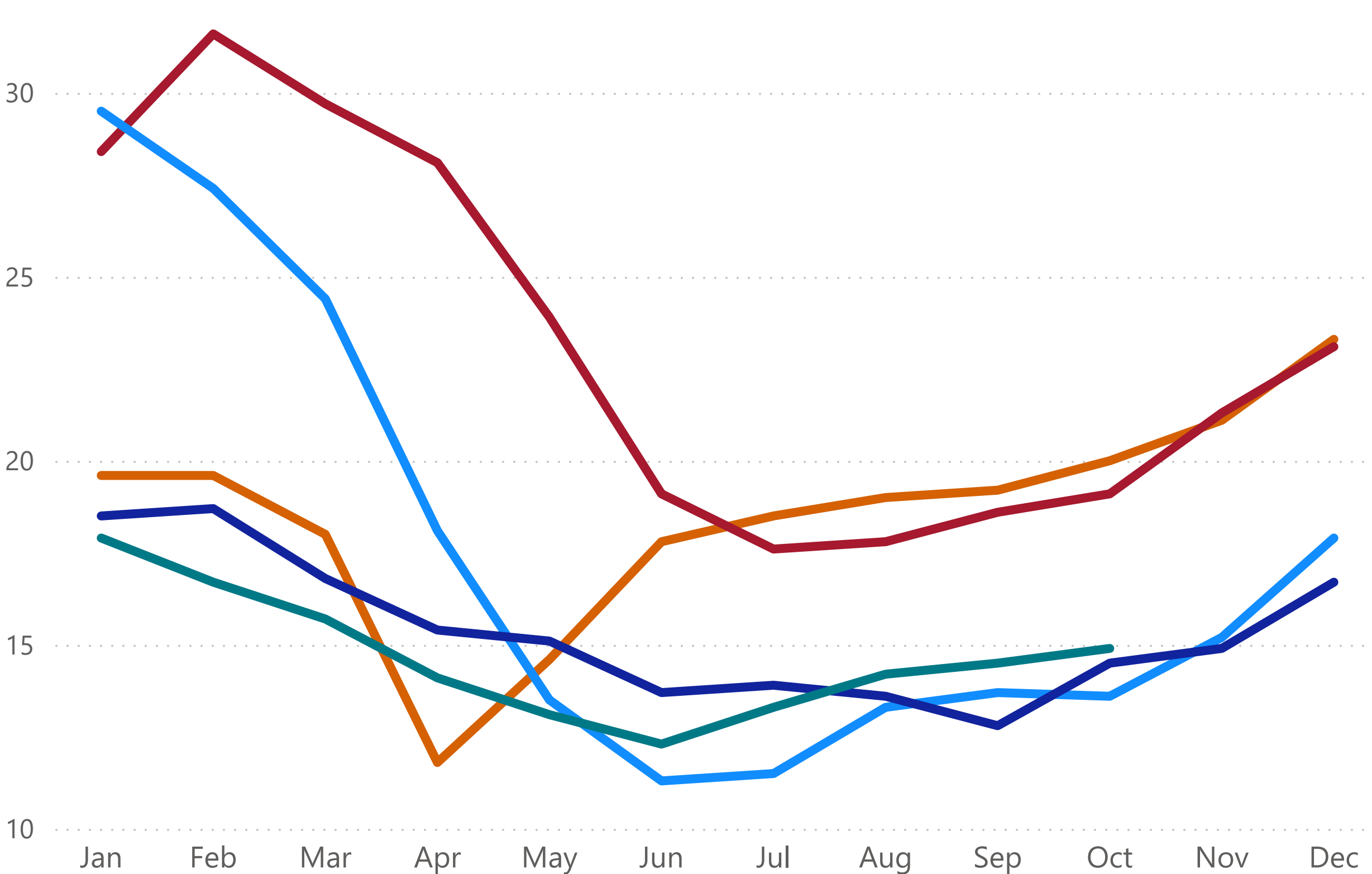
4.8

+2.1%

Last Year

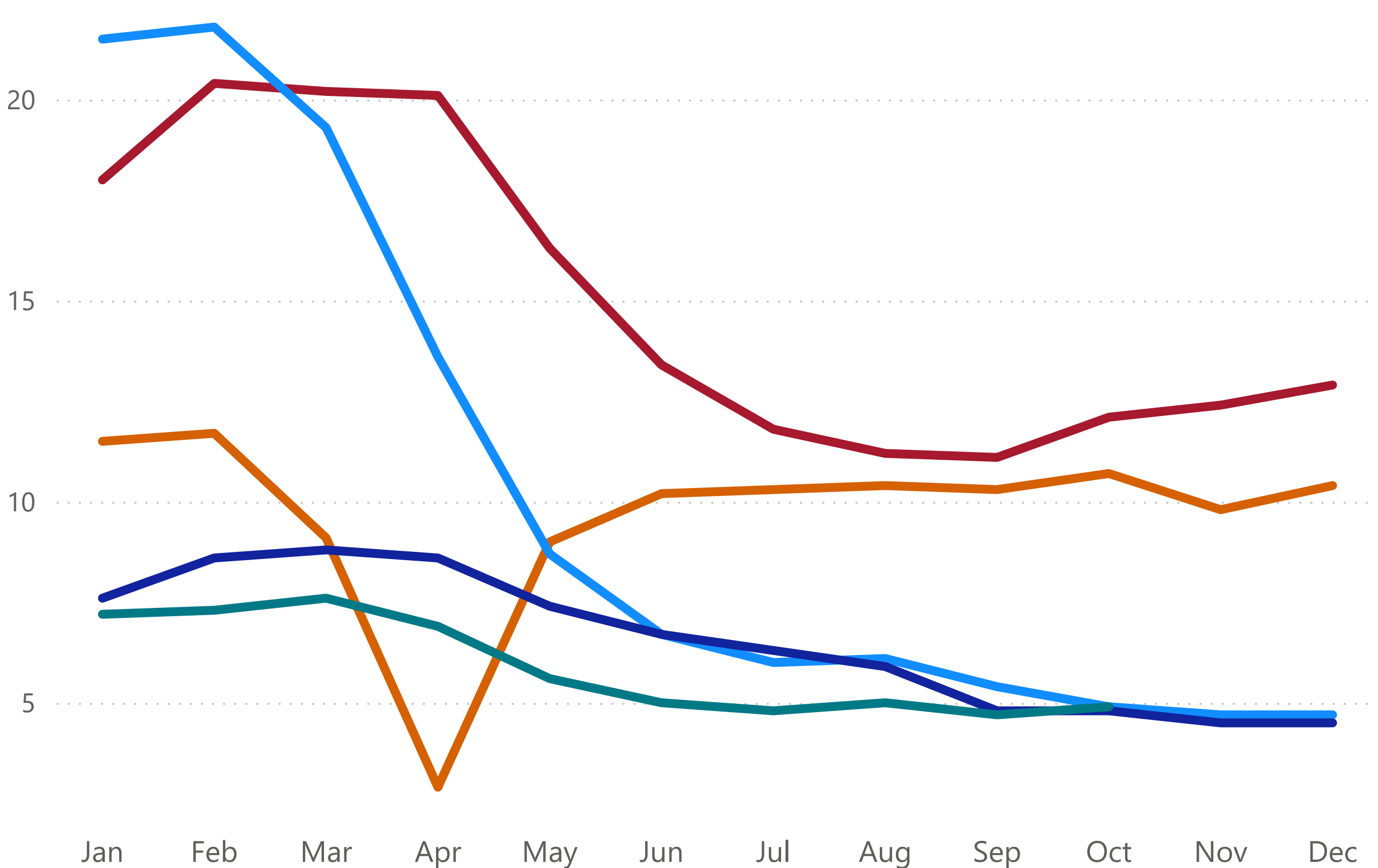
Average Showings to Pending

2020 2021 2022 2023 2024



Showings per Listing

2020 2021 2022 2023 2024





# Glossary

**DEFINITIONS:**

**Closed Price**

Calculations are based on-sale date. Prices do not account for seller concessions.

**Median Price**

This represents the point at which half of the homes that sold in a given month were priced higher and half were priced lower.

**Average Price**

The mean sales price for all closed sales in a given month.

**New Listings**

A count of the properties that have come onto the MLS in a given month.

**Active Listings\***

A snapshot of properties available for sale in as “active” status. Also known as supply or inventory.

**Pending Sales\***

A snapshot of the properties on which contracts have been accepted and listing status has been changed to “pending”. Also known as demand.

**Days in MLS**

The average number of days between when a property is listed (active) and when an offer is accepted (pending).

**Months Supply**

The inventory of homes for sale at the end of a given month, divided by the average monthly pending properties from the last 12 months. This - in theory - tells us how long our active inventory would last without any new inventory coming onto the market. Also known as the absorption rate.

**Pct of Closed \$ to List \$**

The percentage a home sold for compared to what it was listed for. Calculated by dividing a listing's sales price by its list price, then taking the average or median for all closed listings in a given month, not accounting for seller concessions.

**Price Per Sq Ft**

The sale price of a home divided by its finished square footage. Median or average sales price can be used to find this calculation are based on sold data. Prices do not account for seller concessions.

**Shows to Pending**

The average number of showings scheduled per listing that went pending.

**Shows Per Listing**

The average number of showings scheduled on active listings per month.

\*This is a status-driven stat that will vary based on the exact time and date the information is pulled by the data provider.

**DISCLAIMER:**

Greater Metro Denver Area includes the following counties: Adams, Arapahoe, Broomfield, Denver, Douglas, Elbert, and Jefferson

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