

# Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Battlement Mesa-Parachute

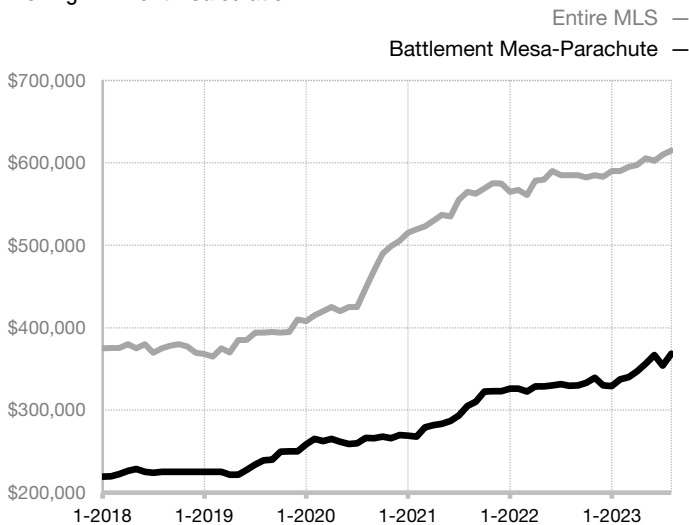
Single Family Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	12	11	- 8.3%	89	67	- 24.7%
Sold Listings	11	11	0.0%	60	56	- 6.7%
Median Sales Price*	\$320,000	<b>\$450,000</b>	+ 40.6%	\$325,000	<b>\$363,250</b>	+ 11.8%
Average Sales Price*	\$390,436	<b>\$418,500</b>	+ 7.2%	\$362,750	<b>\$389,129</b>	+ 7.3%
Percent of List Price Received*	99.4%	<b>93.7%</b>	- 5.7%	98.9%	<b>96.5%</b>	- 2.4%
Days on Market Until Sale	44	<b>46</b>	+ 4.5%	21	<b>41</b>	+ 95.2%
Inventory of Homes for Sale	24	<b>13</b>	- 45.8%	--	--	--
Months Supply of Inventory	2.8	<b>1.8</b>	- 35.7%	--	--	--

\* 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	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	2	3	+ 50.0%	18	9	- 50.0%
Sold Listings	1	0	- 100.0%	19	9	- 52.6%
Median Sales Price*	\$223,500	<b>\$0</b>	- 100.0%	\$241,000	<b>\$279,900</b>	+ 16.1%
Average Sales Price*	\$223,500	<b>\$0</b>	- 100.0%	\$263,079	<b>\$287,089</b>	+ 9.1%
Percent of List Price Received*	100.0%	<b>0.0%</b>	- 100.0%	99.2%	<b>98.6%</b>	- 0.6%
Days on Market Until Sale	23	0	- 100.0%	24	<b>36</b>	+ 50.0%
Inventory of Homes for Sale	2	<b>4</b>	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	<b>2.3</b>	+ 187.5%	--	--	--

\* 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

