

Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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First Congressional District

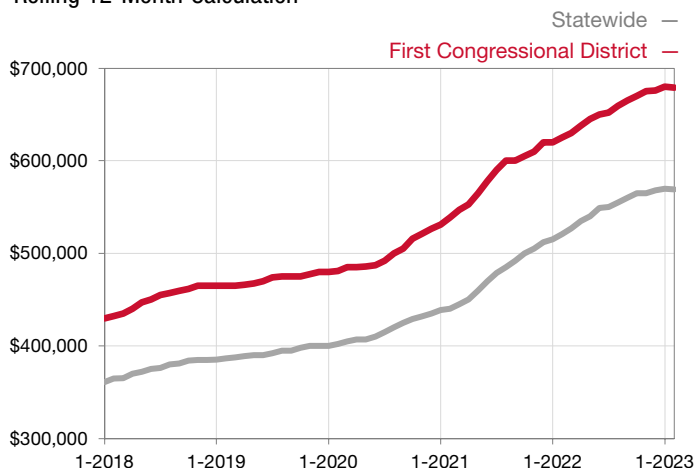
Single Family	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	628	470	- 25.2%	1,138	879	- 22.8%
Sold Listings	483	413	- 14.5%	868	717	- 17.4%
Median Sales Price*	\$650,000	\$610,000	- 6.2%	\$612,500	\$605,000	- 1.2%
Average Sales Price*	\$816,318	\$866,057	+ 6.1%	\$776,412	\$825,963	+ 6.4%
Percent of List Price Received*	106.0%	98.7%	- 6.9%	104.5%	98.3%	- 5.9%
Days on Market Until Sale	13	43	+ 230.8%	16	45	+ 181.3%
Inventory of Homes for Sale	294	448	+ 52.4%	--	--	--
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	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	546	373	- 31.7%	1,001	714	- 28.7%
Sold Listings	451	280	- 37.9%	838	506	- 39.6%
Median Sales Price*	\$437,000	\$419,250	- 4.1%	\$430,000	\$412,500	- 4.1%
Average Sales Price*	\$517,747	\$536,770	+ 3.7%	\$519,796	\$522,025	+ 0.4%
Percent of List Price Received*	103.4%	98.9%	- 4.4%	102.5%	98.5%	- 3.9%
Days on Market Until Sale	20	46	+ 130.0%	26	45	+ 73.1%
Inventory of Homes for Sale	350	482	+ 37.7%	--	--	--
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

