

# Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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## First Congressional District

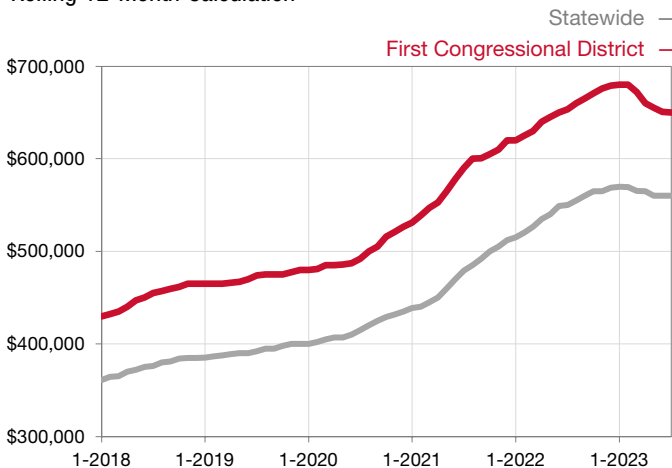
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	822	611	- 25.7%	5,894	4,482	- 24.0%
Sold Listings	597	495	- 17.1%	4,652	3,489	- 25.0%
Median Sales Price*	\$705,000	\$680,000	- 3.5%	\$700,000	\$657,000	- 6.1%
Average Sales Price*	\$891,105	\$888,531	- 0.3%	\$912,309	\$892,976	- 2.1%
Percent of List Price Received*	100.9%	99.9%	- 1.0%	105.4%	100.0%	- 5.1%
Days on Market Until Sale	13	20	+ 53.8%	10	27	+ 170.0%
Inventory of Homes for Sale	1,157	864	- 25.3%	--	--	--
Months Supply of Inventory	1.6	1.8	+ 12.5%	--	--	--

\* 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
New Listings	638	567	- 11.1%	4,553	3,578	- 21.4%
Sold Listings	510	417	- 18.2%	3,842	2,589	- 32.6%
Median Sales Price*	\$439,000	\$435,000	- 0.9%	\$459,000	\$435,000	- 5.2%
Average Sales Price*	\$563,526	\$552,554	- 1.9%	\$566,898	\$548,118	- 3.3%
Percent of List Price Received*	100.4%	99.5%	- 0.9%	103.6%	99.5%	- 4.0%
Days on Market Until Sale	18	27	+ 50.0%	16	31	+ 93.8%
Inventory of Homes for Sale	920	803	- 12.7%	--	--	--
Months Supply of Inventory	1.6	2.2	+ 37.5%	--	--	--

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

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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

