

# Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



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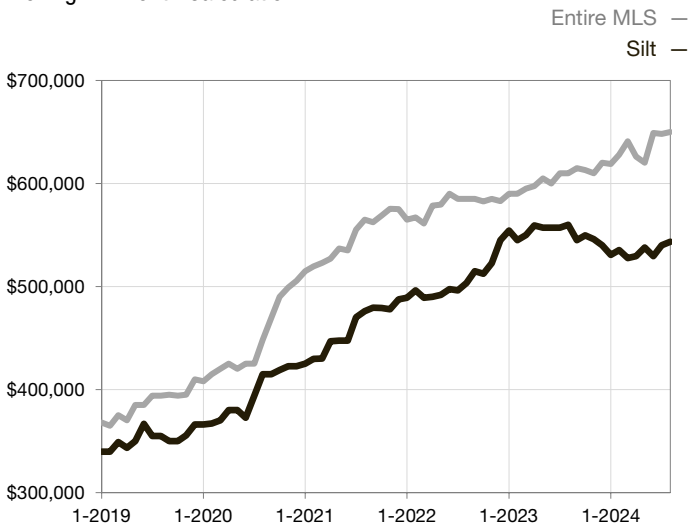
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 8-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	9	8	- 11.1%	66	73	+ 10.6%
Sold Listings	11	8	- 27.3%	55	54	- 1.8%
Median Sales Price*	\$579,730	<b>\$605,000</b>	+ 4.4%	\$554,000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

Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 8-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	1	--	9	7	- 22.2%
Sold Listings	1	1	0.0%	7	5	- 28.6%
Median Sales Price*	\$390,000	<b>\$265,000</b>	- 32.1%	\$390,000	<b>\$474,900</b>	+ 21.8%
Average Sales Price*	\$390,000	<b>\$265,000</b>	- 32.1%	\$423,786	<b>\$456,980</b>	+ 7.8%
Percent of List Price Received*	100.0%	<b>98.5%</b>	- 1.5%	99.1%	<b>100.2%</b>	+ 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	<b>0.7</b>	- 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

