

Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Kit Carson County

Single Family

Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	3	4	+ 33.3%	3	4	+ 33.3%
Sold Listings	3	3	0.0%	3	3	0.0%
Median Sales Price*	\$250,000	\$197,500	- 21.0%	\$250,000	\$197,500	- 21.0%
Average Sales Price*	\$288,333	\$197,500	- 31.5%	\$288,333	\$197,500	- 31.5%
Percent of List Price Received*	94.1%	87.4%	- 7.1%	94.1%	87.4%	- 7.1%
Days on Market Until Sale	119	27	- 77.3%	119	27	- 77.3%
Inventory of Homes for Sale	26	22	- 15.4%	--	--	--
Months Supply of Inventory	4.8	5.5	+ 14.6%	--	--	--

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

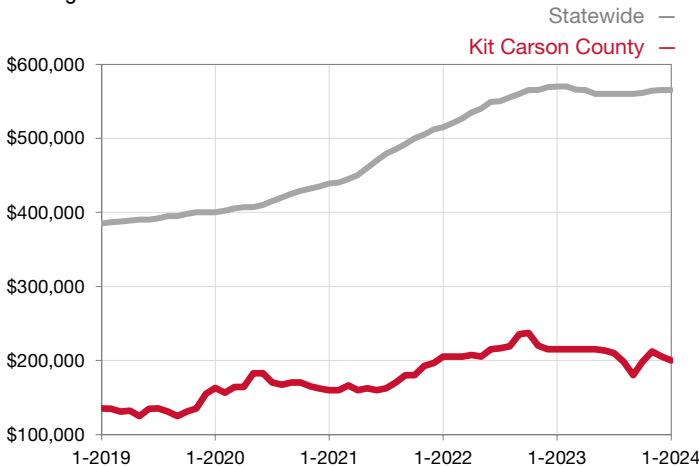
Townhouse/Condo

Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

