

Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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First Congressional District

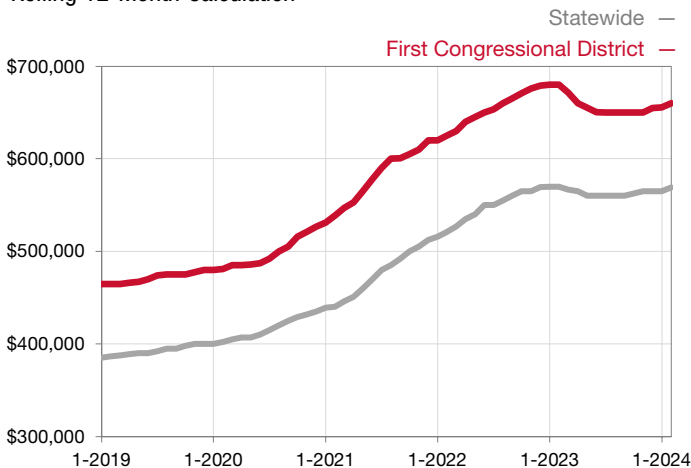
Single Family	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	464	710	+ 53.0%	873	1,205	+ 38.0%
Sold Listings	413	430	+ 4.1%	717	743	+ 3.6%
Median Sales Price*	\$610,000	\$667,500	+ 9.4%	\$605,000	\$650,000	+ 7.4%
Average Sales Price*	\$863,502	\$895,762	+ 3.7%	\$824,491	\$859,153	+ 4.2%
Percent of List Price Received*	98.7%	99.4%	+ 0.7%	98.3%	98.7%	+ 0.4%
Days on Market Until Sale	43	42	- 2.3%	45	45	0.0%
Inventory of Homes for Sale	670	781	+ 16.6%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 41.7%	--	--	--

* 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	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	373	505	+ 35.4%	714	907	+ 27.0%
Sold Listings	281	313	+ 11.4%	507	519	+ 2.4%
Median Sales Price*	\$401,900	\$415,000	+ 3.3%	\$407,500	\$406,800	- 0.2%
Average Sales Price*	\$531,751	\$522,328	- 1.8%	\$519,273	\$541,040	+ 4.2%
Percent of List Price Received*	98.8%	98.7%	- 0.1%	98.5%	98.5%	0.0%
Days on Market Until Sale	46	56	+ 21.7%	45	58	+ 28.9%
Inventory of Homes for Sale	662	805	+ 21.6%	--	--	--
Months Supply of Inventory	1.5	2.3	+ 53.3%	--	--	--

* 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

