

Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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Fifth Congressional District

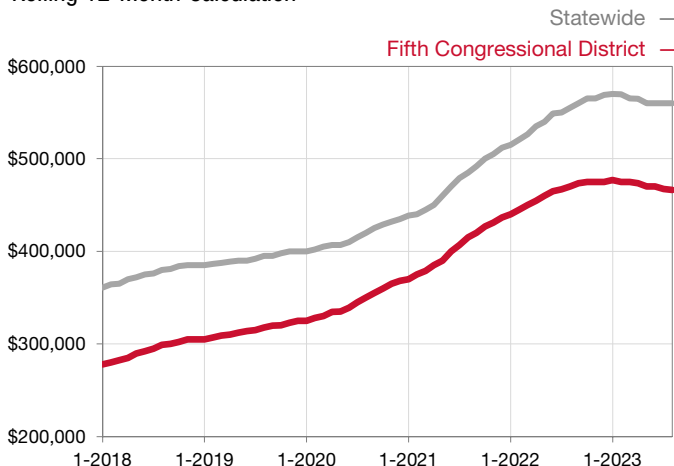
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	1,888	1,519	- 19.5%	15,402	11,437	- 25.7%
Sold Listings	1,449	1,106	- 23.7%	11,497	8,645	- 24.8%
Median Sales Price*	\$489,200	\$490,000	+ 0.2%	\$480,286	\$470,000	- 2.1%
Average Sales Price*	\$539,062	\$567,229	+ 5.2%	\$543,444	\$537,548	- 1.1%
Percent of List Price Received*	99.4%	99.2%	- 0.2%	101.9%	99.2%	- 2.6%
Days on Market Until Sale	22	33	+ 50.0%	17	40	+ 135.3%
Inventory of Homes for Sale	3,623	3,057	- 15.6%	--	--	--
Months Supply of Inventory	2.4	2.8	+ 16.7%	--	--	--

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

Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	261	229	- 12.3%	1,961	1,668	- 14.9%
Sold Listings	220	179	- 18.6%	1,649	1,210	- 26.6%
Median Sales Price*	\$345,000	\$350,000	+ 1.4%	\$355,050	\$342,000	- 3.7%
Average Sales Price*	\$365,848	\$361,648	- 1.1%	\$369,057	\$368,844	- 0.1%
Percent of List Price Received*	99.8%	99.3%	- 0.5%	102.1%	99.4%	- 2.6%
Days on Market Until Sale	16	29	+ 81.3%	14	33	+ 135.7%
Inventory of Homes for Sale	336	401	+ 19.3%	--	--	--
Months Supply of Inventory	1.5	2.6	+ 73.3%	--	--	--

* 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

