

Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Sixth Congressional District

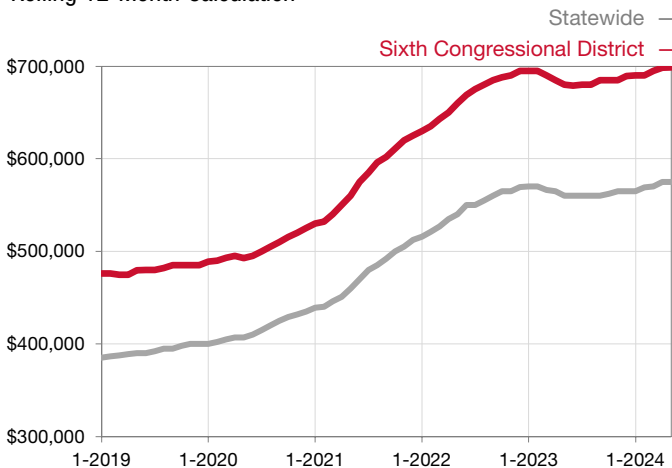
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
New Listings	1,455	2,008	+ 38.0%	5,890	7,139	+ 21.2%
Sold Listings	1,190	1,296	+ 8.9%	4,731	4,939	+ 4.4%
Median Sales Price*	\$715,000	\$721,995	+ 1.0%	\$677,000	\$699,000	+ 3.2%
Average Sales Price*	\$840,982	\$849,874	+ 1.1%	\$798,544	\$822,430	+ 3.0%
Percent of List Price Received*	100.1%	99.8%	- 0.3%	99.4%	99.5%	+ 0.1%
Days on Market Until Sale	26	26	0.0%	41	38	- 7.3%
Inventory of Homes for Sale	1,948	2,599	+ 33.4%	--	--	--
Months Supply of Inventory	1.8	2.7	+ 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
New Listings	357	452	+ 26.6%	1,552	1,731	+ 11.5%
Sold Listings	354	285	- 19.5%	1,339	1,211	- 9.6%
Median Sales Price*	\$451,600	\$440,000	- 2.6%	\$435,000	\$435,000	0.0%
Average Sales Price*	\$467,281	\$455,613	- 2.5%	\$455,155	\$459,204	+ 0.9%
Percent of List Price Received*	100.2%	99.3%	- 0.9%	99.6%	99.3%	- 0.3%
Days on Market Until Sale	24	29	+ 20.8%	34	38	+ 11.8%
Inventory of Homes for Sale	371	595	+ 60.4%	--	--	--
Months Supply of Inventory	1.3	2.3	+ 76.9%	--	--	--

* 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

