

# Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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## Eighth Congressional District

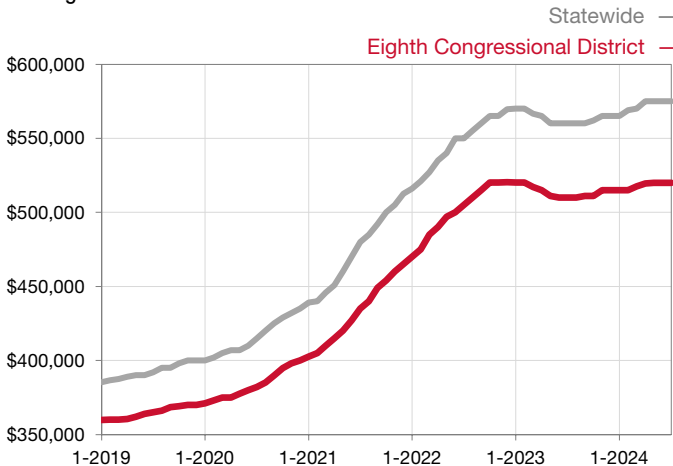
Single Family	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	934	<b>957</b>	+ 2.5%	6,256	<b>6,688</b>	+ 6.9%
Sold Listings	688	<b>736</b>	+ 7.0%	5,022	<b>4,887</b>	- 2.7%
Median Sales Price*	\$518,950	<b>\$520,000</b>	+ 0.2%	\$510,981	<b>\$520,000</b>	+ 1.8%
Average Sales Price*	\$549,486	<b>\$552,001</b>	+ 0.5%	\$542,795	<b>\$552,679</b>	+ 1.8%
Percent of List Price Received*	99.9%	<b>99.5%</b>	- 0.4%	99.7%	<b>99.6%</b>	- 0.1%
Days on Market Until Sale	32	<b>39</b>	+ 21.9%	42	<b>46</b>	+ 9.5%
Inventory of Homes for Sale	1,651	<b>1,737</b>	+ 5.2%	--	--	--
Months Supply of Inventory	2.3	<b>2.6</b>	+ 13.0%	--	--	--

\* 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	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	190	<b>211</b>	+ 11.1%	1,281	<b>1,284</b>	+ 0.2%
Sold Listings	147	<b>132</b>	- 10.2%	1,068	<b>873</b>	- 18.3%
Median Sales Price*	\$375,000	<b>\$378,700</b>	+ 1.0%	\$385,000	<b>\$375,000</b>	- 2.6%
Average Sales Price*	\$388,164	<b>\$373,387</b>	- 3.8%	\$390,725	<b>\$374,640</b>	- 4.1%
Percent of List Price Received*	99.9%	<b>99.3%</b>	- 0.6%	100.0%	<b>99.6%</b>	- 0.4%
Days on Market Until Sale	34	<b>35</b>	+ 2.9%	39	<b>44</b>	+ 12.8%
Inventory of Homes for Sale	289	<b>367</b>	+ 27.0%	--	--	--
Months Supply of Inventory	1.9	<b>3.0</b>	+ 57.9%	--	--	--

\* 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

