

Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Windsor

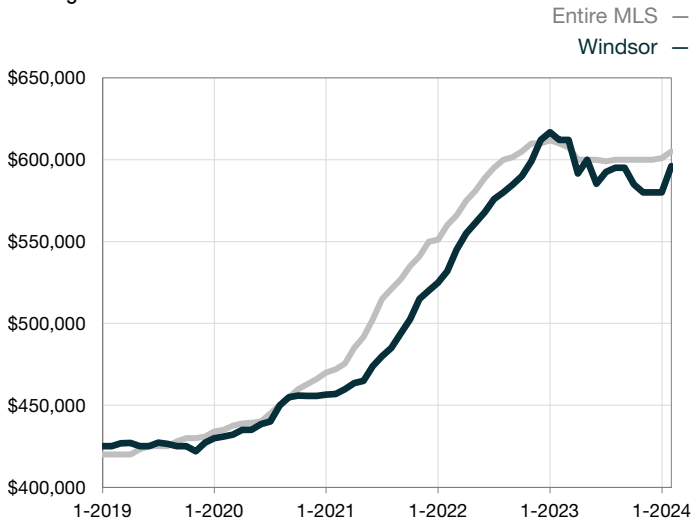
| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2023 | 2024 | Percent Change from Previous Year | Thru 02-2023 | Thru 02-2024 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 70 | 93 | + 32.9% | 124 | 172 | + 38.7% |
| Sold Listings | 82 | 53 | - 35.4% | 108 | 81 | - 25.0% |
| Median Sales Price* | \$525,655 | \$630,000 | + 19.9% | \$527,987 | \$625,000 | + 18.4% |
| Average Sales Price* | \$581,297 | \$712,038 | + 22.5% | \$601,099 | \$704,052 | + 17.1% |
| Percent of List Price Received* | 101.6% | 98.9% | - 2.7% | 101.0% | 98.8% | - 2.2% |
| Days on Market Until Sale | 202 | 85 | - 57.9% | 174 | 91 | - 47.7% |
| Inventory of Homes for Sale | 131 | 175 | + 33.6% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 3.0 | + 57.9% | -- | -- | -- |

* 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 | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2023 | 2024 | Percent Change from Previous Year | Thru 02-2023 | Thru 02-2024 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 10 | 12 | + 20.0% | 18 | 27 | + 50.0% |
| Sold Listings | 7 | 8 | + 14.3% | 10 | 13 | + 30.0% |
| Median Sales Price* | \$583,800 | \$420,538 | - 28.0% | \$445,728 | \$416,075 | - 6.7% |
| Average Sales Price* | \$482,451 | \$403,871 | - 16.3% | \$461,208 | \$420,994 | - 8.7% |
| Percent of List Price Received* | 105.1% | 98.6% | - 6.2% | 102.6% | 98.4% | - 4.1% |
| Days on Market Until Sale | 255 | 79 | - 69.0% | 221 | 87 | - 60.6% |
| Inventory of Homes for Sale | 26 | 39 | + 50.0% | -- | -- | -- |
| Months Supply of Inventory | 2.6 | 3.8 | + 46.2% | -- | -- | -- |

* 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

