

# Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



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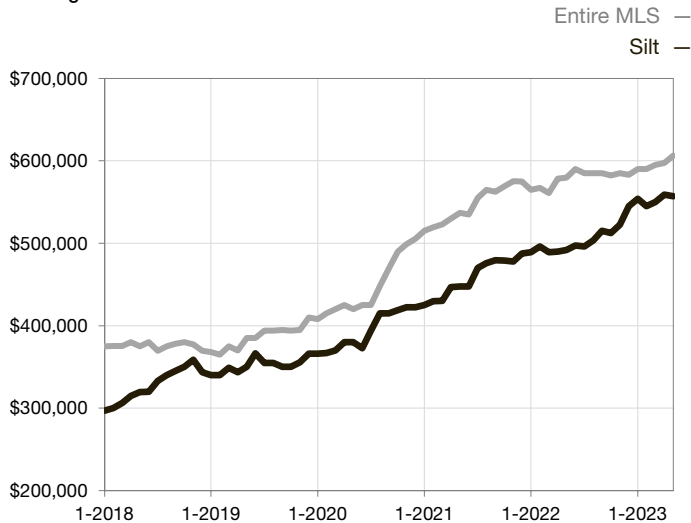
Single Family	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 5-2023	Percent Change from Previous Year
New Listings	11	9	- 18.2%	38	36	- 5.3%
Sold Listings	13	9	- 30.8%	39	30	- 23.1%
Median Sales Price*	\$545,000	<b>\$509,000</b>	- 6.6%	\$500,000	<b>\$527,500</b>	+ 5.5%
Average Sales Price*	\$535,456	<b>\$457,889</b>	- 14.5%	\$522,178	<b>\$536,263</b>	+ 2.7%
Percent of List Price Received*	99.9%	<b>97.7%</b>	- 2.2%	98.5%	<b>96.5%</b>	- 2.0%
Days on Market Until Sale	28	<b>17</b>	- 39.3%	55	<b>43</b>	- 21.8%
Inventory of Homes for Sale	15	<b>11</b>	- 26.7%	--	--	--
Months Supply of Inventory	1.8	<b>1.9</b>	+ 5.6%	--	--	--

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

Townhouse/Condo	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 5-2023	Percent Change from Previous Year
New Listings	0	1	--	9	6	- 33.3%
Sold Listings	2	2	0.0%	5	3	- 40.0%
Median Sales Price*	\$300,000	<b>\$406,000</b>	+ 35.3%	\$382,000	<b>\$385,000</b>	+ 0.8%
Average Sales Price*	\$300,000	<b>\$406,000</b>	+ 35.3%	\$345,200	<b>\$398,167</b>	+ 15.3%
Percent of List Price Received*	101.4%	<b>98.6%</b>	- 2.8%	99.1%	<b>99.4%</b>	+ 0.3%
Days on Market Until Sale	8	<b>45</b>	+ 462.5%	11	<b>31</b>	+ 181.8%
Inventory of Homes for Sale	1	<b>1</b>	0.0%	--	--	--
Months Supply of Inventory	0.6	<b>0.7</b>	+ 16.7%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

