

Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Fourth Congressional District

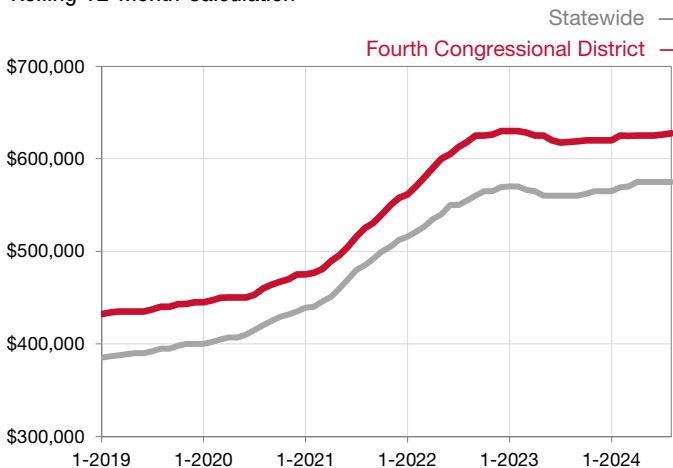
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	1,205	1,348	+ 11.9%	9,314	10,433	+ 12.0%
Sold Listings	973	941	- 3.3%	7,313	7,247	- 0.9%
Median Sales Price*	\$630,000	\$639,500	+ 1.5%	\$624,000	\$630,957	+ 1.1%
Average Sales Price*	\$695,746	\$705,381	+ 1.4%	\$688,995	\$717,353	+ 4.1%
Percent of List Price Received*	99.0%	98.7%	- 0.3%	99.0%	99.0%	0.0%
Days on Market Until Sale	42	53	+ 26.2%	52	51	- 1.9%
Inventory of Homes for Sale	2,479	3,006	+ 21.3%	--	--	--
Months Supply of Inventory	2.8	3.6	+ 28.6%	--	--	--

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

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	212	179	- 15.6%	1,376	1,350	- 1.9%
Sold Listings	179	99	- 44.7%	1,145	922	- 19.5%
Median Sales Price*	\$475,000	\$426,000	- 10.3%	\$465,000	\$445,000	- 4.3%
Average Sales Price*	\$486,215	\$459,398	- 5.5%	\$481,624	\$470,303	- 2.4%
Percent of List Price Received*	99.5%	98.8%	- 0.7%	99.6%	99.2%	- 0.4%
Days on Market Until Sale	42	56	+ 33.3%	59	59	0.0%
Inventory of Homes for Sale	344	389	+ 13.1%	--	--	--
Months Supply of Inventory	2.5	3.3	+ 32.0%	--	--	--

* 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

