

# Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure  
Your Agent is a REALTOR®

Not all agents  
are the same!



## Second Congressional District

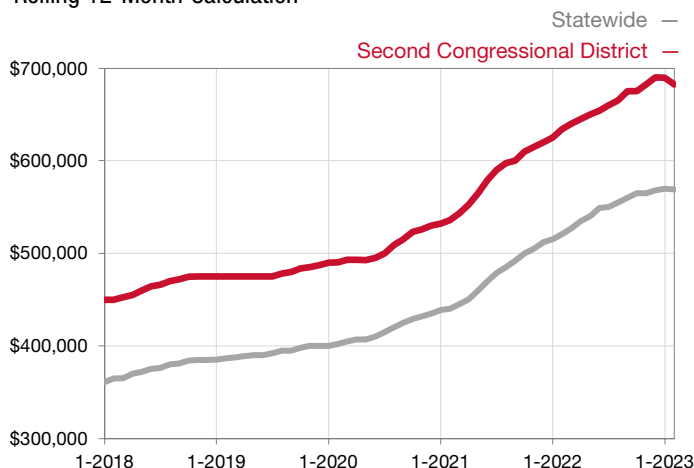
Single Family	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	822	716	- 12.9%	1,457	1,289	- 11.5%
Sold Listings	600	536	- 10.7%	1,154	945	- 18.1%
Median Sales Price*	\$708,500	\$625,000	- 11.8%	\$680,000	\$633,000	- 6.9%
Average Sales Price*	\$1,120,701	\$902,832	- 19.4%	\$1,062,482	\$919,468	- 13.5%
Percent of List Price Received*	104.4%	98.6%	- 5.6%	102.9%	98.2%	- 4.6%
Days on Market Until Sale	29	62	+ 113.8%	31	61	+ 96.8%
Inventory of Homes for Sale	691	1,106	+ 60.1%	--	--	--
Months Supply of Inventory	0.7	1.4	+ 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	523	334	- 36.1%	880	628	- 28.6%
Sold Listings	346	273	- 21.1%	699	468	- 33.0%
Median Sales Price*	\$471,000	\$549,990	+ 16.8%	\$492,000	\$520,000	+ 5.7%
Average Sales Price*	\$718,628	\$915,383	+ 27.4%	\$696,457	\$823,898	+ 18.3%
Percent of List Price Received*	103.2%	98.4%	- 4.7%	102.5%	98.3%	- 4.1%
Days on Market Until Sale	23	51	+ 121.7%	30	50	+ 66.7%
Inventory of Homes for Sale	597	693	+ 16.1%	--	--	--
Months Supply of Inventory	1.1	1.8	+ 63.6%	--	--	--

\* 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

