

# Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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## Sixth Congressional District

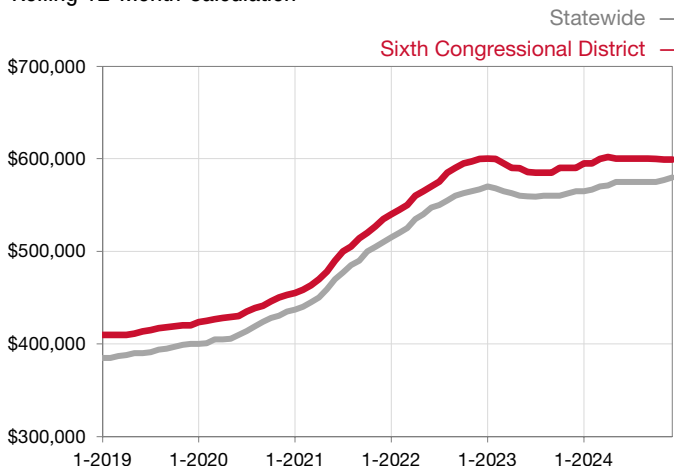
Single Family	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	279	315	+ 12.9%	6,990	8,220	+ 17.6%
Sold Listings	427	515	+ 20.6%	6,047	6,516	+ 7.8%
Median Sales Price*	\$585,000	\$581,800	- 0.5%	\$590,000	\$599,000	+ 1.5%
Average Sales Price*	\$734,493	\$676,398	- 7.9%	\$732,115	\$729,723	- 0.3%
Percent of List Price Received*	98.7%	98.8%	+ 0.1%	99.8%	99.4%	- 0.4%
Days on Market Until Sale	43	56	+ 30.2%	31	36	+ 16.1%
Inventory of Homes for Sale	935	1,036	+ 10.8%	--	--	--
Months Supply of Inventory	1.9	1.9	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	155	145	- 6.5%	3,929	4,259	+ 8.4%
Sold Listings	251	219	- 12.7%	3,361	2,958	- 12.0%
Median Sales Price*	\$375,000	\$355,000	- 5.3%	\$374,000	\$373,500	- 0.1%
Average Sales Price*	\$392,626	\$361,654	- 7.9%	\$390,247	\$389,143	- 0.3%
Percent of List Price Received*	98.8%	98.3%	- 0.5%	99.7%	99.1%	- 0.6%
Days on Market Until Sale	40	58	+ 45.0%	26	39	+ 50.0%
Inventory of Homes for Sale	483	630	+ 30.4%	--	--	--
Months Supply of Inventory	1.7	2.6	+ 52.9%	--	--	--

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

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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

