

Local Market Update for January 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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Kit Carson County

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	7	3	- 57.1%	7	3	- 57.1%
Sold Listings	5	3	- 40.0%	5	3	- 40.0%
Median Sales Price*	\$320,000	\$250,000	- 21.9%	\$320,000	\$250,000	- 21.9%
Average Sales Price*	\$301,800	\$288,333	- 4.5%	\$301,800	\$288,333	- 4.5%
Percent of List Price Received*	91.3%	94.1%	+ 3.1%	91.3%	94.1%	+ 3.1%
Days on Market Until Sale	45	119	+ 164.4%	45	119	+ 164.4%
Inventory of Homes for Sale	13	24	+ 84.6%	--	--	--
Months Supply of Inventory	1.8	4.4	+ 144.4%	--	--	--

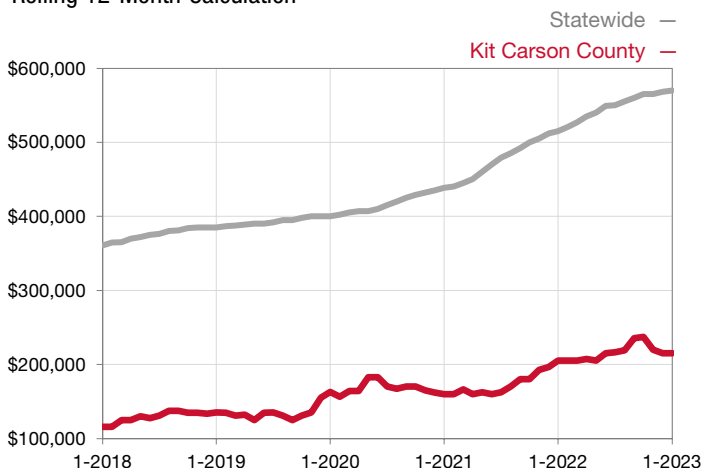
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

	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	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	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

