

# Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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## Fifth 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	934	1,070	+ 14.6%	10,759	11,430	+ 6.2%
Sold Listings	699	815	+ 16.6%	8,583	8,145	- 5.1%
Median Sales Price*	\$485,000	\$475,000	- 2.1%	\$475,000	\$489,500	+ 3.1%
Average Sales Price*	\$557,638	\$566,741	+ 1.6%	\$543,981	\$559,880	+ 2.9%
Percent of List Price Received*	99.3%	98.9%	- 0.4%	99.5%	99.4%	- 0.1%
Days on Market Until Sale	39	40	+ 2.6%	35	39	+ 11.4%
Inventory of Homes for Sale	2,269	2,625	+ 15.7%	--	--	--
Months Supply of Inventory	2.7	3.4	+ 25.9%	--	--	--

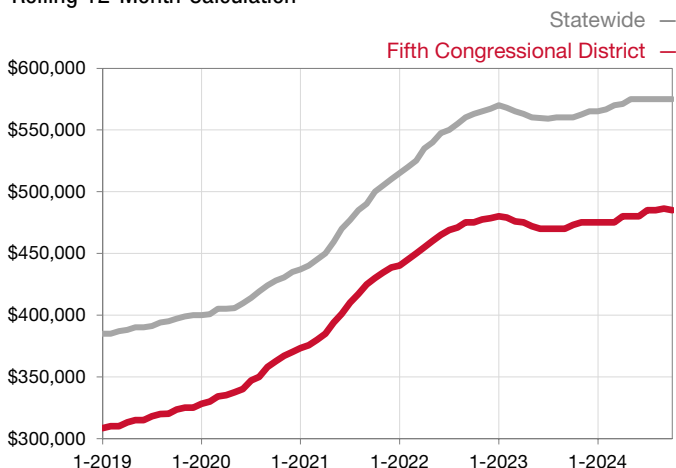
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### 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	166	203	+ 22.3%	1,848	2,250	+ 21.8%
Sold Listings	110	149	+ 35.5%	1,329	1,367	+ 2.9%
Median Sales Price*	\$336,500	\$330,000	- 1.9%	\$340,000	\$343,000	+ 0.9%
Average Sales Price*	\$354,736	\$346,637	- 2.3%	\$359,744	\$368,926	+ 2.6%
Percent of List Price Received*	99.4%	98.9%	- 0.5%	99.4%	99.1%	- 0.3%
Days on Market Until Sale	36	58	+ 61.1%	31	47	+ 51.6%
Inventory of Homes for Sale	406	636	+ 56.7%	--	--	--
Months Supply of Inventory	3.1	4.8	+ 54.8%	--	--	--

\* 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

