

Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®

First Congressional District

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	688	986	+ 43.3%	2,311	2,916	+ 26.2%
Sold Listings	514	599	+ 16.5%	1,763	1,900	+ 7.8%
Median Sales Price*	\$659,450	\$774,000	+ 17.4%	\$625,500	\$690,000	+ 10.3%
Average Sales Price*	\$861,349	\$1,025,030	+ 19.0%	\$857,837	\$924,241	+ 7.7%
Percent of List Price Received*	100.7%	100.0%	- 0.7%	99.6%	99.5%	- 0.1%
Days on Market Until Sale	23	24	+ 4.3%	34	34	0.0%
Inventory of Homes for Sale	811	1,022	+ 26.0%	--	--	--
Months Supply of Inventory	1.5	2.2	+ 46.7%	--	--	--

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

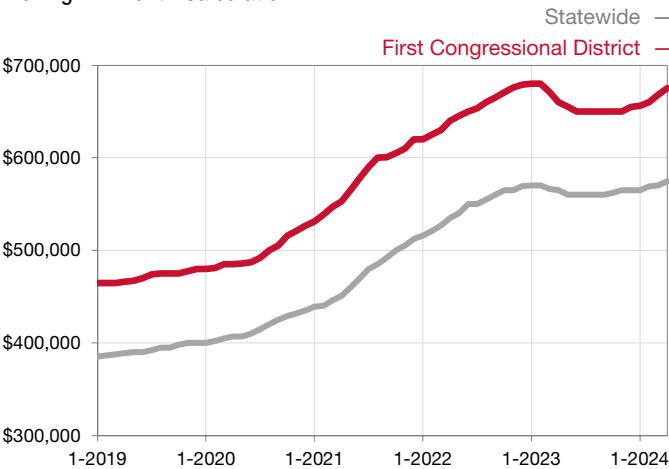
Townhouse/Condo

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	533	625	+ 17.3%	1,831	2,088	+ 14.0%
Sold Listings	385	356	- 7.5%	1,275	1,196	- 6.2%
Median Sales Price*	\$410,000	\$432,000	+ 5.4%	\$420,000	\$424,495	+ 1.1%
Average Sales Price*	\$521,163	\$537,825	+ 3.2%	\$536,776	\$541,452	+ 0.9%
Percent of List Price Received*	99.8%	98.8%	- 1.0%	99.2%	98.7%	- 0.5%
Days on Market Until Sale	28	40	+ 42.9%	36	49	+ 36.1%
Inventory of Homes for Sale	810	1,095	+ 35.2%	--	--	--
Months Supply of Inventory	2.0	3.1	+ 55.0%	--	--	--

* 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

