

# Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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## First Congressional District

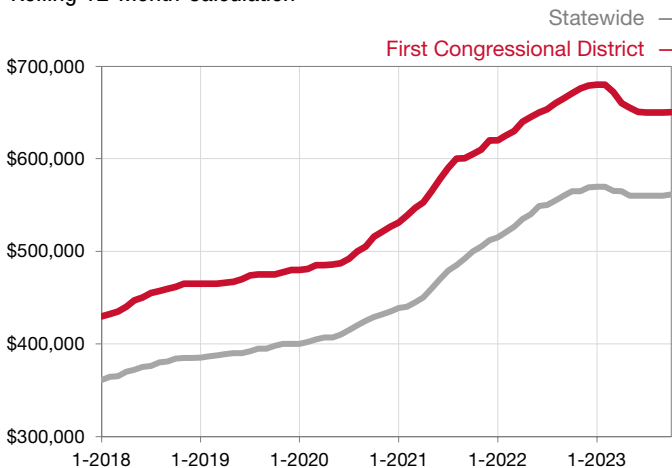
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	558	562	+ 0.7%	7,940	6,418	- 19.2%
Sold Listings	483	409	- 15.3%	6,283	4,862	- 22.6%
Median Sales Price*	\$650,000	\$660,000	+ 1.5%	\$685,000	\$658,175	- 3.9%
Average Sales Price*	\$920,013	\$858,646	- 6.7%	\$895,126	\$893,892	- 0.1%
Percent of List Price Received*	98.7%	98.8%	+ 0.1%	103.7%	99.7%	- 3.9%
Days on Market Until Sale	27	29	+ 7.4%	13	26	+ 100.0%
Inventory of Homes for Sale	1,317	1,094	- 16.9%	--	--	--
Months Supply of Inventory	2.1	2.3	+ 9.5%	--	--	--

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

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	414	472	+ 14.0%	6,032	5,159	- 14.5%
Sold Listings	367	331	- 9.8%	5,169	3,721	- 28.0%
Median Sales Price*	\$425,000	\$450,000	+ 5.9%	\$451,850	\$435,000	- 3.7%
Average Sales Price*	\$554,421	\$545,112	- 1.7%	\$562,393	\$544,659	- 3.2%
Percent of List Price Received*	99.1%	99.2%	+ 0.1%	102.5%	99.4%	- 3.0%
Days on Market Until Sale	28	31	+ 10.7%	18	31	+ 72.2%
Inventory of Homes for Sale	947	1,009	+ 6.5%	--	--	--
Months Supply of Inventory	1.8	2.8	+ 55.6%	--	--	--

\* 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

