

Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents are the same!



Third Congressional District

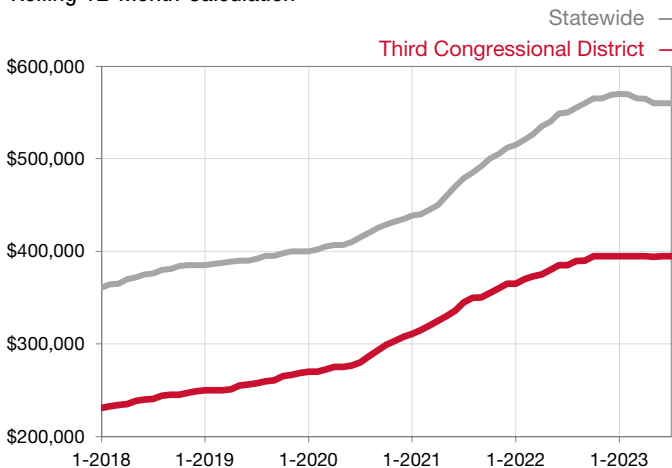
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Key Metrics						
New Listings	1,684	1,218	- 27.7%	10,210	8,329	- 18.4%
Sold Listings	1,022	869	- 15.0%	7,274	5,525	- 24.0%
Median Sales Price*	\$400,000	\$415,000	+ 3.8%	\$395,000	\$395,000	0.0%
Average Sales Price*	\$575,988	\$645,886	+ 12.1%	\$659,026	\$663,517	+ 0.7%
Percent of List Price Received*	98.4%	97.8%	- 0.6%	99.2%	97.6%	- 1.6%
Days on Market Until Sale	60	75	+ 25.0%	67	84	+ 25.4%
Inventory of Homes for Sale	3,520	3,221	- 8.5%	--	--	--
Months Supply of Inventory	3.1	3.9	+ 25.8%	--	--	--

* 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	205	145	- 29.3%	1,325	1,006	- 24.1%
Sold Listings	145	131	- 9.7%	1,039	747	- 28.1%
Median Sales Price*	\$430,000	\$500,000	+ 16.3%	\$406,500	\$405,000	- 0.4%
Average Sales Price*	\$596,168	\$677,899	+ 13.7%	\$634,951	\$606,109	- 4.5%
Percent of List Price Received*	100.7%	99.1%	- 1.6%	100.7%	98.8%	- 1.9%
Days on Market Until Sale	57	51	- 10.5%	56	74	+ 32.1%
Inventory of Homes for Sale	374	335	- 10.4%	--	--	--
Months Supply of Inventory	2.3	3.0	+ 30.4%	--	--	--

* 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

