

# Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Battlement Mesa-Parachute

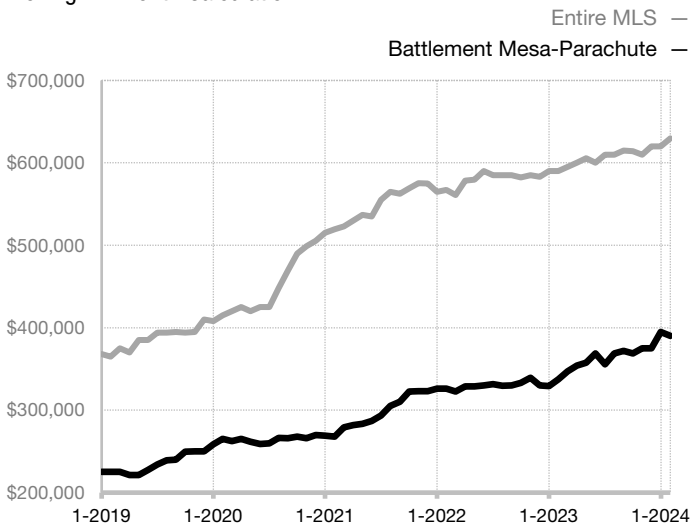
Single Family	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1	11	+ 1000.0%	7	17	+ 142.9%
Sold Listings	8	10	+ 25.0%	16	13	- 18.8%
Median Sales Price*	\$356,500	<b>\$371,500</b>	+ 4.2%	\$318,750	<b>\$378,000</b>	+ 18.6%
Average Sales Price*	\$362,875	<b>\$426,190</b>	+ 17.4%	\$354,806	<b>\$451,569</b>	+ 27.3%
Percent of List Price Received*	96.3%	<b>98.8%</b>	+ 2.6%	96.8%	<b>97.3%</b>	+ 0.5%
Days on Market Until Sale	52	62	+ 19.2%	57	65	+ 14.0%
Inventory of Homes for Sale	14	25	+ 78.6%	--	--	--
Months Supply of Inventory	1.7	3.9	+ 129.4%	--	--	--

\* 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	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1	0	- 100.0%	1	2	+ 100.0%
Sold Listings	3	3	0.0%	4	4	0.0%
Median Sales Price*	\$275,000	<b>\$304,000</b>	+ 10.5%	\$277,450	<b>\$291,000</b>	+ 4.9%
Average Sales Price*	\$274,633	<b>\$308,000</b>	+ 12.1%	\$277,225	<b>\$300,500</b>	+ 8.4%
Percent of List Price Received*	99.4%	<b>98.9%</b>	- 0.5%	99.6%	<b>99.5%</b>	- 0.1%
Days on Market Until Sale	61	85	+ 39.3%	47	69	+ 46.8%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	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.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

