

# Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents are the same!



## First Congressional District

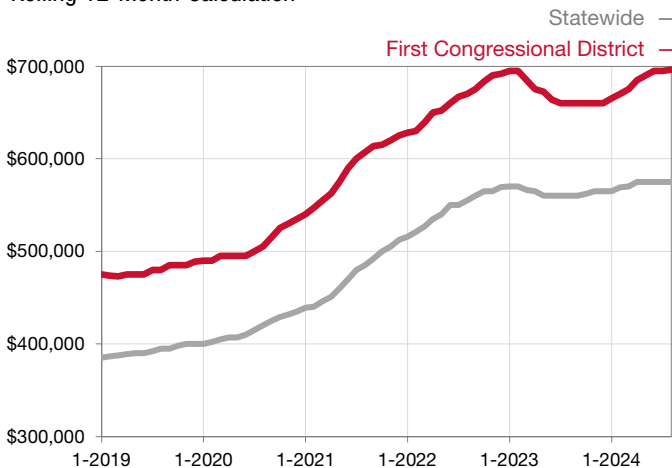
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	643	720	+ 12.0%	4,753	5,916	+ 24.5%
Sold Listings	477	502	+ 5.2%	3,664	3,923	+ 7.1%
Median Sales Price*	\$670,000	\$699,500	+ 4.4%	\$665,000	\$710,000	+ 6.8%
Average Sales Price*	\$891,848	\$886,906	- 0.6%	\$866,349	\$891,114	+ 2.9%
Percent of List Price Received*	99.2%	98.5%	- 0.7%	99.8%	99.4%	- 0.4%
Days on Market Until Sale	25	35	+ 40.0%	27	30	+ 11.1%
Inventory of Homes for Sale	1,107	1,403	+ 26.7%	--	--	--
Months Supply of Inventory	2.5	3.2	+ 28.0%	--	--	--

\* 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	531	530	- 0.2%	3,969	4,218	+ 6.3%
Sold Listings	422	288	- 31.8%	2,909	2,377	- 18.3%
Median Sales Price*	\$426,500	\$380,000	- 10.9%	\$432,500	\$420,000	- 2.9%
Average Sales Price*	\$533,855	\$498,862	- 6.6%	\$547,580	\$535,845	- 2.1%
Percent of List Price Received*	99.5%	98.4%	- 1.1%	99.5%	98.7%	- 0.8%
Days on Market Until Sale	28	49	+ 75.0%	31	45	+ 45.2%
Inventory of Homes for Sale	1,090	1,389	+ 27.4%	--	--	--
Months Supply of Inventory	3.1	4.7	+ 51.6%	--	--	--

\* 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

