

Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Third Congressional District

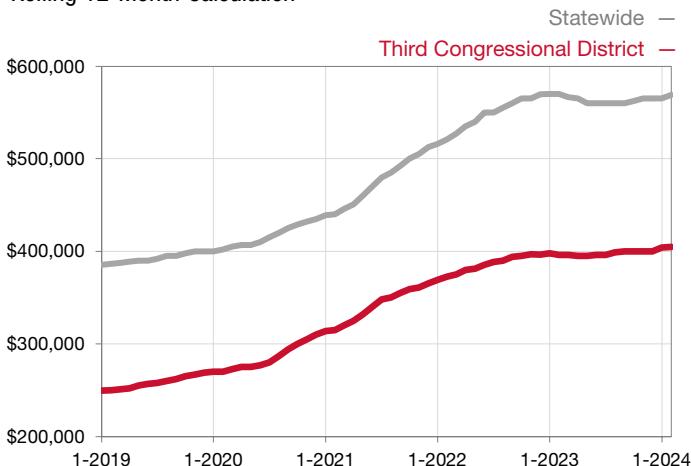
Single Family	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	858	891	+ 3.8%	1,671	1,775	+ 6.2%
Sold Listings	589	569	- 3.4%	1,116	1,041	- 6.7%
Median Sales Price*	\$370,000	\$369,000	- 0.3%	\$370,000	\$375,000	+ 1.4%
Average Sales Price*	\$637,797	\$736,509	+ 15.5%	\$644,047	\$780,061	+ 21.1%
Percent of List Price Received*	97.1%	97.4%	+ 0.3%	96.9%	97.1%	+ 0.2%
Days on Market Until Sale	92	103	+ 12.0%	92	101	+ 9.8%
Inventory of Homes for Sale	2,861	2,876	+ 0.5%	--	--	--
Months Supply of Inventory	3.0	3.5	+ 16.7%	--	--	--

* 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	121	177	+ 46.3%	243	309	+ 27.2%
Sold Listings	117	122	+ 4.3%	212	197	- 7.1%
Median Sales Price*	\$430,000	\$490,000	+ 14.0%	\$429,500	\$481,750	+ 12.2%
Average Sales Price*	\$629,263	\$790,424	+ 25.6%	\$633,155	\$734,929	+ 16.1%
Percent of List Price Received*	97.6%	97.5%	- 0.1%	97.9%	97.6%	- 0.3%
Days on Market Until Sale	82	66	- 19.5%	74	73	- 1.4%
Inventory of Homes for Sale	345	397	+ 15.1%	--	--	--
Months Supply of Inventory	2.1	3.0	+ 42.9%	--	--	--

* 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

