

Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®

Elbert County

Contact the Denver Metro Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

Single Family

Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	69	95	+ 37.7%	231	262	+ 13.4%
Sold Listings	47	49	+ 4.3%	162	181	+ 11.7%
Median Sales Price*	\$670,000	\$615,000	- 8.2%	\$650,781	\$590,000	- 9.3%
Average Sales Price*	\$741,717	\$651,764	- 12.1%	\$785,796	\$660,078	- 16.0%
Percent of List Price Received*	98.9%	99.2%	+ 0.3%	98.3%	98.6%	+ 0.3%
Days on Market Until Sale	77	47	- 39.0%	78	53	- 32.1%
Inventory of Homes for Sale	163	143	- 12.3%	--	--	--
Months Supply of Inventory	3.5	3.0	- 14.3%	--	--	--

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

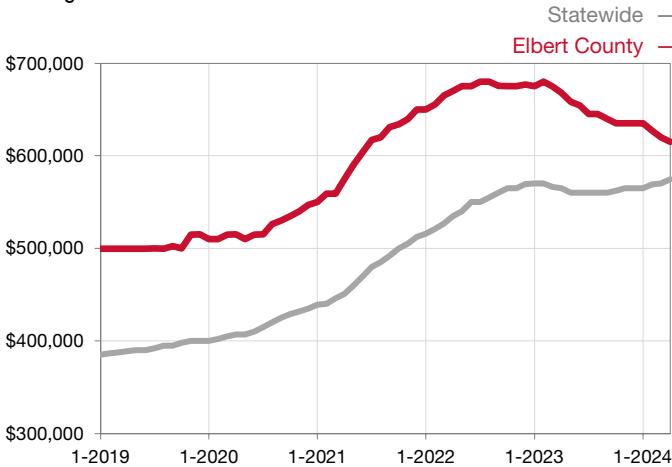
Townhouse/Condo

Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	0	0	--	1	0	- 100.0%
Sold Listings	0	1	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$390,000	--	\$335,000	\$387,500	+ 15.7%
Average Sales Price*	\$0	\$390,000	--	\$335,000	\$387,500	+ 15.7%
Percent of List Price Received*	0.0%	98.9%	--	98.6%	98.8%	+ 0.2%
Days on Market Until Sale	0	108	--	6	91	+ 1416.7%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--

* 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

