

Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Eighth Congressional District

Single Family

	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	756	935	+ 23.7%	8,777	9,505	+ 8.3%
Sold Listings	613	703	+ 14.7%	6,988	7,021	+ 0.5%
Median Sales Price*	\$514,950	\$510,000	- 1.0%	\$515,000	\$520,000	+ 1.0%
Average Sales Price*	\$556,510	\$539,256	- 3.1%	\$548,957	\$551,987	+ 0.6%
Percent of List Price Received*	99.0%	99.3%	+ 0.3%	99.6%	99.6%	0.0%
Days on Market Until Sale	47	56	+ 19.1%	42	47	+ 11.9%
Inventory of Homes for Sale	1,776	1,797	+ 1.2%	--	--	--
Months Supply of Inventory	2.6	2.6	0.0%	--	--	--

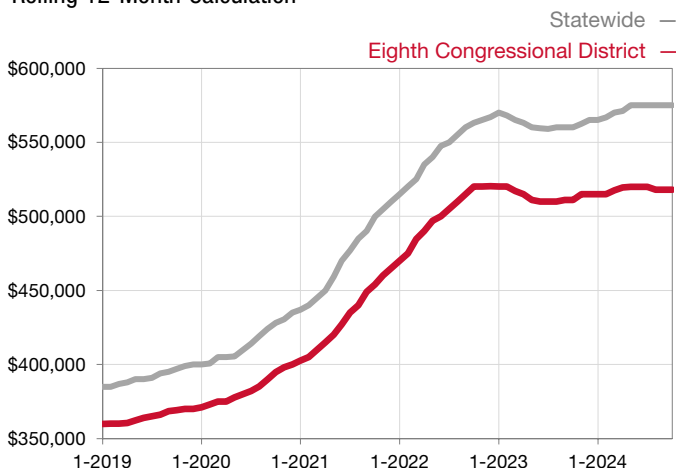
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	134	180	+ 34.3%	1,778	1,830	+ 2.9%
Sold Listings	126	115	- 8.7%	1,483	1,238	- 16.5%
Median Sales Price*	\$389,625	\$375,000	- 3.8%	\$386,000	\$375,000	- 2.8%
Average Sales Price*	\$400,450	\$386,569	- 3.5%	\$392,613	\$376,633	- 4.1%
Percent of List Price Received*	99.5%	98.9%	- 0.6%	99.9%	99.5%	- 0.4%
Days on Market Until Sale	54	49	- 9.3%	41	44	+ 7.3%
Inventory of Homes for Sale	333	415	+ 24.6%	--	--	--
Months Supply of Inventory	2.3	3.5	+ 52.2%	--	--	--

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

Median Sales Price – Single Family Rolling 12-Month Calculation



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

