

Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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Fourth Congressional District

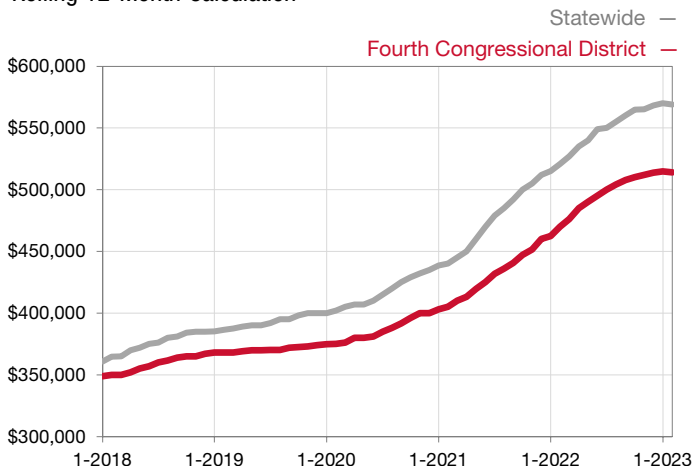
Single Family	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	1,023	792	- 22.6%	1,914	1,558	- 18.6%
Sold Listings	847	708	- 16.4%	1,605	1,265	- 21.2%
Median Sales Price*	\$502,898	\$500,000	- 0.6%	\$499,995	\$495,000	- 1.0%
Average Sales Price*	\$551,404	\$541,037	- 1.9%	\$534,533	\$557,963	+ 4.4%
Percent of List Price Received*	101.6%	99.1%	- 2.5%	101.2%	98.8%	- 2.4%
Days on Market Until Sale	44	87	+ 97.7%	47	82	+ 74.5%
Inventory of Homes for Sale	971	1,517	+ 56.2%	--	--	--
Months Supply of Inventory	0.8	1.6	+ 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	161	190	+ 18.0%	322	339	+ 5.3%
Sold Listings	186	133	- 28.5%	358	242	- 32.4%
Median Sales Price*	\$346,625	\$393,865	+ 13.6%	\$350,250	\$394,186	+ 12.5%
Average Sales Price*	\$385,729	\$411,123	+ 6.6%	\$378,939	\$404,206	+ 6.7%
Percent of List Price Received*	102.2%	100.0%	- 2.2%	102.1%	99.7%	- 2.4%
Days on Market Until Sale	80	109	+ 36.3%	80	108	+ 35.0%
Inventory of Homes for Sale	106	343	+ 223.6%	--	--	--
Months Supply of Inventory	0.4	1.9	+ 375.0%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

