

Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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Third Congressional District

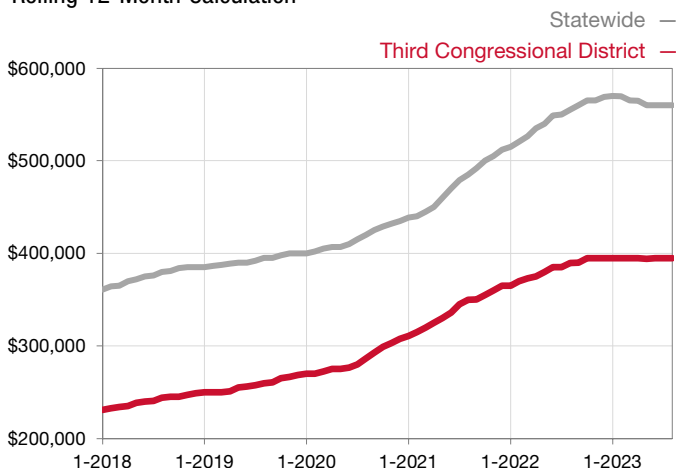
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	1,538	1,414	- 8.1%	11,749	10,026	- 14.7%
Sold Listings	1,146	1,039	- 9.3%	8,420	6,589	- 21.7%
Median Sales Price*	\$407,442	\$428,200	+ 5.1%	\$395,000	\$399,000	+ 1.0%
Average Sales Price*	\$651,063	\$861,665	+ 32.3%	\$657,942	\$693,453	+ 5.4%
Percent of List Price Received*	97.8%	97.8%	0.0%	99.0%	97.6%	- 1.4%
Days on Market Until Sale	61	72	+ 18.0%	66	82	+ 24.2%
Inventory of Homes for Sale	3,650	3,568	- 2.2%	--	--	--
Months Supply of Inventory	3.2	4.3	+ 34.4%	--	--	--

* 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	165	183	+ 10.9%	1,491	1,209	- 18.9%
Sold Listings	162	137	- 15.4%	1,201	888	- 26.1%
Median Sales Price*	\$479,000	\$512,000	+ 6.9%	\$417,000	\$407,750	- 2.2%
Average Sales Price*	\$650,266	\$755,902	+ 16.2%	\$637,014	\$630,363	- 1.0%
Percent of List Price Received*	99.2%	98.7%	- 0.5%	100.5%	98.8%	- 1.7%
Days on Market Until Sale	70	74	+ 5.7%	58	74	+ 27.6%
Inventory of Homes for Sale	341	357	+ 4.7%	--	--	--
Months Supply of Inventory	2.1	3.2	+ 52.4%	--	--	--

* 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

