

# Local Market Update for September 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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## Elbert County

Contact the Denver Metro Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

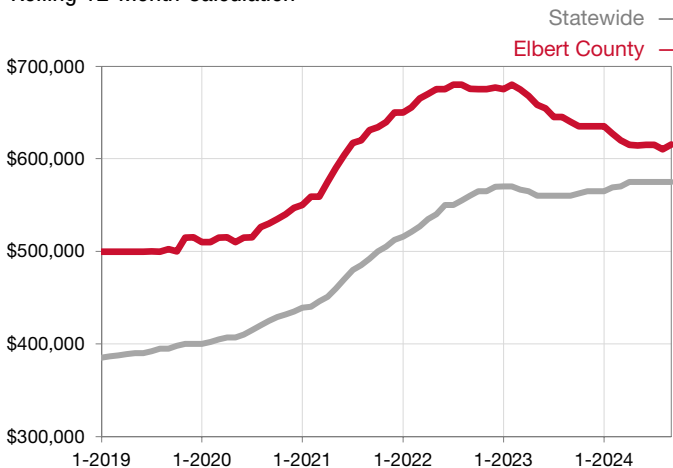
| Single Family                   | September |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2023      | 2024             | Percent Change from Previous Year | Thru 09-2023 | Thru 09-2024     | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |                  |                                   |              |                  |                                   |
| New Listings                    | 69        | <b>79</b>        | + 14.5%                           | 590          | <b>730</b>       | + 23.7%                           |
| Sold Listings                   | 44        | <b>64</b>        | + 45.5%                           | 440          | <b>506</b>       | + 15.0%                           |
| Median Sales Price*             | \$592,500 | <b>\$683,500</b> | + 15.4%                           | \$644,000    | <b>\$620,500</b> | - 3.6%                            |
| Average Sales Price*            | \$696,969 | <b>\$671,945</b> | - 3.6%                            | \$749,052    | <b>\$689,996</b> | - 7.9%                            |
| Percent of List Price Received* | 98.4%     | <b>99.2%</b>     | + 0.8%                            | 98.6%        | <b>98.7%</b>     | + 0.1%                            |
| Days on Market Until Sale       | 54        | <b>46</b>        | - 14.8%                           | 60           | <b>44</b>        | - 26.7%                           |
| Inventory of Homes for Sale     | 180       | <b>211</b>       | + 17.2%                           | --           | --               | --                                |
| Months Supply of Inventory      | 3.9       | <b>4.1</b>       | + 5.1%                            | --           | --               | --                                |

\* 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 |
| <b>Key Metrics</b>              |           |             |                                   |              |                  |                                   |
| New Listings                    | 0         | <b>0</b>    | --                                | 2            | <b>0</b>         | - 100.0%                          |
| Sold Listings                   | 0         | <b>0</b>    | --                                | 1            | <b>2</b>         | + 100.0%                          |
| Median Sales Price*             | \$0       | <b>\$0</b>  | --                                | \$335,000    | <b>\$387,500</b> | + 15.7%                           |
| Average Sales Price*            | \$0       | <b>\$0</b>  | --                                | \$335,000    | <b>\$387,500</b> | + 15.7%                           |
| Percent of List Price Received* | 0.0%      | <b>0.0%</b> | --                                | 98.6%        | <b>98.8%</b>     | + 0.2%                            |
| Days on Market Until Sale       | 0         | <b>0</b>    | --                                | 6            | <b>91</b>        | + 1416.7%                         |
| Inventory of Homes for Sale     | 1         | <b>1</b>    | 0.0%                              | --           | --               | --                                |
| Months Supply of Inventory      | 1.0       | <b>1.0</b>  | 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.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

