

# Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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## Second 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	797	750	- 5.9%	11,552	9,682	- 16.2%
Sold Listings	774	707	- 8.7%	8,587	7,074	- 17.6%
Median Sales Price*	\$670,000	\$715,000	+ 6.7%	\$694,362	\$699,136	+ 0.7%
Average Sales Price*	\$1,027,550	\$997,617	- 2.9%	\$997,216	\$996,327	- 0.1%
Percent of List Price Received*	97.9%	98.4%	+ 0.5%	102.2%	99.0%	- 3.1%
Days on Market Until Sale	42	51	+ 21.4%	27	43	+ 59.3%
Inventory of Homes for Sale	2,263	1,970	- 12.9%	--	--	--
Months Supply of Inventory	2.6	2.9	+ 11.5%	--	--	--

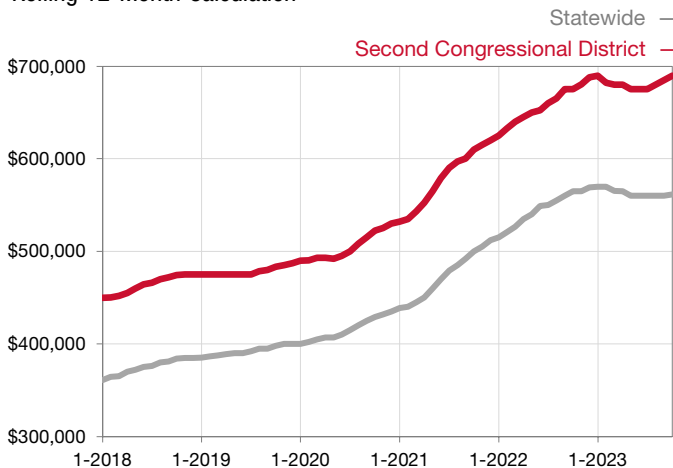
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

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	363	384	+ 5.8%	5,452	4,636	- 15.0%
Sold Listings	420	382	- 9.0%	4,276	3,541	- 17.2%
Median Sales Price*	\$545,000	\$632,725	+ 16.1%	\$520,000	\$530,000	+ 1.9%
Average Sales Price*	\$707,237	\$842,565	+ 19.1%	\$734,387	\$760,141	+ 3.5%
Percent of List Price Received*	98.7%	99.2%	+ 0.5%	101.7%	99.1%	- 2.6%
Days on Market Until Sale	38	111	+ 192.1%	27	55	+ 103.7%
Inventory of Homes for Sale	1,089	990	- 9.1%	--	--	--
Months Supply of Inventory	2.5	2.8	+ 12.0%	--	--	--

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

### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

