

Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Eighth Congressional District

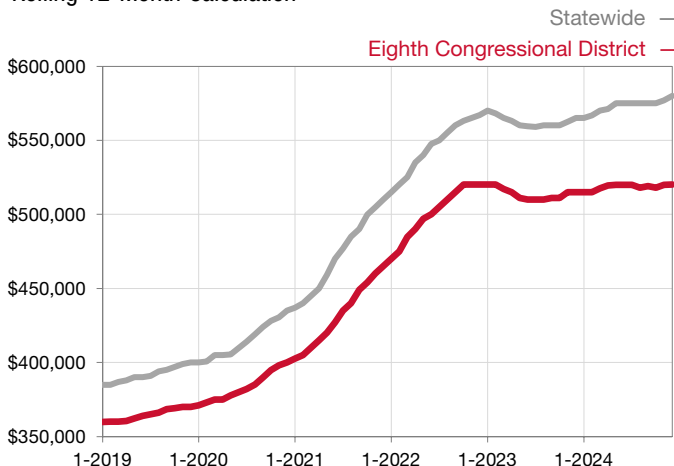
Single Family	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	402	459	+ 14.2%	9,754	10,638	+ 9.1%
Sold Listings	565	617	+ 9.2%	8,128	8,252	+ 1.5%
Median Sales Price*	\$500,000	\$515,000	+ 3.0%	\$515,000	\$520,000	+ 1.0%
Average Sales Price*	\$537,764	\$537,678	- 0.0%	\$547,923	\$551,093	+ 0.6%
Percent of List Price Received*	99.0%	99.2%	+ 0.2%	99.5%	99.5%	0.0%
Days on Market Until Sale	57	58	+ 1.8%	44	48	+ 9.1%
Inventory of Homes for Sale	1,389	1,417	+ 2.0%	--	--	--
Months Supply of Inventory	2.1	2.1	0.0%	--	--	--

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

Townhouse/Condo	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	76	80	+ 5.3%	1,945	2,032	+ 4.5%
Sold Listings	94	106	+ 12.8%	1,682	1,467	- 12.8%
Median Sales Price*	\$380,000	\$359,975	- 5.3%	\$385,000	\$375,000	- 2.6%
Average Sales Price*	\$363,572	\$369,191	+ 1.5%	\$389,564	\$379,138	- 2.7%
Percent of List Price Received*	98.6%	99.1%	+ 0.5%	99.8%	99.4%	- 0.4%
Days on Market Until Sale	58	56	- 3.4%	42	45	+ 7.1%
Inventory of Homes for Sale	245	297	+ 21.2%	--	--	--
Months Supply of Inventory	1.7	2.4	+ 41.2%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

