

Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Windsor

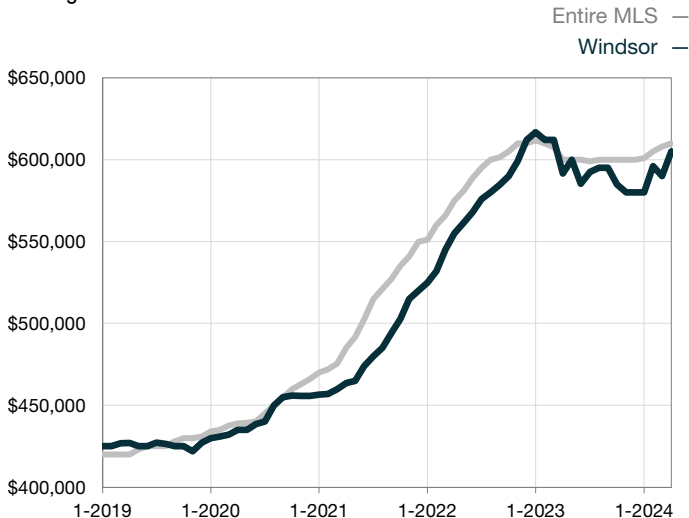
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Key Metrics						
New Listings	115	103	- 10.4%	343	386	+ 12.5%
Sold Listings	82	87	+ 6.1%	267	234	- 12.4%
Median Sales Price*	\$547,475	\$649,500	+ 18.6%	\$541,270	\$625,000	+ 15.5%
Average Sales Price*	\$618,445	\$744,699	+ 20.4%	\$617,203	\$719,739	+ 16.6%
Percent of List Price Received*	99.8%	99.5%	- 0.3%	100.1%	99.4%	- 0.7%
Days on Market Until Sale	77	77	0.0%	124	77	- 37.9%
Inventory of Homes for Sale	143	169	+ 18.2%	--	--	--
Months Supply of Inventory	2.2	2.9	+ 31.8%	--	--	--

* 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	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Key Metrics						
New Listings	11	17	+ 54.5%	41	55	+ 34.1%
Sold Listings	14	8	- 42.9%	34	26	- 23.5%
Median Sales Price*	\$442,500	\$357,620	- 19.2%	\$446,283	\$412,500	- 7.6%
Average Sales Price*	\$496,557	\$360,924	- 27.3%	\$469,352	\$403,271	- 14.1%
Percent of List Price Received*	102.2%	99.0%	- 3.1%	101.4%	98.5%	- 2.9%
Days on Market Until Sale	113	82	- 27.4%	153	105	- 31.4%
Inventory of Homes for Sale	28	35	+ 25.0%	--	--	--
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

