

# Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Windsor

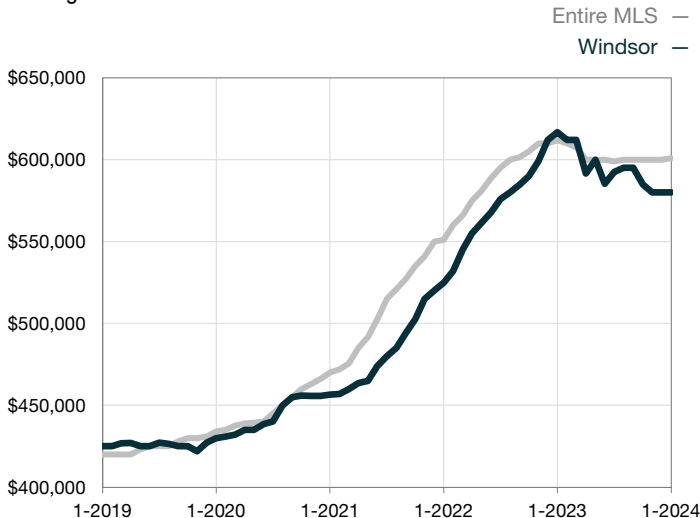
Single Family	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	54	75	+ 38.9%	54	75	+ 38.9%
Sold Listings	26	28	+ 7.7%	26	28	+ 7.7%
Median Sales Price*	\$651,000	<b>\$563,098</b>	- 13.5%	\$651,000	<b>\$563,098</b>	- 13.5%
Average Sales Price*	\$663,550	<b>\$688,934</b>	+ 3.8%	\$663,550	<b>\$688,934</b>	+ 3.8%
Percent of List Price Received*	99.4%	<b>98.7%</b>	- 0.7%	99.4%	<b>98.7%</b>	- 0.7%
Days on Market Until Sale	84	101	+ 20.2%	84	101	+ 20.2%
Inventory of Homes for Sale	140	157	+ 12.1%	--	--	--
Months Supply of Inventory	2.1	2.6	+ 23.8%	--	--	--

\* 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	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	8	16	+ 100.0%	8	16	+ 100.0%
Sold Listings	3	5	+ 66.7%	3	5	+ 66.7%
Median Sales Price*	\$400,000	<b>\$410,000</b>	+ 2.5%	\$400,000	<b>\$410,000</b>	+ 2.5%
Average Sales Price*	\$411,643	<b>\$448,391</b>	+ 8.9%	\$411,643	<b>\$448,391</b>	+ 8.9%
Percent of List Price Received*	96.8%	<b>98.2%</b>	+ 1.4%	96.8%	<b>98.2%</b>	+ 1.4%
Days on Market Until Sale	143	100	- 30.1%	143	100	- 30.1%
Inventory of Homes for Sale	24	41	+ 70.8%	--	--	--
Months Supply of Inventory	2.2	4.1	+ 86.4%	--	--	--

\* 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

