

Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Windsor

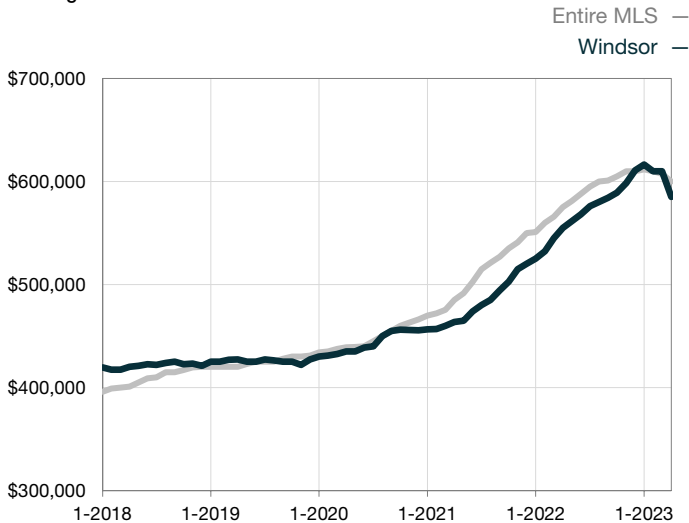
Single Family	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	86	108	+ 25.6%	419	333	- 20.5%
Sold Listings	107	77	- 28.0%	322	261	- 18.9%
Median Sales Price*	\$636,000	\$541,270	- 14.9%	\$610,000	\$540,000	- 11.5%
Average Sales Price*	\$748,201	\$601,637	- 19.6%	\$660,318	\$612,957	- 7.2%
Percent of List Price Received*	102.6%	99.9%	- 2.6%	101.7%	100.2%	- 1.5%
Days on Market Until Sale	38	77	+ 102.6%	39	125	+ 220.5%
Inventory of Homes for Sale	166	130	- 21.7%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--

* 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	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	14	11	- 21.4%	43	39	- 9.3%
Sold Listings	6	14	+ 133.3%	37	34	- 8.1%
Median Sales Price*	\$383,875	\$442,500	+ 15.3%	\$425,000	\$446,283	+ 5.0%
Average Sales Price*	\$391,542	\$496,557	+ 26.8%	\$442,263	\$469,352	+ 6.1%
Percent of List Price Received*	102.9%	102.2%	- 0.7%	102.5%	101.4%	- 1.1%
Days on Market Until Sale	18	113	+ 527.8%	131	153	+ 16.8%
Inventory of Homes for Sale	12	26	+ 116.7%	--	--	--
Months Supply of Inventory	0.9	2.4	+ 166.7%	--	--	--

* 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

