

Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Third Congressional District

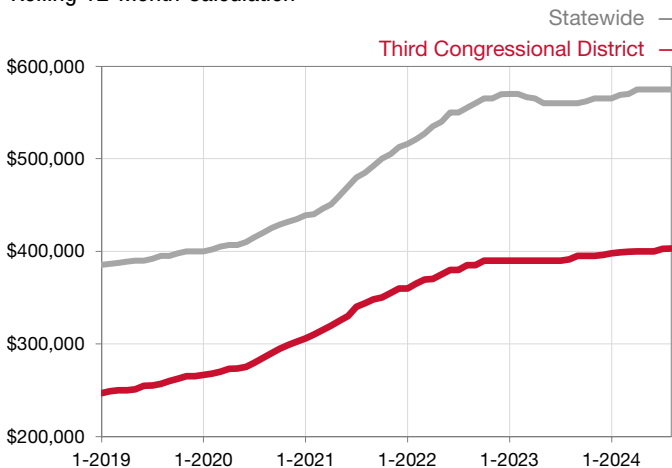
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	1,386	1,334	- 3.8%	9,729	10,107	+ 3.9%
Sold Listings	1,025	917	- 10.5%	6,433	6,134	- 4.6%
Median Sales Price*	\$420,000	\$430,000	+ 2.4%	\$395,000	\$405,000	+ 2.5%
Average Sales Price*	\$823,136	\$742,068	- 9.8%	\$678,737	\$739,157	+ 8.9%
Percent of List Price Received*	97.8%	97.7%	- 0.1%	97.7%	97.7%	0.0%
Days on Market Until Sale	74	83	+ 12.2%	82	90	+ 9.8%
Inventory of Homes for Sale	3,691	4,008	+ 8.6%	--	--	--
Months Supply of Inventory	4.6	5.3	+ 15.2%	--	--	--

* 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	150	138	- 8.0%	992	1,055	+ 6.4%
Sold Listings	106	106	0.0%	666	650	- 2.4%
Median Sales Price*	\$369,500	\$362,500	- 1.9%	\$340,000	\$358,250	+ 5.4%
Average Sales Price*	\$578,699	\$605,391	+ 4.6%	\$492,145	\$498,050	+ 1.2%
Percent of List Price Received*	98.4%	97.5%	- 0.9%	98.4%	97.9%	- 0.5%
Days on Market Until Sale	87	97	+ 11.5%	83	87	+ 4.8%
Inventory of Homes for Sale	331	420	+ 26.9%	--	--	--
Months Supply of Inventory	3.9	5.2	+ 33.3%	--	--	--

* 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

