

Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Second Congressional District

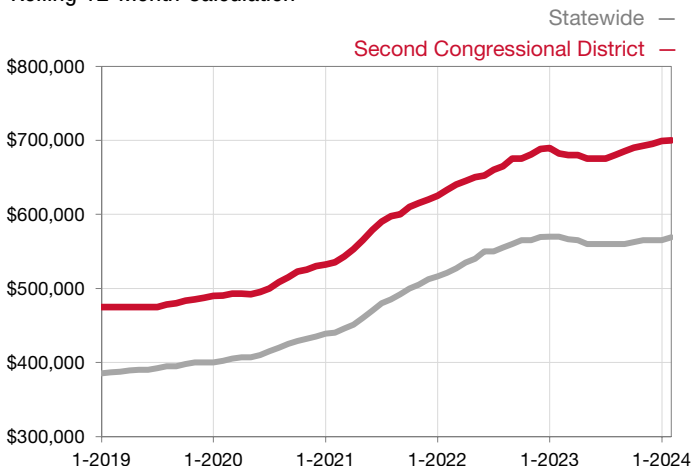
Single Family	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	721	802	+ 11.2%	1,293	1,493	+ 15.5%
Sold Listings	547	617	+ 12.8%	957	1,069	+ 11.7%
Median Sales Price*	\$627,450	\$716,950	+ 14.3%	\$638,750	\$707,700	+ 10.8%
Average Sales Price*	\$907,966	\$1,065,671	+ 17.4%	\$936,336	\$1,025,321	+ 9.5%
Percent of List Price Received*	98.6%	98.6%	0.0%	98.2%	98.2%	0.0%
Days on Market Until Sale	62	59	- 4.8%	61	61	0.0%
Inventory of Homes for Sale	1,349	1,329	- 1.5%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--

* 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	334	485	+ 45.2%	623	832	+ 33.5%
Sold Listings	272	328	+ 20.6%	467	569	+ 21.8%
Median Sales Price*	\$547,495	\$592,500	+ 8.2%	\$517,538	\$570,000	+ 10.1%
Average Sales Price*	\$923,068	\$949,811	+ 2.9%	\$828,811	\$902,665	+ 8.9%
Percent of List Price Received*	98.4%	98.6%	+ 0.2%	98.4%	98.5%	+ 0.1%
Days on Market Until Sale	50	55	+ 10.0%	50	61	+ 22.0%
Inventory of Homes for Sale	789	935	+ 18.5%	--	--	--
Months Supply of Inventory	2.0	2.6	+ 30.0%	--	--	--

* 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

