

# Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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## Third Congressional District

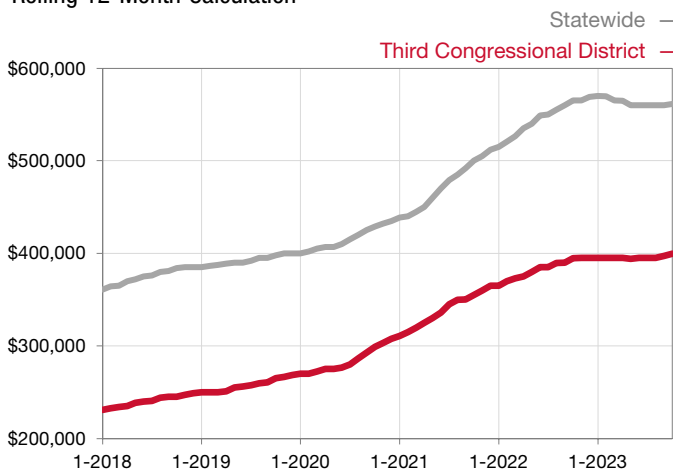
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	1,091	1,072	- 1.7%	14,093	12,273	- 12.9%
Sold Listings	937	814	- 13.1%	10,388	8,362	- 19.5%
Median Sales Price*	\$394,000	\$430,000	+ 9.1%	\$395,000	\$400,000	+ 1.3%
Average Sales Price*	\$769,117	\$931,128	+ 21.1%	\$657,021	\$731,735	+ 11.4%
Percent of List Price Received*	97.3%	96.9%	- 0.4%	98.7%	97.5%	- 1.2%
Days on Market Until Sale	71	84	+ 18.3%	66	82	+ 24.2%
Inventory of Homes for Sale	3,605	3,590	- 0.4%	--	--	--
Months Supply of Inventory	3.4	4.4	+ 29.4%	--	--	--

\* 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	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	140	132	- 5.7%	1,779	1,465	- 17.7%
Sold Listings	126	119	- 5.6%	1,491	1,142	- 23.4%
Median Sales Price*	\$450,000	\$585,000	+ 30.0%	\$418,750	\$425,000	+ 1.5%
Average Sales Price*	\$655,719	\$758,906	+ 15.7%	\$636,400	\$652,452	+ 2.5%
Percent of List Price Received*	97.2%	98.7%	+ 1.5%	100.0%	98.7%	- 1.3%
Days on Market Until Sale	85	84	- 1.2%	63	77	+ 22.2%
Inventory of Homes for Sale	374	374	0.0%	--	--	--
Months Supply of Inventory	2.4	3.4	+ 41.7%	--	--	--

\* 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

