

Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Sixth Congressional District

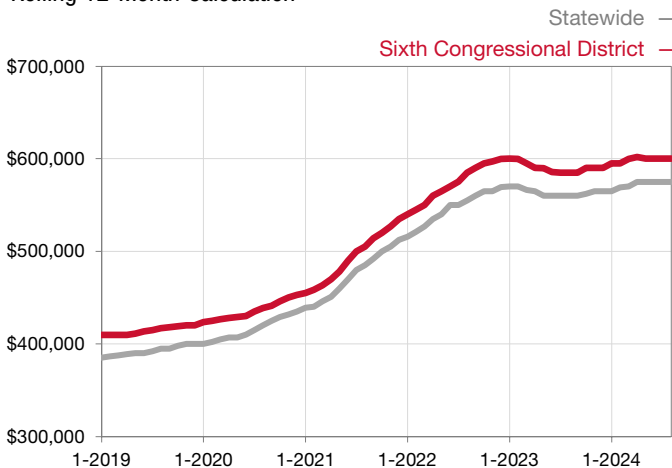
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	703	704	+ 0.1%	5,173	6,045	+ 16.9%
Sold Listings	575	593	+ 3.1%	4,297	4,425	+ 3.0%
Median Sales Price*	\$597,000	\$600,000	+ 0.5%	\$590,000	\$605,000	+ 2.5%
Average Sales Price*	\$762,160	\$759,436	- 0.4%	\$734,445	\$743,712	+ 1.3%
Percent of List Price Received*	99.7%	99.0%	- 0.7%	100.0%	99.7%	- 0.3%
Days on Market Until Sale	22	40	+ 81.8%	29	32	+ 10.3%
Inventory of Homes for Sale	1,173	1,449	+ 23.5%	--	--	--
Months Supply of Inventory	2.2	2.8	+ 27.3%	--	--	--

* 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
Key Metrics						
New Listings	386	398	+ 3.1%	2,874	3,125	+ 8.7%
Sold Listings	319	270	- 15.4%	2,397	2,089	- 12.8%
Median Sales Price*	\$378,000	\$369,925	- 2.1%	\$374,000	\$375,000	+ 0.3%
Average Sales Price*	\$392,402	\$381,905	- 2.7%	\$389,340	\$394,088	+ 1.2%
Percent of List Price Received*	99.6%	98.9%	- 0.7%	99.9%	99.2%	- 0.7%
Days on Market Until Sale	21	39	+ 85.7%	24	35	+ 45.8%
Inventory of Homes for Sale	511	847	+ 65.8%	--	--	--
Months Supply of Inventory	1.8	3.3	+ 83.3%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

