

Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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Third Congressional District

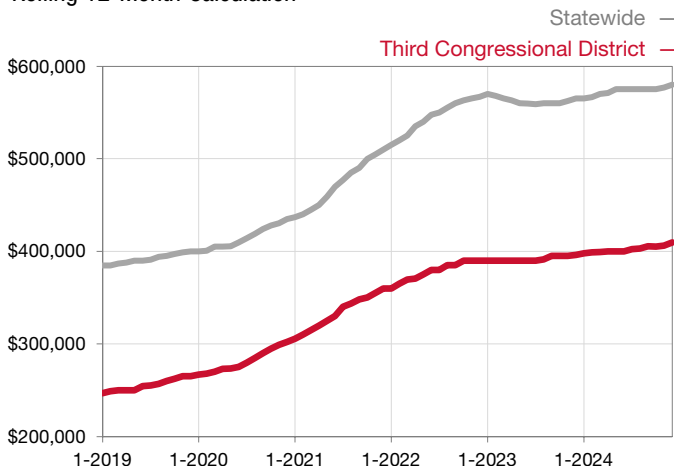
Single Family	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	545	670	+ 22.9%	13,248	13,799	+ 4.2%
Sold Listings	598	656	+ 9.7%	9,401	9,172	- 2.4%
Median Sales Price*	\$375,000	\$395,000	+ 5.3%	\$396,000	\$409,900	+ 3.5%
Average Sales Price*	\$710,619	\$770,951	+ 8.5%	\$710,633	\$745,597	+ 4.9%
Percent of List Price Received*	97.3%	96.5%	- 0.8%	97.5%	97.5%	0.0%
Days on Market Until Sale	96	105	+ 9.4%	88	95	+ 8.0%
Inventory of Homes for Sale	3,111	3,186	+ 2.4%	--	--	--
Months Supply of Inventory	4.0	4.2	+ 5.0%	--	--	--

* 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	128	220	+ 71.9%	1,991	2,256	+ 13.3%
Sold Listings	79	112	+ 41.8%	1,507	1,532	+ 1.7%
Median Sales Price*	\$357,500	\$450,000	+ 25.9%	\$458,150	\$500,000	+ 9.1%
Average Sales Price*	\$1,066,932	\$1,057,074	- 0.9%	\$1,025,106	\$1,227,507	+ 19.7%
Percent of List Price Received*	96.2%	97.4%	+ 1.2%	98.0%	97.4%	- 0.6%
Days on Market Until Sale	110	109	- 0.9%	125	126	+ 0.8%
Inventory of Homes for Sale	516	628	+ 21.7%	--	--	--
Months Supply of Inventory	4.1	4.9	+ 19.5%	--	--	--

* 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

