

Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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Fifth Congressional District

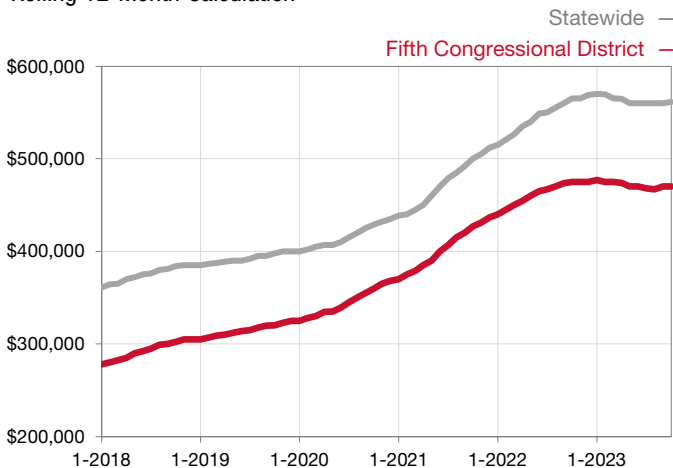
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	1,294	1,180	- 8.8%	18,236	13,939	- 23.6%
Sold Listings	1,170	904	- 22.7%	14,039	10,595	- 24.5%
Median Sales Price*	\$470,000	\$485,000	+ 3.2%	\$479,900	\$475,000	- 1.0%
Average Sales Price*	\$533,016	\$558,636	+ 4.8%	\$540,333	\$540,989	+ 0.1%
Percent of List Price Received*	98.4%	98.7%	+ 0.3%	101.3%	99.1%	- 2.2%
Days on Market Until Sale	36	45	+ 25.0%	20	40	+ 100.0%
Inventory of Homes for Sale	3,559	3,115	- 12.5%	--	--	--
Months Supply of Inventory	2.5	3.0	+ 20.0%	--	--	--

* 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	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	171	185	+ 8.2%	2,337	2,031	- 13.1%
Sold Listings	166	118	- 28.9%	2,049	1,458	- 28.8%
Median Sales Price*	\$345,000	\$345,014	+ 0.0%	\$355,000	\$342,000	- 3.7%
Average Sales Price*	\$390,228	\$368,059	- 5.7%	\$369,577	\$368,879	- 0.2%
Percent of List Price Received*	99.3%	99.4%	+ 0.1%	101.6%	99.3%	- 2.3%
Days on Market Until Sale	25	39	+ 56.0%	16	33	+ 106.3%
Inventory of Homes for Sale	358	427	+ 19.3%	--	--	--
Months Supply of Inventory	1.7	3.0	+ 76.5%	--	--	--

* 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

