

# Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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## Third 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	801	870	+ 8.6%	801	870	+ 8.6%
Sold Listings	521	455	- 12.7%	521	455	- 12.7%
Median Sales Price*	\$369,950	<b>\$385,000</b>	+ 4.1%	\$369,950	<b>\$385,000</b>	+ 4.1%
Average Sales Price*	\$638,710	<b>\$819,451</b>	+ 28.3%	\$638,710	<b>\$819,451</b>	+ 28.3%
Percent of List Price Received*	96.7%	<b>96.6%</b>	- 0.1%	96.7%	<b>96.6%</b>	- 0.1%
Days on Market Until Sale	91	100	+ 9.9%	91	100	+ 9.9%
Inventory of Homes for Sale	2,911	<b>2,932</b>	+ 0.7%	--	--	--
Months Supply of Inventory	3.1	<b>3.7</b>	+ 19.4%	--	--	--

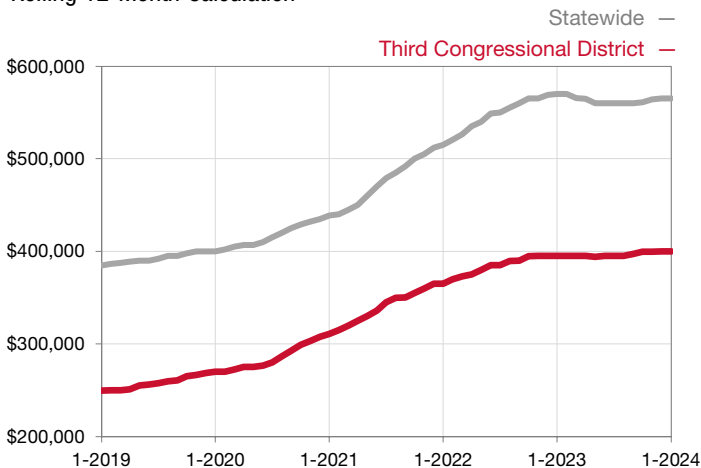
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

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	96	111	+ 15.6%	96	111	+ 15.6%
Sold Listings	75	57	- 24.0%	75	57	- 24.0%
Median Sales Price*	\$405,000	<b>\$369,900</b>	- 8.7%	\$405,000	<b>\$369,900</b>	- 8.7%
Average Sales Price*	\$634,819	<b>\$608,472</b>	- 4.2%	\$634,819	<b>\$608,472</b>	- 4.2%
Percent of List Price Received*	98.0%	<b>97.5%</b>	- 0.5%	98.0%	<b>97.5%</b>	- 0.5%
Days on Market Until Sale	70	86	+ 22.9%	70	86	+ 22.9%
Inventory of Homes for Sale	301	<b>346</b>	+ 15.0%	--	--	--
Months Supply of Inventory	2.2	<b>3.3</b>	+ 50.0%	--	--	--

\* 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

