

Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Second Congressional District

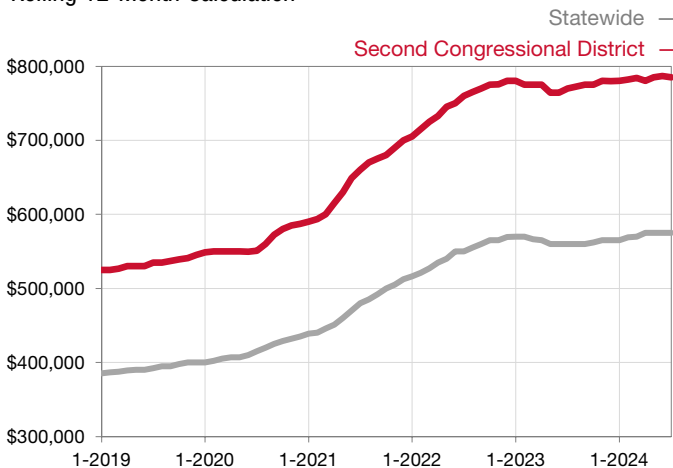
Single Family	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Key Metrics						
New Listings	1,164	1,219	+ 4.7%	6,608	7,467	+ 13.0%
Sold Listings	746	687	- 7.9%	4,143	4,341	+ 4.8%
Median Sales Price*	\$800,000	\$784,559	- 1.9%	\$775,000	\$785,000	+ 1.3%
Average Sales Price*	\$1,096,569	\$1,118,997	+ 2.0%	\$1,100,131	\$1,138,449	+ 3.5%
Percent of List Price Received*	98.6%	98.2%	- 0.4%	98.9%	98.5%	- 0.4%
Days on Market Until Sale	45	48	+ 6.7%	58	60	+ 3.4%
Inventory of Homes for Sale	2,421	2,973	+ 22.8%	--	--	--
Months Supply of Inventory	3.8	4.8	+ 26.3%	--	--	--

* 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
Key Metrics						
New Listings	586	641	+ 9.4%	3,601	4,231	+ 17.5%
Sold Listings	417	351	- 15.8%	2,518	2,484	- 1.4%
Median Sales Price*	\$605,000	\$565,000	- 6.6%	\$560,000	\$572,000	+ 2.1%
Average Sales Price*	\$804,107	\$775,602	- 3.5%	\$787,894	\$846,917	+ 7.5%
Percent of List Price Received*	99.0%	98.3%	- 0.7%	99.0%	98.5%	- 0.5%
Days on Market Until Sale	44	63	+ 43.2%	56	65	+ 16.1%
Inventory of Homes for Sale	1,431	1,808	+ 26.3%	--	--	--
Months Supply of Inventory	3.8	4.8	+ 26.3%	--	--	--

* 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

