

Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Windsor

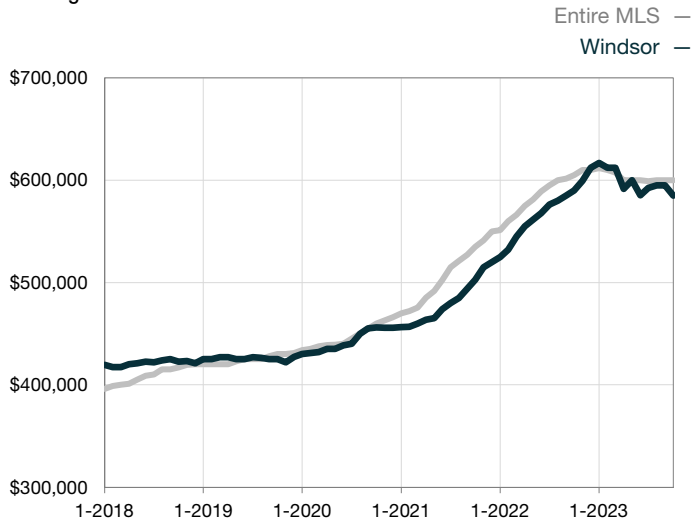
Single Family	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	60	77	+ 28.3%	952	820	- 13.9%
Sold Listings	49	52	+ 6.1%	765	662	- 13.5%
Median Sales Price*	\$650,000	\$620,000	- 4.6%	\$604,900	\$580,000	- 4.1%
Average Sales Price*	\$733,402	\$685,475	- 6.5%	\$668,074	\$652,682	- 2.3%
Percent of List Price Received*	98.3%	98.7%	+ 0.4%	101.3%	99.5%	- 1.8%
Days on Market Until Sale	57	75	+ 31.6%	49	89	+ 81.6%
Inventory of Homes for Sale	186	145	- 22.0%	--	--	--
Months Supply of Inventory	2.3	2.4	+ 4.3%	--	--	--

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

Townhouse/Condo	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	8	12	+ 50.0%	102	148	+ 45.1%
Sold Listings	11	14	+ 27.3%	115	108	- 6.1%
Median Sales Price*	\$419,385	\$435,575	+ 3.9%	\$439,000	\$440,235	+ 0.3%
Average Sales Price*	\$430,261	\$419,851	- 2.4%	\$457,495	\$450,582	- 1.5%
Percent of List Price Received*	102.5%	100.7%	- 1.8%	102.9%	100.2%	- 2.6%
Days on Market Until Sale	222	51	- 77.0%	154	90	- 41.6%
Inventory of Homes for Sale	16	37	+ 131.3%	--	--	--
Months Supply of Inventory	1.4	3.5	+ 150.0%	--	--	--

* 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

