

# Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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## First Congressional District

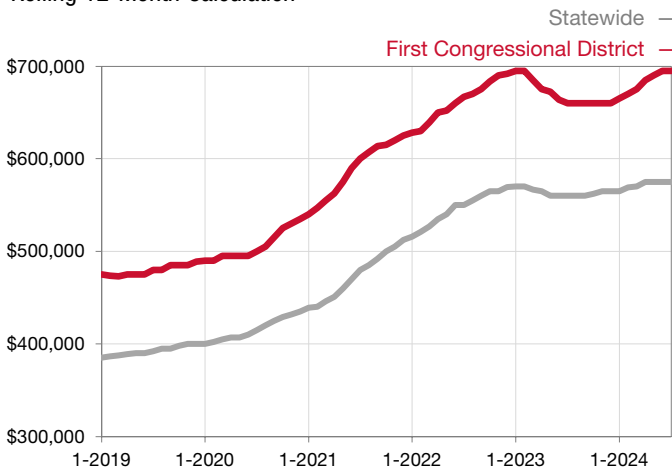
Single Family	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	560	<b>657</b>	+ 17.3%	4,110	<b>5,197</b>	+ 26.4%
Sold Listings	454	<b>518</b>	+ 14.1%	3,187	<b>3,417</b>	+ 7.2%
Median Sales Price*	\$699,000	<b>\$698,500</b>	- 0.1%	\$665,000	<b>\$715,000</b>	+ 7.5%
Average Sales Price*	\$877,015	<b>\$870,928</b>	- 0.7%	\$862,533	<b>\$892,595</b>	+ 3.5%
Percent of List Price Received*	99.8%	<b>98.7%</b>	- 1.1%	99.9%	<b>99.5%</b>	- 0.4%
Days on Market Until Sale	21	<b>29</b>	+ 38.1%	27	<b>29</b>	+ 7.4%
Inventory of Homes for Sale	1,030	<b>1,354</b>	+ 31.5%	--	--	--
Months Supply of Inventory	2.3	<b>3.1</b>	+ 34.8%	--	--	--

\* 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	546	<b>476</b>	- 12.8%	3,438	<b>3,688</b>	+ 7.3%
Sold Listings	401	<b>320</b>	- 20.2%	2,487	<b>2,088</b>	- 16.0%
Median Sales Price*	\$435,000	<b>\$420,000</b>	- 3.4%	\$435,000	<b>\$422,000</b>	- 3.0%
Average Sales Price*	\$553,235	<b>\$519,571</b>	- 6.1%	\$549,908	<b>\$540,964</b>	- 1.6%
Percent of List Price Received*	99.5%	<b>98.4%</b>	- 1.1%	99.5%	<b>98.8%</b>	- 0.7%
Days on Market Until Sale	28	<b>40</b>	+ 42.9%	32	<b>44</b>	+ 37.5%
Inventory of Homes for Sale	1,005	<b>1,371</b>	+ 36.4%	--	--	--
Months Supply of Inventory	2.8	<b>4.5</b>	+ 60.7%	--	--	--

\* 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

