

Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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Seventh Congressional District

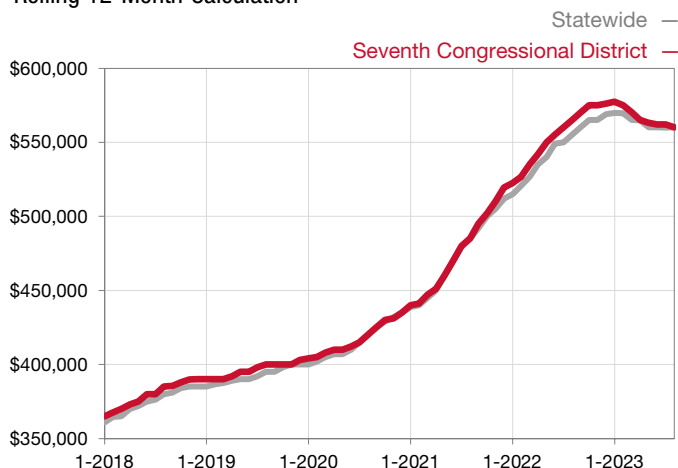
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	859	784	- 8.7%	7,600	5,913	- 22.2%
Sold Listings	721	638	- 11.5%	5,895	4,889	- 17.1%
Median Sales Price*	\$575,000	\$565,000	- 1.7%	\$585,000	\$562,250	- 3.9%
Average Sales Price*	\$636,890	\$629,057	- 1.2%	\$637,095	\$615,783	- 3.3%
Percent of List Price Received*	99.4%	99.6%	+ 0.2%	103.9%	100.1%	- 3.7%
Days on Market Until Sale	19	26	+ 36.8%	12	31	+ 158.3%
Inventory of Homes for Sale	1,514	1,050	- 30.6%	--	--	--
Months Supply of Inventory	1.9	1.8	- 5.3%	--	--	--

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

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	376	354	- 5.9%	3,248	2,648	- 18.5%
Sold Listings	372	273	- 26.6%	2,884	2,231	- 22.6%
Median Sales Price*	\$360,000	\$375,000	+ 4.2%	\$378,000	\$375,000	- 0.8%
Average Sales Price*	\$385,952	\$396,483	+ 2.7%	\$396,544	\$398,230	+ 0.4%
Percent of List Price Received*	100.4%	99.7%	- 0.7%	104.1%	100.0%	- 3.9%
Days on Market Until Sale	15	22	+ 46.7%	12	26	+ 116.7%
Inventory of Homes for Sale	484	386	- 20.2%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

