

Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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Fifth Congressional District

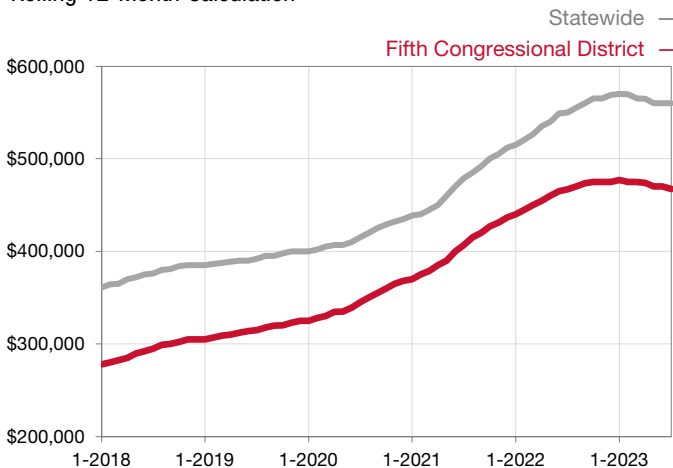
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Key Metrics						
New Listings	2,153	1,200	- 44.3%	13,513	9,583	- 29.1%
Sold Listings	1,452	1,128	- 22.3%	10,048	7,520	- 25.2%
Median Sales Price*	\$485,000	\$475,000	- 2.1%	\$480,000	\$470,000	- 2.1%
Average Sales Price*	\$559,377	\$550,288	- 1.6%	\$544,077	\$533,058	- 2.0%
Percent of List Price Received*	99.9%	99.4%	- 0.5%	102.2%	99.2%	- 2.9%
Days on Market Until Sale	17	29	+ 70.6%	16	41	+ 156.3%
Inventory of Homes for Sale	3,465	2,595	- 25.1%	--	--	--
Months Supply of Inventory	2.2	2.3	+ 4.5%	--	--	--

* 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	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Key Metrics						
New Listings	275	190	- 30.9%	1,700	1,390	- 18.2%
Sold Listings	213	153	- 28.2%	1,429	1,032	- 27.8%
Median Sales Price*	\$356,000	\$335,000	- 5.9%	\$356,500	\$340,000	- 4.6%
Average Sales Price*	\$379,420	\$357,310	- 5.8%	\$369,548	\$369,630	+ 0.0%
Percent of List Price Received*	100.7%	99.4%	- 1.3%	102.5%	99.4%	- 3.0%
Days on Market Until Sale	16	29	+ 81.3%	14	34	+ 142.9%
Inventory of Homes for Sale	333	327	- 1.8%	--	--	--
Months Supply of Inventory	1.5	2.1	+ 40.0%	--	--	--

* 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

