

Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Windsor

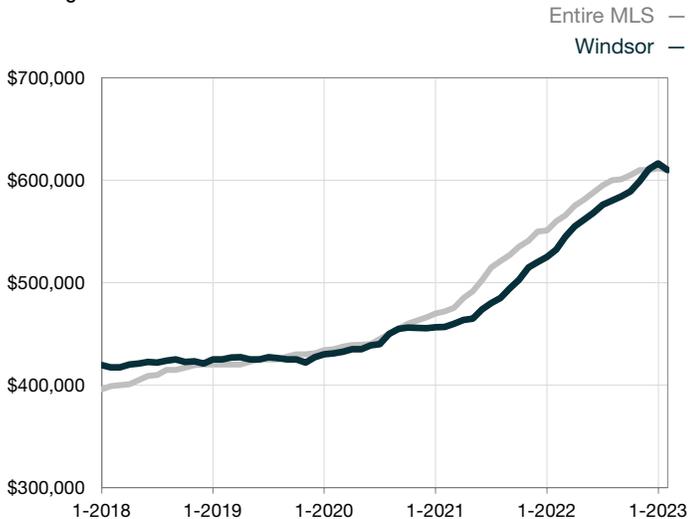
Single Family	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Key Metrics						
New Listings	58	64	+ 10.3%	127	116	- 8.7%
Sold Listings	74	82	+ 10.8%	135	107	- 20.7%
Median Sales Price*	\$595,253	\$525,655	- 11.7%	\$577,210	\$528,001	- 8.5%
Average Sales Price*	\$629,474	\$581,541	- 7.6%	\$613,735	\$602,931	- 1.8%
Percent of List Price Received*	101.3%	101.6%	+ 0.3%	100.8%	101.1%	+ 0.3%
Days on Market Until Sale	36	202	+ 461.1%	41	175	+ 326.8%
Inventory of Homes for Sale	65	121	+ 86.2%	--	--	--
Months Supply of Inventory	0.6	1.8	+ 200.0%	--	--	--

* 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	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Key Metrics						
New Listings	10	8	- 20.0%	16	16	0.0%
Sold Listings	14	6	- 57.1%	21	9	- 57.1%
Median Sales Price*	\$454,050	\$587,360	+ 29.4%	\$425,000	\$447,565	+ 5.3%
Average Sales Price*	\$463,871	\$539,542	+ 16.3%	\$460,867	\$496,909	+ 7.8%
Percent of List Price Received*	102.9%	105.9%	+ 2.9%	102.1%	102.9%	+ 0.8%
Days on Market Until Sale	252	297	+ 17.9%	214	246	+ 15.0%
Inventory of Homes for Sale	9	26	+ 188.9%	--	--	--
Months Supply of Inventory	0.6	2.6	+ 333.3%	--	--	--

* 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

