

Local Market Update for September 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Eighth Congressional District

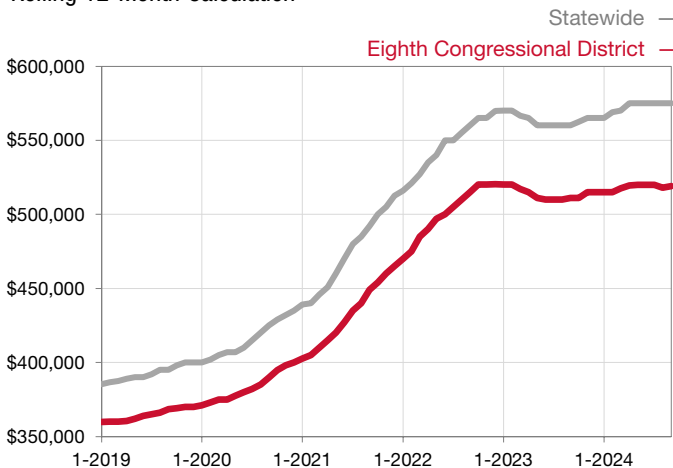
Single Family	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
New Listings	838	922	+ 10.0%	8,021	8,566	+ 6.8%
Sold Listings	681	700	+ 2.8%	6,375	6,304	- 1.1%
Median Sales Price*	\$520,000	\$520,000	0.0%	\$515,000	\$520,000	+ 1.0%
Average Sales Price*	\$566,532	\$559,621	- 1.2%	\$548,231	\$553,476	+ 1.0%
Percent of List Price Received*	99.3%	99.6%	+ 0.3%	99.6%	99.6%	0.0%
Days on Market Until Sale	40	49	+ 22.5%	42	46	+ 9.5%
Inventory of Homes for Sale	1,815	1,728	- 4.8%	--	--	--
Months Supply of Inventory	2.6	2.6	0.0%	--	--	--

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

Townhouse/Condo	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
New Listings	174	170	- 2.3%	1,644	1,647	+ 0.2%
Sold Listings	130	118	- 9.2%	1,357	1,123	- 17.2%
Median Sales Price*	\$392,450	\$374,116	- 4.7%	\$385,000	\$375,000	- 2.6%
Average Sales Price*	\$394,449	\$388,493	- 1.5%	\$391,885	\$375,816	- 4.1%
Percent of List Price Received*	99.3%	99.3%	0.0%	99.9%	99.5%	- 0.4%
Days on Market Until Sale	51	49	- 3.9%	39	43	+ 10.3%
Inventory of Homes for Sale	337	402	+ 19.3%	--	--	--
Months Supply of Inventory	2.3	3.3	+ 43.5%	--	--	--

* 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

