

Local Market Update for January 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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Second Congressional District

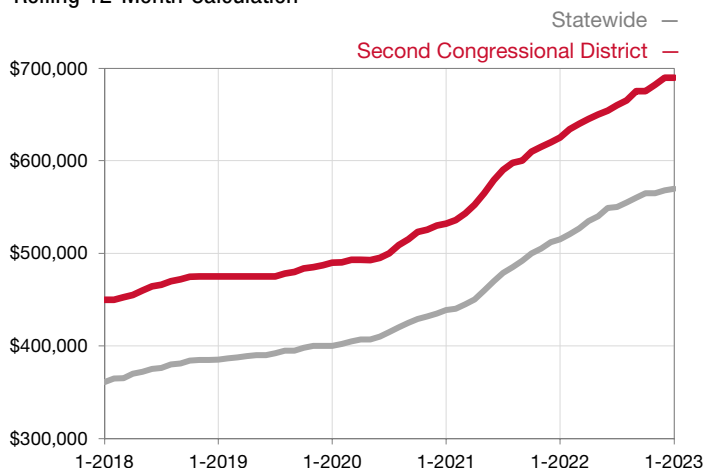
Single Family	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
New Listings	635	567	- 10.7%	635	567	- 10.7%
Sold Listings	555	405	- 27.0%	555	405	- 27.0%
Median Sales Price*	\$655,000	\$650,000	- 0.8%	\$655,000	\$650,000	- 0.8%
Average Sales Price*	\$1,000,334	\$941,790	- 5.9%	\$1,000,334	\$941,790	- 5.9%
Percent of List Price Received*	101.3%	97.7%	- 3.6%	101.3%	97.7%	- 3.6%
Days on Market Until Sale	32	59	+ 84.4%	32	59	+ 84.4%
Inventory of Homes for Sale	632	1,138	+ 80.1%	--	--	--
Months Supply of Inventory	0.6	1.4	+ 133.3%	--	--	--

* 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	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	356	288	- 19.1%	356	288	- 19.1%
Sold Listings	352	192	- 45.5%	352	192	- 45.5%
Median Sales Price*	\$500,500	\$495,000	- 1.1%	\$500,500	\$495,000	- 1.1%
Average Sales Price*	\$674,030	\$694,706	+ 3.1%	\$674,030	\$694,706	+ 3.1%
Percent of List Price Received*	101.7%	98.2%	- 3.4%	101.7%	98.2%	- 3.4%
Days on Market Until Sale	38	50	+ 31.6%	38	50	+ 31.6%
Inventory of Homes for Sale	486	694	+ 42.8%	--	--	--
Months Supply of Inventory	0.9	1.7	+ 88.9%	--	--	--

* 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

