

Local Market Update for January 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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First Congressional District

Single Family

	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
New Listings	510	410	- 19.6%	510	410	- 19.6%
Sold Listings	385	302	- 21.6%	385	302	- 21.6%
Median Sales Price*	\$575,000	\$588,500	+ 2.3%	\$575,000	\$588,500	+ 2.3%
Average Sales Price*	\$726,347	\$772,281	+ 6.3%	\$726,347	\$772,281	+ 6.3%
Percent of List Price Received*	102.5%	97.8%	- 4.6%	102.5%	97.8%	- 4.6%
Days on Market Until Sale	18	47	+ 161.1%	18	47	+ 161.1%
Inventory of Homes for Sale	287	481	+ 67.6%	--	--	--
Months Supply of Inventory	0.4	0.8	+ 100.0%	--	--	--

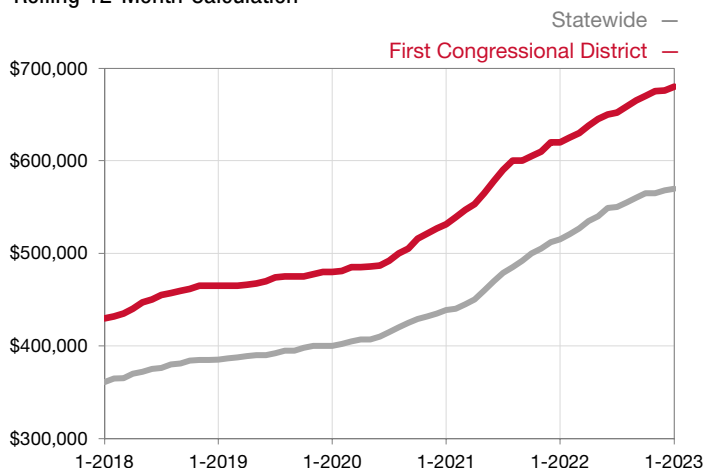
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
New Listings	455	341	- 25.1%	455	341	- 25.1%
Sold Listings	387	224	- 42.1%	387	224	- 42.1%
Median Sales Price*	\$422,508	\$408,250	- 3.4%	\$422,508	\$408,250	- 3.4%
Average Sales Price*	\$522,184	\$504,822	- 3.3%	\$522,184	\$504,822	- 3.3%
Percent of List Price Received*	101.6%	98.1%	- 3.4%	101.6%	98.1%	- 3.4%
Days on Market Until Sale	32	43	+ 34.4%	32	43	+ 34.4%
Inventory of Homes for Sale	350	485	+ 38.6%	--	--	--
Months Supply of Inventory	0.6	1.1	+ 83.3%	--	--	--

* 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

