

Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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are the same!



Second Congressional District

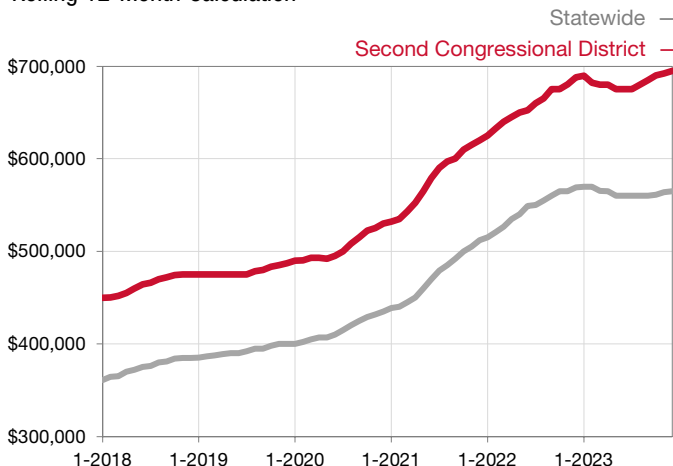
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	349	388	+ 11.2%	12,437	10,604	- 14.7%
Sold Listings	606	548	- 9.6%	9,794	8,217	- 16.1%
Median Sales Price*	\$640,000	\$657,925	+ 2.8%	\$688,000	\$695,000	+ 1.0%
Average Sales Price*	\$905,740	\$969,285	+ 7.0%	\$995,993	\$999,544	+ 0.4%
Percent of List Price Received*	97.6%	97.6%	0.0%	101.6%	98.8%	- 2.8%
Days on Market Until Sale	58	69	+ 19.0%	30	45	+ 50.0%
Inventory of Homes for Sale	1,558	1,326	- 14.9%	--	--	--
Months Supply of Inventory	1.9	1.9	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	210	262	+ 24.8%	5,945	5,226	- 12.1%
Sold Listings	319	316	- 0.9%	4,927	4,156	- 15.6%
Median Sales Price*	\$569,000	\$545,000	- 4.2%	\$525,000	\$532,500	+ 1.4%
Average Sales Price*	\$747,015	\$898,967	+ 20.3%	\$731,972	\$773,519	+ 5.7%
Percent of List Price Received*	98.2%	98.0%	- 0.2%	101.3%	99.0%	- 2.3%
Days on Market Until Sale	67	78	+ 16.4%	31	58	+ 87.1%
Inventory of Homes for Sale	882	834	- 5.4%	--	--	--
Months Supply of Inventory	2.1	2.4	+ 14.3%	--	--	--

* 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

