

Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Fifth Congressional District

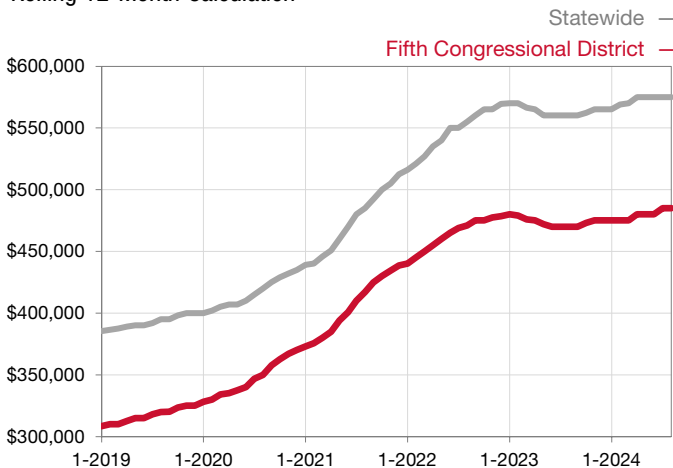
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	1,139	1,274	+ 11.9%	8,853	9,316	+ 5.2%
Sold Listings	879	866	- 1.5%	7,036	6,580	- 6.5%
Median Sales Price*	\$485,000	\$500,000	+ 3.1%	\$474,990	\$490,000	+ 3.2%
Average Sales Price*	\$561,319	\$573,465	+ 2.2%	\$540,755	\$560,536	+ 3.7%
Percent of List Price Received*	99.4%	99.3%	- 0.1%	99.5%	99.5%	0.0%
Days on Market Until Sale	28	35	+ 25.0%	34	39	+ 14.7%
Inventory of Homes for Sale	2,166	2,624	+ 21.1%	--	--	--
Months Supply of Inventory	2.5	3.4	+ 36.0%	--	--	--

* 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	210	233	+ 11.0%	1,516	1,830	+ 20.7%
Sold Listings	166	143	- 13.9%	1,107	1,086	- 1.9%
Median Sales Price*	\$340,000	\$345,000	+ 1.5%	\$340,000	\$342,000	+ 0.6%
Average Sales Price*	\$347,342	\$363,672	+ 4.7%	\$359,433	\$369,905	+ 2.9%
Percent of List Price Received*	99.5%	98.4%	- 1.1%	99.4%	99.1%	- 0.3%
Days on Market Until Sale	26	45	+ 73.1%	30	44	+ 46.7%
Inventory of Homes for Sale	388	595	+ 53.4%	--	--	--
Months Supply of Inventory	2.7	4.7	+ 74.1%	--	--	--

* 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

