

Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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Fifth Congressional District

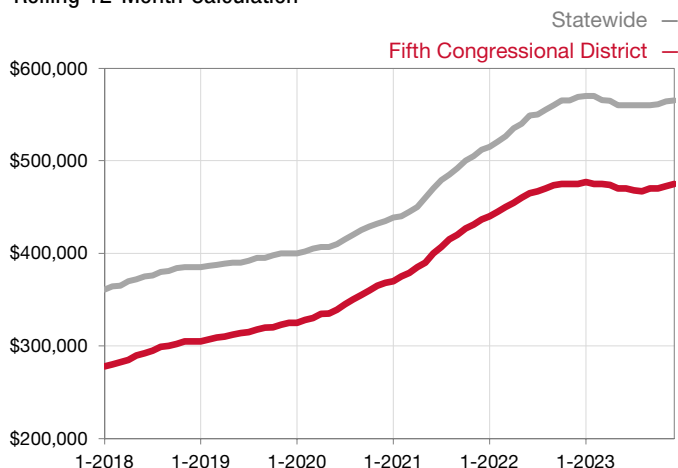
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	677	602	- 11.1%	19,857	15,462	- 22.1%
Sold Listings	874	783	- 10.4%	15,887	12,167	- 23.4%
Median Sales Price*	\$445,000	\$470,000	+ 5.6%	\$475,000	\$475,000	0.0%
Average Sales Price*	\$498,542	\$525,743	+ 5.5%	\$537,552	\$540,011	+ 0.5%
Percent of List Price Received*	98.4%	98.5%	+ 0.1%	100.9%	99.0%	- 1.9%
Days on Market Until Sale	46	53	+ 15.2%	22	42	+ 90.9%
Inventory of Homes for Sale	2,742	2,358	- 14.0%	--	--	--
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	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	101	116	+ 14.9%	2,581	2,300	- 10.9%
Sold Listings	120	124	+ 3.3%	2,305	1,691	- 26.6%
Median Sales Price*	\$317,600	\$339,000	+ 6.7%	\$350,400	\$341,514	- 2.5%
Average Sales Price*	\$370,784	\$358,859	- 3.2%	\$369,004	\$368,847	- 0.0%
Percent of List Price Received*	99.1%	99.1%	0.0%	101.3%	99.3%	- 2.0%
Days on Market Until Sale	37	60	+ 62.2%	18	35	+ 94.4%
Inventory of Homes for Sale	315	368	+ 16.8%	--	--	--
Months Supply of Inventory	1.6	2.6	+ 62.5%	--	--	--

* 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

