

Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Second Congressional District

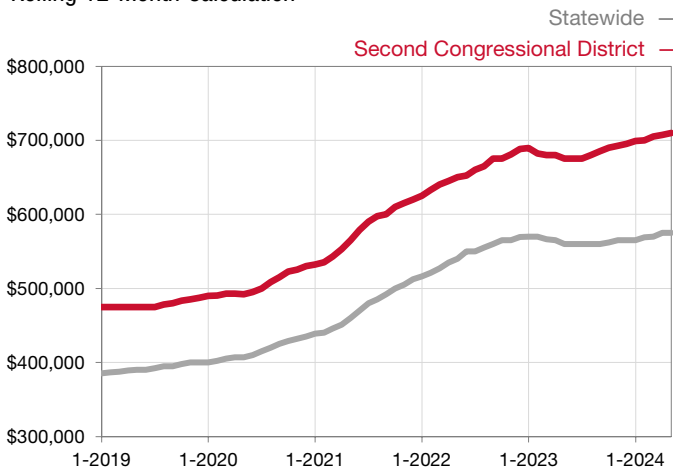
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
New Listings	1,146	1,410	+ 23.0%	4,403	5,018	+ 14.0%
Sold Listings	841	820	- 2.5%	3,198	3,351	+ 4.8%
Median Sales Price*	\$690,000	\$722,086	+ 4.7%	\$675,000	\$715,000	+ 5.9%
Average Sales Price*	\$921,492	\$1,002,642	+ 8.8%	\$950,416	\$1,021,240	+ 7.5%
Percent of List Price Received*	99.9%	99.2%	- 0.7%	99.2%	98.9%	- 0.3%
Days on Market Until Sale	34	39	+ 14.7%	47	50	+ 6.4%
Inventory of Homes for Sale	1,758	2,104	+ 19.7%	--	--	--
Months Supply of Inventory	2.4	3.0	+ 25.0%	--	--	--

* 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
New Listings	580	689	+ 18.8%	2,166	2,723	+ 25.7%
Sold Listings	420	379	- 9.8%	1,644	1,657	+ 0.8%
Median Sales Price*	\$509,990	\$534,000	+ 4.7%	\$517,410	\$559,523	+ 8.1%
Average Sales Price*	\$690,861	\$748,067	+ 8.3%	\$746,606	\$845,385	+ 13.2%
Percent of List Price Received*	99.6%	98.7%	- 0.9%	99.2%	98.6%	- 0.6%
Days on Market Until Sale	35	42	+ 20.0%	49	54	+ 10.2%
Inventory of Homes for Sale	1,018	1,429	+ 40.4%	--	--	--
Months Supply of Inventory	2.7	4.1	+ 51.9%	--	--	--

* 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

