

# Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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## Third Congressional District

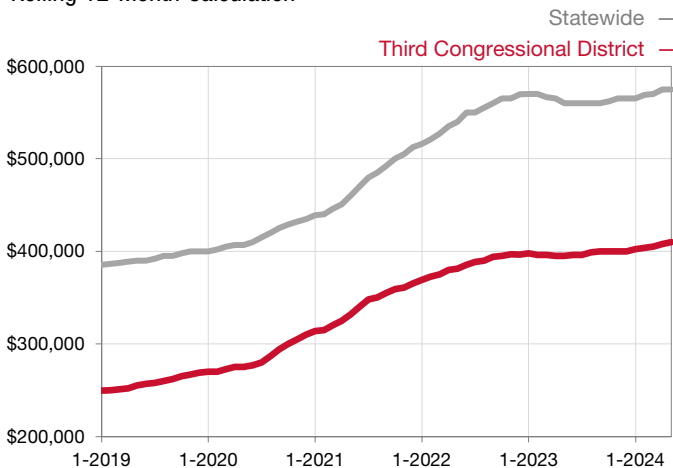
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
New Listings	1,524	1,576	+ 3.4%	5,569	5,897	+ 5.9%
Sold Listings	1,000	910	- 9.0%	3,706	3,567	- 3.8%
Median Sales Price*	\$400,000	\$420,000	+ 5.0%	\$388,288	\$399,000	+ 2.8%
Average Sales Price*	\$760,895	\$733,165	- 3.6%	\$688,154	\$804,399	+ 16.9%
Percent of List Price Received*	98.0%	98.0%	0.0%	97.4%	97.6%	+ 0.2%
Days on Market Until Sale	83	91	+ 9.6%	89	97	+ 9.0%
Inventory of Homes for Sale	3,168	3,498	+ 10.4%	--	--	--
Months Supply of Inventory	3.6	4.3	+ 19.4%	--	--	--

\* 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	247	200	- 19.0%	801	828	+ 3.4%
Sold Listings	142	123	- 13.4%	625	544	- 13.0%
Median Sales Price*	\$430,000	\$375,000	- 12.8%	\$435,000	\$450,000	+ 3.4%
Average Sales Price*	\$608,262	\$573,317	- 5.7%	\$634,478	\$690,499	+ 8.8%
Percent of List Price Received*	99.5%	97.9%	- 1.6%	98.6%	98.1%	- 0.5%
Days on Market Until Sale	77	84	+ 9.1%	76	75	- 1.3%
Inventory of Homes for Sale	386	461	+ 19.4%	--	--	--
Months Supply of Inventory	2.6	3.6	+ 38.5%	--	--	--

\* 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

