

Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Windsor

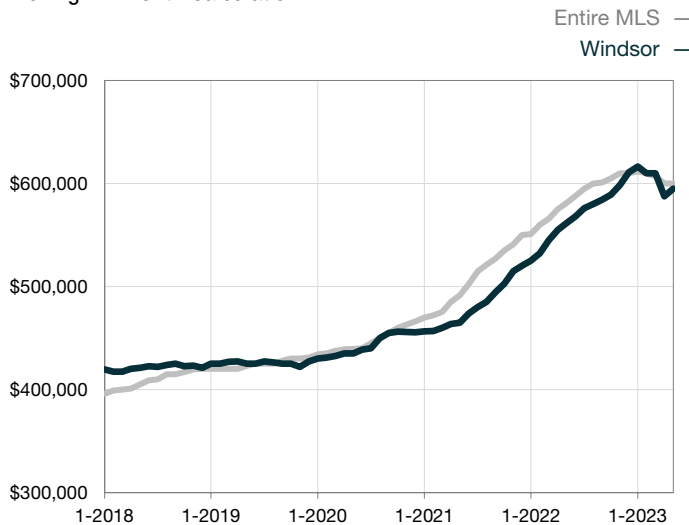
Single Family	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	103	92	- 10.7%	522	429	- 17.8%
Sold Listings	123	98	- 20.3%	445	362	- 18.7%
Median Sales Price*	\$529,755	\$562,500	+ 6.2%	\$598,000	\$543,251	- 9.2%
Average Sales Price*	\$619,753	\$612,495	- 1.2%	\$649,106	\$613,129	- 5.5%
Percent of List Price Received*	102.8%	99.5%	- 3.2%	102.0%	100.0%	- 2.0%
Days on Market Until Sale	81	79	- 2.5%	51	112	+ 119.6%
Inventory of Homes for Sale	187	129	- 31.0%	--	--	--
Months Supply of Inventory	1.8	2.1	+ 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.

Townhouse/Condo	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	11	10	- 9.1%	54	51	- 5.6%
Sold Listings	10	10	0.0%	47	44	- 6.4%
Median Sales Price*	\$419,500	\$427,029	+ 1.8%	\$420,000	\$444,445	+ 5.8%
Average Sales Price*	\$437,100	\$456,062	+ 4.3%	\$441,165	\$466,332	+ 5.7%
Percent of List Price Received*	102.9%	98.9%	- 3.9%	102.5%	100.8%	- 1.7%
Days on Market Until Sale	24	50	+ 108.3%	108	130	+ 20.4%
Inventory of Homes for Sale	9	23	+ 155.6%	--	--	--
Months Supply of Inventory	0.7	2.1	+ 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

