

# Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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## Fourth Congressional District

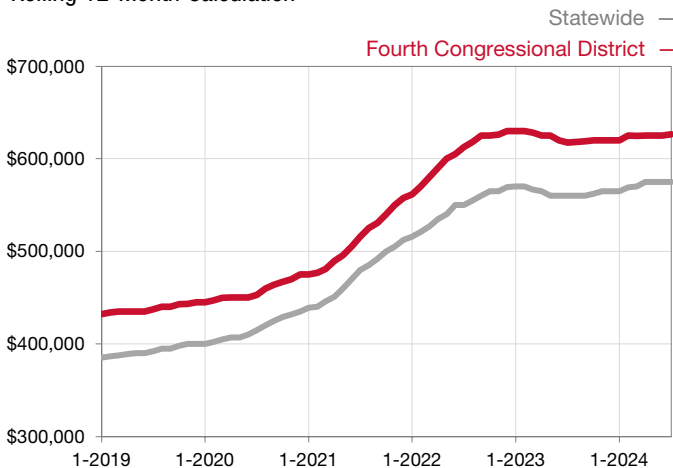
Single Family	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1,195	<b>1,363</b>	+ 14.1%	8,109	<b>9,079</b>	+ 12.0%
Sold Listings	959	<b>956</b>	- 0.3%	6,340	<b>6,292</b>	- 0.8%
Median Sales Price*	\$630,222	<b>\$640,000</b>	+ 1.6%	\$620,000	<b>\$630,000</b>	+ 1.6%
Average Sales Price*	\$714,895	<b>\$725,858</b>	+ 1.5%	\$687,961	<b>\$719,336</b>	+ 4.6%
Percent of List Price Received*	99.3%	<b>98.7%</b>	- 0.6%	99.0%	<b>99.0%</b>	0.0%
Days on Market Until Sale	41	<b>45</b>	+ 9.8%	53	<b>51</b>	- 3.8%
Inventory of Homes for Sale	2,389	<b>2,831</b>	+ 18.5%	--	--	--
Months Supply of Inventory	2.7	<b>3.4</b>	+ 25.9%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

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	178	<b>169</b>	- 5.1%	1,164	<b>1,169</b>	+ 0.4%
Sold Listings	140	<b>117</b>	- 16.4%	966	<b>822</b>	- 14.9%
Median Sales Price*	\$461,819	<b>\$450,000</b>	- 2.6%	\$463,155	<b>\$446,825</b>	- 3.5%
Average Sales Price*	\$493,589	<b>\$462,609</b>	- 6.3%	\$480,773	<b>\$471,610</b>	- 1.9%
Percent of List Price Received*	99.8%	<b>99.5%</b>	- 0.3%	99.6%	<b>99.2%</b>	- 0.4%
Days on Market Until Sale	49	<b>63</b>	+ 28.6%	62	<b>60</b>	- 3.2%
Inventory of Homes for Sale	315	<b>376</b>	+ 19.4%	--	--	--
Months Supply of Inventory	2.4	<b>3.0</b>	+ 25.0%	--	--	--

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

