

# Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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## Fifth Congressional District

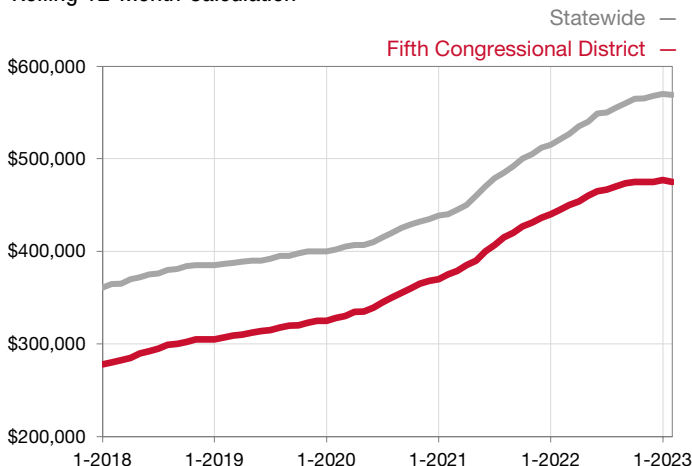
Single Family	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	1,276	967	- 24.2%	2,496	1,918	- 23.2%
Sold Listings	1,043	774	- 25.8%	2,131	1,526	- 28.4%
Median Sales Price*	\$468,000	\$440,150	- 6.0%	\$458,000	\$445,000	- 2.8%
Average Sales Price*	\$521,632	\$499,094	- 4.3%	\$514,676	\$508,966	- 1.1%
Percent of List Price Received*	102.5%	98.4%	- 4.0%	101.8%	98.2%	- 3.5%
Days on Market Until Sale	18	58	+ 222.2%	19	56	+ 194.7%
Inventory of Homes for Sale	1,023	1,802	+ 76.1%	--	--	--
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	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	199	154	- 22.6%	406	341	- 16.0%
Sold Listings	160	108	- 32.5%	321	202	- 37.1%
Median Sales Price*	\$365,000	\$356,000	- 2.5%	\$355,000	\$345,000	- 2.8%
Average Sales Price*	\$360,157	\$388,331	+ 7.8%	\$353,278	\$370,792	+ 5.0%
Percent of List Price Received*	102.8%	98.7%	- 4.0%	102.1%	98.7%	- 3.3%
Days on Market Until Sale	12	44	+ 266.7%	15	43	+ 186.7%
Inventory of Homes for Sale	128	246	+ 92.2%	--	--	--
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.

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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

