



# Monthly Indicators

## April 2024

Percent changes calculated using year-over-year comparisons.

New Listings were up 4.8 percent for single family homes and 18.9 percent for townhouse-condo properties. Pending Sales landed at 144 for single family homes and 25 for townhouse-condo properties.

The Median Sales Price was up 1.5 percent to \$575,000 for single family homes but decreased 2.0 percent to \$436,141 for townhouse-condo properties. Days on Market decreased 3.0 percent for single family homes and 22.6 percent for townhouse-condo properties.

Warmer temperatures appear to have helped bring some sellers back to the market, providing additional options to home shoppers during the spring buying season. Total inventory was up 4.7% month-over-month and 14.4% year-over-year, for a 3.2 months' supply at the current sales pace, according to NAR. Nevertheless, demand continues to outpace supply and properties are selling quickly, with the typical home spending 33 days on market nationwide, down from 38 days the month before.

## Activity Snapshot

**- 13.3%**      **- 0.7%**      **- 3.4%**

One-Year Change in Sold Listings All Properties	One-Year Change in Median Sales Price All Properties	One-Year Change in Days on Market All Properties
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Residential real estate activity in Area 8 composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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# Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	4-2023	4-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
<b>New Listings</b>		188	<b>197</b>	+ 4.8%	623	<b>648</b>	+ 4.0%
<b>Pending / Under Contract</b>		156	<b>144</b>	- 7.7%	540	<b>516</b>	- 4.4%
<b>Sold Listings</b>		132	<b>115</b>	- 12.9%	462	<b>423</b>	- 8.4%
<b>Median Sales Price</b>		\$566,500	<b>\$575,000</b>	+ 1.5%	\$560,000	<b>\$535,382</b>	- 4.4%
<b>Average Sales Price</b>		\$696,077	<b>\$688,689</b>	- 1.1%	\$699,659	<b>\$670,709</b>	- 4.1%
<b>Pct. of List Price Received</b>		100.5%	<b>99.7%</b>	- 0.8%	99.5%	<b>99.3%</b>	- 0.2%
<b>Days on Market</b>		67	<b>65</b>	- 3.0%	76	<b>73</b>	- 3.9%
<b>Affordability Index</b>		51	<b>47</b>	- 7.8%	51	<b>50</b>	- 2.0%
<b>Active Listings</b>		212	<b>246</b>	+ 16.0%	--	<b>--</b>	--
<b>Months Supply</b>		1.5	<b>2.0</b>	+ 33.3%	--	<b>--</b>	--

# Townhouse-Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

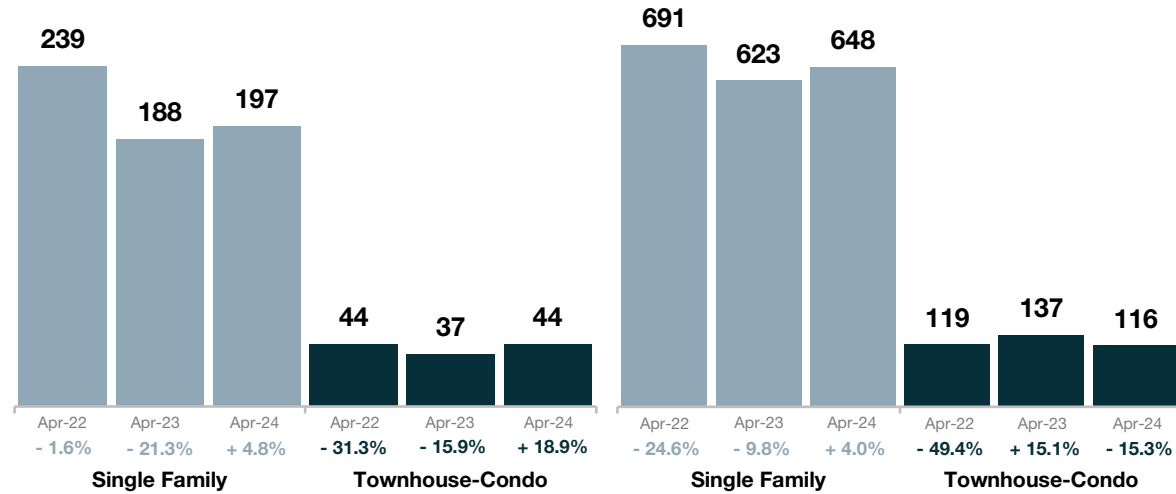


Key Metrics	Historical Sparkbars	4-2023	4-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
<b>New Listings</b>		37	44	+ 18.9%	137	116	- 15.3%
<b>Pending / Under Contract</b>		31	25	- 19.4%	94	93	- 1.1%
<b>Sold Listings</b>		33	28	- 15.2%	116	77	- 33.6%
<b>Median Sales Price</b>		\$445,000	\$436,141	- 2.0%	\$411,245	\$416,500	+ 1.3%
<b>Average Sales Price</b>		\$464,998	\$443,423	- 4.6%	\$447,497	\$426,857	- 4.6%
<b>Pct. of List Price Received</b>		101.3%	100.1%	- 1.2%	101.9%	99.9%	- 2.0%
<b>Days on Market</b>		168	130	- 22.6%	196	109	- 44.4%
<b>Affordability Index</b>		65	62	- 4.6%	70	65	- 7.1%
<b>Active Listings</b>		107	64	- 40.2%	--	--	--
<b>Months Supply</b>		2.9	2.7	- 6.9%	--	--	--

# New Listings

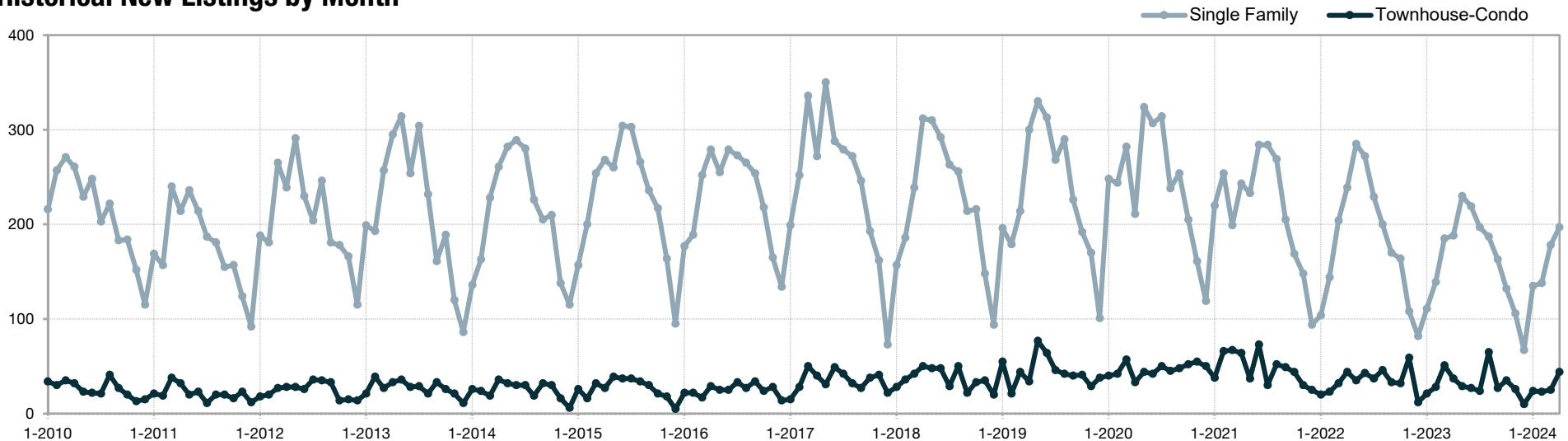


## April



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	230	-19.3%	29	-17.1%
Jun-2023	219	-19.5%	27	-37.2%
Jul-2023	197	-14.0%	24	-35.1%
Aug-2023	187	-6.5%	65	+41.3%
Sep-2023	163	-4.1%	27	-18.2%
Oct-2023	132	-19.5%	35	+9.4%
Nov-2023	106	-1.9%	26	-55.9%
Dec-2023	67	-18.3%	10	-16.7%
Jan-2024	135	+21.6%	24	+14.3%
Feb-2024	138	-0.7%	23	-17.9%
Mar-2024	178	-3.8%	25	-51.0%
<b>Apr-2024</b>	<b>197</b>	<b>+4.8%</b>	<b>44</b>	<b>+18.9%</b>

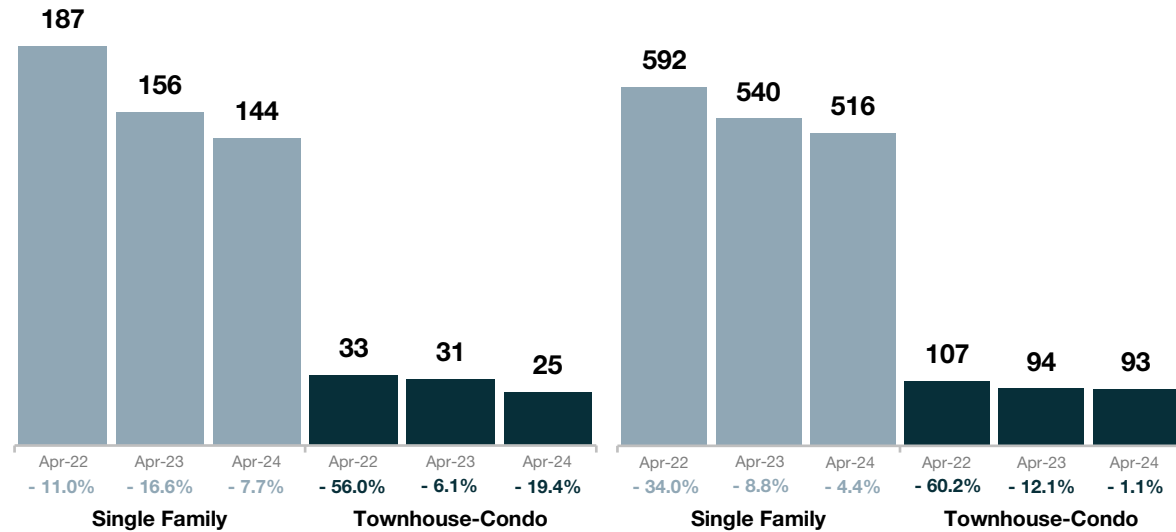
## Historical New Listings by Month



# Pending / Under Contract

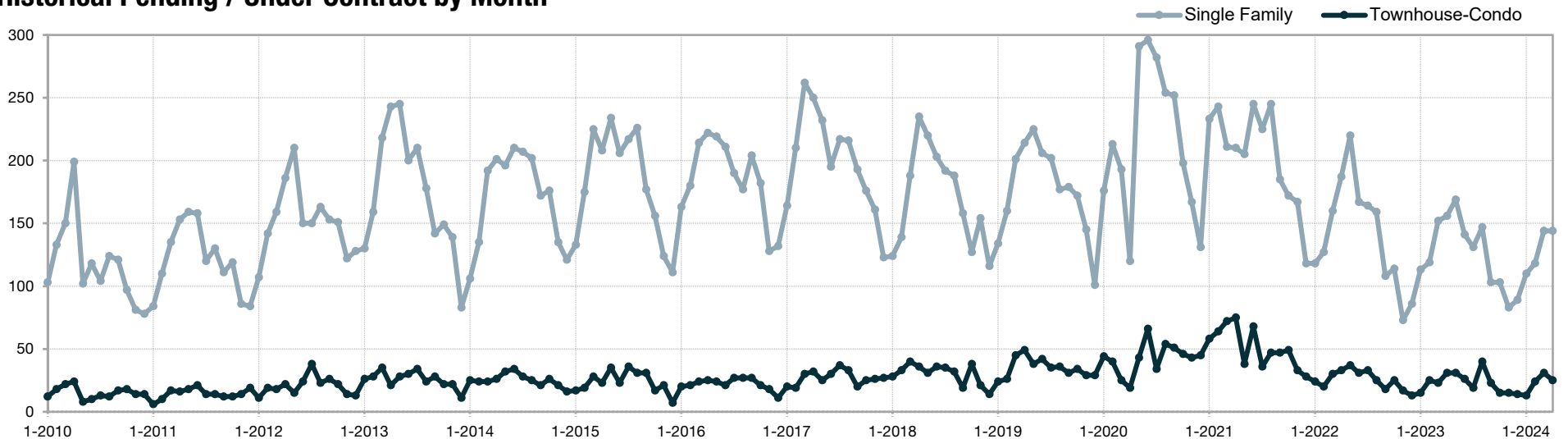


## April



Pending / Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	169	-23.2%	31	-16.2%
Jun-2023	141	-15.6%	26	-16.1%
Jul-2023	131	-20.1%	19	-42.4%
Aug-2023	147	-7.5%	40	+60.0%
Sep-2023	103	-4.6%	23	+27.8%
Oct-2023	103	-9.6%	15	-40.0%
Nov-2023	83	+13.7%	15	-11.8%
Dec-2023	89	+3.5%	14	+7.7%
Jan-2024	110	-2.7%	13	-13.3%
Feb-2024	118	-0.8%	24	-4.0%
Mar-2024	144	-5.3%	31	+34.8%
<b>Apr-2024</b>	<b>144</b>	<b>-7.7%</b>	<b>25</b>	<b>-19.4%</b>

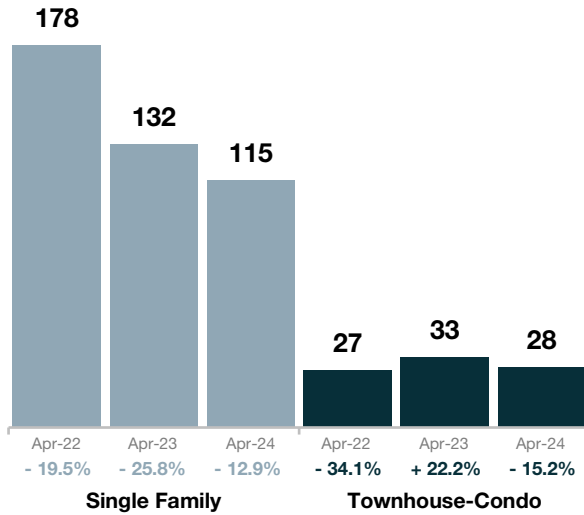
## Historical Pending / Under Contract by Month



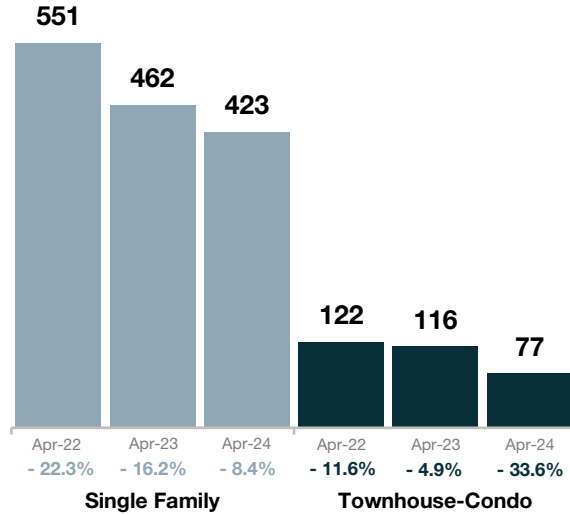
# Sold Listings



## April

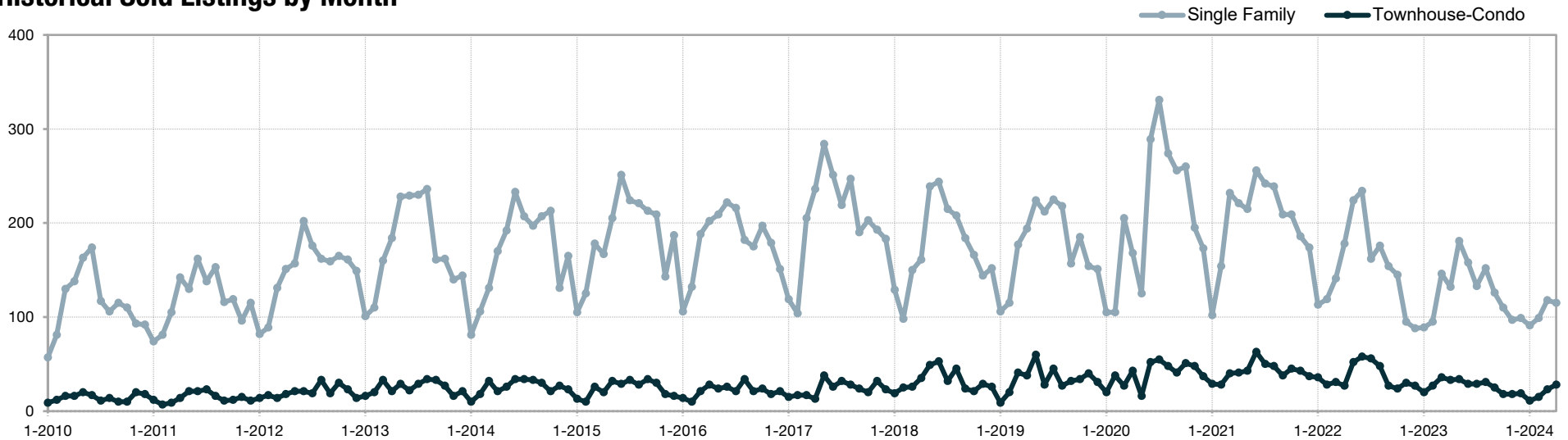


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	181	-19.2%	34	-34.6%
Jun-2023	158	-32.5%	29	-50.0%
Jul-2023	133	-17.9%	29	-48.2%
Aug-2023	152	-13.6%	31	-35.4%
Sep-2023	126	-18.2%	25	-7.4%
Oct-2023	110	-24.1%	18	-25.0%
Nov-2023	97	+2.1%	18	-40.0%
Dec-2023	99	+12.5%	19	-29.6%
Jan-2024	91	+2.2%	11	-45.0%
Feb-2024	99	+4.2%	15	-44.4%
Mar-2024	118	-19.2%	23	-36.1%
<b>Apr-2024</b>	<b>115</b>	<b>-12.9%</b>	<b>28</b>	<b>-15.2%</b>

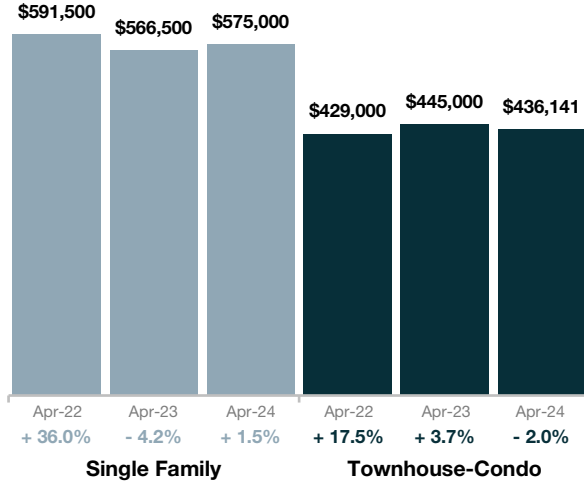
## Historical Sold Listings by Month



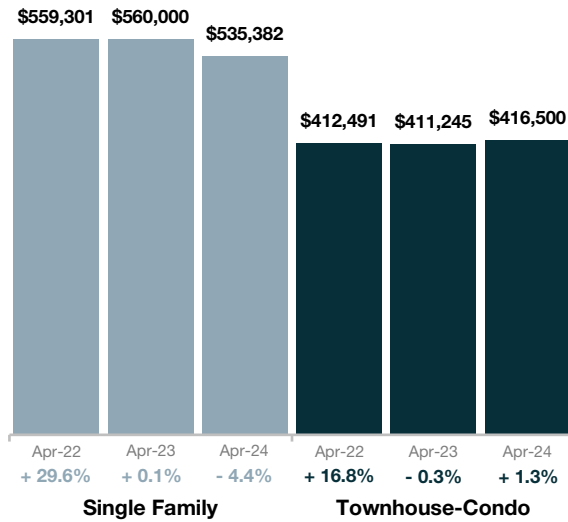
# Median Sales Price



## April

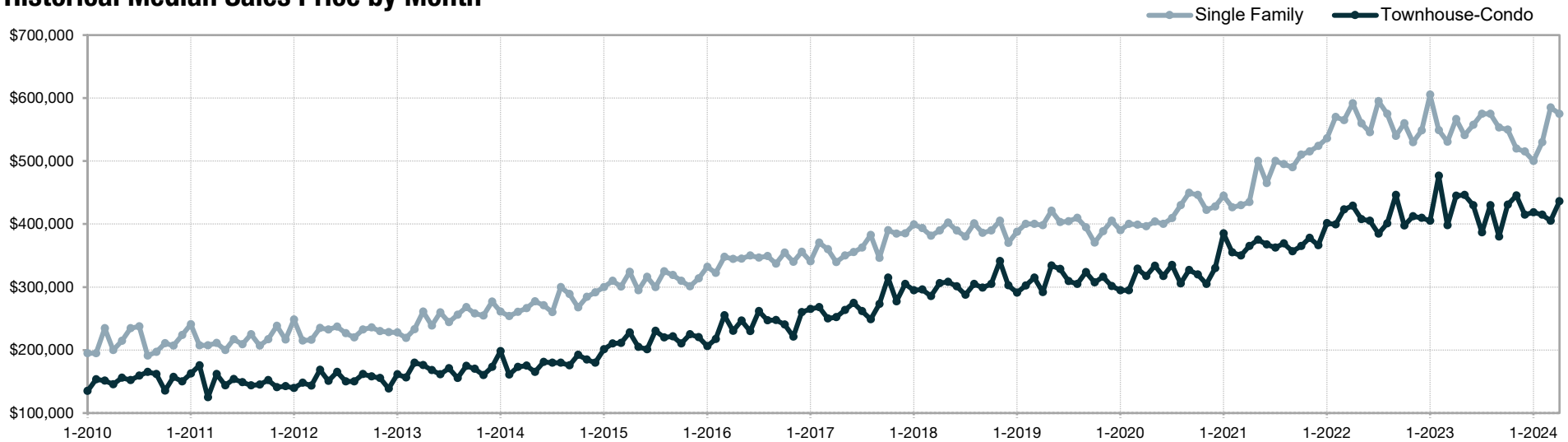


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	\$541,000	-3.4%	\$446,000	+9.4%
Jun-2023	\$557,500	+2.2%	\$430,000	+6.1%
Jul-2023	\$575,000	-3.4%	\$387,000	+0.6%
Aug-2023	\$575,000	0.0%	\$430,000	+7.2%
Sep-2023	\$553,168	+2.5%	\$380,000	-14.8%
Oct-2023	\$550,000	-1.8%	\$430,889	+8.4%
Nov-2023	\$519,825	-1.9%	\$445,154	+7.9%
Dec-2023	\$515,000	-6.2%	\$415,000	+1.2%
Jan-2024	\$500,000	-17.4%	\$418,500	+3.3%
Feb-2024	\$529,990	-3.5%	\$415,000	-12.9%
Mar-2024	\$584,945	+10.3%	\$405,000	+1.7%
<b>Apr-2024</b>	<b>\$575,000</b>	<b>+1.5%</b>	<b>\$436,141</b>	<b>-2.0%</b>

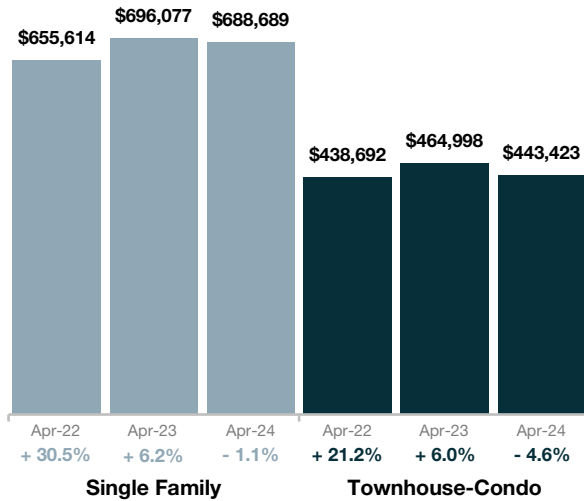
## Historical Median Sales Price by Month



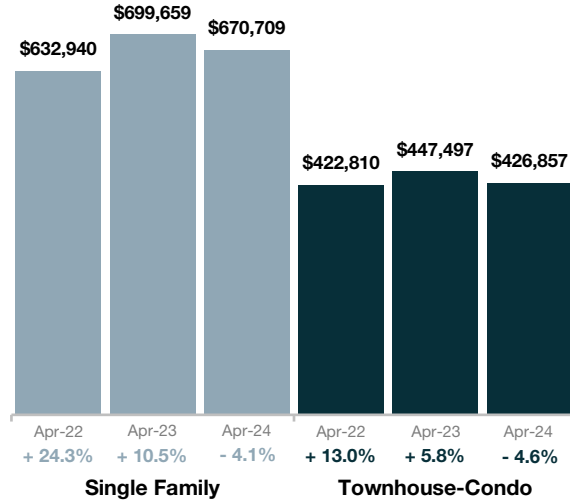
# Average Sales Price



## April

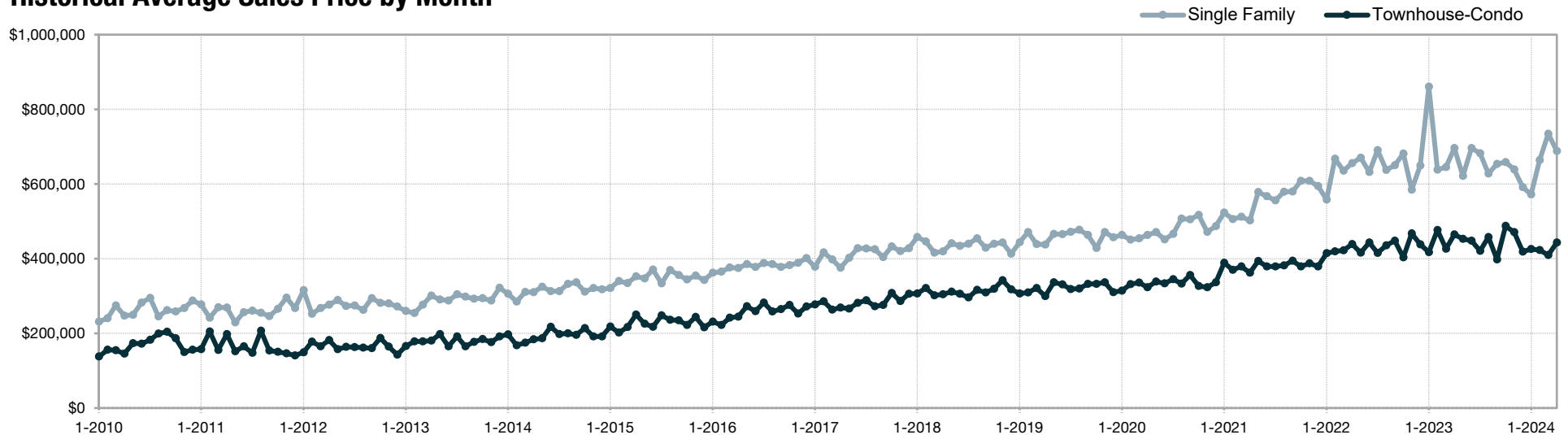


## Year to Date



Average Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	\$621,257	-7.3%	\$452,727	+8.8%
Jun-2023	\$696,190	+10.1%	\$448,205	+1.2%
Jul-2023	\$681,861	-1.3%	\$420,756	+1.3%
Aug-2023	\$627,920	-1.5%	\$457,519	+5.1%
Sep-2023	\$653,602	+0.6%	\$398,009	-11.2%
Oct-2023	\$658,567	-3.4%	\$487,682	+20.8%
Nov-2023	\$638,938	+9.3%	\$470,910	+0.8%
Dec-2023	\$591,789	-8.9%	\$418,925	-4.4%
Jan-2024	\$571,950	-33.5%	\$425,573	+2.1%
Feb-2024	\$664,380	+4.1%	\$422,708	-11.4%
Mar-2024	\$734,658	+13.9%	\$410,010	-3.8%
<b>Apr-2024</b>	<b>\$688,689</b>	<b>-1.1%</b>	<b>\$443,423</b>	<b>-4.6%</b>

## Historical Average Sales Price by Month

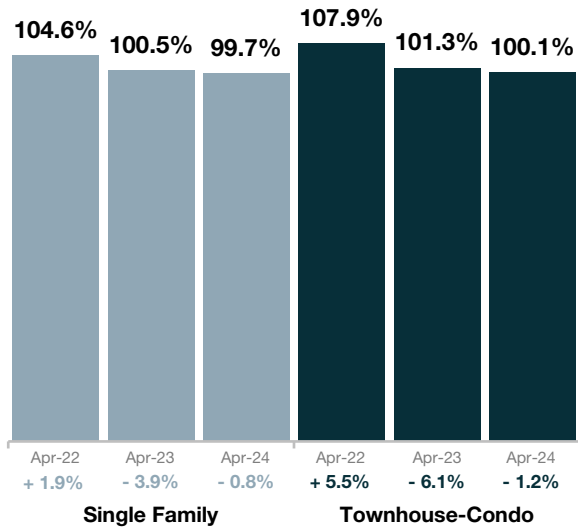




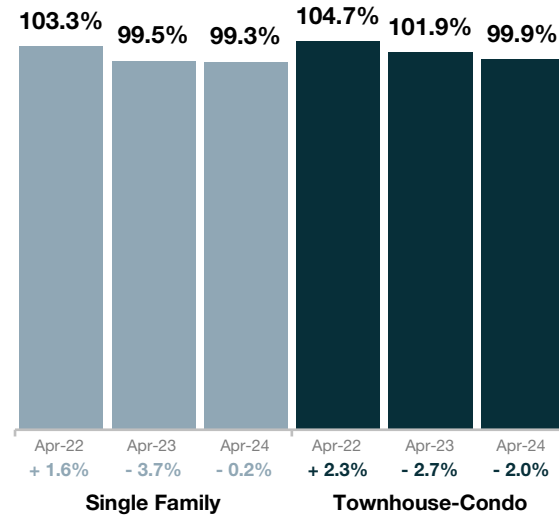
# Percent of List Price Received



## April

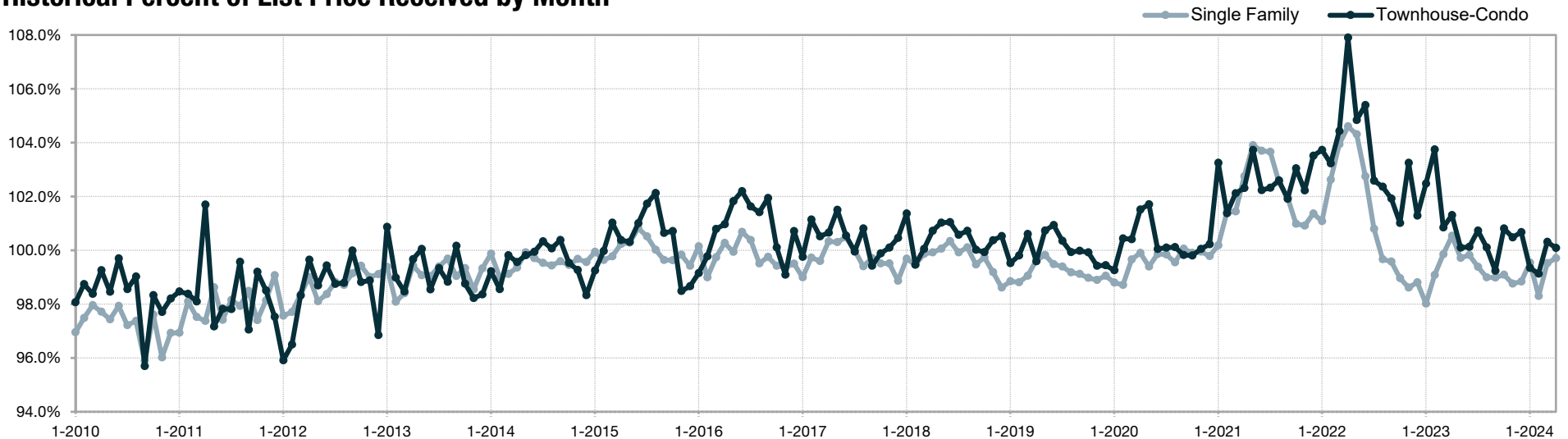


## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	99.7%	-4.4%	100.1%	-4.5%
Jun-2023	99.8%	-2.9%	100.1%	-5.0%
Jul-2023	99.4%	-1.4%	100.7%	-1.9%
Aug-2023	99.0%	-0.7%	100.1%	-2.2%
Sep-2023	99.0%	-0.6%	99.2%	-2.6%
Oct-2023	99.1%	+0.1%	100.8%	-0.2%
Nov-2023	98.8%	+0.2%	100.5%	-2.7%
Dec-2023	98.8%	0.0%	100.7%	-0.6%
Jan-2024	99.5%	+1.5%	99.3%	-3.1%
Feb-2024	98.3%	-0.8%	99.1%	-4.4%
Mar-2024	99.5%	-0.4%	100.3%	-0.5%
<b>Apr-2024</b>	<b>99.7%</b>	<b>-0.8%</b>	<b>100.1%</b>	<b>-1.2%</b>

## Historical Percent of List Price Received by Month

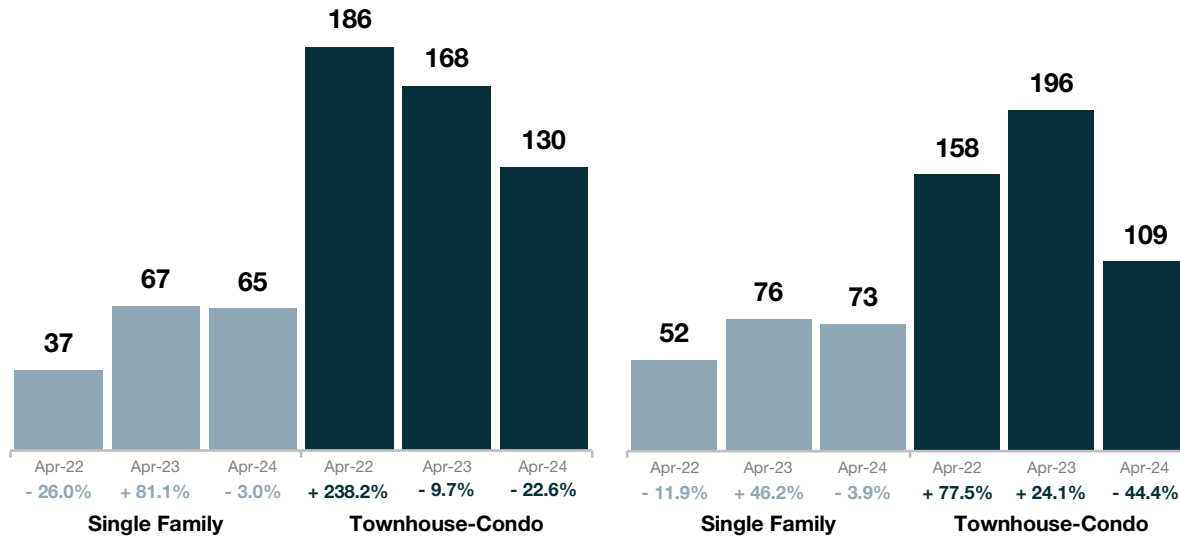


# Days on Market Until Sale



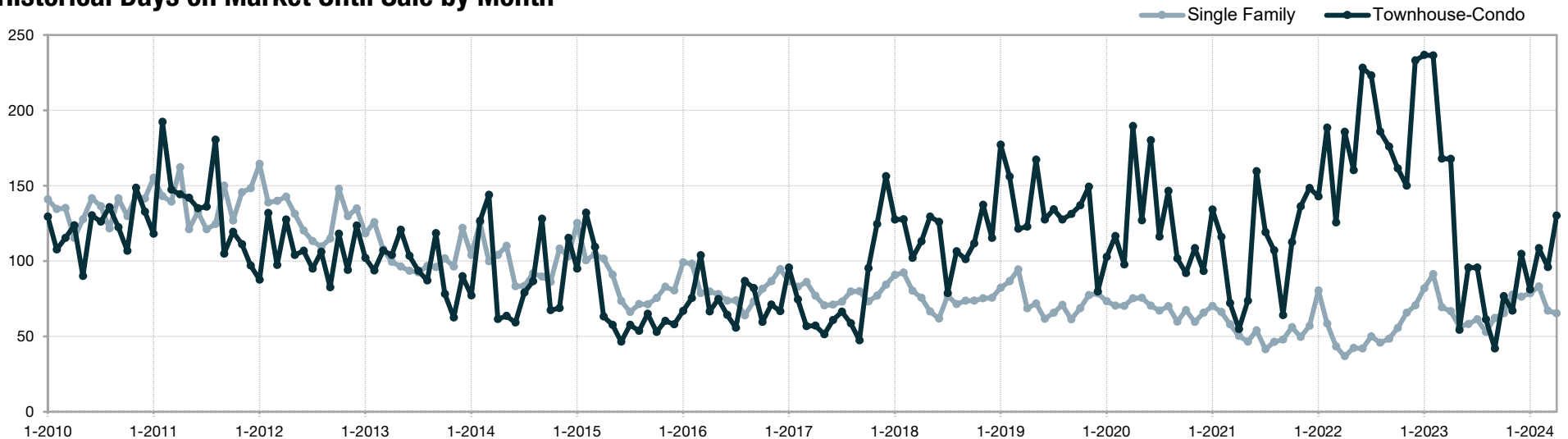
## April

## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	56	+33.3%	54	-66.3%
Jun-2023	58	+38.1%	96	-57.9%
Jul-2023	61	+22.0%	96	-57.0%
Aug-2023	53	+15.2%	61	-67.2%
Sep-2023	62	+29.2%	42	-76.1%
Oct-2023	65	+16.1%	77	-52.5%
Nov-2023	78	+18.2%	67	-55.3%
Dec-2023	76	+7.0%	105	-54.9%
Jan-2024	79	-3.7%	81	-65.8%
Feb-2024	83	-8.8%	109	-53.8%
Mar-2024	67	-2.9%	96	-42.9%
<b>Apr-2024</b>	<b>65</b>	<b>-3.0%</b>	<b>130</b>	<b>-22.6%</b>

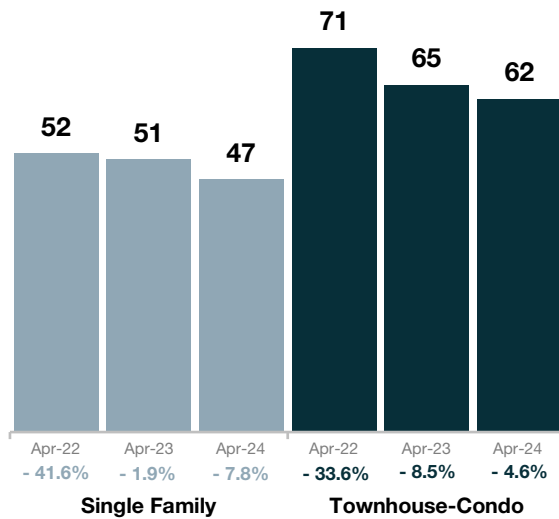
## Historical Days on Market Until Sale by Month



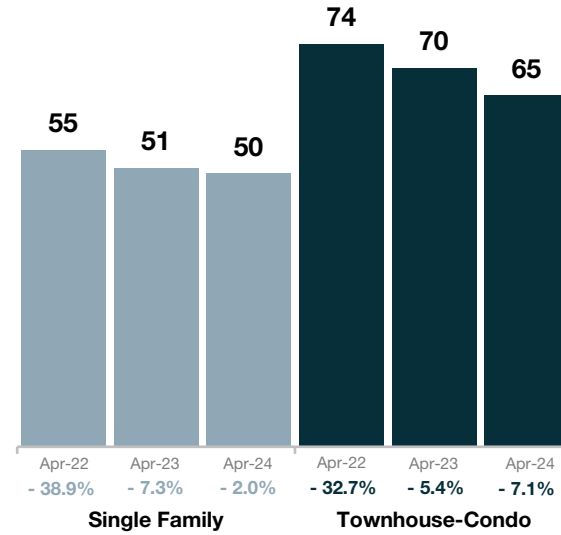
# Housing Affordability Index



## April

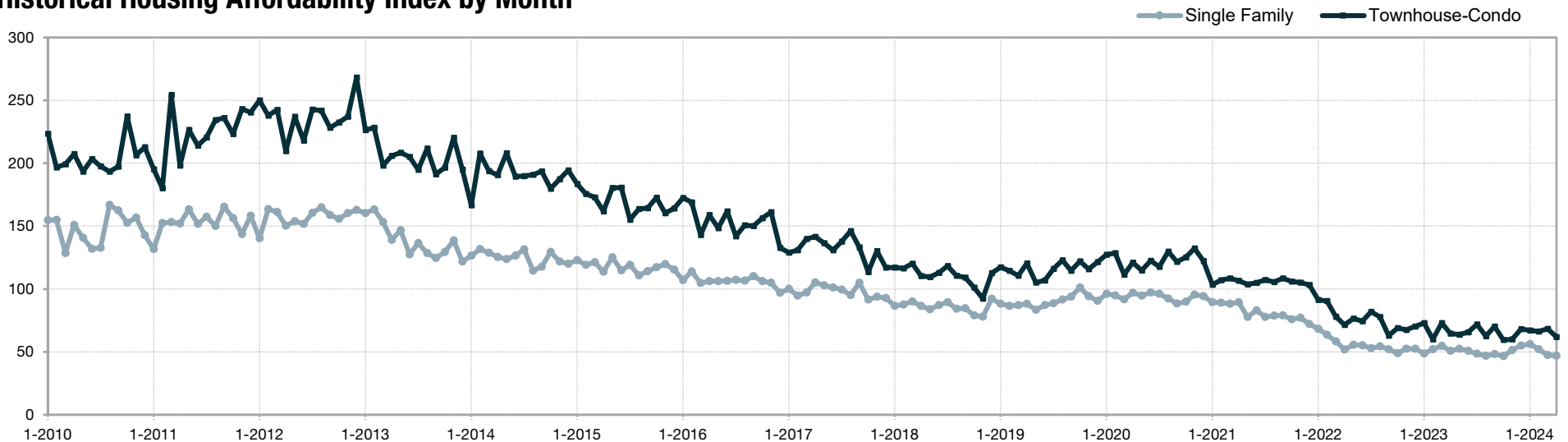


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	52	-7.1%	64	-16.9%
Jun-2023	51	-7.3%	66	-10.8%
Jul-2023	48	-9.4%	72	-12.2%
Aug-2023	47	-13.0%	62	-20.5%
Sep-2023	48	-7.7%	70	+11.1%
Oct-2023	47	-4.1%	60	-13.0%
Nov-2023	51	-3.8%	60	-11.8%
Dec-2023	55	+5.8%	68	-2.9%
Jan-2024	56	+14.3%	67	-8.2%
Feb-2024	52	0.0%	66	+10.0%
Mar-2024	47	-14.5%	68	-6.8%
<b>Apr-2024</b>	<b>47</b>	<b>-7.8%</b>	<b>62</b>	<b>-4.6%</b>

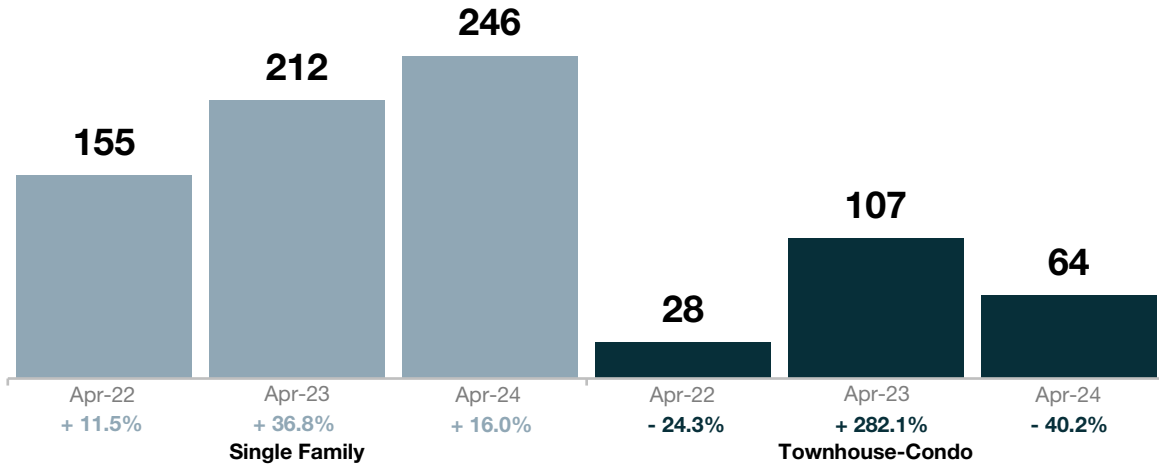
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

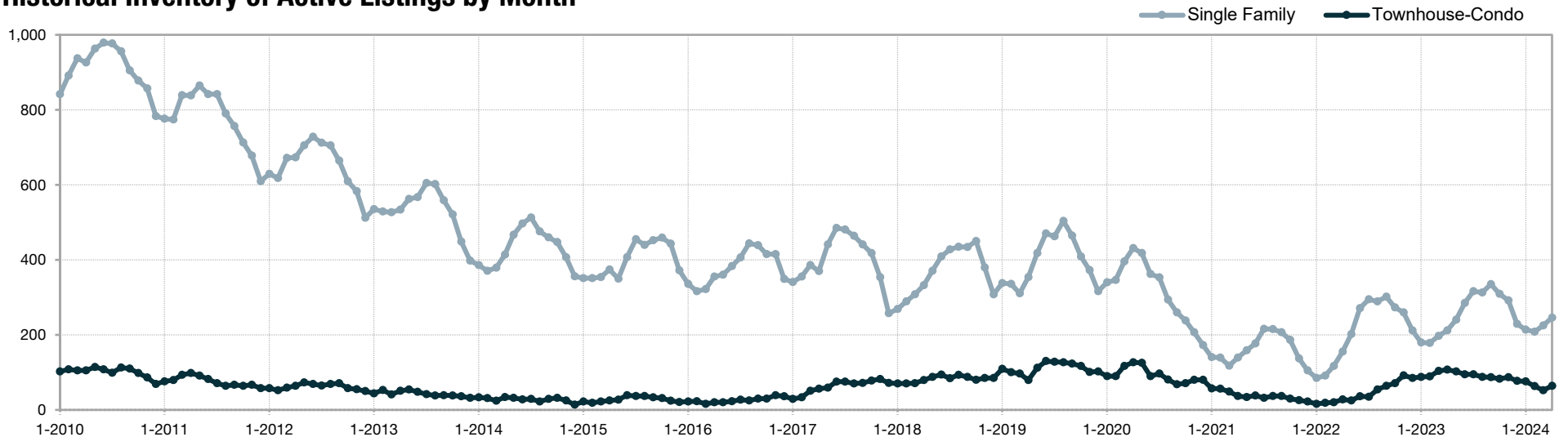


## April



Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	240	+18.8%	102	+308.0%
Jun-2023	285	+5.2%	95	+163.9%
Jul-2023	316	+7.1%	95	+171.4%
Aug-2023	313	+8.3%	88	+63.0%
Sep-2023	335	+10.9%	87	+35.9%
Oct-2023	309	+13.2%	83	+16.9%
Nov-2023	292	+12.3%	87	-5.4%
Dec-2023	229	+8.0%	77	-9.4%
Jan-2024	214	+18.9%	76	-13.6%
Feb-2024	208	+16.9%	63	-29.2%
Mar-2024	225	+14.2%	52	-50.0%
<b>Apr-2024</b>	<b>246</b>	<b>+16.0%</b>	<b>64</b>	<b>-40.2%</b>

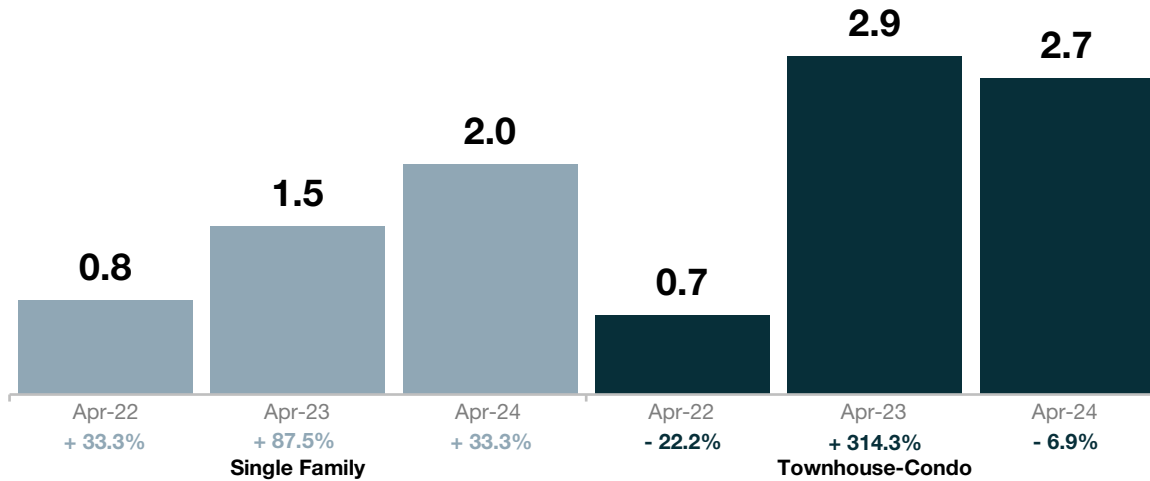
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

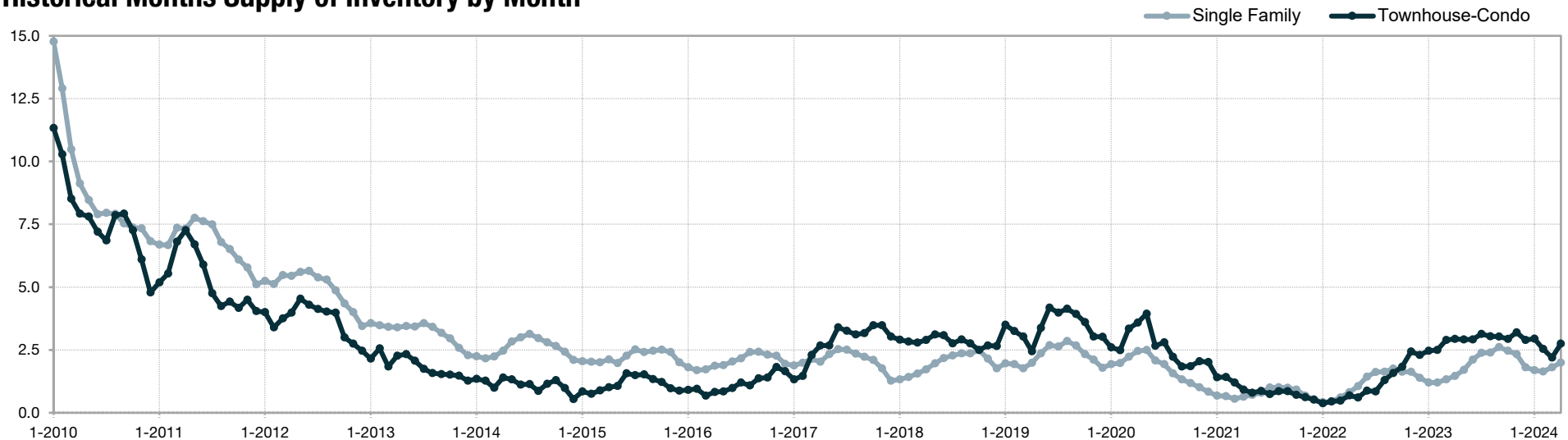


## April



Months Supply	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2023	1.7	+54.5%	2.9	+383.3%
Jun-2023	2.1	+50.0%	2.9	+222.2%
Jul-2023	2.4	+50.0%	3.1	+287.5%
Aug-2023	2.4	+50.0%	3.0	+130.8%
Sep-2023	2.6	+44.4%	3.0	+87.5%
Oct-2023	2.5	+56.3%	2.9	+61.1%
Nov-2023	2.3	+43.8%	3.2	+33.3%
Dec-2023	1.8	+28.6%	2.9	+26.1%
Jan-2024	1.7	+41.7%	2.9	+16.0%
Feb-2024	1.6	+33.3%	2.5	0.0%
Mar-2024	1.8	+38.5%	2.2	-24.1%
<b>Apr-2024</b>	<b>2.0</b>	<b>+33.3%</b>	<b>2.7</b>	<b>-6.9%</b>

## Historical Months Supply of Inventory by Month



# Total Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



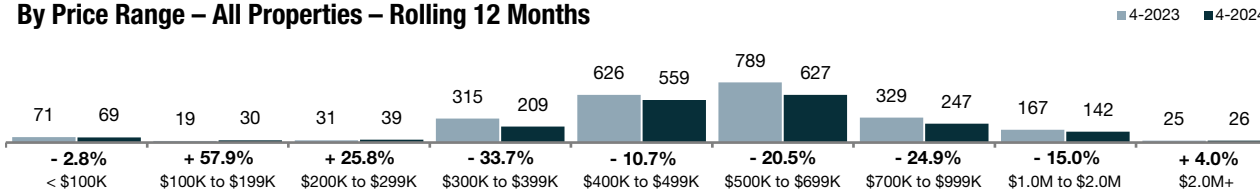
Key Metrics	Historical Sparkbars	4-2023	4-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
<b>New Listings</b>		267	<b>279</b>	+ 4.5%	883	<b>910</b>	+ 3.1%
<b>Pending / Under Contract</b>		200	<b>186</b>	- 7.0%	690	<b>670</b>	- 2.9%
<b>Sold Listings</b>		180	<b>156</b>	- 13.3%	638	<b>559</b>	- 12.4%
<b>Median Sales Price</b>		\$523,743	<b>\$520,000</b>	- 0.7%	\$519,750	<b>\$509,000</b>	- 2.1%
<b>Average Sales Price</b>		\$618,622	<b>\$615,697</b>	- 0.5%	\$632,121	<b>\$601,398</b>	- 4.9%
<b>Pct. of List Price Received</b>		99.9%	<b>99.3%</b>	- 0.6%	99.7%	<b>98.8%</b>	- 0.9%
<b>Days on Market</b>		88	<b>85</b>	- 3.4%	102	<b>83</b>	- 18.6%
<b>Affordability Index</b>		55	<b>52</b>	- 5.5%	55	<b>53</b>	- 3.6%
<b>Active Listings</b>		<b>505</b>	<b>532</b>	+ 5.3%	--	--	--
<b>Months Supply</b>		<b>2.6</b>	<b>3.3</b>	+ 26.9%	--	--	--

# Sold Listings

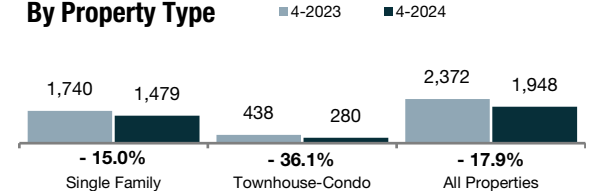
Actual sales that have closed in a given month.



## By Price Range – All Properties – Rolling 12 Months



## By Property Type



### Rolling 12 Months

### Compared to Prior Quarter

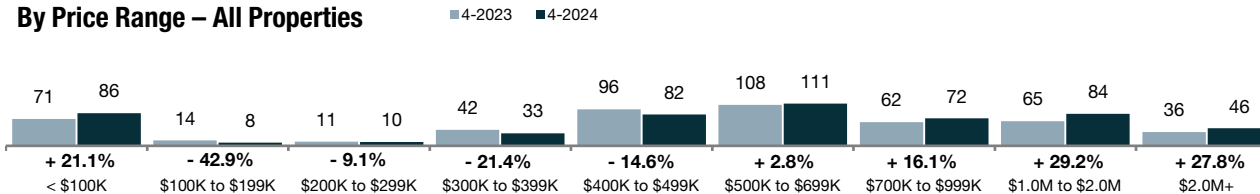
### Year to Date

By Price Range	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
	4-2023	4-2024	Change	4-2023	4-2024	Change	3-2024	4-2024	Change	3-2024	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change
\$99,999 and Below	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
\$100,000 to \$199,999	0	3	--	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
\$200,000 to \$299,999	10	15	+50.0%	14	13	-7.1%	2	0	-100.0%	2	1	-50.0%	2	6	+200.0%	5	4	-20.0%
\$300,000 to \$399,999	113	90	-20.4%	184	106	-42.4%	9	7	-22.2%	8	6	-25.0%	26	36	+38.5%	46	24	-47.8%
\$400,000 to \$499,999	465	445	-4.3%	140	94	-32.9%	24	31	+29.2%	9	16	+77.8%	139	118	-15.1%	35	36	+2.9%
\$500,000 to \$699,999	680	537	-21.0%	83	61	-26.5%	47	43	-8.5%	4	5	+25.0%	167	150	-10.2%	25	13	-48.0%
\$700,000 to \$999,999	297	232	-21.9%	17	6	-64.7%	19	18	-5.3%	0	0	--	76	62	-18.4%	5	0	-100.0%
\$1,000,000 to \$1,999,999	156	135	-13.5%	0	0	--	12	13	+8.3%	0	0	--	45	40	-11.1%	0	0	--
\$2,000,000 and Above	19	22	+15.8%	0	0	--	5	3	-40.0%	0	0	--	7	11	+57.1%	0	0	--
<b>All Price Ranges</b>	<b>1,740</b>	<b>1,479</b>	<b>-15.0%</b>	<b>438</b>	<b>280</b>	<b>-36.1%</b>	<b>118</b>	<b>115</b>	<b>-2.5%</b>	<b>23</b>	<b>28</b>	<b>+21.7%</b>	<b>462</b>	<b>423</b>	<b>-8.4%</b>	<b>116</b>	<b>77</b>	<b>-33.6%</b>

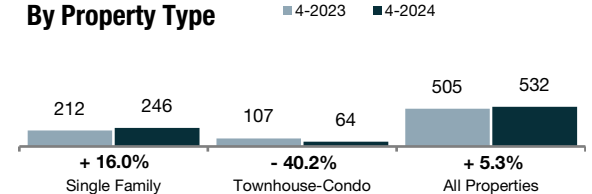
# Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

## By Price Range – All Properties



## By Property Type



### Year over Year

### Compared to Prior Month

### Year to Date

By Price Range	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family		Townhouse-Condo	
	4-2023	4-2024	Change	4-2023	4-2024	Change	3-2024	4-2024	Change	3-2024	4-2024	Change	Year to Date			
\$99,999 and Below	0	1	--	0	0	--	1	1	0.0%	0	0	--				
\$100,000 to \$199,999	0	0	--	0	0	--	0	0	--	0	0	--				
\$200,000 to \$299,999	2	1	-50.0%	0	1	--	2	1	-50.0%	1	1	0.0%				
\$300,000 to \$399,999	3	2	-33.3%	25	13	-48.0%	2	2	0.0%	11	13	+18.2%				
\$400,000 to \$499,999	38	42	+10.5%	47	26	-44.7%	38	42	+10.5%	22	26	+18.2%				
\$500,000 to \$699,999	73	73	0.0%	17	18	+5.9%	70	73	+4.3%	13	18	+38.5%				
\$700,000 to \$999,999	43	57	+32.6%	10	3	-70.0%	51	57	+11.8%	3	3	0.0%				
\$1,000,000 to \$1,999,999	40	48	+20.0%	8	3	-62.5%	39	48	+23.1%	2	3	+50.0%				
\$2,000,000 and Above	13	22	+69.2%	0	0	--	22	22	0.0%	0	0	--				
<b>All Price Ranges</b>	<b>212</b>	<b>246</b>	<b>+16.0%</b>	<b>107</b>	<b>64</b>	<b>-40.2%</b>	<b>225</b>	<b>246</b>	<b>+9.3%</b>	<b>52</b>	<b>64</b>	<b>+23.1%</b>				

There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

# Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



<b>New Listings</b>	A measure of how much new supply is coming onto the market from sellers.
<b>Pending / Under Contract</b>	A count of all listings that went into Pending status during the reported period. Pending listings are counted at the end of the reported period only once. So if a listing goes into, out of and back into Pending status during the reporting period, it is counted just one time. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a leading indicator of buyer demand. The Pending/Under Contract metric includes Pending, Active/Backup and Active/First Right.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<b>Median Sales Price</b>	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
<b>Average Sales Price</b>	A sum of all home sales prices divided by total number of sales.
<b>Percent of List Price Received</b>	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
<b>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<b>Housing Affordability Index</b>	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.
<b>Active Listings</b>	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
<b>Months Supply of Inventory</b>	A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A seller's market has a lower number, reflecting more buyers relative to homes for sale.