

Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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Second Congressional District

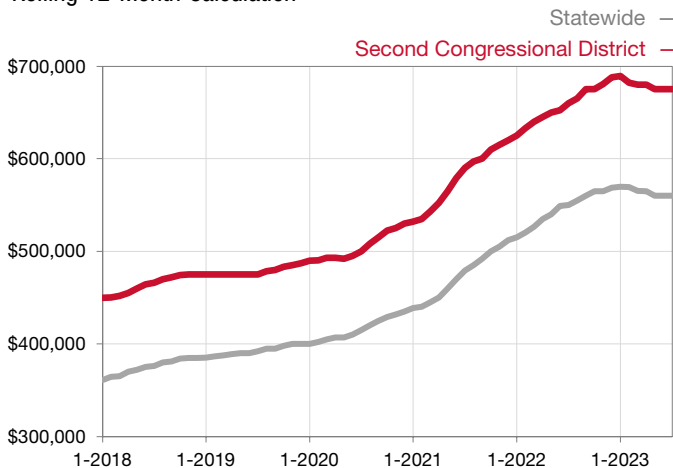
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	1,431	1,137	- 20.5%	8,549	6,874	- 19.6%
Sold Listings	817	800	- 2.1%	5,887	4,841	- 17.8%
Median Sales Price*	\$691,000	\$700,000	+ 1.3%	\$700,000	\$679,018	- 3.0%
Average Sales Price*	\$908,496	\$980,962	+ 8.0%	\$1,003,607	\$959,948	- 4.4%
Percent of List Price Received*	100.0%	99.2%	- 0.8%	104.0%	99.2%	- 4.6%
Days on Market Until Sale	24	35	+ 45.8%	22	43	+ 95.5%
Inventory of Homes for Sale	2,390	1,907	- 20.2%	--	--	--
Months Supply of Inventory	2.5	2.6	+ 4.0%	--	--	--

* 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	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	641	490	- 23.6%	4,060	3,243	- 20.1%
Sold Listings	367	362	- 1.4%	2,923	2,335	- 20.1%
Median Sales Price*	\$475,000	\$520,000	+ 9.5%	\$510,000	\$515,000	+ 1.0%
Average Sales Price*	\$670,336	\$679,092	+ 1.3%	\$739,391	\$727,624	- 1.6%
Percent of List Price Received*	100.5%	98.9%	- 1.6%	103.1%	99.2%	- 3.8%
Days on Market Until Sale	22	39	+ 77.3%	23	45	+ 95.7%
Inventory of Homes for Sale	1,237	1,003	- 18.9%	--	--	--
Months Supply of Inventory	2.6	2.8	+ 7.7%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

