



colorado association of REALTORS® HOUSING REPORTS

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are the same!*



Statewide Report Single Family and Townhouse-Condo October 2024



Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

October 2024
Statewide Report

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Key Metrics	Historical Sparkbars	10-2023	10-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
New Listings		6,239	7,496	+ 20.1%	73,637	82,234	+ 11.7%
Pending / Under Contract		4,566	5,949	+ 30.3%	56,543	58,799	+ 4.0%
Sold Listings		4,995	5,850	+ 17.1%	55,611	55,985	+ 0.7%
Median Sales Price		\$570,000	\$583,000	+ 2.3%	\$565,400	\$580,000	+ 2.6%
Average Sales Price		\$765,399	\$770,088	+ 0.6%	\$724,529	\$748,480	+ 3.3%
Percent of List Price Received		98.4%	98.3%	- 0.1%	99.1%	98.9%	- 0.2%
Days on Market Until Sale		51	59	+ 15.7%	48	52	+ 8.3%
Housing Affordability Index		66	72	+ 9.1%	67	72	+ 7.5%
Inventory of Active Listings		17,294	19,533	+ 12.9%	--	--	--
Months Supply of Inventory		3.2	3.6	+ 12.5%	--	--	--

Townhouse-Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

October 2024
Statewide Report



Key Metrics	Historical Sparkbars	10-2023	10-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
New Listings		2,004	2,315	+ 15.5%	23,044	25,235	+ 9.5%
Pending / Under Contract		1,446	1,564	+ 8.2%	18,073	16,300	- 9.8%
Sold Listings		1,660	1,575	- 5.1%	17,859	15,836	- 11.3%
Median Sales Price		\$445,000	\$425,000	- 4.5%	\$425,000	\$420,000	- 1.2%
Average Sales Price		\$630,647	\$707,283	+ 12.2%	\$575,479	\$594,795	+ 3.4%
Percent of List Price Received		99.1%	98.4%	- 0.7%	99.4%	98.7%	- 0.7%
Days on Market Until Sale		56	78	+ 39.3%	47	56	+ 19.1%
Housing Affordability Index		85	99	+ 16.5%	89	101	+ 13.5%
Inventory of Active Listings		5,204	6,717	+ 29.1%	--	--	--
Months Supply of Inventory		3.0	4.3	+ 43.3%	--	--	--

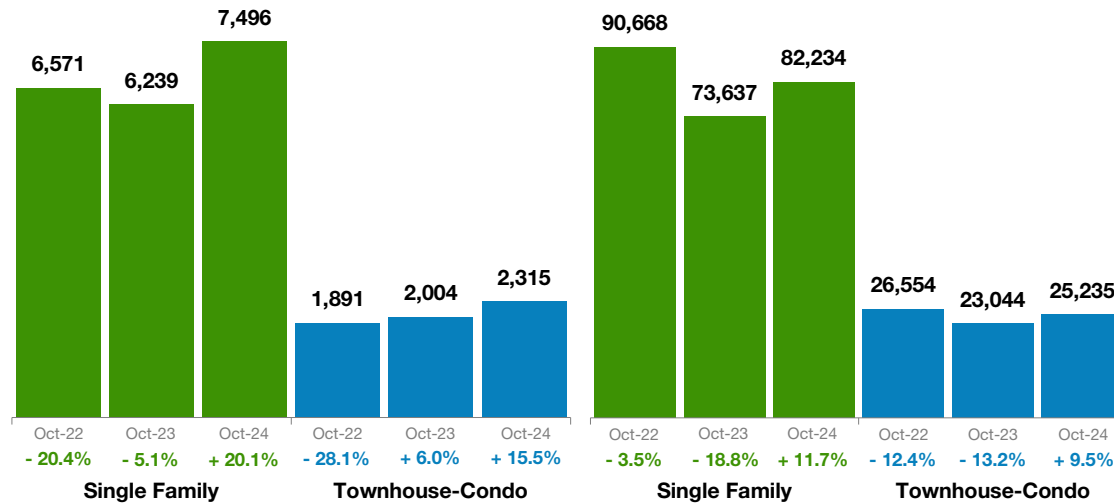
New Listings

October 2024
Statewide Report

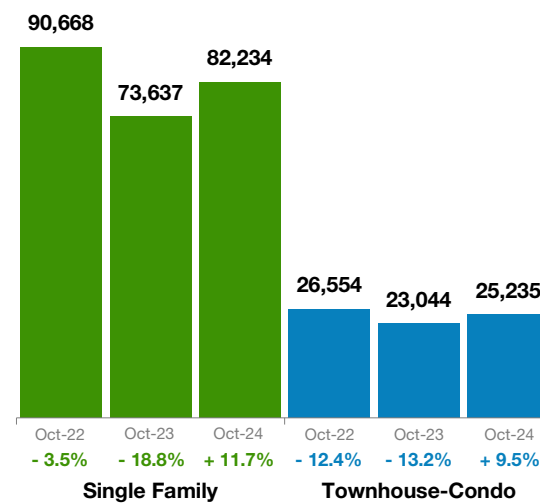
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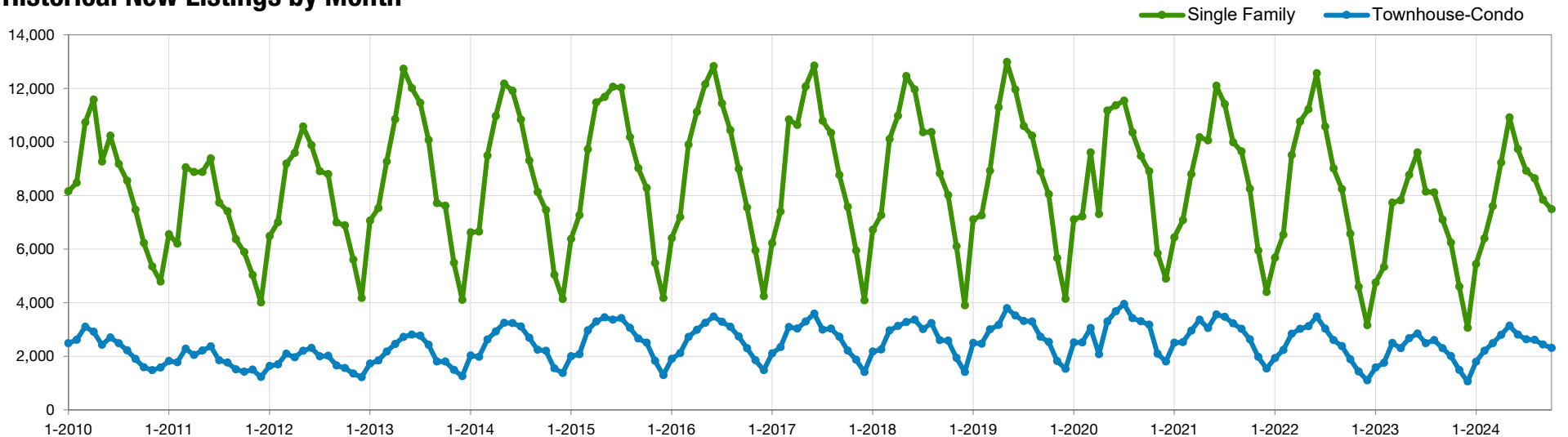


Year to Date



New Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2023	4,604	+0.2%	-26.2%	1,490	+4.3%	-25.6%
Dec-2023	3,058	-3.1%	-33.6%	1,060	-4.1%	-28.9%
Jan-2024	5,438	+14.4%	+77.8%	1,795	+13.7%	+69.3%
Feb-2024	6,399	+20.0%	+17.7%	2,207	+26.0%	+23.0%
Mar-2024	7,600	-1.8%	+18.8%	2,483	-0.6%	+12.5%
Apr-2024	9,232	+18.0%	+21.5%	2,798	+21.8%	+12.7%
May-2024	10,916	+24.4%	+18.2%	3,139	+17.5%	+12.2%
Jun-2024	9,741	+1.3%	-10.8%	2,805	-1.5%	-10.6%
Jul-2024	8,925	+9.6%	-8.4%	2,637	+5.9%	-6.0%
Aug-2024	8,642	+6.4%	-3.2%	2,616	+0.4%	-0.8%
Sep-2024	7,845	+10.5%	-9.2%	2,440	+6.2%	-6.7%
Oct-2024	7,496	+20.1%	-4.4%	2,315	+15.5%	-5.1%

Historical New Listings by Month



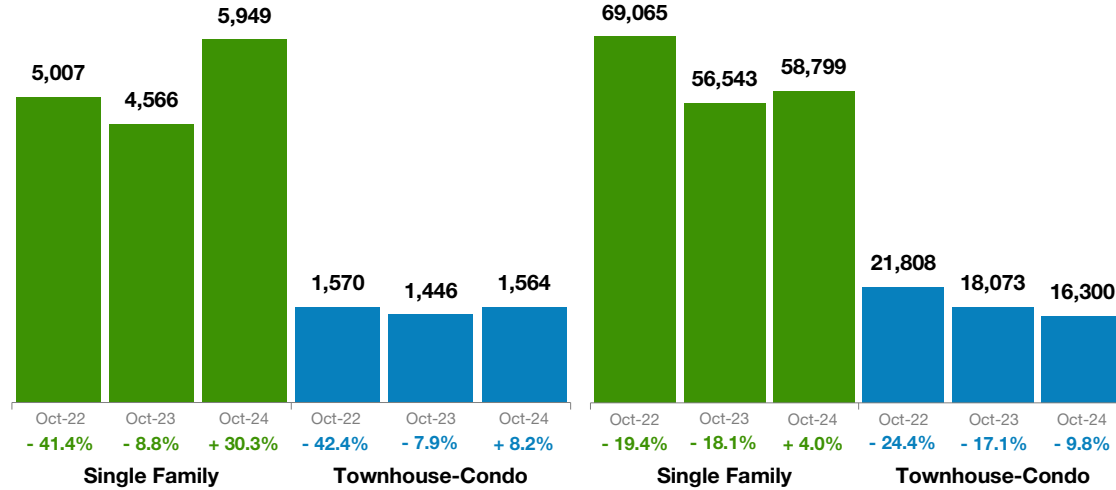
Pending / Under Contract

October 2024
Statewide Report

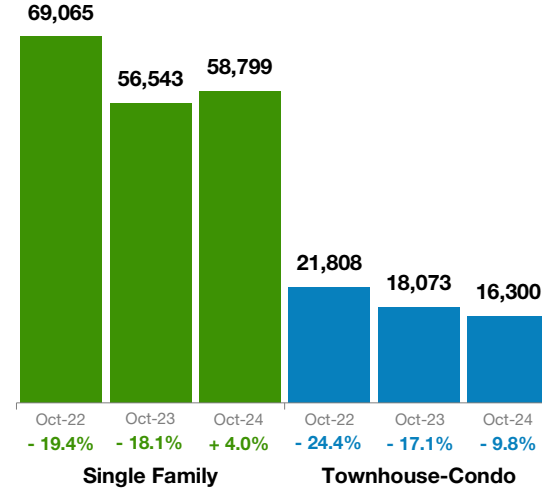
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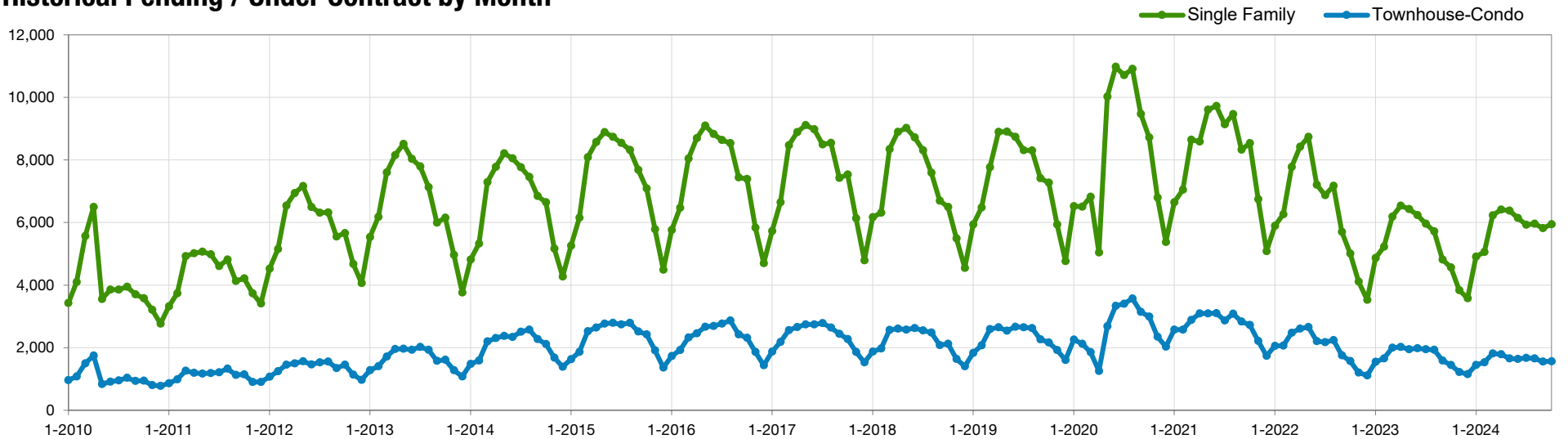


Year to Date



Pending / Under Contract	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2023	3,834	-6.8%	-16.0%	1,219	+1.3%	-15.7%
Dec-2023	3,578	+1.5%	-6.7%	1,150	+3.9%	-5.7%
Jan-2024	4,908	+0.8%	+37.2%	1,442	-6.8%	+25.4%
Feb-2024	5,060	-3.1%	+3.1%	1,527	-7.7%	+5.9%
Mar-2024	6,233	+0.7%	+23.2%	1,816	-9.2%	+18.9%
Apr-2024	6,410	-2.0%	+2.8%	1,790	-11.6%	-1.4%
May-2024	6,383	-0.7%	-0.4%	1,651	-15.2%	-7.8%
Jun-2024	6,149	-1.4%	-3.7%	1,637	-17.5%	-0.8%
Jul-2024	5,925	-0.6%	-3.6%	1,667	-14.6%	+1.8%
Aug-2024	5,961	+4.2%	+0.6%	1,654	-14.4%	-0.8%
Sep-2024	5,821	+20.9%	-2.3%	1,552	-2.1%	-6.2%
Oct-2024	5,949	+30.3%	+2.2%	1,564	+8.2%	+0.8%

Historical Pending / Under Contract by Month



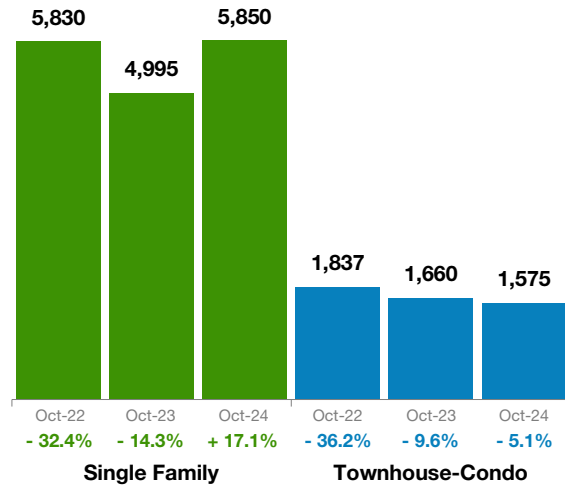
Sold Listings

October 2024
Statewide Report

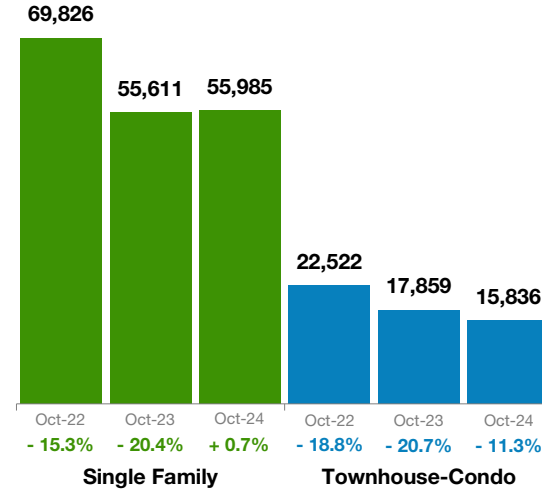
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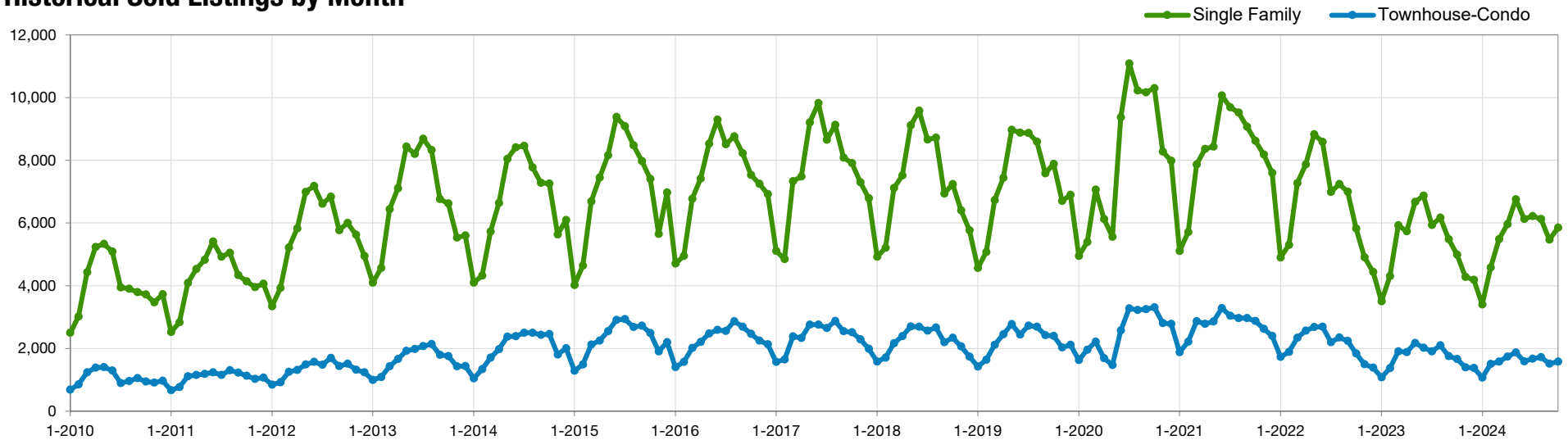


Year to Date



Sold Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2023	4,284	-12.8%	-14.2%	1,392	-6.8%	-16.1%
Dec-2023	4,191	-5.6%	-2.2%	1,375	-0.7%	-1.2%
Jan-2024	3,399	-3.0%	-18.9%	1,072	-0.6%	-22.0%
Feb-2024	4,582	+6.4%	+34.8%	1,504	+9.9%	+40.3%
Mar-2024	5,485	-7.5%	+19.7%	1,576	-17.4%	+4.8%
Apr-2024	5,958	+3.8%	+8.6%	1,740	-7.3%	+10.4%
May-2024	6,758	+1.2%	+13.4%	1,868	-14.0%	+7.4%
Jun-2024	6,131	-10.8%	-9.3%	1,587	-21.6%	-15.0%
Jul-2024	6,222	+4.9%	+1.5%	1,674	-12.3%	+5.5%
Aug-2024	6,132	-0.6%	-1.4%	1,725	-17.9%	+3.0%
Sep-2024	5,468	-0.3%	-10.8%	1,515	-13.8%	-12.2%
Oct-2024	5,850	+17.1%	+7.0%	1,575	-5.1%	+4.0%

Historical Sold Listings by Month



Median Sales Price

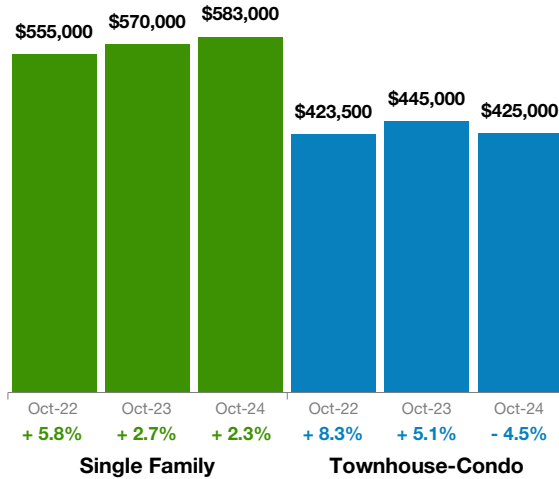
October 2024
Statewide Report

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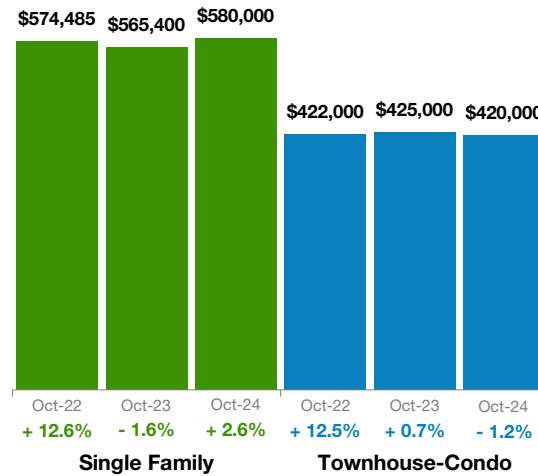
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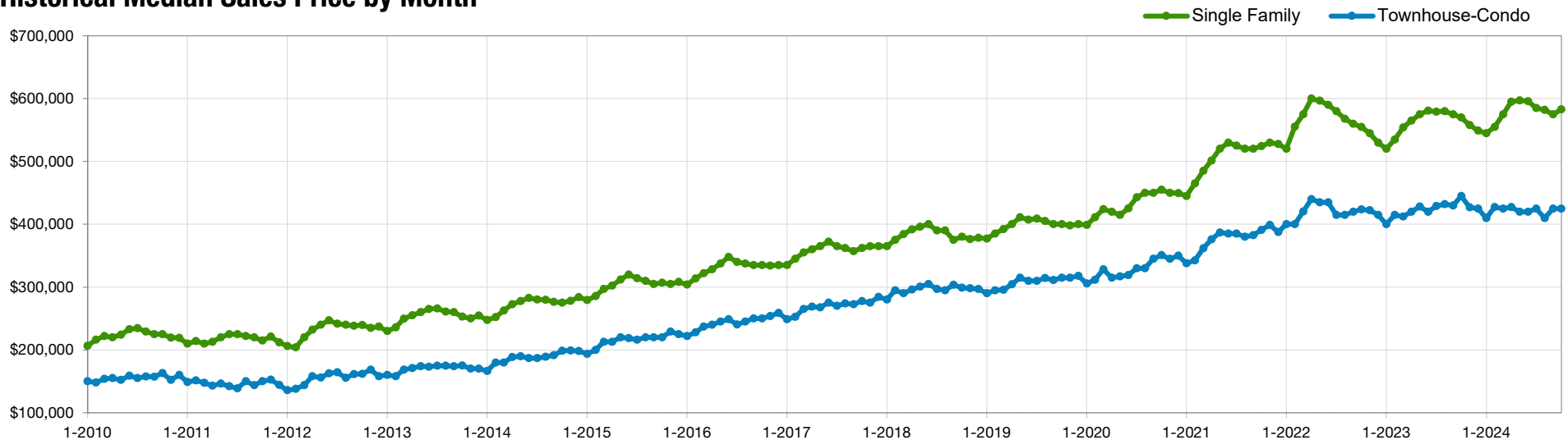


Year to Date



Median Sales Price	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2023	\$558,000	+2.4%	-2.1%	\$427,000	+1.1%	-4.0%
Dec-2023	\$549,000	+3.6%	-1.6%	\$425,000	+2.4%	-0.5%
Jan-2024	\$545,000	+4.8%	-0.7%	\$410,000	+2.5%	-3.5%
Feb-2024	\$555,000	+3.7%	+1.8%	\$427,250	+3.0%	+4.2%
Mar-2024	\$575,000	+3.8%	+3.6%	\$425,000	+3.0%	-0.5%
Apr-2024	\$595,000	+5.3%	+3.5%	\$427,500	+1.8%	+0.6%
May-2024	\$597,000	+3.8%	+0.3%	\$419,900	-2.0%	-1.8%
Jun-2024	\$596,000	+2.6%	-0.2%	\$420,000	0.0%	+0.0%
Jul-2024	\$585,000	+1.0%	-1.8%	\$425,000	-0.9%	+1.2%
Aug-2024	\$582,000	+0.3%	-0.5%	\$410,000	-5.1%	-3.5%
Sep-2024	\$575,000	0.0%	-1.2%	\$425,000	-1.2%	+3.7%
Oct-2024	\$583,000	+2.3%	+1.4%	\$425,000	-4.5%	0.0%

Historical Median Sales Price by Month



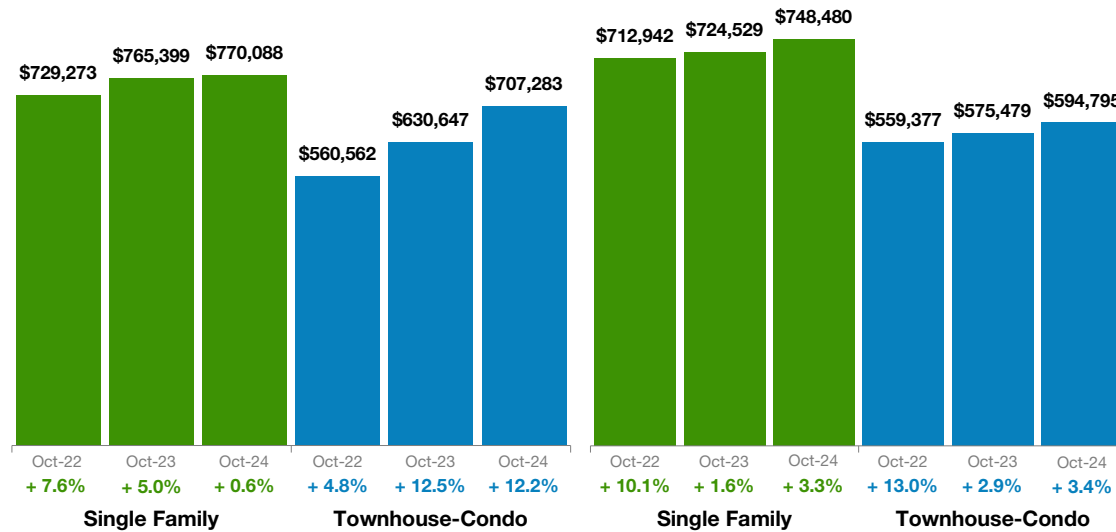
Average Sales Price

October 2024
Statewide Report

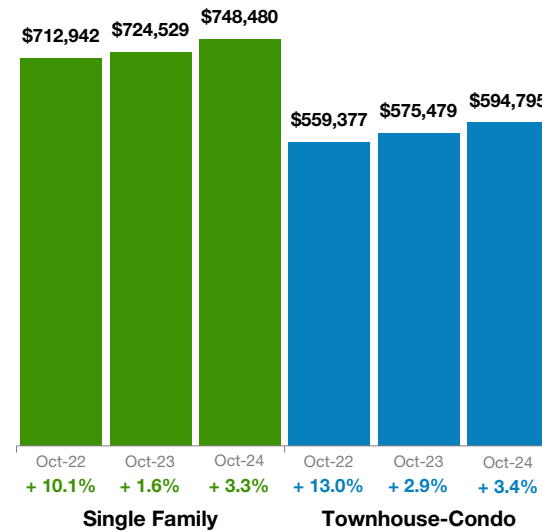
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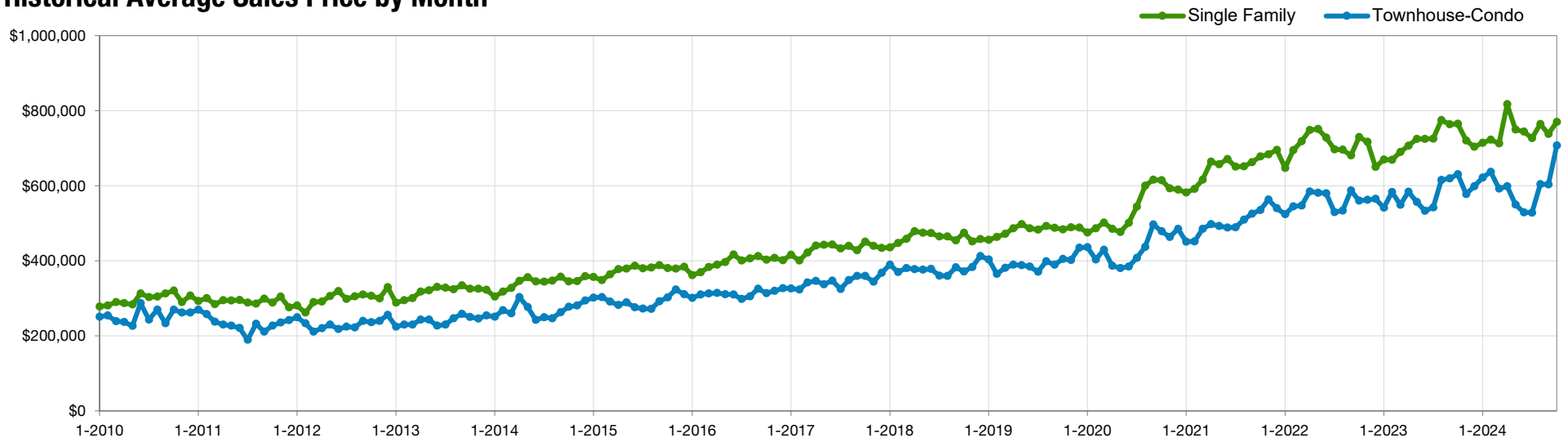


Year to Date



Average Sales Price	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2023	\$720,349	+0.4%	-5.9%	\$577,584	+2.8%	-8.4%
Dec-2023	\$703,697	+8.3%	-2.3%	\$598,349	+5.9%	+3.6%
Jan-2024	\$714,273	+6.7%	+1.5%	\$621,432	+14.8%	+3.9%
Feb-2024	\$722,941	+8.1%	+1.2%	\$636,597	+9.2%	+2.4%
Mar-2024	\$713,048	+3.4%	-1.4%	\$592,165	+7.9%	-7.0%
Apr-2024	\$817,359	+15.7%	+14.6%	\$598,337	+2.5%	+1.0%
May-2024	\$750,038	+3.5%	-8.2%	\$550,118	-1.1%	-8.1%
Jun-2024	\$744,281	+2.7%	-0.8%	\$528,900	-0.7%	-3.9%
Jul-2024	\$726,716	+0.1%	-2.4%	\$528,324	-2.6%	-0.1%
Aug-2024	\$764,694	-1.4%	+5.2%	\$604,168	-1.8%	+14.4%
Sep-2024	\$737,898	-3.4%	-3.5%	\$603,093	-2.7%	-0.2%
Oct-2024	\$770,088	+0.6%	+4.4%	\$707,283	+12.2%	+17.3%

Historical Average Sales Price by Month



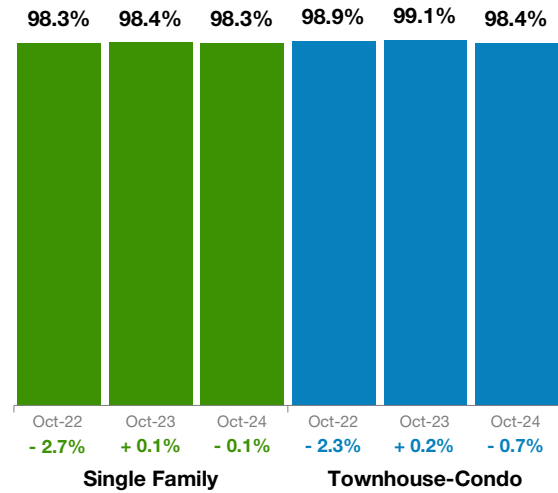
Percent of List Price Received

October 2024
Statewide Report

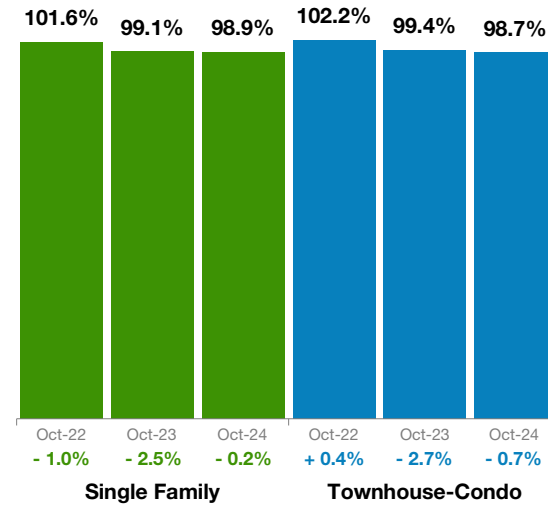
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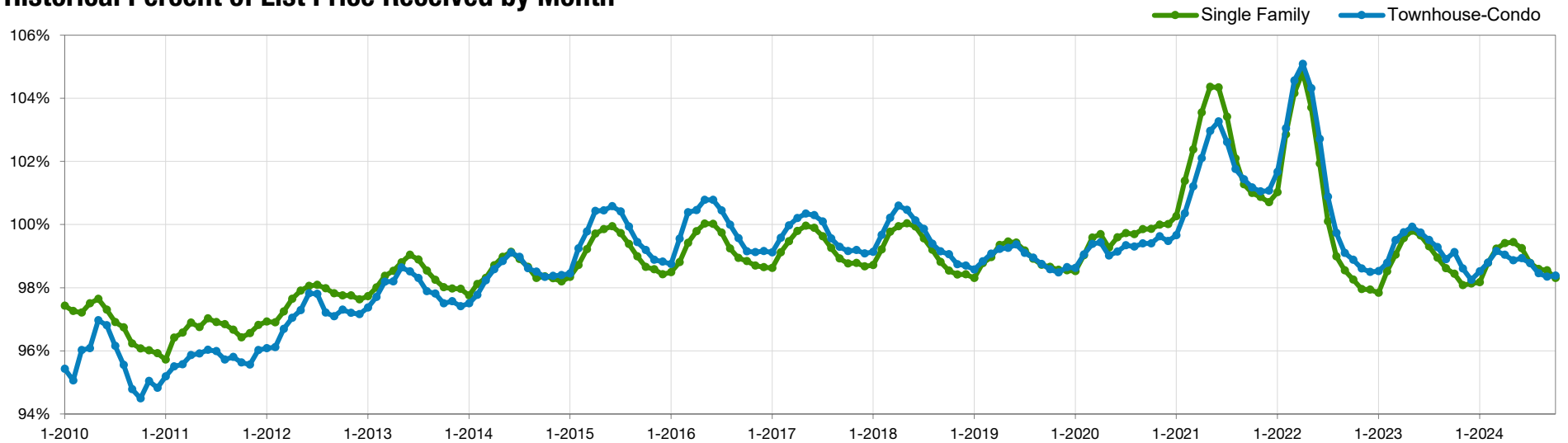


Year to Date



Pct. of List Price Received	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2023	98.1%	+0.1%	-0.3%	98.6%	0.0%	-0.5%
Dec-2023	98.1%	+0.2%	0.0%	98.2%	-0.3%	-0.4%
Jan-2024	98.2%	+0.4%	+0.1%	98.5%	0.0%	+0.3%
Feb-2024	98.8%	+0.3%	+0.6%	98.8%	0.0%	+0.3%
Mar-2024	99.2%	+0.2%	+0.4%	99.2%	-0.3%	+0.4%
Apr-2024	99.4%	-0.2%	+0.2%	99.0%	-0.8%	-0.2%
May-2024	99.4%	-0.4%	0.0%	98.9%	-1.0%	-0.1%
Jun-2024	99.3%	-0.4%	-0.1%	98.9%	-0.8%	0.0%
Jul-2024	98.8%	-0.5%	-0.5%	98.8%	-0.7%	-0.1%
Aug-2024	98.6%	-0.4%	-0.2%	98.5%	-0.8%	-0.3%
Sep-2024	98.5%	-0.1%	-0.1%	98.4%	-0.5%	-0.1%
Oct-2024	98.3%	-0.1%	-0.2%	98.4%	-0.7%	0.0%

Historical Percent of List Price Received by Month



Days on Market Until Sale

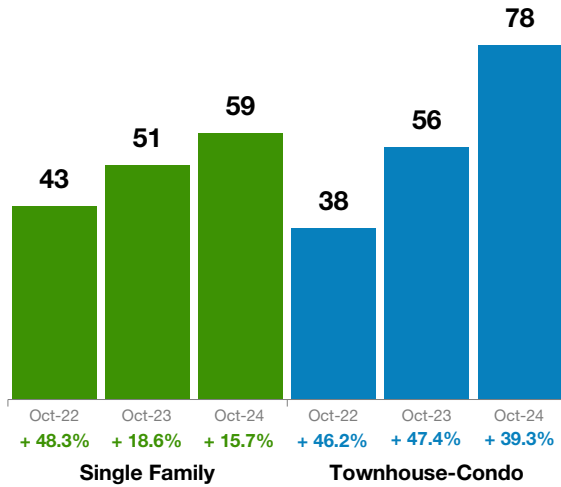
October 2024
Statewide Report

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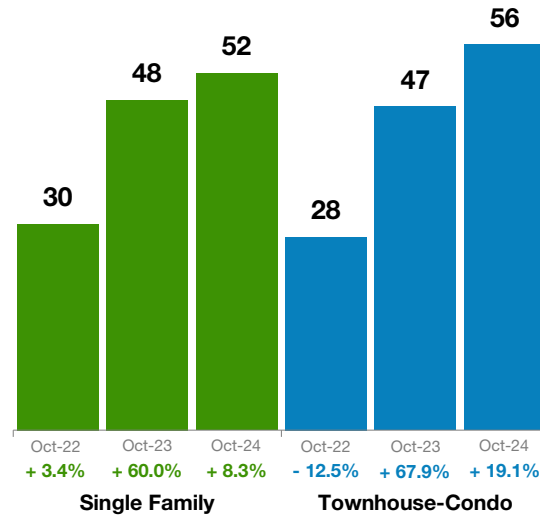
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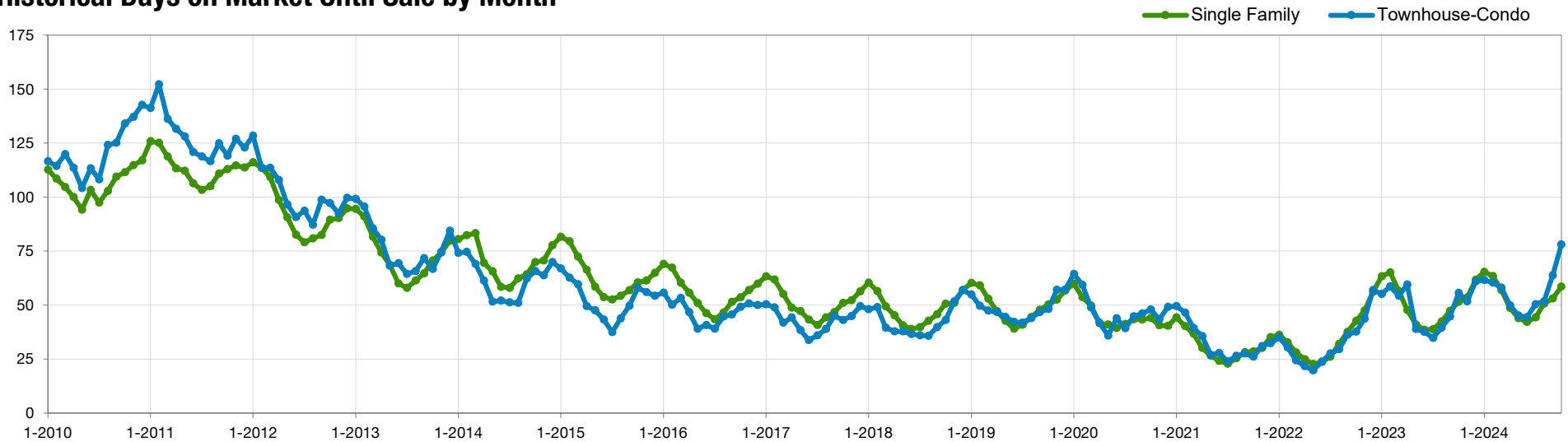


Year to Date



Days on Market Until Sale	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2023	53	+12.8%	+3.9%	52	+18.2%	-7.1%
Dec-2023	62	+10.7%	+17.0%	61	+7.0%	+17.3%
Jan-2024	65	+3.2%	+4.8%	62	+12.7%	+1.6%
Feb-2024	63	-3.1%	-3.1%	60	+1.7%	-3.2%
Mar-2024	57	+1.8%	-9.5%	58	+7.4%	-3.3%
Apr-2024	49	+2.1%	-14.0%	50	-15.3%	-13.8%
May-2024	44	+7.3%	-10.2%	45	+15.4%	-10.0%
Jun-2024	42	+10.5%	-4.5%	44	+15.8%	-2.2%
Jul-2024	44	+12.8%	+4.8%	50	+42.9%	+13.6%
Aug-2024	51	+21.4%	+15.9%	52	+33.3%	+4.0%
Sep-2024	53	+12.8%	+3.9%	64	+42.2%	+23.1%
Oct-2024	59	+15.7%	+11.3%	78	+39.3%	+21.9%

Historical Days on Market Until Sale by Month



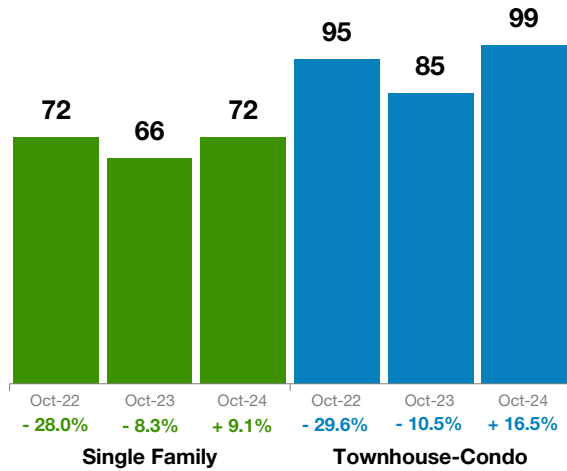
Housing Affordability Index

October 2024
Statewide Report

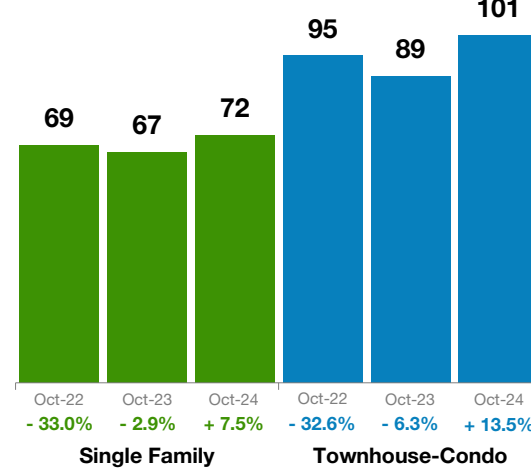
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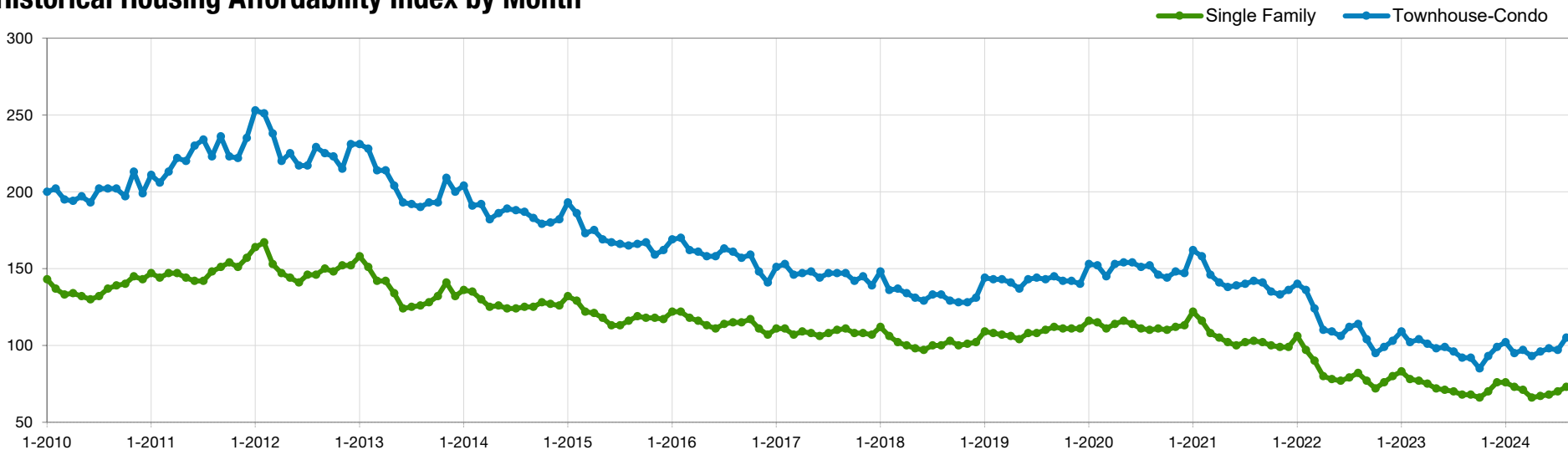


Year to Date



Housing Affordability Index	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2023	70	-7.9%	+6.1%	93	-6.1%	+9.4%
Dec-2023	76	-5.0%	+8.6%	99	-3.9%	+6.5%
Jan-2024	76	-8.4%	0.0%	102	-6.4%	+3.0%
Feb-2024	73	-6.4%	-3.9%	95	-6.9%	-6.9%
Mar-2024	71	-7.8%	-2.7%	97	-6.7%	+2.1%
Apr-2024	66	-12.0%	-7.0%	93	-7.9%	-4.1%
May-2024	67	-6.9%	+1.5%	96	-2.0%	+3.2%
Jun-2024	68	-4.2%	+1.5%	98	-1.0%	+2.1%
Jul-2024	70	0.0%	+2.9%	97	+1.0%	-1.0%
Aug-2024	73	+7.4%	+4.3%	105	+14.1%	+8.2%
Sep-2024	75	+10.3%	+2.7%	103	+12.0%	-1.9%
Oct-2024	72	+9.1%	-4.0%	99	+16.5%	-3.9%

Historical Housing Affordability Index by Month



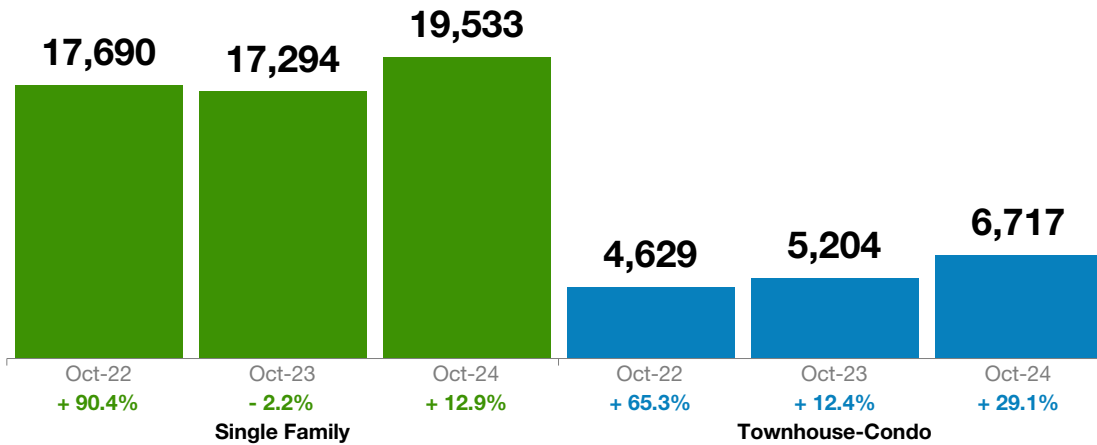
Inventory of Active Listings

October 2024
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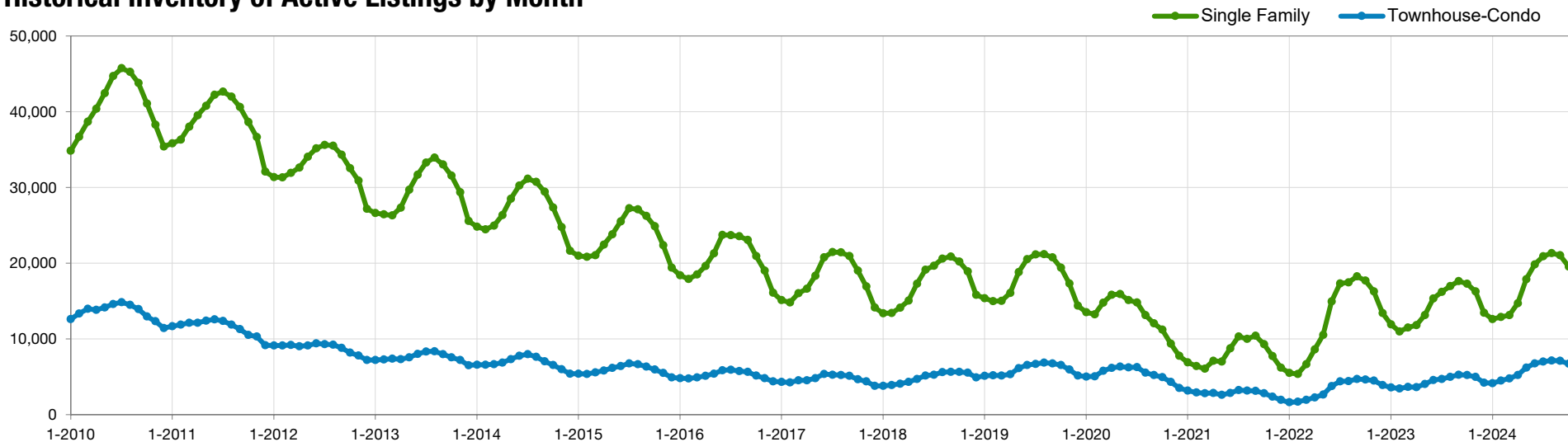


October



Active Listings	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2023	16,268	0.0%	-5.9%	4,993	+11.3%	-4.1%
Dec-2023	13,436	+0.1%	-17.4%	4,199	+8.0%	-15.9%
Jan-2024	12,598	+5.6%	-6.2%	4,145	+15.7%	-1.3%
Feb-2024	12,882	+17.5%	+2.3%	4,480	+29.7%	+8.1%
Mar-2024	13,148	+14.2%	+2.1%	4,766	+31.0%	+6.4%
Apr-2024	14,696	+24.3%	+11.8%	5,232	+44.8%	+9.8%
May-2024	17,872	+36.2%	+21.6%	6,194	+53.7%	+18.4%
Jun-2024	19,830	+29.4%	+11.0%	6,769	+48.9%	+9.3%
Jul-2024	20,911	+29.1%	+5.5%	7,011	+48.9%	+3.6%
Aug-2024	21,306	+25.7%	+1.9%	7,121	+43.0%	+1.6%
Sep-2024	21,044	+19.5%	-1.2%	7,096	+35.2%	-0.4%
Oct-2024	19,533	+12.9%	-7.2%	6,717	+29.1%	-5.3%

Historical Inventory of Active Listings by Month



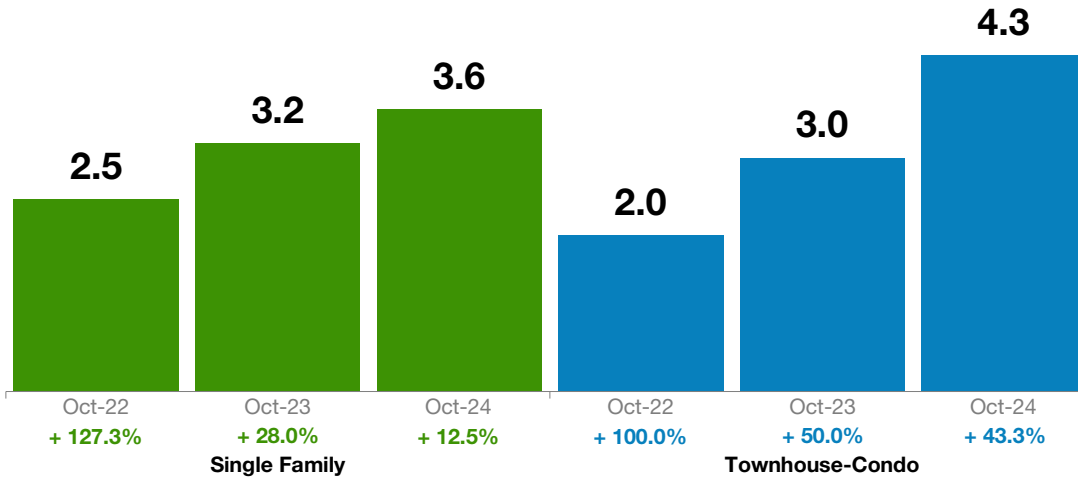
Months Supply of Inventory

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Statewide Report

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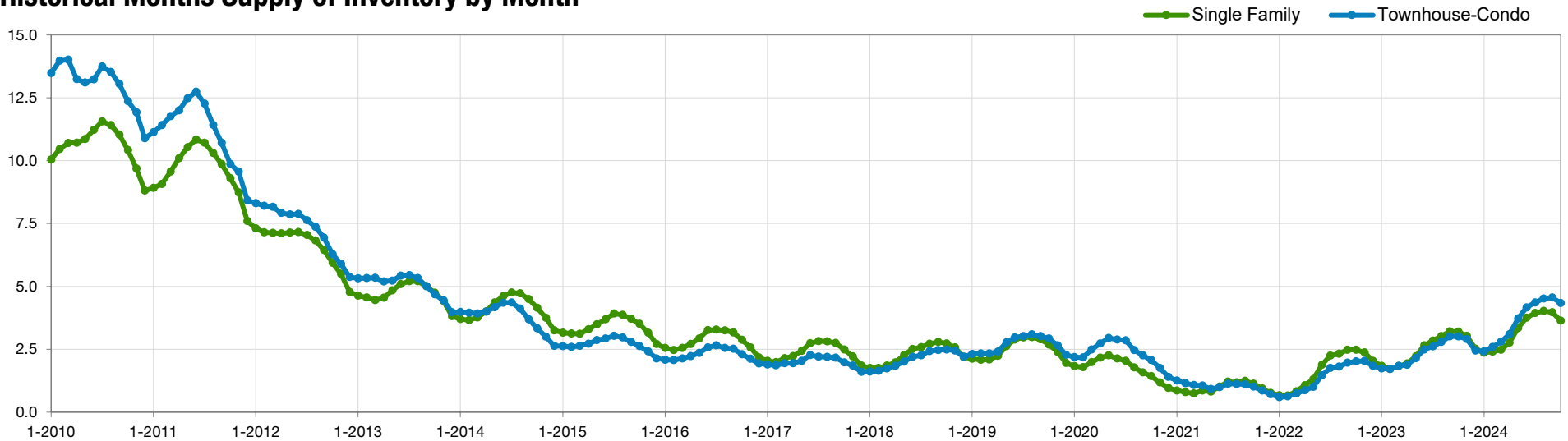


October



Months Supply	Single Family	% Change from Prior Year	% Change from Prior Month	Townhouse-Condo	% Change from Prior Year	% Change from Prior Month
Nov-2023	3.0	+25.0%	-6.3%	2.9	+45.0%	-3.3%
Dec-2023	2.5	+25.0%	-16.7%	2.4	+33.3%	-17.2%
Jan-2024	2.4	+33.3%	-4.0%	2.4	+41.2%	0.0%
Feb-2024	2.4	+41.2%	0.0%	2.6	+52.9%	+8.3%
Mar-2024	2.5	+38.9%	+4.2%	2.8	+55.6%	+7.7%
Apr-2024	2.8	+47.4%	+12.0%	3.1	+63.2%	+10.7%
May-2024	3.3	+50.0%	+17.9%	3.7	+76.2%	+19.4%
Jun-2024	3.8	+46.2%	+15.2%	4.2	+68.0%	+13.5%
Jul-2024	3.9	+39.3%	+2.6%	4.4	+69.2%	+4.8%
Aug-2024	4.0	+33.3%	+2.6%	4.5	+60.7%	+2.3%
Sep-2024	4.0	+25.0%	0.0%	4.6	+53.3%	+2.2%
Oct-2024	3.6	+12.5%	-10.0%	4.3	+43.3%	-6.5%

Historical Months Supply of Inventory by Month



Total Market Overview Report

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

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Key Metrics	Historical Sparkbars	10-2023	10-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
New Listings		8,309	9,870	+ 18.8%	97,441	108,249	+ 11.1%
Pending / Under Contract		6,071	7,567	+ 24.6%	75,168	75,640	+ 0.6%
Sold Listings		6,709	7,489	+ 11.6%	73,995	72,325	- 2.3%
Median Sales Price		\$540,000	\$550,000	+ 1.9%	\$532,748	\$548,900	+ 3.0%
Average Sales Price		\$730,597	\$754,396	+ 3.3%	\$687,571	\$714,147	+ 3.9%
Percent of List Price Received		98.6%	98.3%	- 0.3%	99.1%	98.8%	- 0.3%
Days on Market Until Sale		53	63	+ 18.9%	48	53	+ 10.4%
Housing Affordability Index		70	76	+ 8.6%	71	76	+ 7.0%
Inventory of Active Listings		22,737	26,506	+ 16.6%	--	--	--
Months Supply of Inventory		3.2	3.8	+ 18.8%	--	--	--

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®.

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New Listings

A measure of how much new supply is coming onto the market from sellers.

Pending/Under Contract

A count of all the listings that went into Pending / Under Contract during the reported period. Pending / Under Contract listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes into Pending / Under Contract, out of Pending / Under Contract, then back into Pending / Under Contract all in one reported period, this listing would only be counted once. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a “leading indicator” of buyer demand.

Sold Listings

A measure of home sales that were closed to completion during the report period.

Median Sales Price

A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.

Average Sales Price

A sum of all home sales prices divided by total number of sales.

Percent of List Price Received

A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.

Days on Market Until Sale

A measure of how long it takes homes to sell, on average.

Housing Affordability Index

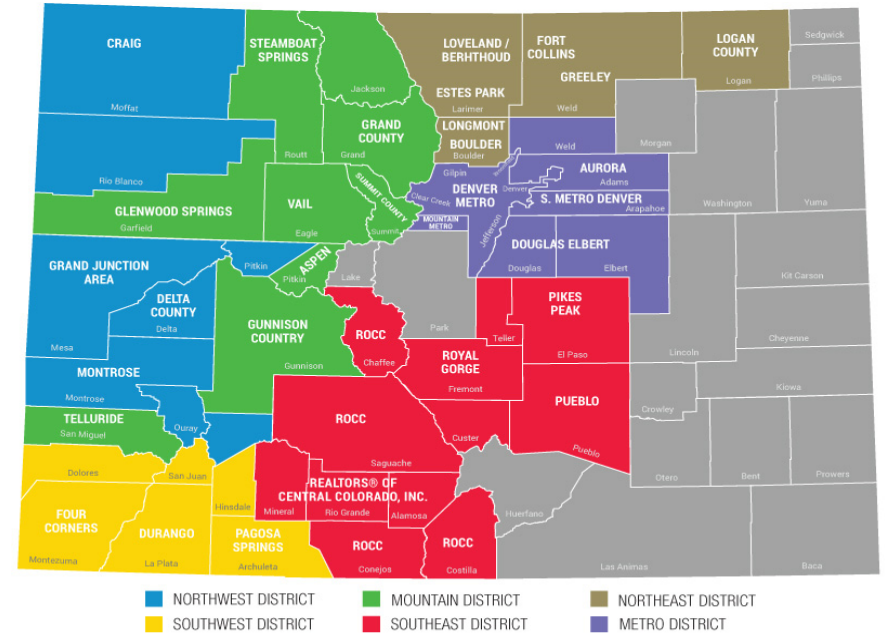
A measure of how affordable a region’s housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.

Inventory of Active Listings

A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.

Months Supply of Inventory

A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer’s market has a higher number, reflecting fewer buyers relative to homes for sale. A seller’s market has a lower number, reflecting more buyers relative to homes for sale.



Colorado Association of REALTORS® Board Map Associations/Boards by District

Metro

Aurora Association
Denver Metro Association
Denver Metro Commercial Assn.
Douglas Elbert Association
Mountain Metro Association
South Metro Association

Mountain

Aspen Board
Glenwood Springs Association
Grand County Board
Gunnison Country Association
Steamboat Springs Board
Summit Association
Telluride Association
Vail Board

Northeast

Boulder Area Association
Estes Park Board
Fort Collins Board
Greeley Area Association
Logan County Board
Longmont Association
Loveland/Berthoud Association
Northern Colorado Commercial Assn.

Northwest

Craig Association
Delta Board
Grand Junction Area Association
Montrose Association

Southeast

Pikes Peak Association
Pueblo Association
REALTORS® of Central Colorado, Inc. (ROCC)
Royal Gorge Association

Southwest

Durango Area Association
Four Corners Board
Pagosa Springs Area Association

The gray areas are not represented by a local association/board of REALTORS® or Multiple Listing Service. Transaction numbers in those areas are low and would not affect the overall state statistics.