

Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



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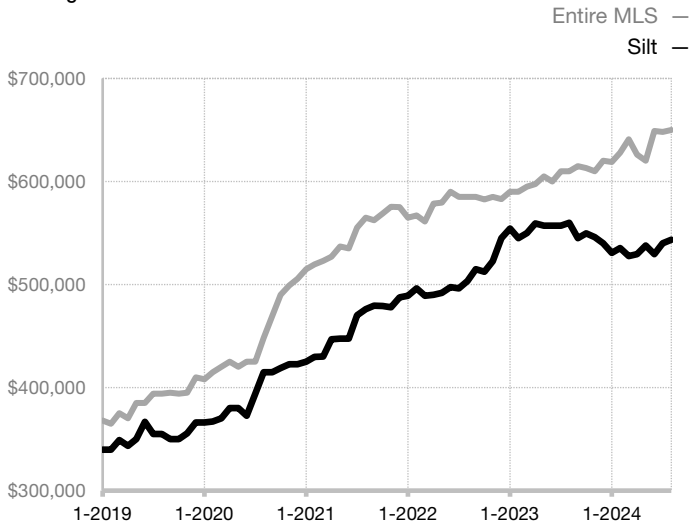
Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	9	8	- 11.1%	66	73	+ 10.6%
Sold Listings	11	8	- 27.3%	55	54	- 1.8%
Median Sales Price*	\$579,730	\$605,000	+ 4.4%	\$554,000	\$562,500	+ 1.5%
Average Sales Price*	\$608,557	\$548,000	- 10.0%	\$549,131	\$561,819	+ 2.3%
Percent of List Price Received*	99.9%	97.8%	- 2.1%	98.1%	97.0%	- 1.1%
Days on Market Until Sale	41	17	- 58.5%	44	43	- 2.3%
Inventory of Homes for Sale	21	16	- 23.8%	--	--	--
Months Supply of Inventory	3.3	2.5	- 24.2%	--	--	--

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

Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	0	1	--	9	7	- 22.2%
Sold Listings	1	1	0.0%	7	5	- 28.6%
Median Sales Price*	\$390,000	\$265,000	- 32.1%	\$390,000	\$474,900	+ 21.8%
Average Sales Price*	\$390,000	\$265,000	- 32.1%	\$423,786	\$456,980	+ 7.8%
Percent of List Price Received*	100.0%	98.5%	- 1.5%	99.1%	100.2%	+ 1.1%
Days on Market Until Sale	5	3	- 40.0%	32	35	+ 9.4%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--

* 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

