

# Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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## Fifth Congressional District

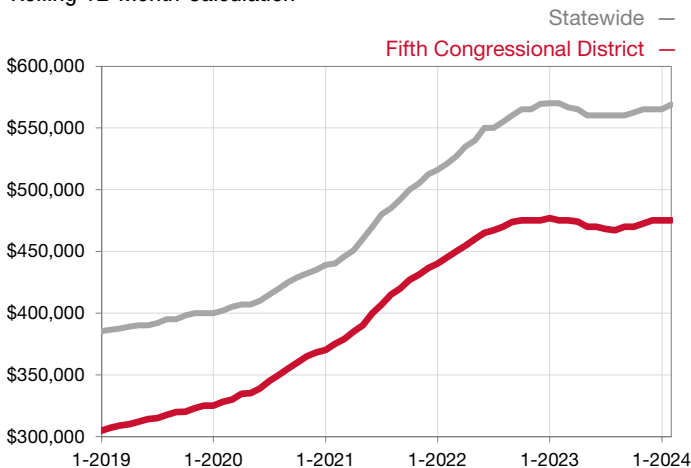
Single Family	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	973	1,120	+ 15.1%	1,935	2,064	+ 6.7%
Sold Listings	777	834	+ 7.3%	1,531	1,517	- 0.9%
Median Sales Price*	\$440,300	\$458,345	+ 4.1%	\$445,000	\$455,000	+ 2.2%
Average Sales Price*	\$498,333	\$521,764	+ 4.7%	\$508,694	\$519,852	+ 2.2%
Percent of List Price Received*	98.4%	98.9%	+ 0.5%	98.2%	98.9%	+ 0.7%
Days on Market Until Sale	58	60	+ 3.4%	56	59	+ 5.4%
Inventory of Homes for Sale	2,139	2,182	+ 2.0%	--	--	--
Months Supply of Inventory	1.7	2.2	+ 29.4%	--	--	--

\* 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	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	154	210	+ 36.4%	343	416	+ 21.3%
Sold Listings	108	126	+ 16.7%	202	224	+ 10.9%
Median Sales Price*	\$356,000	\$330,000	- 7.3%	\$345,000	\$338,950	- 1.8%
Average Sales Price*	\$385,960	\$359,522	- 6.8%	\$369,525	\$365,850	- 1.0%
Percent of List Price Received*	98.6%	99.5%	+ 0.9%	98.7%	99.3%	+ 0.6%
Days on Market Until Sale	44	60	+ 36.4%	43	56	+ 30.2%
Inventory of Homes for Sale	292	417	+ 42.8%	--	--	--
Months Supply of Inventory	1.6	2.9	+ 81.3%	--	--	--

\* 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

