

Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Eighth Congressional District

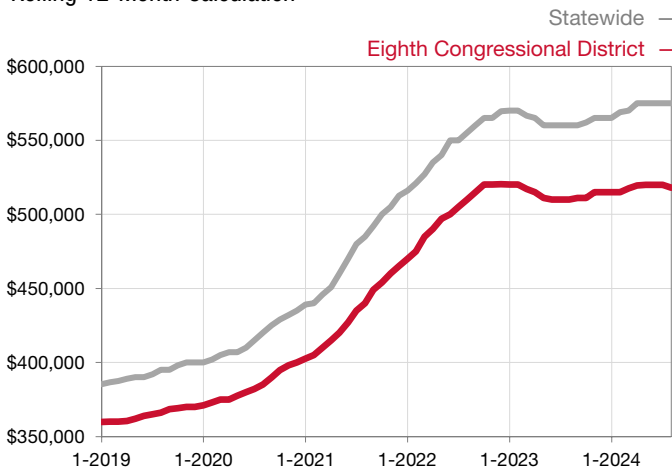
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	927	946	+ 2.0%	7,183	7,636	+ 6.3%
Sold Listings	672	703	+ 4.6%	5,694	5,597	- 1.7%
Median Sales Price*	\$532,500	\$518,000	- 2.7%	\$515,000	\$520,000	+ 1.0%
Average Sales Price*	\$570,296	\$554,292	- 2.8%	\$546,042	\$552,795	+ 1.2%
Percent of List Price Received*	99.4%	99.6%	+ 0.2%	99.7%	99.6%	- 0.1%
Days on Market Until Sale	37	43	+ 16.2%	42	45	+ 7.1%
Inventory of Homes for Sale	1,748	1,741	- 0.4%	--	--	--
Months Supply of Inventory	2.5	2.6	+ 4.0%	--	--	--

* 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	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	189	192	+ 1.6%	1,470	1,477	+ 0.5%
Sold Listings	159	129	- 18.9%	1,227	1,004	- 18.2%
Median Sales Price*	\$385,000	\$379,900	- 1.3%	\$385,000	\$375,550	- 2.5%
Average Sales Price*	\$397,577	\$372,012	- 6.4%	\$391,613	\$374,356	- 4.4%
Percent of List Price Received*	99.8%	99.3%	- 0.5%	100.0%	99.5%	- 0.5%
Days on Market Until Sale	32	34	+ 6.3%	38	42	+ 10.5%
Inventory of Homes for Sale	313	373	+ 19.2%	--	--	--
Months Supply of Inventory	2.0	3.1	+ 55.0%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

