

Local Market Update for November 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Second Congressional District

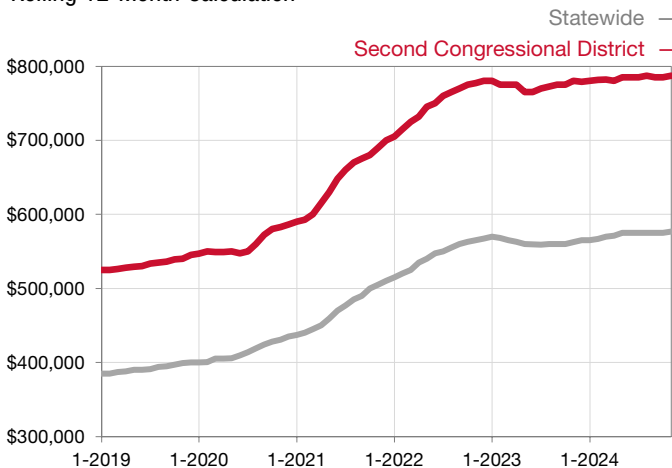
Single Family	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	479	492	+ 2.7%	9,844	10,922	+ 11.0%
Sold Listings	510	617	+ 21.0%	6,805	7,078	+ 4.0%
Median Sales Price*	\$766,000	\$823,084	+ 7.5%	\$780,000	\$790,000	+ 1.3%
Average Sales Price*	\$1,259,856	\$1,317,815	+ 4.6%	\$1,138,356	\$1,184,742	+ 4.1%
Percent of List Price Received*	96.9%	97.5%	+ 0.6%	98.5%	98.1%	- 0.4%
Days on Market Until Sale	65	75	+ 15.4%	57	62	+ 8.8%
Inventory of Homes for Sale	2,076	2,264	+ 9.1%	--	--	--
Months Supply of Inventory	3.4	3.6	+ 5.9%	--	--	--

* 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	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
New Listings	360	380	+ 5.6%	5,521	6,300	+ 14.1%
Sold Listings	333	353	+ 6.0%	4,200	3,997	- 4.8%
Median Sales Price*	\$563,950	\$625,000	+ 10.8%	\$575,000	\$580,000	+ 0.9%
Average Sales Price*	\$846,052	\$906,857	+ 7.2%	\$821,100	\$854,051	+ 4.0%
Percent of List Price Received*	98.5%	97.6%	- 0.9%	98.9%	98.2%	- 0.7%
Days on Market Until Sale	69	92	+ 33.3%	62	69	+ 11.3%
Inventory of Homes for Sale	1,268	1,581	+ 24.7%	--	--	--
Months Supply of Inventory	3.4	4.4	+ 29.4%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

