

# Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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## Sixth Congressional District

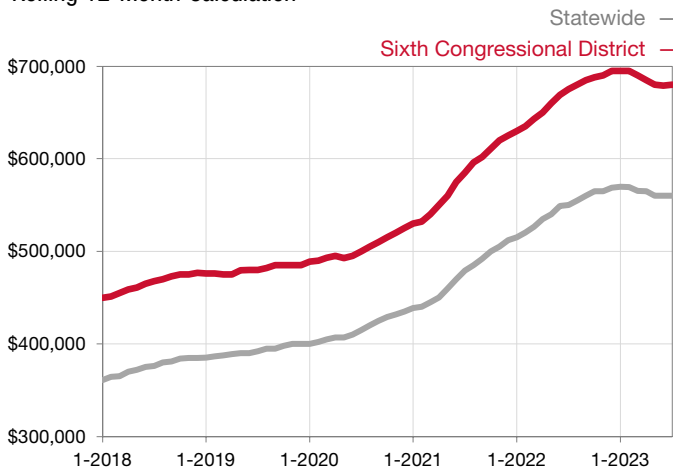
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1,779	<b>1,342</b>	- 24.6%	11,862	<b>8,887</b>	- 25.1%
Sold Listings	1,321	<b>1,107</b>	- 16.2%	8,861	<b>7,068</b>	- 20.2%
Median Sales Price*	\$695,000	<b>\$710,000</b>	+ 2.2%	\$705,000	<b>\$685,728</b>	- 2.7%
Average Sales Price*	\$832,664	<b>\$844,406</b>	+ 1.4%	\$835,619	<b>\$811,522</b>	- 2.9%
Percent of List Price Received*	100.6%	<b>99.9%</b>	- 0.7%	103.8%	<b>99.6%</b>	- 4.0%
Days on Market Until Sale	15	<b>25</b>	+ 66.7%	14	<b>35</b>	+ 150.0%
Inventory of Homes for Sale	2,879	<b>1,975</b>	- 31.4%	--	--	--
Months Supply of Inventory	2.1	<b>1.9</b>	- 9.5%	--	--	--

\* 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
<b>Key Metrics</b>						
New Listings	404	<b>336</b>	- 16.8%	2,699	<b>2,317</b>	- 14.2%
Sold Listings	305	<b>286</b>	- 6.2%	2,285	<b>1,945</b>	- 14.9%
Median Sales Price*	\$430,000	<b>\$450,000</b>	+ 4.7%	\$436,550	<b>\$435,000</b>	- 0.4%
Average Sales Price*	\$452,238	<b>\$478,942</b>	+ 5.9%	\$458,758	<b>\$457,937</b>	- 0.2%
Percent of List Price Received*	100.8%	<b>99.9%</b>	- 0.9%	104.0%	<b>99.7%</b>	- 4.1%
Days on Market Until Sale	11	<b>25</b>	+ 127.3%	10	<b>31</b>	+ 210.0%
Inventory of Homes for Sale	476	<b>349</b>	- 26.7%	--	--	--
Months Supply of Inventory	1.4	<b>1.3</b>	- 7.1%	--	--	--

\* 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

