

Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Sixth Congressional District

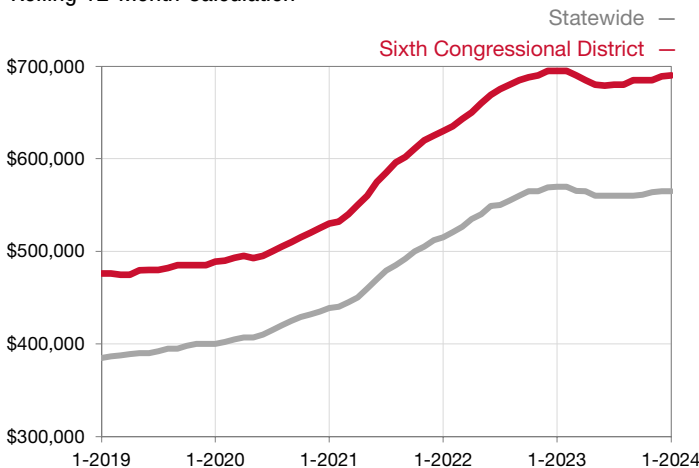
Single Family	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	756	884	+ 16.9%	756	884	+ 16.9%
Sold Listings	565	599	+ 6.0%	565	599	+ 6.0%
Median Sales Price*	\$650,000	\$680,000	+ 4.6%	\$650,000	\$680,000	+ 4.6%
Average Sales Price*	\$775,120	\$792,316	+ 2.2%	\$775,120	\$792,316	+ 2.2%
Percent of List Price Received*	97.8%	98.4%	+ 0.6%	97.8%	98.4%	+ 0.6%
Days on Market Until Sale	55	56	+ 1.8%	55	56	+ 1.8%
Inventory of Homes for Sale	1,751	1,337	- 23.6%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--

* 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	212	262	+ 23.6%	212	262	+ 23.6%
Sold Listings	159	185	+ 16.4%	159	185	+ 16.4%
Median Sales Price*	\$420,000	\$424,900	+ 1.2%	\$420,000	\$424,900	+ 1.2%
Average Sales Price*	\$444,859	\$435,200	- 2.2%	\$444,859	\$435,200	- 2.2%
Percent of List Price Received*	98.4%	98.6%	+ 0.2%	98.4%	98.6%	+ 0.2%
Days on Market Until Sale	42	44	+ 4.8%	42	44	+ 4.8%
Inventory of Homes for Sale	370	346	- 6.5%	--	--	--
Months Supply of Inventory	1.3	1.3	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

