

Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Second Congressional District

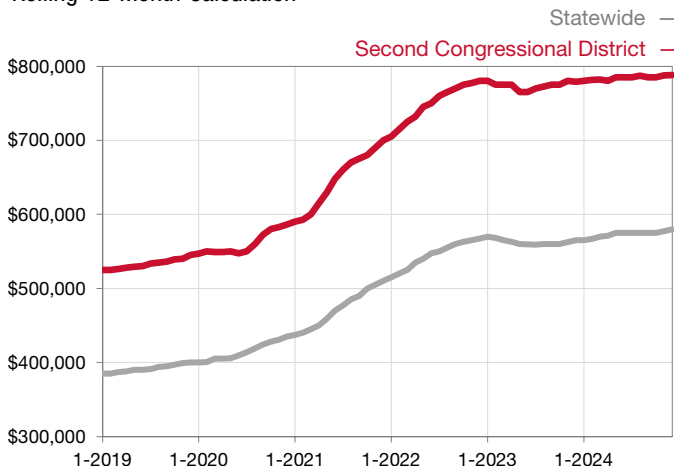
Single Family	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	355	386	+ 8.7%	10,194	11,324	+ 11.1%
Sold Listings	509	613	+ 20.4%	7,314	7,702	+ 5.3%
Median Sales Price*	\$753,000	\$760,000	+ 0.9%	\$779,000	\$788,000	+ 1.2%
Average Sales Price*	\$1,076,401	\$1,089,076	+ 1.2%	\$1,134,041	\$1,177,244	+ 3.8%
Percent of List Price Received*	96.7%	97.3%	+ 0.6%	98.4%	98.1%	- 0.3%
Days on Market Until Sale	82	81	- 1.2%	59	64	+ 8.5%
Inventory of Homes for Sale	1,702	1,807	+ 6.2%	--	--	--
Months Supply of Inventory	2.8	2.8	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	296	314	+ 6.1%	5,813	6,601	+ 13.6%
Sold Listings	340	350	+ 2.9%	4,540	4,344	- 4.3%
Median Sales Price*	\$562,500	\$599,950	+ 6.7%	\$575,000	\$584,000	+ 1.6%
Average Sales Price*	\$923,252	\$914,609	- 0.9%	\$828,762	\$858,144	+ 3.5%
Percent of List Price Received*	97.7%	97.9%	+ 0.2%	98.8%	98.2%	- 0.6%
Days on Market Until Sale	78	94	+ 20.5%	63	71	+ 12.7%
Inventory of Homes for Sale	1,128	1,387	+ 23.0%	--	--	--
Months Supply of Inventory	3.0	3.8	+ 26.7%	--	--	--

* 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

