

Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Second Congressional District

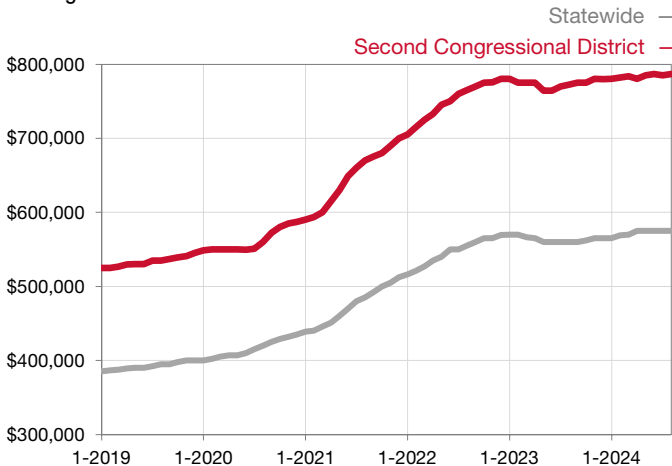
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	1,080	1,091	+ 1.0%	7,687	8,566	+ 11.4%
Sold Listings	798	694	- 13.0%	4,941	5,039	+ 2.0%
Median Sales Price*	\$767,000	\$800,000	+ 4.3%	\$775,000	\$785,000	+ 1.3%
Average Sales Price*	\$1,181,428	\$1,264,210	+ 7.0%	\$1,113,277	\$1,155,019	+ 3.7%
Percent of List Price Received*	98.6%	97.8%	- 0.8%	98.8%	98.4%	- 0.4%
Days on Market Until Sale	48	57	+ 18.8%	56	60	+ 7.1%
Inventory of Homes for Sale	2,470	3,042	+ 23.2%	--	--	--
Months Supply of Inventory	3.9	4.9	+ 25.6%	--	--	--

* 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	609	640	+ 5.1%	4,209	4,874	+ 15.8%
Sold Listings	498	421	- 15.5%	3,016	2,903	- 3.7%
Median Sales Price*	\$570,000	\$570,000	0.0%	\$564,950	\$570,000	+ 0.9%
Average Sales Price*	\$825,896	\$858,513	+ 3.9%	\$794,165	\$847,728	+ 6.7%
Percent of List Price Received*	98.8%	98.1%	- 0.7%	99.0%	98.4%	- 0.6%
Days on Market Until Sale	61	58	- 4.9%	58	65	+ 12.1%
Inventory of Homes for Sale	1,439	1,864	+ 29.5%	--	--	--
Months Supply of Inventory	3.8	5.0	+ 31.6%	--	--	--

* 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

