

Local Market Update for September 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Second Congressional District

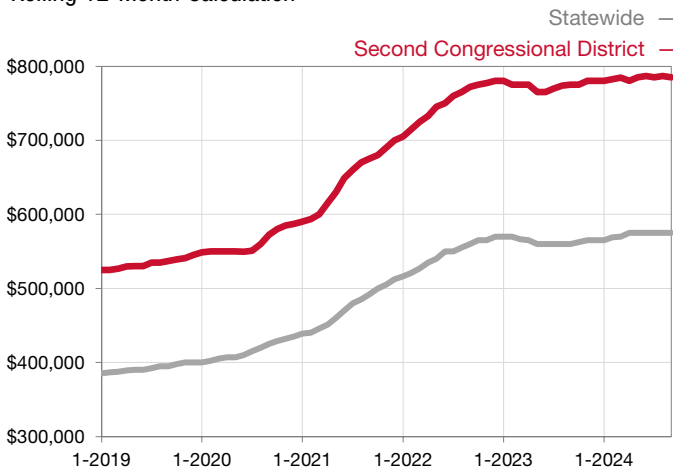
Single Family	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
Key Metrics						
New Listings	907	959	+ 5.7%	8,593	9,532	+ 10.9%
Sold Listings	691	655	- 5.2%	5,636	5,699	+ 1.1%
Median Sales Price*	\$820,000	\$777,000	- 5.2%	\$780,000	\$785,000	+ 0.6%
Average Sales Price*	\$1,235,834	\$1,218,358	- 1.4%	\$1,128,748	\$1,161,998	+ 2.9%
Percent of List Price Received*	97.7%	97.6%	- 0.1%	98.7%	98.3%	- 0.4%
Days on Market Until Sale	51	58	+ 13.7%	56	59	+ 5.4%
Inventory of Homes for Sale	2,506	2,899	+ 15.7%	--	--	--
Months Supply of Inventory	4.1	4.7	+ 14.6%	--	--	--

* 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
Key Metrics						
New Listings	492	500	+ 1.6%	4,703	5,376	+ 14.3%
Sold Listings	423	344	- 18.7%	3,439	3,254	- 5.4%
Median Sales Price*	\$610,000	\$638,750	+ 4.7%	\$568,923	\$575,000	+ 1.1%
Average Sales Price*	\$925,797	\$912,856	- 1.4%	\$810,375	\$854,076	+ 5.4%
Percent of List Price Received*	98.4%	98.2%	- 0.2%	98.9%	98.4%	- 0.5%
Days on Market Until Sale	59	80	+ 35.6%	59	67	+ 13.6%
Inventory of Homes for Sale	1,395	1,763	+ 26.4%	--	--	--
Months Supply of Inventory	3.7	4.8	+ 29.7%	--	--	--

* 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

