

Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Fifth Congressional District

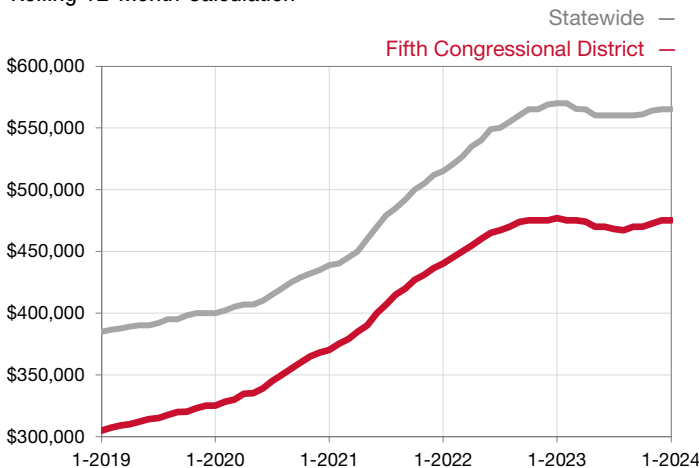
Single Family	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	962	947	- 1.6%	962	947	- 1.6%
Sold Listings	754	681	- 9.7%	754	681	- 9.7%
Median Sales Price*	\$445,995	\$450,875	+ 1.1%	\$445,995	\$450,875	+ 1.1%
Average Sales Price*	\$519,370	\$517,979	- 0.3%	\$519,370	\$517,979	- 0.3%
Percent of List Price Received*	98.0%	98.9%	+ 0.9%	98.0%	98.9%	+ 0.9%
Days on Market Until Sale	54	57	+ 5.6%	54	57	+ 5.6%
Inventory of Homes for Sale	2,423	2,147	- 11.4%	--	--	--
Months Supply of Inventory	1.9	2.1	+ 10.5%	--	--	--

* 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	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	189	207	+ 9.5%	189	207	+ 9.5%
Sold Listings	94	98	+ 4.3%	94	98	+ 4.3%
Median Sales Price*	\$340,000	\$361,117	+ 6.2%	\$340,000	\$361,117	+ 6.2%
Average Sales Price*	\$350,641	\$373,986	+ 6.7%	\$350,641	\$373,986	+ 6.7%
Percent of List Price Received*	98.8%	99.0%	+ 0.2%	98.8%	99.0%	+ 0.2%
Days on Market Until Sale	42	52	+ 23.8%	42	52	+ 23.8%
Inventory of Homes for Sale	311	386	+ 24.1%	--	--	--
Months Supply of Inventory	1.7	2.7	+ 58.8%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

