

Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Second Congressional District

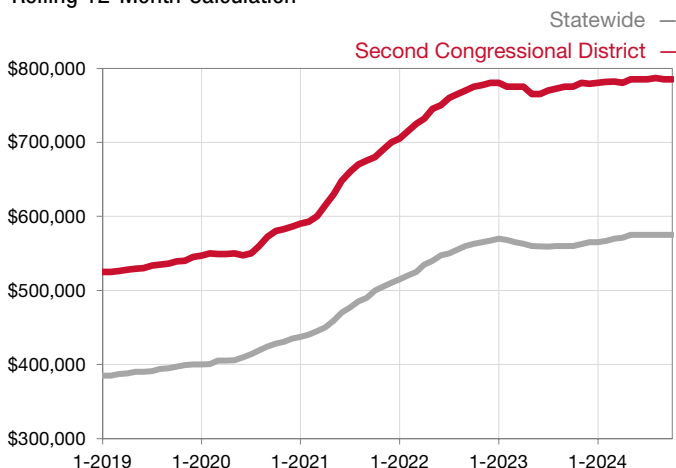
Single Family	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	760	900	+ 18.4%	9,365	10,415	+ 11.2%
Sold Listings	652	743	+ 14.0%	6,295	6,455	+ 2.5%
Median Sales Price*	\$800,000	\$810,000	+ 1.3%	\$780,000	\$788,000	+ 1.0%
Average Sales Price*	\$1,135,716	\$1,255,005	+ 10.5%	\$1,128,502	\$1,171,975	+ 3.9%
Percent of List Price Received*	98.0%	97.4%	- 0.6%	98.6%	98.2%	- 0.4%
Days on Market Until Sale	61	73	+ 19.7%	56	61	+ 8.9%
Inventory of Homes for Sale	2,348	2,683	+ 14.3%	--	--	--
Months Supply of Inventory	3.8	4.3	+ 13.2%	--	--	--

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

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	442	542	+ 22.6%	5,161	5,922	+ 14.7%
Sold Listings	427	376	- 11.9%	3,867	3,639	- 5.9%
Median Sales Price*	\$670,000	\$600,000	- 10.4%	\$575,000	\$580,000	+ 0.9%
Average Sales Price*	\$884,678	\$808,566	- 8.6%	\$818,955	\$849,146	+ 3.7%
Percent of List Price Received*	98.9%	97.7%	- 1.2%	98.9%	98.3%	- 0.6%
Days on Market Until Sale	92	75	- 18.5%	62	67	+ 8.1%
Inventory of Homes for Sale	1,303	1,692	+ 29.9%	--	--	--
Months Supply of Inventory	3.5	4.7	+ 34.3%	--	--	--

* 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

