

# Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Battlement Mesa-Parachute

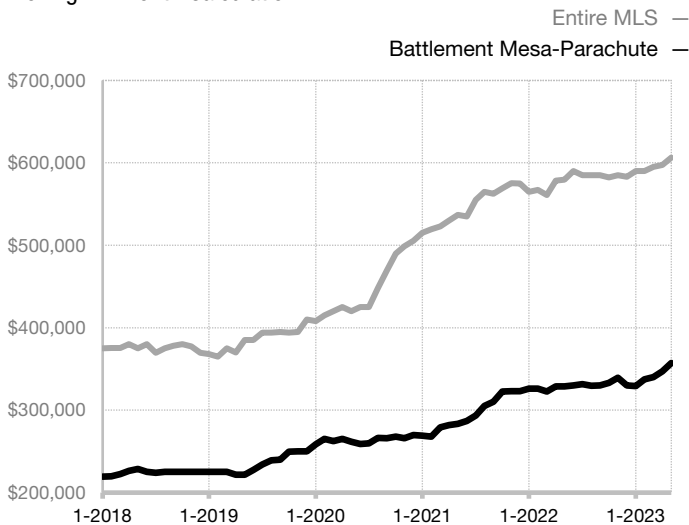
Single Family Key Metrics	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	10	11	+ 10.0%	51	38	- 25.5%
Sold Listings	7	6	- 14.3%	32	30	- 6.3%
Median Sales Price*	\$318,000	<b>\$387,500</b>	+ 21.9%	\$318,000	<b>\$361,500</b>	+ 13.7%
Average Sales Price*	\$341,000	<b>\$430,000</b>	+ 26.1%	\$345,147	<b>\$377,797</b>	+ 9.5%
Percent of List Price Received*	97.8%	<b>99.4%</b>	+ 1.6%	98.7%	<b>96.5%</b>	- 2.2%
Days on Market Until Sale	9	9	0.0%	18	52	+ 188.9%
Inventory of Homes for Sale	19	14	- 26.3%	--	--	--
Months Supply of Inventory	2.1	1.9	- 9.5%	--	--	--

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

Townhouse/Condo Key Metrics	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	4	2	- 50.0%	12	4	- 66.7%
Sold Listings	4	0	- 100.0%	12	7	- 41.7%
Median Sales Price*	\$285,000	<b>\$0</b>	- 100.0%	\$257,500	<b>\$275,000</b>	+ 6.8%
Average Sales Price*	\$299,000	<b>\$0</b>	- 100.0%	\$270,667	<b>\$270,543</b>	- 0.0%
Percent of List Price Received*	100.4%	<b>0.0%</b>	- 100.0%	99.3%	<b>98.4%</b>	- 0.9%
Days on Market Until Sale	5	0	- 100.0%	24	43	+ 79.2%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--

\* 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

