

Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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are the same!



First Congressional District

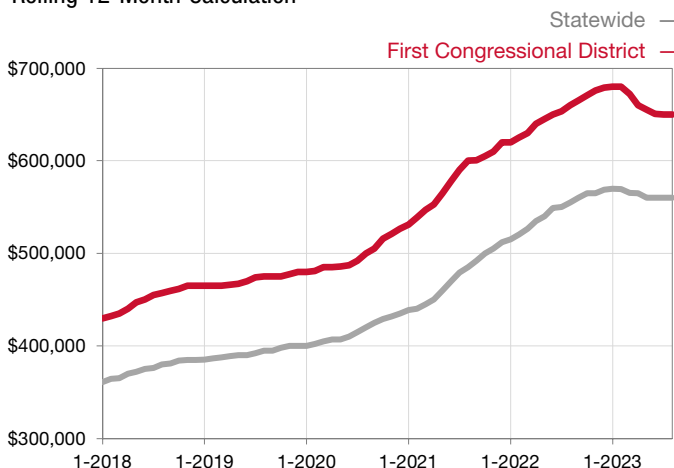
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	707	707	0.0%	6,601	5,182	- 21.5%
Sold Listings	602	517	- 14.1%	5,254	4,011	- 23.7%
Median Sales Price*	\$650,000	\$659,900	+ 1.5%	\$695,000	\$657,500	- 5.4%
Average Sales Price*	\$811,551	\$934,690	+ 15.2%	\$900,803	\$898,068	- 0.3%
Percent of List Price Received*	99.1%	99.2%	+ 0.1%	104.7%	99.9%	- 4.6%
Days on Market Until Sale	18	25	+ 38.9%	11	27	+ 145.5%
Inventory of Homes for Sale	1,156	929	- 19.6%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--

* 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	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	525	551	+ 5.0%	5,078	4,127	- 18.7%
Sold Listings	503	439	- 12.7%	4,345	3,032	- 30.2%
Median Sales Price*	\$425,000	\$430,000	+ 1.2%	\$454,500	\$432,500	- 4.8%
Average Sales Price*	\$517,342	\$532,032	+ 2.8%	\$561,160	\$545,532	- 2.8%
Percent of List Price Received*	99.7%	99.5%	- 0.2%	103.1%	99.5%	- 3.5%
Days on Market Until Sale	19	27	+ 42.1%	16	31	+ 93.8%
Inventory of Homes for Sale	880	878	- 0.2%	--	--	--
Months Supply of Inventory	1.6	2.4	+ 50.0%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

