

Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®

**Make Sure
Your Agent is a REALTOR®**

Not all agents
are the same!



Second 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	978	1,146	+ 17.2%	3,257	3,599	+ 10.5%
Sold Listings	683	782	+ 14.5%	2,357	2,528	+ 7.3%
Median Sales Price*	\$705,000	\$725,000	+ 2.8%	\$670,000	\$710,000	+ 6.0%
Average Sales Price*	\$1,005,598	\$1,102,959	+ 9.7%	\$960,745	\$1,025,701	+ 6.8%
Percent of List Price Received*	99.4%	99.3%	- 0.1%	98.9%	98.8%	- 0.1%
Days on Market Until Sale	40	43	+ 7.5%	51	53	+ 3.9%
Inventory of Homes for Sale	1,586	1,625	+ 2.5%	--	--	--
Months Supply of Inventory	2.1	2.3	+ 9.5%	--	--	--

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

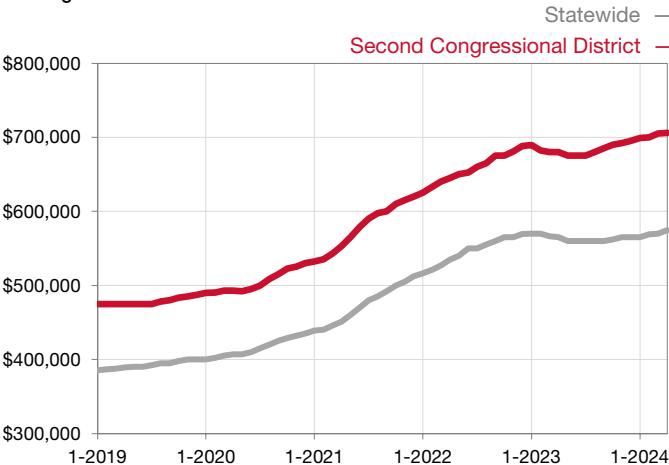
Townhouse/Condo

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	462	606	+ 31.2%	1,586	2,032	+ 28.1%
Sold Listings	376	354	- 5.9%	1,224	1,275	+ 4.2%
Median Sales Price*	\$522,245	\$564,950	+ 8.2%	\$523,698	\$565,000	+ 7.9%
Average Sales Price*	\$733,555	\$875,886	+ 19.4%	\$765,720	\$874,407	+ 14.2%
Percent of List Price Received*	99.3%	98.6%	- 0.7%	99.0%	98.6%	- 0.4%
Days on Market Until Sale	34	51	+ 50.0%	54	58	+ 7.4%
Inventory of Homes for Sale	870	1,201	+ 38.0%	--	--	--
Months Supply of Inventory	2.3	3.4	+ 47.8%	--	--	--

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

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

