

Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Fourth Congressional District

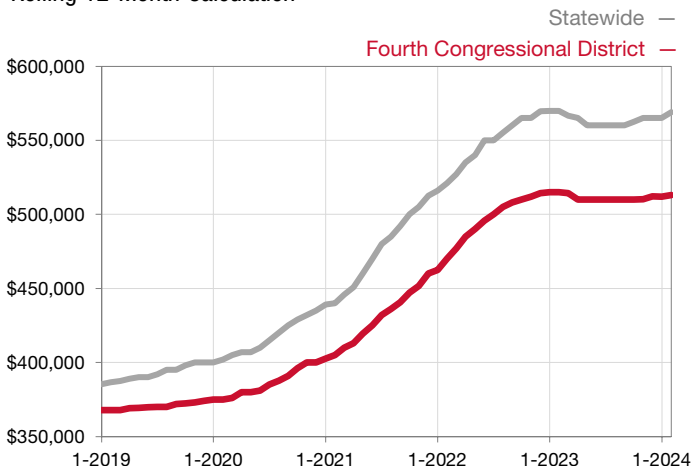
Single Family	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	821	967	+ 17.8%	1,596	1,913	+ 19.9%
Sold Listings	716	707	- 1.3%	1,280	1,219	- 4.8%
Median Sales Price*	\$500,000	\$500,000	0.0%	\$499,000	\$500,000	+ 0.2%
Average Sales Price*	\$547,563	\$570,288	+ 4.2%	\$561,625	\$567,838	+ 1.1%
Percent of List Price Received*	99.1%	98.6%	- 0.5%	98.8%	98.4%	- 0.4%
Days on Market Until Sale	86	73	- 15.1%	82	75	- 8.5%
Inventory of Homes for Sale	1,586	1,675	+ 5.6%	--	--	--
Months Supply of Inventory	1.6	2.1	+ 31.3%	--	--	--

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

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	197	237	+ 20.3%	342	404	+ 18.1%
Sold Listings	136	153	+ 12.5%	244	252	+ 3.3%
Median Sales Price*	\$394,433	\$387,700	- 1.7%	\$394,728	\$386,600	- 2.1%
Average Sales Price*	\$418,337	\$408,329	- 2.4%	\$409,960	\$405,989	- 1.0%
Percent of List Price Received*	100.0%	98.9%	- 1.1%	99.7%	98.9%	- 0.8%
Days on Market Until Sale	107	101	- 5.6%	107	93	- 13.1%
Inventory of Homes for Sale	413	421	+ 1.9%	--	--	--
Months Supply of Inventory	2.3	2.5	+ 8.7%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

