

# Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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## Fifth Congressional District

Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1,707	<b>2,005</b>	+ 17.5%	6,599	<b>7,091</b>	+ 7.5%
Sold Listings	1,308	<b>1,181</b>	- 9.7%	5,066	<b>4,662</b>	- 8.0%
Median Sales Price*	\$471,950	<b>\$507,000</b>	+ 7.4%	\$460,000	<b>\$476,055</b>	+ 3.5%
Average Sales Price*	\$530,191	<b>\$570,297</b>	+ 7.6%	\$522,262	<b>\$545,794</b>	+ 4.5%
Percent of List Price Received*	99.6%	<b>99.3%</b>	- 0.3%	99.0%	<b>99.1%</b>	+ 0.1%
Days on Market Until Sale	35	<b>40</b>	+ 14.3%	47	<b>51</b>	+ 8.5%
Inventory of Homes for Sale	2,531	<b>3,196</b>	+ 26.3%	--	--	--
Months Supply of Inventory	2.2	<b>3.3</b>	+ 50.0%	--	--	--

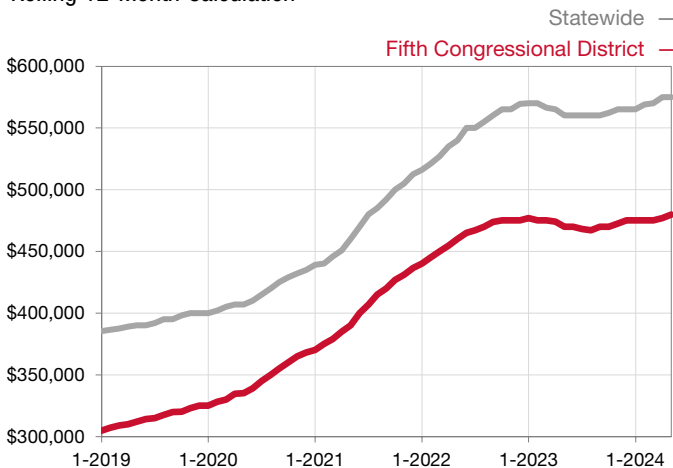
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	209	<b>320</b>	+ 53.1%	954	<b>1,238</b>	+ 29.8%
Sold Listings	177	<b>196</b>	+ 10.7%	677	<b>708</b>	+ 4.6%
Median Sales Price*	\$335,000	<b>\$352,000</b>	+ 5.1%	\$340,000	<b>\$340,000</b>	0.0%
Average Sales Price*	\$355,321	<b>\$382,892</b>	+ 7.8%	\$362,560	<b>\$372,913</b>	+ 2.9%
Percent of List Price Received*	99.8%	<b>98.8%</b>	- 1.0%	99.3%	<b>99.2%</b>	- 0.1%
Days on Market Until Sale	29	<b>40</b>	+ 37.9%	34	<b>47</b>	+ 38.2%
Inventory of Homes for Sale	315	<b>572</b>	+ 81.6%	--	--	--
Months Supply of Inventory	1.9	<b>4.0</b>	+ 110.5%	--	--	--

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

### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

