

# Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Windsor

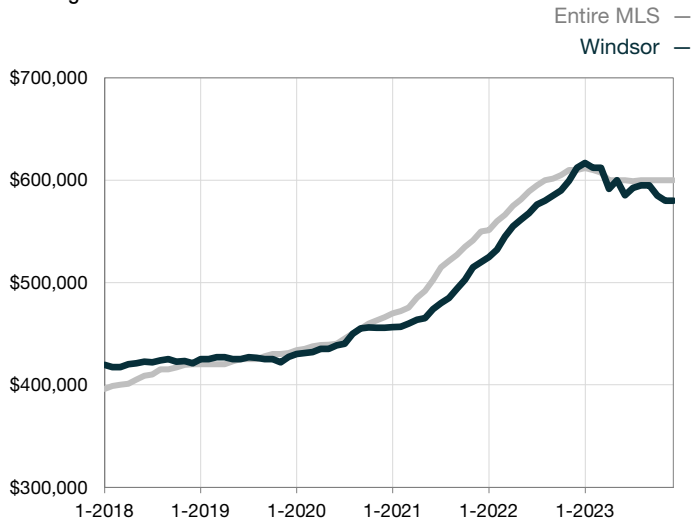
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	41	38	- 7.3%	1,055	939	- 11.0%
Sold Listings	33	36	+ 9.1%	841	722	- 14.1%
Median Sales Price*	\$618,000	<b>\$698,500</b>	+ 13.0%	\$610,000	<b>\$585,000</b>	- 4.1%
Average Sales Price*	\$685,744	<b>\$730,474</b>	+ 6.5%	\$672,199	<b>\$659,161</b>	- 1.9%
Percent of List Price Received*	98.4%	<b>99.4%</b>	+ 1.0%	101.0%	<b>99.5%</b>	- 1.5%
Days on Market Until Sale	95	<b>64</b>	- 32.6%	52	<b>87</b>	+ 67.3%
Inventory of Homes for Sale	185	<b>138</b>	- 25.4%	--	--	--
Months Supply of Inventory	2.6	<b>2.3</b>	- 11.5%	--	--	--

\* 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	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	4	2	- 50.0%	120	160	+ 33.3%
Sold Listings	8	3	- 62.5%	133	119	- 10.5%
Median Sales Price*	\$443,450	<b>\$520,000</b>	+ 17.3%	\$441,000	<b>\$444,900</b>	+ 0.9%
Average Sales Price*	\$465,293	<b>\$516,692</b>	+ 11.0%	\$461,582	<b>\$457,438</b>	- 0.9%
Percent of List Price Received*	102.2%	<b>98.1%</b>	- 4.0%	102.9%	<b>100.1%</b>	- 2.7%
Days on Market Until Sale	295	<b>84</b>	- 71.5%	161	<b>93</b>	- 42.2%
Inventory of Homes for Sale	25	<b>33</b>	+ 32.0%	--	--	--
Months Supply of Inventory	2.3	<b>3.3</b>	+ 43.5%	--	--	--

\* 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

