

# Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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## First Congressional District

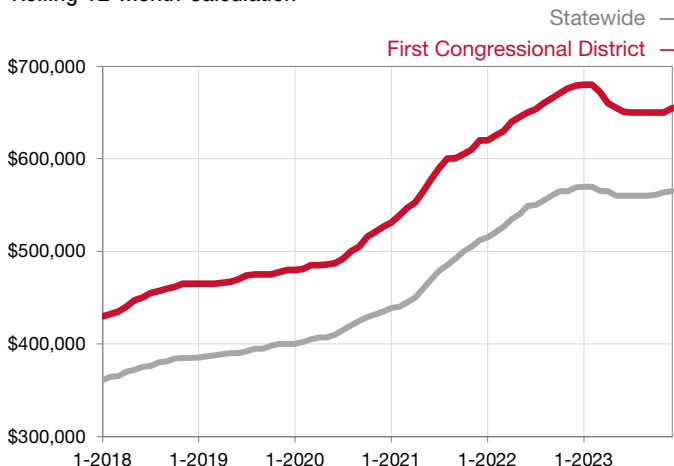
| Single Family                   | December  |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2022      | 2023      | Percent Change from Previous Year | Thru 12-2022 | Thru 12-2023 | Percent Change from Previous Year |
| New Listings                    | 233       | 223       | - 4.3%                            | 8,561        | 7,035        | - 17.8%                           |
| Sold Listings                   | 351       | 342       | - 2.6%                            | 7,067        | 5,556        | - 21.4%                           |
| Median Sales Price*             | \$600,000 | \$610,000 | + 1.7%                            | \$679,000    | \$654,900    | - 3.5%                            |
| Average Sales Price*            | \$812,648 | \$864,169 | + 6.3%                            | \$886,155    | \$890,393    | + 0.5%                            |
| Percent of List Price Received* | 98.4%     | 98.2%     | - 0.2%                            | 103.0%       | 99.6%        | - 3.3%                            |
| Days on Market Until Sale       | 39        | 40        | + 2.6%                            | 16           | 28           | + 75.0%                           |
| Inventory of Homes for Sale     | 887       | 672       | - 24.2%                           | --           | --           | --                                |
| Months Supply of Inventory      | 1.5       | 1.5       | 0.0%                              | --           | --           | --                                |

\* 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                 | 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                    | 189       | 172       | - 9.0%                            | 6,501        | 5,611        | - 13.7%                           |
| Sold Listings                   | 251       | 256       | + 2.0%                            | 5,724        | 4,263        | - 25.5%                           |
| Median Sales Price*             | \$424,990 | \$421,945 | - 0.7%                            | \$450,000    | \$435,000    | - 3.3%                            |
| Average Sales Price*            | \$561,655 | \$554,753 | - 1.2%                            | \$561,720    | \$544,748    | - 3.0%                            |
| Percent of List Price Received* | 98.5%     | 97.7%     | - 0.8%                            | 102.1%       | 99.3%        | - 2.7%                            |
| Days on Market Until Sale       | 41        | 54        | + 31.7%                           | 20           | 33           | + 65.0%                           |
| Inventory of Homes for Sale     | 715       | 622       | - 13.0%                           | --           | --           | --                                |
| Months Supply of Inventory      | 1.5       | 1.8       | + 20.0%                           | --           | --           | --                                |

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Median Sales Price – Single Family  
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo  
Rolling 12-Month Calculation

