

# Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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## Seventh Congressional District

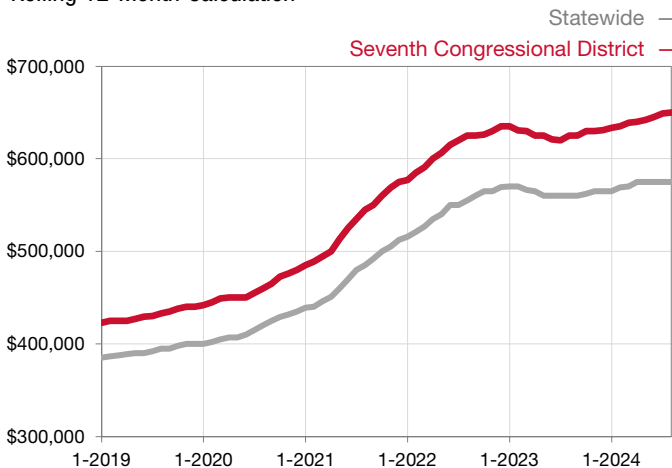
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	1,044	<b>1,181</b>	+ 13.1%	7,631	<b>8,795</b>	+ 15.3%
Sold Listings	766	<b>863</b>	+ 12.7%	5,724	<b>5,643</b>	- 1.4%
Median Sales Price*	\$650,000	<b>\$669,000</b>	+ 2.9%	\$635,000	<b>\$659,950</b>	+ 3.9%
Average Sales Price*	\$749,271	<b>\$767,922</b>	+ 2.5%	\$718,160	<b>\$745,446</b>	+ 3.8%
Percent of List Price Received*	99.1%	<b>98.6%</b>	- 0.5%	99.5%	<b>99.1%</b>	- 0.4%
Days on Market Until Sale	33	<b>42</b>	+ 27.3%	39	<b>41</b>	+ 5.1%
Inventory of Homes for Sale	2,264	<b>2,819</b>	+ 24.5%	--	--	--
Months Supply of Inventory	3.2	<b>4.2</b>	+ 31.3%	--	--	--

\* 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	247	<b>247</b>	0.0%	1,879	<b>2,054</b>	+ 9.3%
Sold Listings	208	<b>215</b>	+ 3.4%	1,591	<b>1,368</b>	- 14.0%
Median Sales Price*	\$432,250	<b>\$422,500</b>	- 2.3%	\$430,000	<b>\$429,825</b>	- 0.0%
Average Sales Price*	\$474,887	<b>\$441,835</b>	- 7.0%	\$467,613	<b>\$454,346</b>	- 2.8%
Percent of List Price Received*	99.6%	<b>98.9%</b>	- 0.7%	99.7%	<b>99.3%</b>	- 0.4%
Days on Market Until Sale	28	<b>42</b>	+ 50.0%	33	<b>42</b>	+ 27.3%
Inventory of Homes for Sale	374	<b>503</b>	+ 34.5%	--	--	--
Months Supply of Inventory	1.9	<b>3.0</b>	+ 57.9%	--	--	--

\* 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

