

# Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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## Third Congressional District

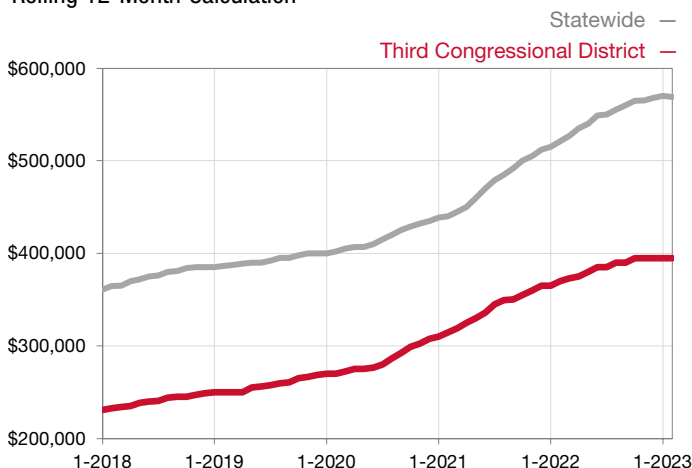
Single Family	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	1,014	814	- 19.7%	1,977	1,603	- 18.9%
Sold Listings	837	555	- 33.7%	1,678	1,068	- 36.4%
Median Sales Price*	\$382,500	\$370,000	- 3.3%	\$376,638	\$370,000	- 1.8%
Average Sales Price*	\$633,384	\$609,983	- 3.7%	\$624,884	\$626,605	+ 0.3%
Percent of List Price Received*	98.5%	97.1%	- 1.4%	98.5%	96.9%	- 1.6%
Days on Market Until Sale	78	92	+ 17.9%	77	92	+ 19.5%
Inventory of Homes for Sale	1,752	2,447	+ 39.7%	--	--	--
Months Supply of Inventory	1.4	2.6	+ 85.7%	--	--	--

\* 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	185	140	- 24.3%	381	260	- 31.8%
Sold Listings	180	112	- 37.8%	321	214	- 33.3%
Median Sales Price*	\$396,000	\$453,250	+ 14.5%	\$437,500	\$487,500	+ 11.4%
Average Sales Price*	\$997,372	\$837,983	- 16.0%	\$959,238	\$957,364	- 0.2%
Percent of List Price Received*	99.7%	97.6%	- 2.1%	99.6%	97.7%	- 1.9%
Days on Market Until Sale	67	81	+ 20.9%	62	74	+ 19.4%
Inventory of Homes for Sale	244	391	+ 60.2%	--	--	--
Months Supply of Inventory	1.0	2.3	+ 130.0%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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

