

Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Second Congressional District

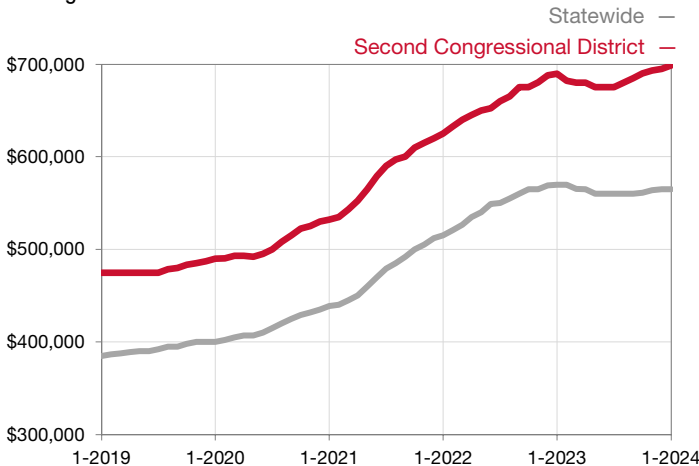
Single Family	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	572	682	+ 19.2%	572	682	+ 19.2%
Sold Listings	410	446	+ 8.8%	410	446	+ 8.8%
Median Sales Price*	\$653,250	\$694,500	+ 6.3%	\$653,250	\$694,500	+ 6.3%
Average Sales Price*	\$974,117	\$972,140	- 0.2%	\$974,117	\$972,140	- 0.2%
Percent of List Price Received*	97.8%	97.7%	- 0.1%	97.8%	97.7%	- 0.1%
Days on Market Until Sale	59	64	+ 8.5%	59	64	+ 8.5%
Inventory of Homes for Sale	1,417	1,254	- 11.5%	--	--	--
Months Supply of Inventory	1.8	1.8	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.

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	289	348	+ 20.4%	289	348	+ 20.4%
Sold Listings	195	244	+ 25.1%	195	244	+ 25.1%
Median Sales Price*	\$495,000	\$525,000	+ 6.1%	\$495,000	\$525,000	+ 6.1%
Average Sales Price*	\$696,657	\$842,743	+ 21.0%	\$696,657	\$842,743	+ 21.0%
Percent of List Price Received*	98.3%	98.3%	0.0%	98.3%	98.3%	0.0%
Days on Market Until Sale	49	68	+ 38.8%	49	68	+ 38.8%
Inventory of Homes for Sale	813	851	+ 4.7%	--	--	--
Months Supply of Inventory	2.0	2.4	+ 20.0%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

