

Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Third Congressional District

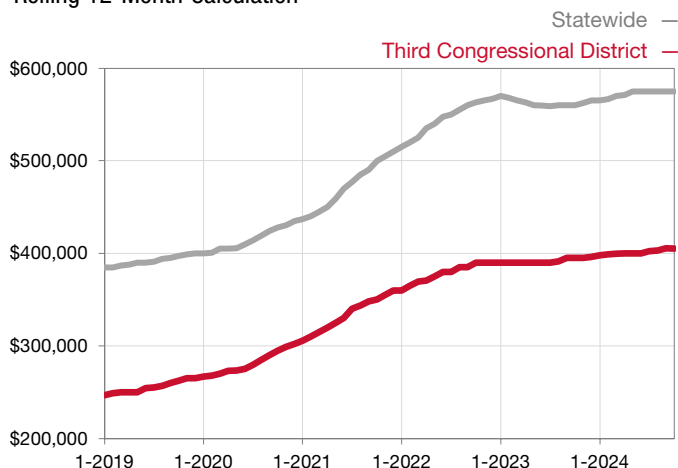
Single Family	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	1,071	1,080	+ 0.8%	11,904	12,384	+ 4.0%
Sold Listings	803	809	+ 0.7%	8,130	7,789	- 4.2%
Median Sales Price*	\$415,000	\$409,000	- 1.4%	\$399,000	\$410,000	+ 2.8%
Average Sales Price*	\$896,753	\$789,721	- 11.9%	\$716,212	\$742,668	+ 3.7%
Percent of List Price Received*	97.0%	97.3%	+ 0.3%	97.6%	97.7%	+ 0.1%
Days on Market Until Sale	92	96	+ 4.3%	87	94	+ 8.0%
Inventory of Homes for Sale	3,576	3,855	+ 7.8%	--	--	--
Months Supply of Inventory	4.5	5.1	+ 13.3%	--	--	--

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

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	145	164	+ 13.1%	1,730	1,901	+ 9.9%
Sold Listings	134	186	+ 38.8%	1,337	1,279	- 4.3%
Median Sales Price*	\$597,500	\$606,250	+ 1.5%	\$470,000	\$489,900	+ 4.2%
Average Sales Price*	\$1,239,171	\$1,979,066	+ 59.7%	\$1,027,472	\$1,170,158	+ 13.9%
Percent of List Price Received*	97.6%	97.6%	0.0%	98.2%	97.4%	- 0.8%
Days on Market Until Sale	101	229	+ 126.7%	128	115	- 10.2%
Inventory of Homes for Sale	514	601	+ 16.9%	--	--	--
Months Supply of Inventory	4.1	5.0	+ 22.0%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

