

Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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Sixth Congressional District

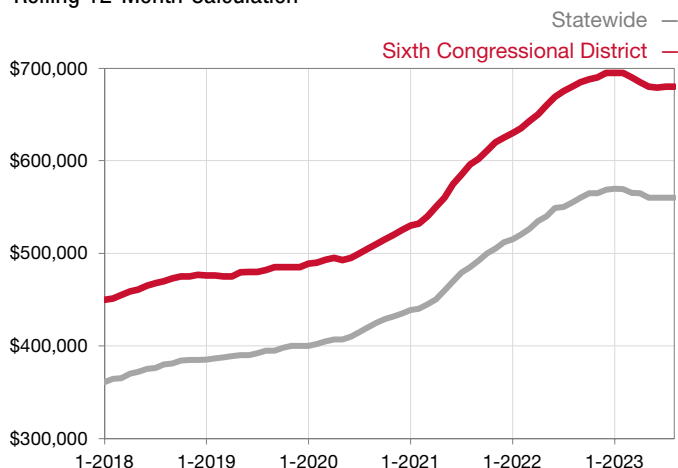
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	1,460	1,341	- 8.2%	13,322	10,216	- 23.3%
Sold Listings	1,281	1,103	- 13.9%	10,142	8,177	- 19.4%
Median Sales Price*	\$689,000	\$705,000	+ 2.3%	\$703,000	\$690,000	- 1.8%
Average Sales Price*	\$794,858	\$839,211	+ 5.6%	\$830,490	\$815,081	- 1.9%
Percent of List Price Received*	99.1%	99.5%	+ 0.4%	103.2%	99.6%	- 3.5%
Days on Market Until Sale	22	27	+ 22.7%	15	34	+ 126.7%
Inventory of Homes for Sale	2,824	2,112	- 25.2%	--	--	--
Months Supply of Inventory	2.1	2.1	0.0%	--	--	--

* 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	371	337	- 9.2%	3,070	2,653	- 13.6%
Sold Listings	316	328	+ 3.8%	2,601	2,275	- 12.5%
Median Sales Price*	\$417,500	\$445,000	+ 6.6%	\$435,000	\$435,000	0.0%
Average Sales Price*	\$439,587	\$467,543	+ 6.4%	\$456,415	\$458,950	+ 0.6%
Percent of List Price Received*	99.9%	99.5%	- 0.4%	103.5%	99.7%	- 3.7%
Days on Market Until Sale	15	28	+ 86.7%	10	31	+ 210.0%
Inventory of Homes for Sale	507	391	- 22.9%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--

* 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

