

# Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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## First Congressional District

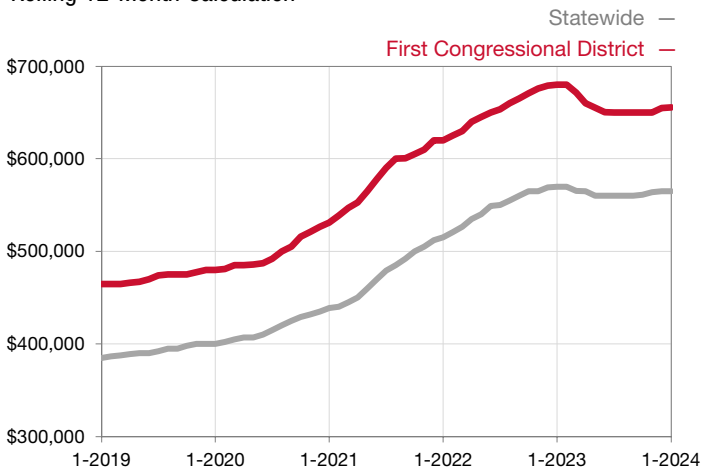
Single Family	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	409	496	+ 21.3%	409	496	+ 21.3%
Sold Listings	304	312	+ 2.6%	304	312	+ 2.6%
Median Sales Price*	\$588,500	\$631,250	+ 7.3%	\$588,500	\$631,250	+ 7.3%
Average Sales Price*	\$771,493	\$809,801	+ 5.0%	\$771,493	\$809,801	+ 5.0%
Percent of List Price Received*	97.9%	97.8%	- 0.1%	97.9%	97.8%	- 0.1%
Days on Market Until Sale	48	50	+ 4.2%	48	50	+ 4.2%
Inventory of Homes for Sale	737	646	- 12.3%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--

\* 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	341	398	+ 16.7%	341	398	+ 16.7%
Sold Listings	226	206	- 8.8%	226	206	- 8.8%
Median Sales Price*	\$408,250	\$395,000	- 3.2%	\$408,250	\$395,000	- 3.2%
Average Sales Price*	\$503,757	\$577,018	+ 14.5%	\$503,757	\$577,018	+ 14.5%
Percent of List Price Received*	98.1%	98.2%	+ 0.1%	98.1%	98.2%	+ 0.1%
Days on Market Until Sale	43	58	+ 34.9%	43	58	+ 34.9%
Inventory of Homes for Sale	674	672	- 0.3%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 26.7%	--	--	--

\* 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

