

# Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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## Sixth Congressional District

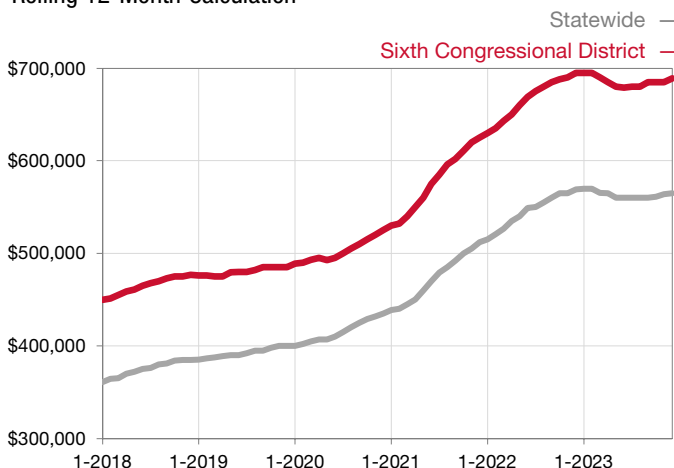
| Single Family                   | December  |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2022      | 2023      | Percent Change from Previous Year | Thru 12-2022 | Thru 12-2023 | Percent Change from Previous Year |
| New Listings                    | 427       | 432       | + 1.2%                            | 16,972       | 13,534       | - 20.3%                           |
| Sold Listings                   | 816       | 735       | - 9.9%                            | 14,058       | 11,404       | - 18.9%                           |
| Median Sales Price*             | \$655,257 | \$675,000 | + 3.0%                            | \$695,000    | \$689,000    | - 0.9%                            |
| Average Sales Price*            | \$757,495 | \$797,251 | + 5.2%                            | \$818,693    | \$813,084    | - 0.7%                            |
| Percent of List Price Received* | 98.2%     | 98.5%     | + 0.3%                            | 101.9%       | 99.3%        | - 2.6%                            |
| Days on Market Until Sale       | 49        | 50        | + 2.0%                            | 21           | 36           | + 71.4%                           |
| Inventory of Homes for Sale     | 2,047     | 1,402     | - 31.5%                           | --           | --           | --                                |
| Months Supply of Inventory      | 1.7       | 1.5       | - 11.8%                           | --           | --           | --                                |

\* 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                    | 161       | 136       | - 15.5%                           | 3,985        | 3,681        | - 7.6%                            |
| Sold Listings                   | 212       | 219       | + 3.3%                            | 3,597        | 3,215        | - 10.6%                           |
| Median Sales Price*             | \$409,000 | \$448,950 | + 9.8%                            | \$431,500    | \$437,000    | + 1.3%                            |
| Average Sales Price*            | \$437,214 | \$454,484 | + 4.0%                            | \$455,101    | \$461,927    | + 1.5%                            |
| Percent of List Price Received* | 99.0%     | 98.7%     | - 0.3%                            | 102.3%       | 99.5%        | - 2.7%                            |
| Days on Market Until Sale       | 46        | 42        | - 8.7%                            | 16           | 32           | + 100.0%                          |
| Inventory of Homes for Sale     | 412       | 338       | - 18.0%                           | --           | --           | --                                |
| Months Supply of Inventory      | 1.4       | 1.3       | - 7.1%                            | --           | --           | --                                |

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Median Sales Price – Single Family  
Rolling 12-Month Calculation



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

