

Local Market Update for March 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Second Congressional District

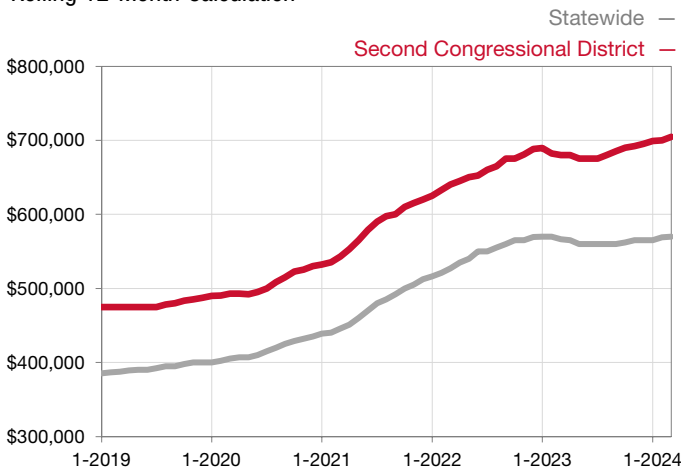
Single Family	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
New Listings	986	937	- 5.0%	2,279	2,438	+ 7.0%
Sold Listings	717	681	- 5.0%	1,674	1,755	+ 4.8%
Median Sales Price*	\$670,000	\$700,000	+ 4.5%	\$650,000	\$705,565	+ 8.5%
Average Sales Price*	\$950,627	\$968,669	+ 1.9%	\$942,461	\$1,006,413	+ 6.8%
Percent of List Price Received*	99.3%	99.2%	- 0.1%	98.7%	98.6%	- 0.1%
Days on Market Until Sale	49	52	+ 6.1%	56	58	+ 3.6%
Inventory of Homes for Sale	1,499	1,389	- 7.3%	--	--	--
Months Supply of Inventory	1.9	2.0	+ 5.3%	--	--	--

* 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	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
New Listings	501	598	+ 19.4%	1,124	1,427	+ 27.0%
Sold Listings	381	344	- 9.7%	848	916	+ 8.0%
Median Sales Price*	\$524,950	\$569,000	+ 8.4%	\$524,653	\$570,000	+ 8.6%
Average Sales Price*	\$720,176	\$837,430	+ 16.3%	\$780,015	\$876,940	+ 12.4%
Percent of List Price Received*	99.6%	98.6%	- 1.0%	98.9%	98.5%	- 0.4%
Days on Market Until Sale	77	62	- 19.5%	62	61	- 1.6%
Inventory of Homes for Sale	866	1,084	+ 25.2%	--	--	--
Months Supply of Inventory	2.2	3.1	+ 40.9%	--	--	--

* 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

