

Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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First Congressional District

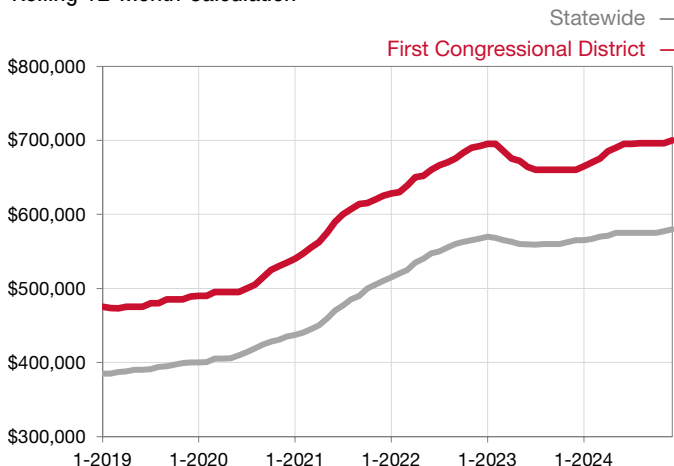
Single Family	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	202	235	+ 16.3%	6,451	7,929	+ 22.9%
Sold Listings	315	406	+ 28.9%	5,085	5,743	+ 12.9%
Median Sales Price*	\$610,000	\$690,063	+ 13.1%	\$660,000	\$700,000	+ 6.1%
Average Sales Price*	\$784,486	\$911,895	+ 16.2%	\$857,352	\$879,247	+ 2.6%
Percent of List Price Received*	98.3%	98.4%	+ 0.1%	99.5%	99.1%	- 0.4%
Days on Market Until Sale	40	54	+ 35.0%	28	34	+ 21.4%
Inventory of Homes for Sale	871	821	- 5.7%	--	--	--
Months Supply of Inventory	2.1	1.7	- 19.0%	--	--	--

* 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	162	157	- 3.1%	5,383	5,632	+ 4.6%
Sold Listings	241	281	+ 16.6%	4,088	3,400	- 16.8%
Median Sales Price*	\$418,000	\$390,000	- 6.7%	\$435,000	\$414,900	- 4.6%
Average Sales Price*	\$556,021	\$504,859	- 9.2%	\$547,082	\$531,937	- 2.8%
Percent of List Price Received*	97.9%	97.7%	- 0.2%	99.3%	98.5%	- 0.8%
Days on Market Until Sale	53	74	+ 39.6%	33	51	+ 54.5%
Inventory of Homes for Sale	860	904	+ 5.1%	--	--	--
Months Supply of Inventory	2.5	3.2	+ 28.0%	--	--	--

* 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

