

Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Battlement Mesa-Parachute

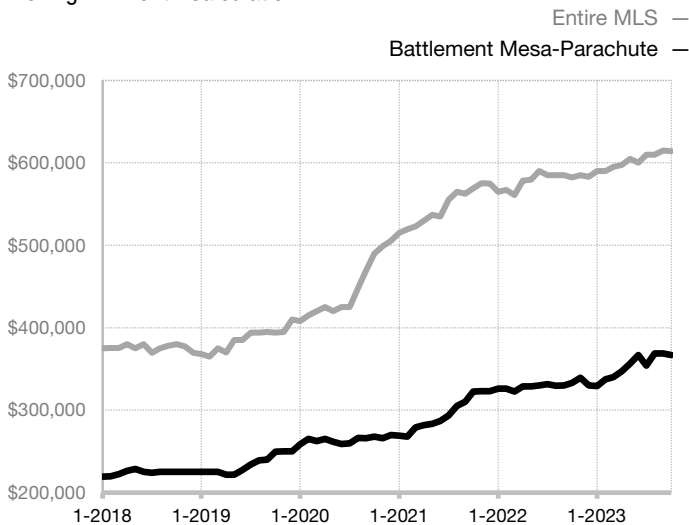
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	8	10	+ 25.0%	108	88	- 18.5%
Sold Listings	8	8	0.0%	78	75	- 3.8%
Median Sales Price*	\$437,075	\$406,500	- 7.0%	\$340,000	\$375,000	+ 10.3%
Average Sales Price*	\$549,644	\$420,375	- 23.5%	\$386,680	\$392,023	+ 1.4%
Percent of List Price Received*	98.8%	98.7%	- 0.1%	99.0%	96.6%	- 2.4%
Days on Market Until Sale	43	59	+ 37.2%	25	44	+ 76.0%
Inventory of Homes for Sale	24	19	- 20.8%	--	--	--
Months Supply of Inventory	2.9	2.7	- 6.9%	--	--	--

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

Townhouse/Condo	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	2	3	+ 50.0%	21	14	- 33.3%
Sold Listings	2	1	- 50.0%	24	11	- 54.2%
Median Sales Price*	\$237,500	\$400,000	+ 68.4%	\$243,000	\$285,000	+ 17.3%
Average Sales Price*	\$237,500	\$400,000	+ 68.4%	\$262,552	\$302,164	+ 15.1%
Percent of List Price Received*	99.0%	96.4%	- 2.6%	99.3%	98.8%	- 0.5%
Days on Market Until Sale	10	12	+ 20.0%	25	31	+ 24.0%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.8	3.6	+ 350.0%	--	--	--

* 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

