

Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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First Congressional District

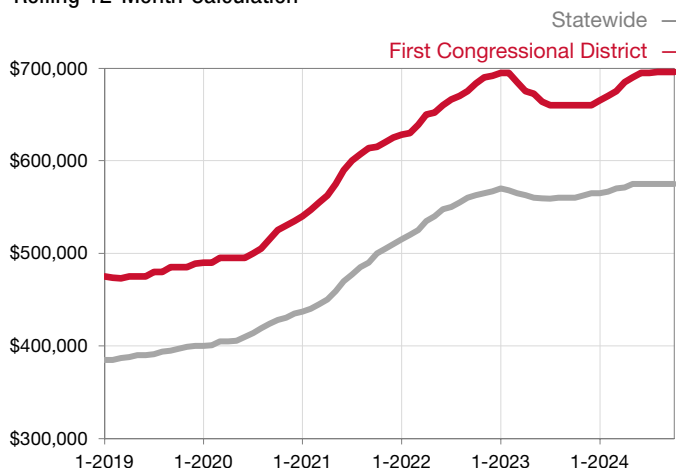
Single Family	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	528	674	+ 27.7%	5,895	7,329	+ 24.3%
Sold Listings	379	523	+ 38.0%	4,450	4,884	+ 9.8%
Median Sales Price*	\$660,000	\$672,500	+ 1.9%	\$665,000	\$700,000	+ 5.3%
Average Sales Price*	\$837,509	\$838,501	+ 0.1%	\$864,254	\$878,646	+ 1.7%
Percent of List Price Received*	98.8%	98.1%	- 0.7%	99.7%	99.2%	- 0.5%
Days on Market Until Sale	29	42	+ 44.8%	27	32	+ 18.5%
Inventory of Homes for Sale	1,256	1,398	+ 11.3%	--	--	--
Months Supply of Inventory	2.9	3.0	+ 3.4%	--	--	--

* 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	453	463	+ 2.2%	4,963	5,210	+ 5.0%
Sold Listings	322	251	- 22.0%	3,574	2,888	- 19.2%
Median Sales Price*	\$455,000	\$400,000	- 12.1%	\$435,000	\$415,000	- 4.6%
Average Sales Price*	\$549,457	\$550,990	+ 0.3%	\$547,059	\$534,457	- 2.3%
Percent of List Price Received*	99.5%	98.4%	- 1.1%	99.5%	98.6%	- 0.9%
Days on Market Until Sale	32	55	+ 71.9%	32	47	+ 46.9%
Inventory of Homes for Sale	1,220	1,459	+ 19.6%	--	--	--
Months Supply of Inventory	3.6	5.1	+ 41.7%	--	--	--

* 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

