

Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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Second Congressional District

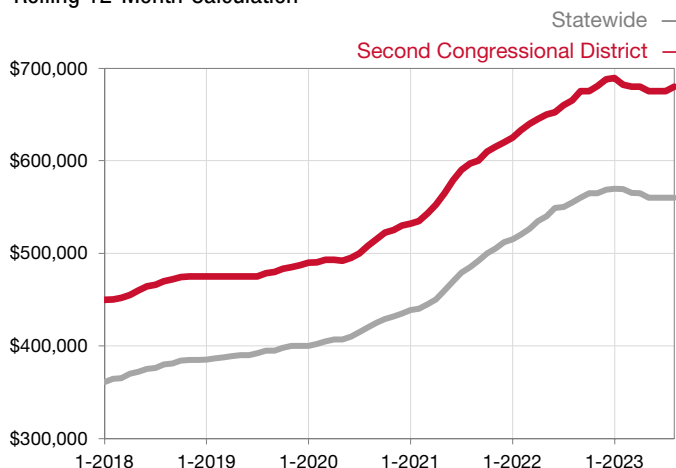
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	1,146	1,112	- 3.0%	9,695	7,980	- 17.7%
Sold Listings	923	777	- 15.8%	6,810	5,633	- 17.3%
Median Sales Price*	\$675,500	\$725,000	+ 7.3%	\$699,000	\$685,000	- 2.0%
Average Sales Price*	\$969,929	\$1,084,763	+ 11.8%	\$999,038	\$978,760	- 2.0%
Percent of List Price Received*	98.8%	98.9%	+ 0.1%	103.3%	99.2%	- 4.0%
Days on Market Until Sale	31	40	+ 29.0%	23	42	+ 82.6%
Inventory of Homes for Sale	2,299	2,030	- 11.7%	--	--	--
Months Supply of Inventory	2.5	2.8	+ 12.0%	--	--	--

* 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	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	553	522	- 5.6%	4,613	3,784	- 18.0%
Sold Listings	465	421	- 9.5%	3,388	2,764	- 18.4%
Median Sales Price*	\$530,000	\$555,000	+ 4.7%	\$514,988	\$522,990	+ 1.6%
Average Sales Price*	\$683,068	\$780,574	+ 14.3%	\$731,672	\$736,427	+ 0.6%
Percent of List Price Received*	99.2%	98.9%	- 0.3%	102.6%	99.1%	- 3.4%
Days on Market Until Sale	33	61	+ 84.8%	25	48	+ 92.0%
Inventory of Homes for Sale	1,199	1,040	- 13.3%	--	--	--
Months Supply of Inventory	2.6	2.9	+ 11.5%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

