

Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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Third Congressional District

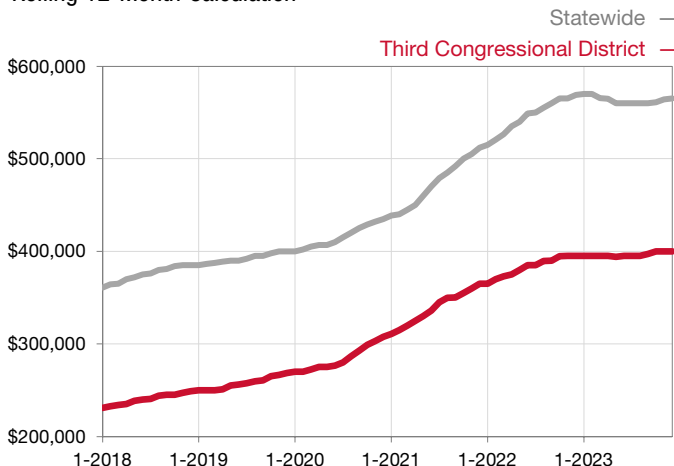
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	632	559	- 11.6%	15,526	13,694	- 11.8%
Sold Listings	640	608	- 5.0%	11,762	9,680	- 17.7%
Median Sales Price*	\$361,500	\$379,950	+ 5.1%	\$395,000	\$400,000	+ 1.3%
Average Sales Price*	\$528,404	\$719,928	+ 36.2%	\$658,173	\$727,419	+ 10.5%
Percent of List Price Received*	96.9%	97.1%	+ 0.2%	98.5%	97.4%	- 1.1%
Days on Market Until Sale	81	93	+ 14.8%	68	83	+ 22.1%
Inventory of Homes for Sale	3,141	3,048	- 3.0%	--	--	--
Months Supply of Inventory	3.2	3.8	+ 18.8%	--	--	--

* 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	81	82	+ 1.2%	1,928	1,655	- 14.2%
Sold Listings	76	69	- 9.2%	1,654	1,282	- 22.5%
Median Sales Price*	\$392,000	\$340,000	- 13.3%	\$417,950	\$420,000	+ 0.5%
Average Sales Price*	\$588,802	\$674,822	+ 14.6%	\$637,958	\$653,817	+ 2.5%
Percent of List Price Received*	97.5%	96.8%	- 0.7%	99.7%	98.6%	- 1.1%
Days on Market Until Sale	78	92	+ 17.9%	65	78	+ 20.0%
Inventory of Homes for Sale	337	356	+ 5.6%	--	--	--
Months Supply of Inventory	2.4	3.3	+ 37.5%	--	--	--

* 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

