

Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Windsor

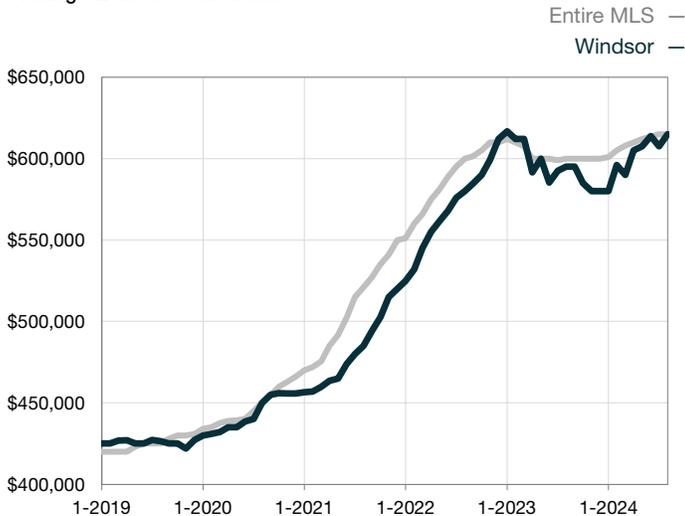
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	71	111	+ 56.3%	680	836	+ 22.9%
Sold Listings	59	67	+ 13.6%	568	544	- 4.2%
Median Sales Price*	\$595,983	\$625,000	+ 4.9%	\$572,500	\$615,000	+ 7.4%
Average Sales Price*	\$663,409	\$721,588	+ 8.8%	\$645,291	\$701,250	+ 8.7%
Percent of List Price Received*	99.4%	99.2%	- 0.2%	99.7%	99.5%	- 0.2%
Days on Market Until Sale	57	90	+ 57.9%	93	73	- 21.5%
Inventory of Homes for Sale	143	245	+ 71.3%	--	--	--
Months Supply of Inventory	2.3	4.2	+ 82.6%	--	--	--

* 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	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	28	17	- 39.3%	115	116	+ 0.9%
Sold Listings	13	7	- 46.2%	78	67	- 14.1%
Median Sales Price*	\$409,000	\$400,000	- 2.2%	\$444,445	\$416,555	- 6.3%
Average Sales Price*	\$458,630	\$401,027	- 12.6%	\$467,847	\$427,046	- 8.7%
Percent of List Price Received*	100.0%	99.5%	- 0.5%	100.4%	98.9%	- 1.5%
Days on Market Until Sale	39	75	+ 92.3%	101	102	+ 1.0%
Inventory of Homes for Sale	33	41	+ 24.2%	--	--	--
Months Supply of Inventory	3.4	4.6	+ 35.3%	--	--	--

* 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

