



Monthly Indicators

October 2024

Percent changes calculated using year-over-year comparisons.

New Listings were up 24.2 percent for single family homes but remained flat for townhouse-condo properties. Pending Sales landed at 124 for single family homes and 28 for townhouse-condo properties.

The Median Sales Price was up 4.0 percent to \$572,000 for single family homes but decreased 2.3 percent to \$421,056 for townhouse-condo properties. Days on Market increased 12.3 percent for single family homes but decreased 20.8 percent for townhouse-condo properties.

There were 1.39 million homes for sale heading into October, a 1.5% increase from the previous month and a 23% increase from the same period last year, for a 4.3-month supply at the current sales pace, according to NAR. Even with improving supply and the slower sales pace, home prices have continued to rise nationwide, with NAR reporting a median existing-home price of \$404,500 as of last measure, a 3% increase from one year ago.

Activity Snapshot

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
+ 19.5%	+ 1.1%	+ 6.0%

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	10-2023	10-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
New Listings		132	164	+ 24.2%	1,753	1,845	+ 5.2%
Pending / Under Contract		103	124	+ 20.4%	1,336	1,263	- 5.5%
Sold Listings		110	126	+ 14.5%	1,322	1,210	- 8.5%
Median Sales Price		\$550,000	\$572,000	+ 4.0%	\$557,500	\$570,000	+ 2.2%
Average Sales Price		\$658,567	\$647,901	- 1.6%	\$670,675	\$672,645	+ 0.3%
Pct. of List Price Received		99.1%	98.5%	- 0.6%	99.4%	99.1%	- 0.3%
Days on Market		65	73	+ 12.3%	65	67	+ 3.1%
Affordability Index		67	75	+ 11.9%	66	75	+ 13.6%
Active Listings		311	384	+ 23.5%	--	--	--
Months Supply		2.5	3.3	+ 32.0%	--	--	--

Townhouse-Condo Market Overview

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

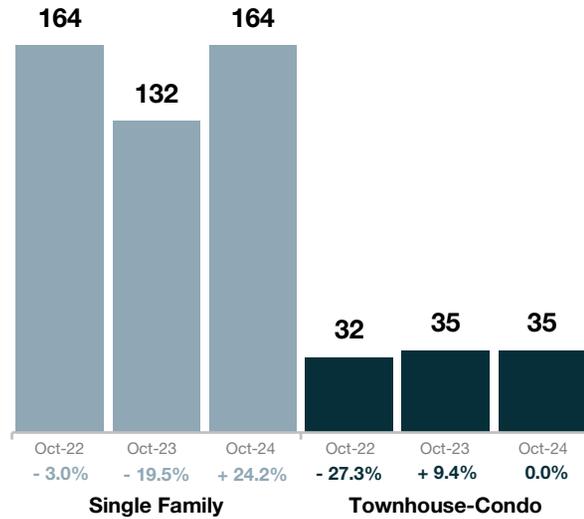


Key Metrics	Historical Sparkbars	10-2023	10-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
New Listings		35	35	0.0%	344	380	+ 10.5%
Pending / Under Contract		15	28	+ 86.7%	248	248	0.0%
Sold Listings		18	27	+ 50.0%	282	237	- 16.0%
Median Sales Price		\$430,889	\$421,056	- 2.3%	\$413,531	\$421,056	+ 1.8%
Average Sales Price		\$487,682	\$454,734	- 6.8%	\$444,730	\$441,200	- 0.8%
Pct. of List Price Received		100.8%	98.9%	- 1.9%	100.9%	99.7%	- 1.2%
Days on Market		77	61	- 20.8%	122	104	- 14.8%
Affordability Index		89	102	+ 14.6%	93	102	+ 9.7%
Active Listings		86	122	+ 41.9%	--	--	--
Months Supply		3.0	5.3	+ 76.7%	--	--	--

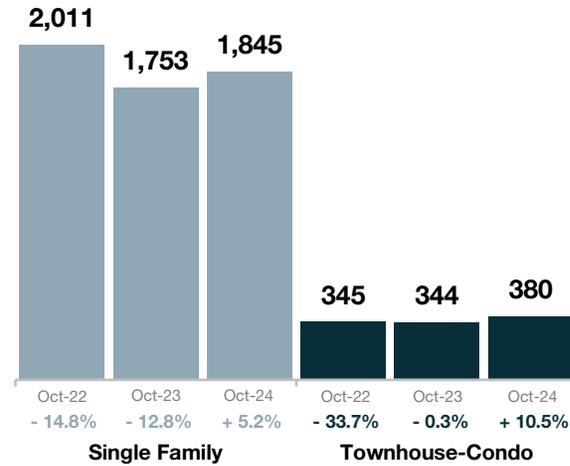
New Listings



October

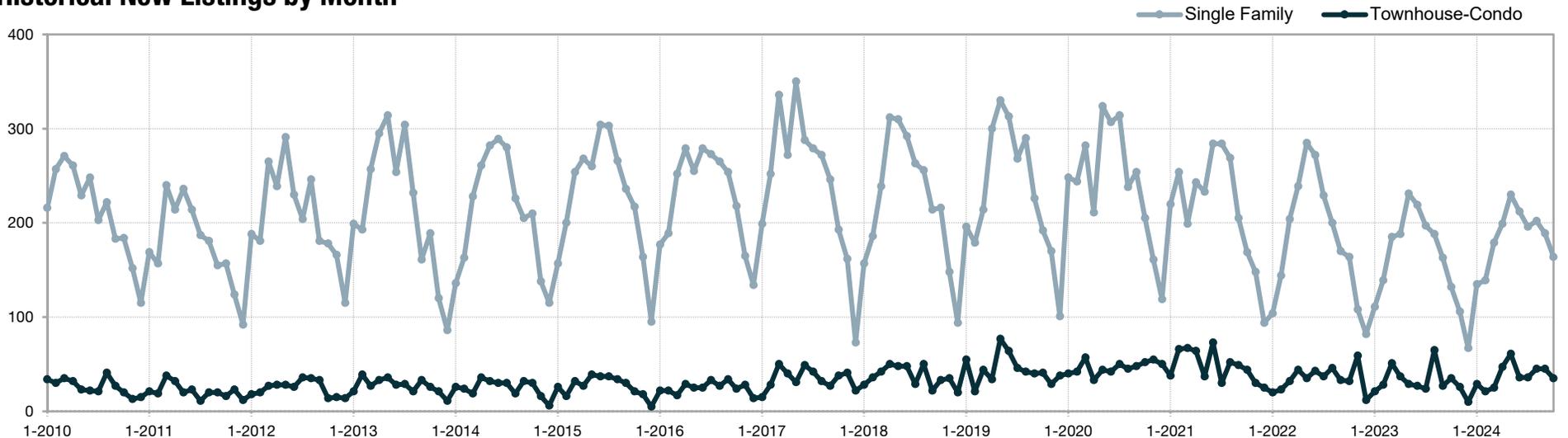


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2023	106	-1.9%	26	-55.9%
Dec-2023	67	-18.3%	10	-16.7%
Jan-2024	135	+21.6%	29	+38.1%
Feb-2024	139	0.0%	21	-25.0%
Mar-2024	179	-3.2%	25	-51.0%
Apr-2024	199	+5.9%	47	+27.0%
May-2024	230	-0.4%	61	+110.3%
Jun-2024	212	-3.2%	36	+33.3%
Jul-2024	196	-0.5%	36	+50.0%
Aug-2024	202	+7.4%	45	-30.8%
Sep-2024	189	+16.0%	45	+66.7%
Oct-2024	164	+24.2%	35	0.0%

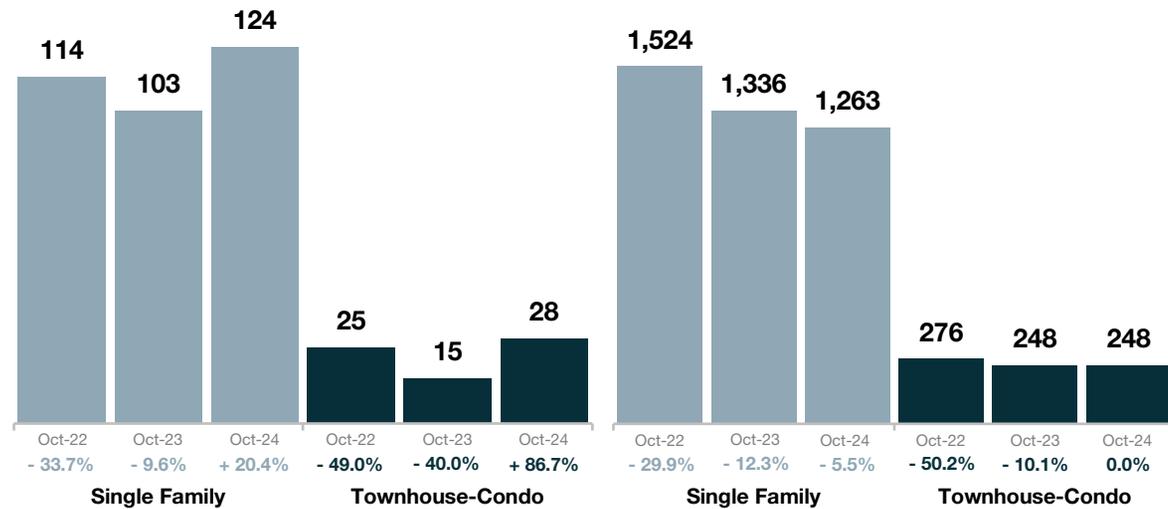
Historical New Listings by Month



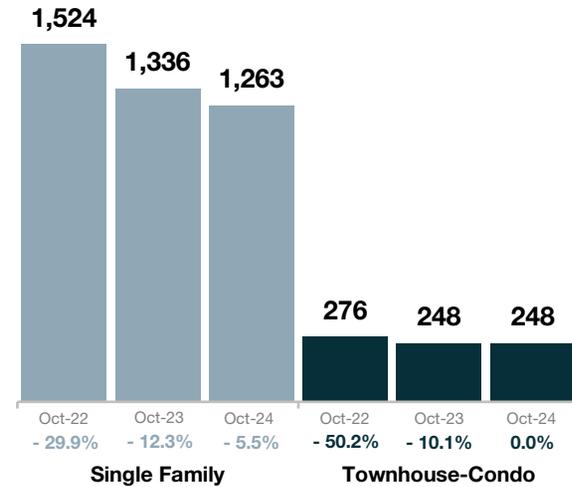
Pending / Under Contract



October

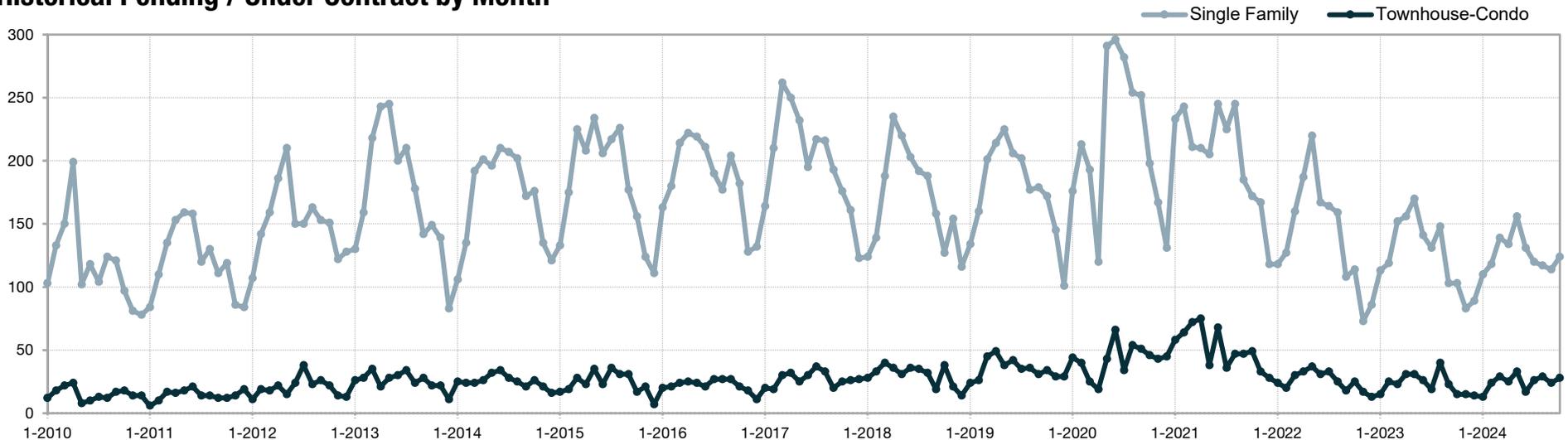


Year to Date



Pending / Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	139	-8.6%	29	+26.1%
Apr-2024	134	-14.1%	25	-19.4%
May-2024	156	-8.2%	33	+6.5%
Jun-2024	131	-7.1%	17	-34.6%
Jul-2024	120	-8.4%	26	+36.8%
Aug-2024	117	-20.9%	29	-27.5%
Sep-2024	114	+10.7%	24	+4.3%
Oct-2024	124	+20.4%	28	+86.7%

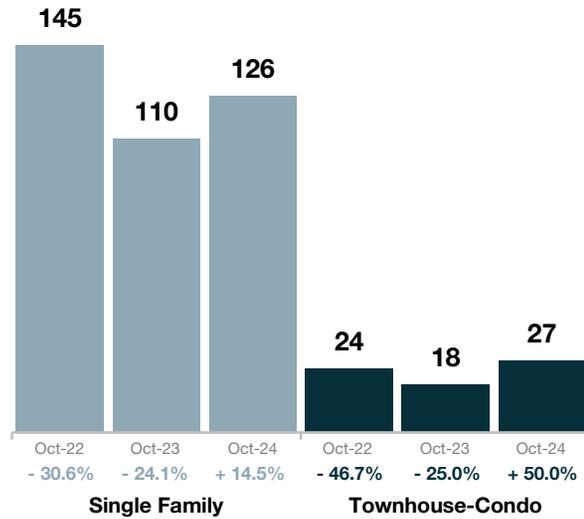
Historical Pending / Under Contract by Month



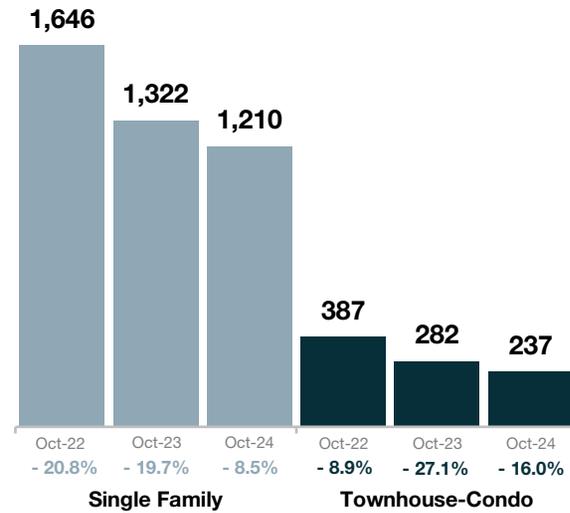
Sold Listings



October

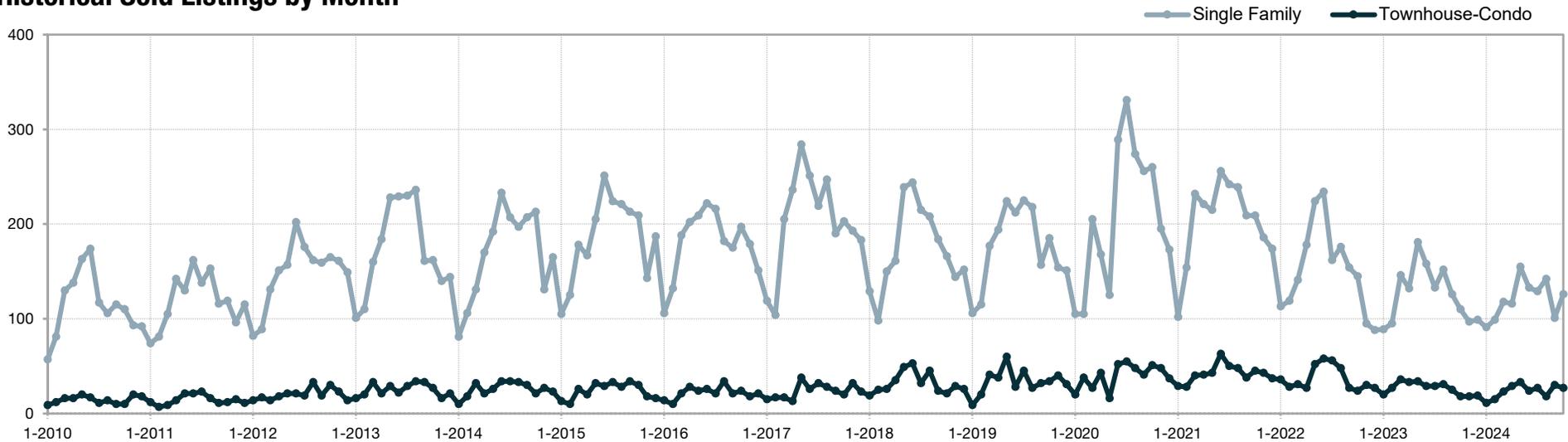


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Apr-2024	116	-12.1%	29	-12.1%
May-2024	155	-14.4%	33	-2.9%
Jun-2024	133	-15.8%	24	-17.2%
Jul-2024	129	-3.0%	27	-6.9%
Aug-2024	142	-6.6%	18	-41.9%
Sep-2024	101	-19.8%	30	+20.0%
Oct-2024	126	+14.5%	27	+50.0%

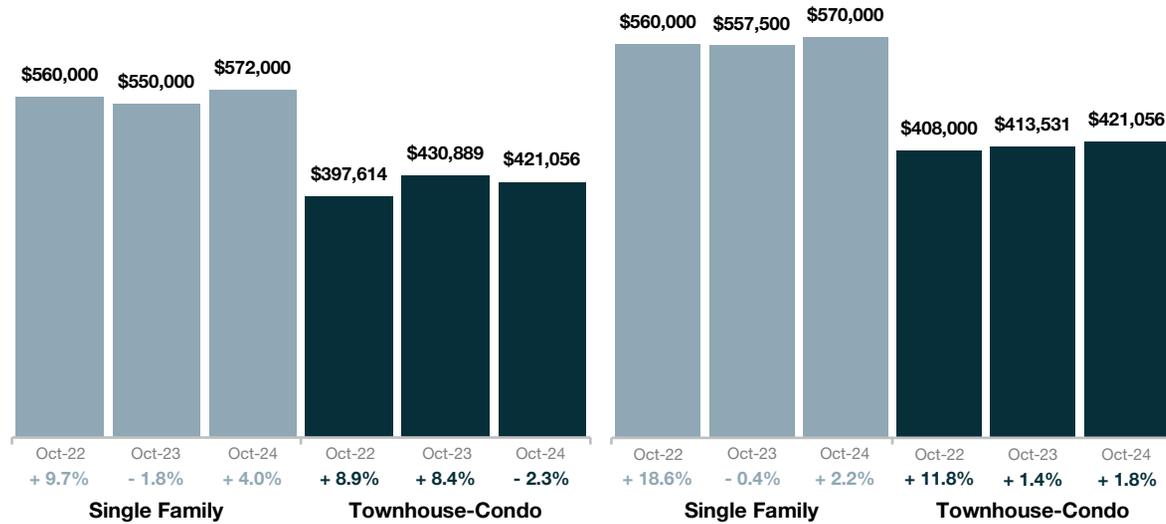
Historical Sold Listings by Month



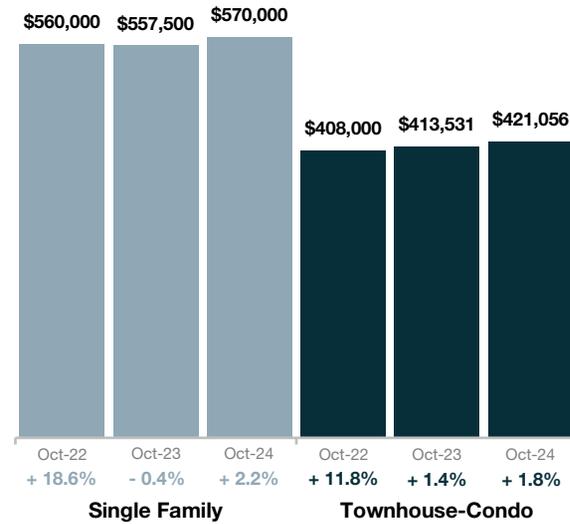
Median Sales Price



October

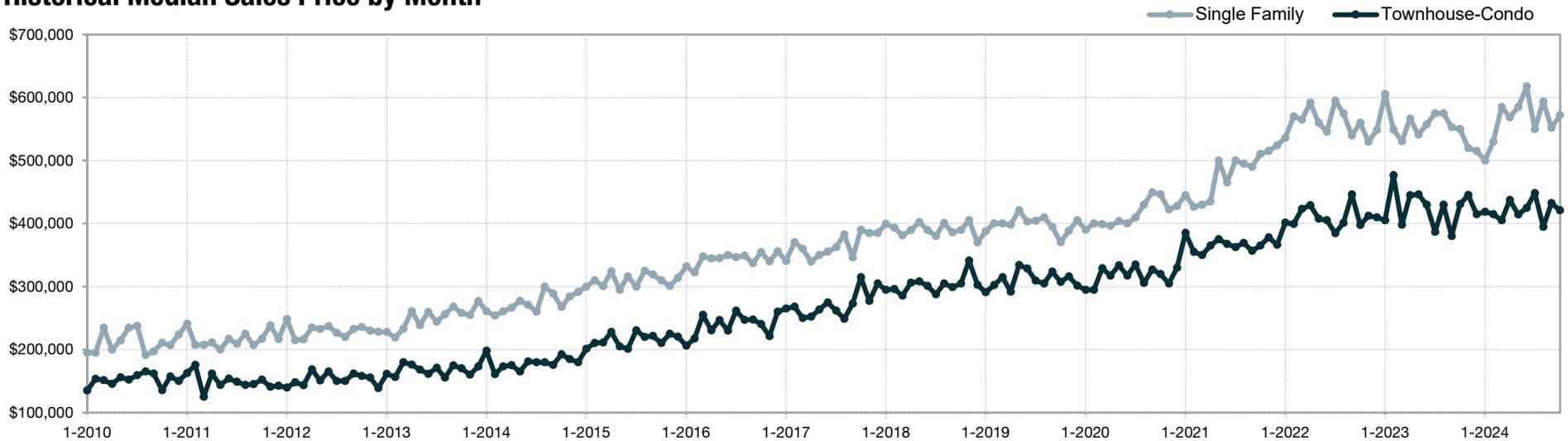


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Apr-2024	\$568,750	+0.4%	\$437,281	-1.7%
May-2024	\$585,000	+8.1%	\$414,590	-7.0%
Jun-2024	\$617,500	+10.8%	\$425,000	-1.2%
Jul-2024	\$550,000	-4.3%	\$448,220	+15.8%
Aug-2024	\$593,700	+3.3%	\$394,750	-8.2%
Sep-2024	\$552,000	-0.2%	\$432,463	+13.8%
Oct-2024	\$572,000	+4.0%	\$421,056	-2.3%

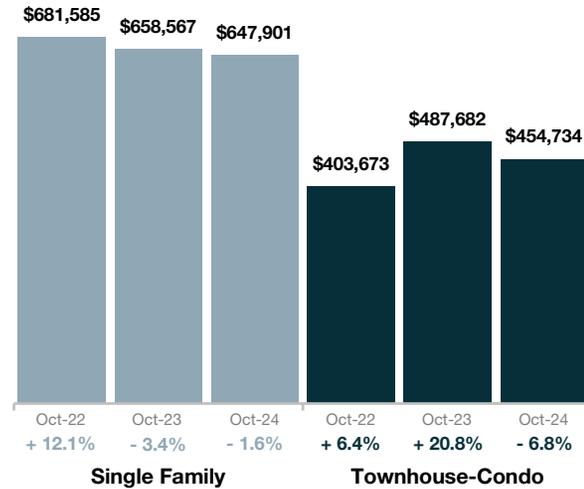
Historical Median Sales Price by Month



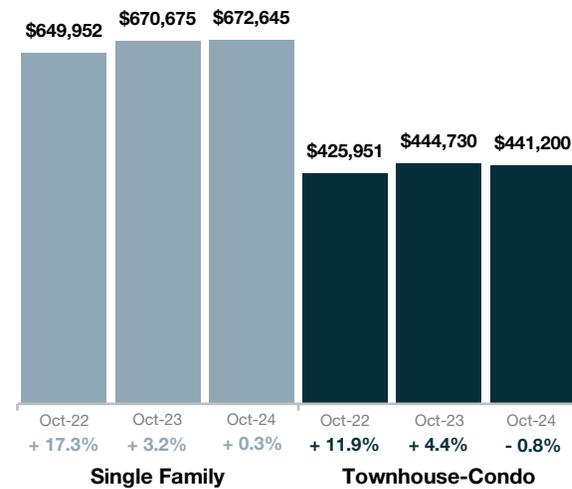
Average Sales Price



October

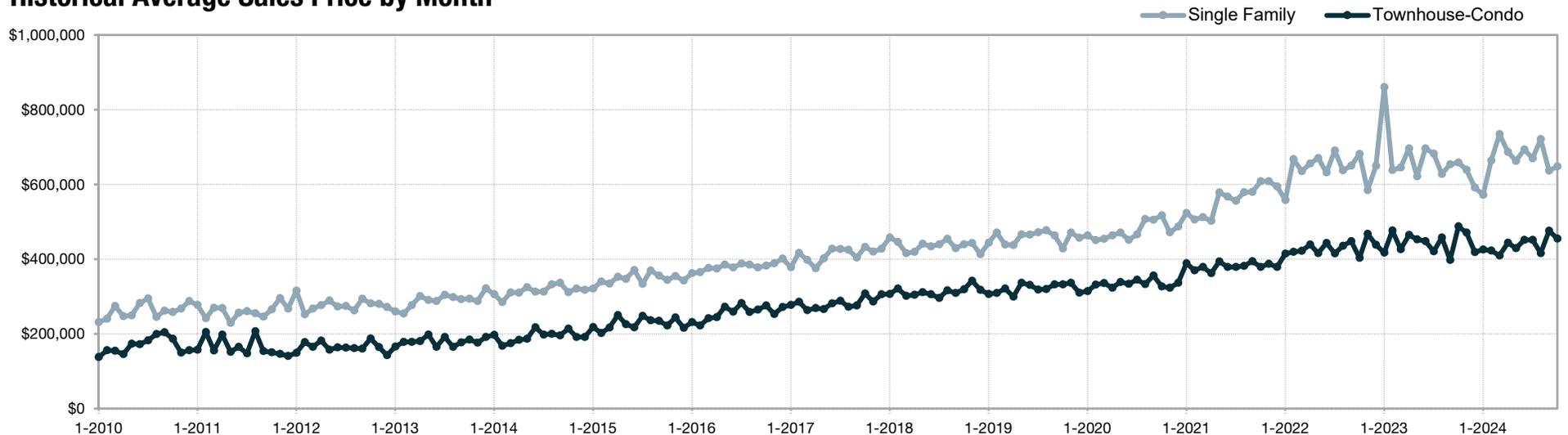


Year to Date



Average Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Apr-2024	\$687,191	-1.3%	\$444,133	-4.5%
May-2024	\$662,355	+6.6%	\$429,053	-5.2%
Jun-2024	\$693,174	-0.4%	\$451,498	+0.7%
Jul-2024	\$669,885	-1.8%	\$451,441	+7.3%
Aug-2024	\$721,371	+14.9%	\$416,034	-9.1%
Sep-2024	\$636,955	-2.5%	\$476,079	+19.6%
Oct-2024	\$647,901	-1.6%	\$454,734	-6.8%

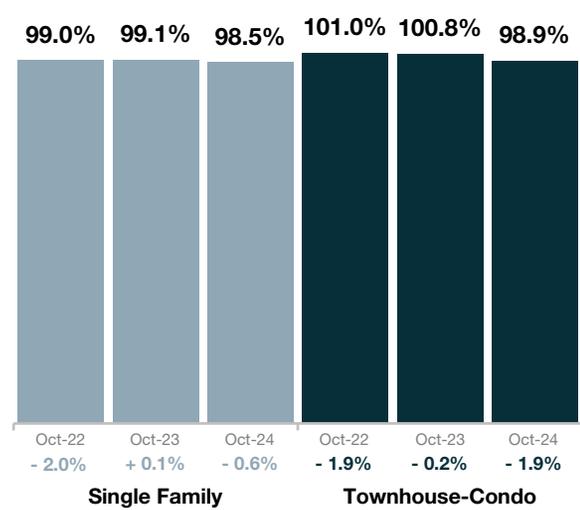
Historical Average Sales Price by Month



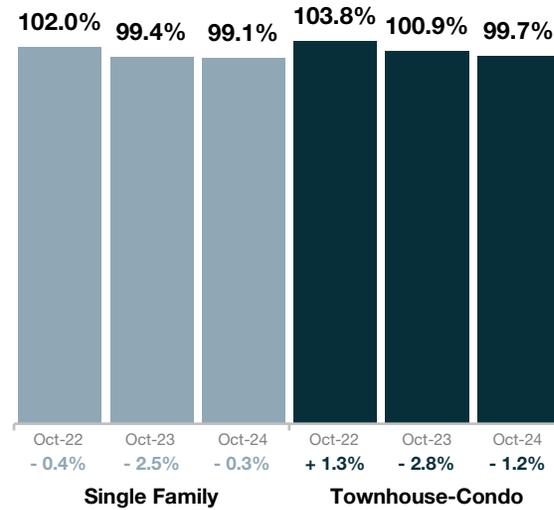
Percent of List Price Received



October

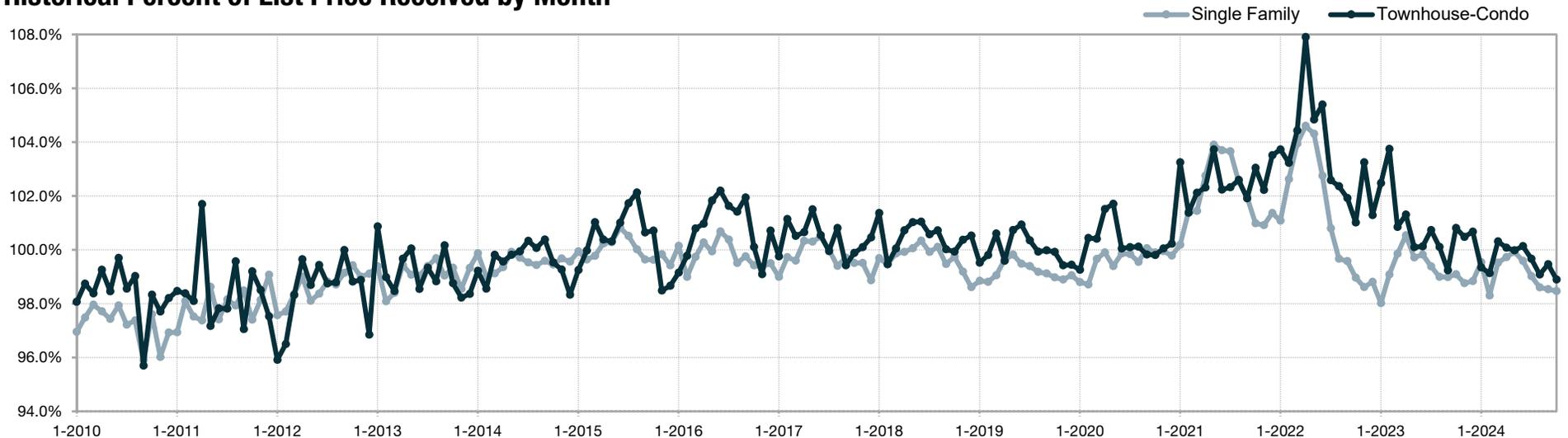


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Apr-2024	99.7%	-0.8%	100.1%	-1.2%
May-2024	99.9%	+0.2%	100.0%	-0.1%
Jun-2024	99.6%	-0.2%	100.1%	0.0%
Jul-2024	99.0%	-0.4%	99.7%	-1.0%
Aug-2024	98.6%	-0.4%	99.1%	-1.0%
Sep-2024	98.5%	-0.5%	99.5%	+0.3%
Oct-2024	98.5%	-0.6%	98.9%	-1.9%

Historical Percent of List Price Received by Month

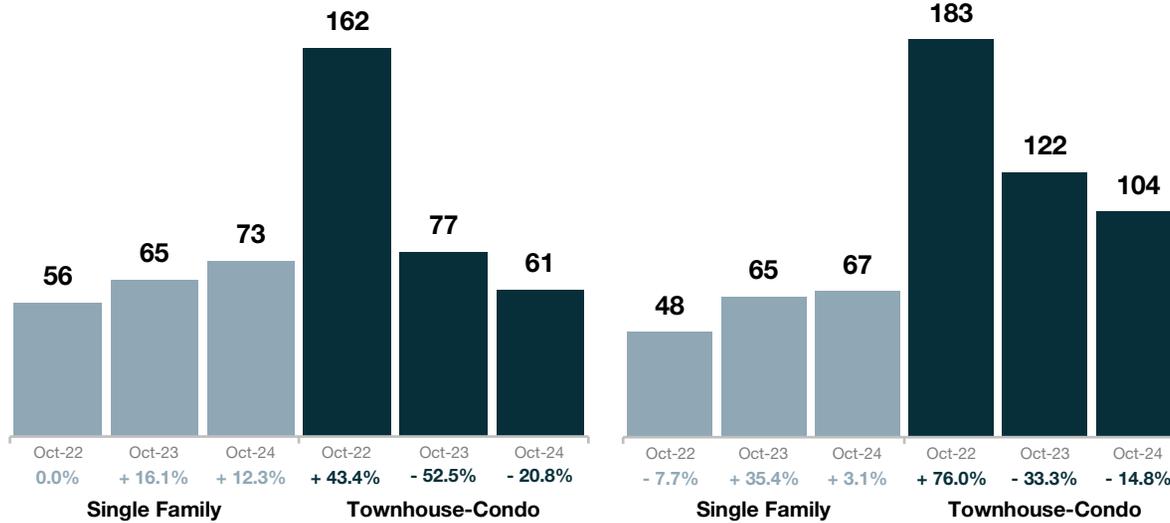


Days on Market Until Sale



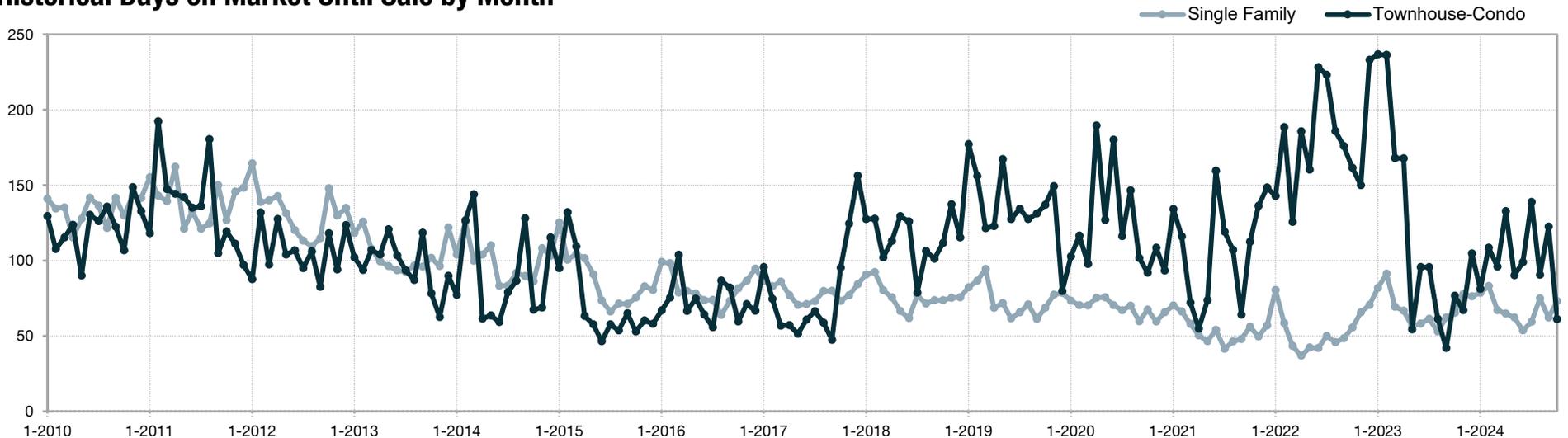
October

Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Apr-2024	65	-3.0%	133	-20.8%
May-2024	62	+10.7%	90	+66.7%
Jun-2024	54	-6.9%	99	+3.1%
Jul-2024	59	-3.3%	139	+44.8%
Aug-2024	75	+41.5%	91	+49.2%
Sep-2024	62	0.0%	123	+192.9%
Oct-2024	73	+12.3%	61	-20.8%

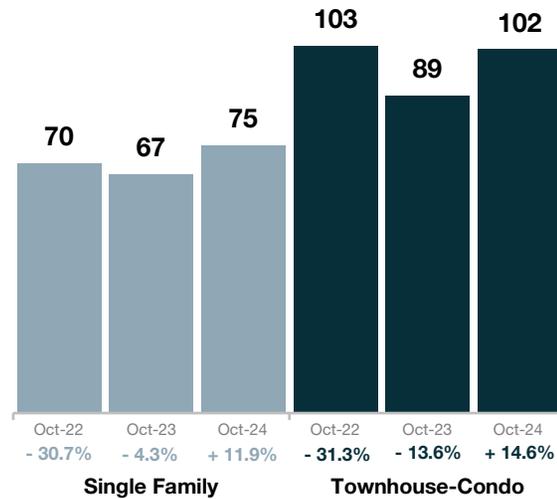
Historical Days on Market Until Sale by Month



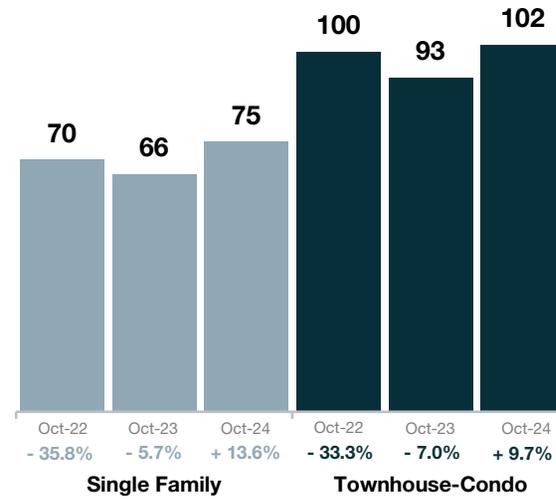
Housing Affordability Index



October

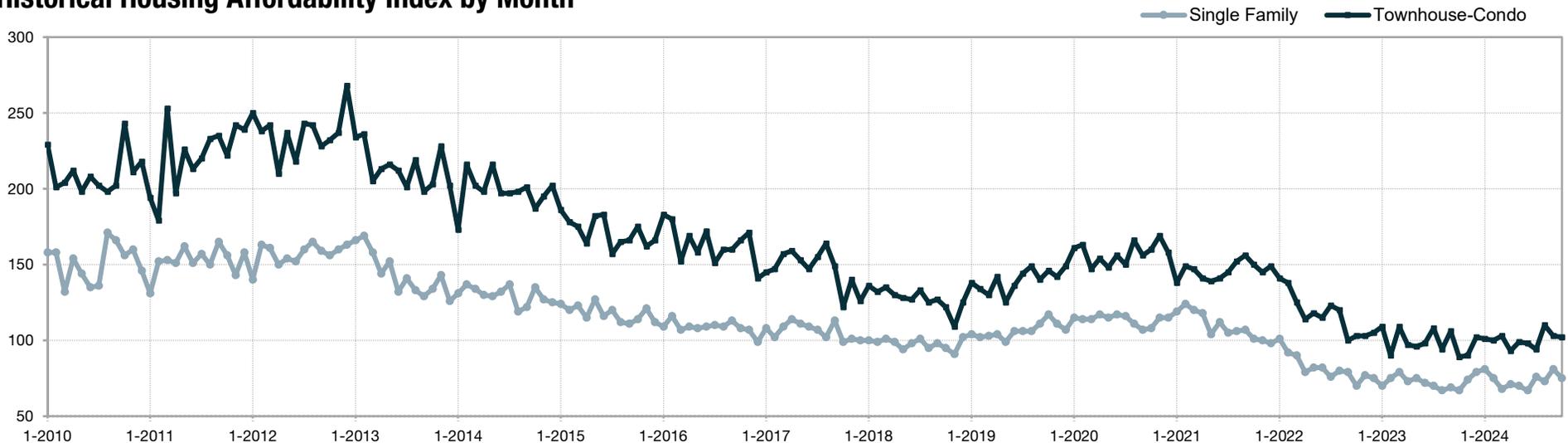


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2023	74	-3.9%	90	-12.6%
Dec-2023	79	+5.3%	102	-2.9%
Jan-2024	81	+15.7%	101	-7.3%
Feb-2024	75	0.0%	100	+11.1%
Mar-2024	68	-13.9%	103	-5.5%
Apr-2024	71	-2.7%	93	-4.1%
May-2024	70	-6.7%	99	+3.1%
Jun-2024	67	-6.9%	98	0.0%
Jul-2024	76	+8.6%	94	-13.0%
Aug-2024	73	+9.0%	110	+17.0%
Sep-2024	81	+17.4%	103	-2.8%
Oct-2024	75	+11.9%	102	+14.6%

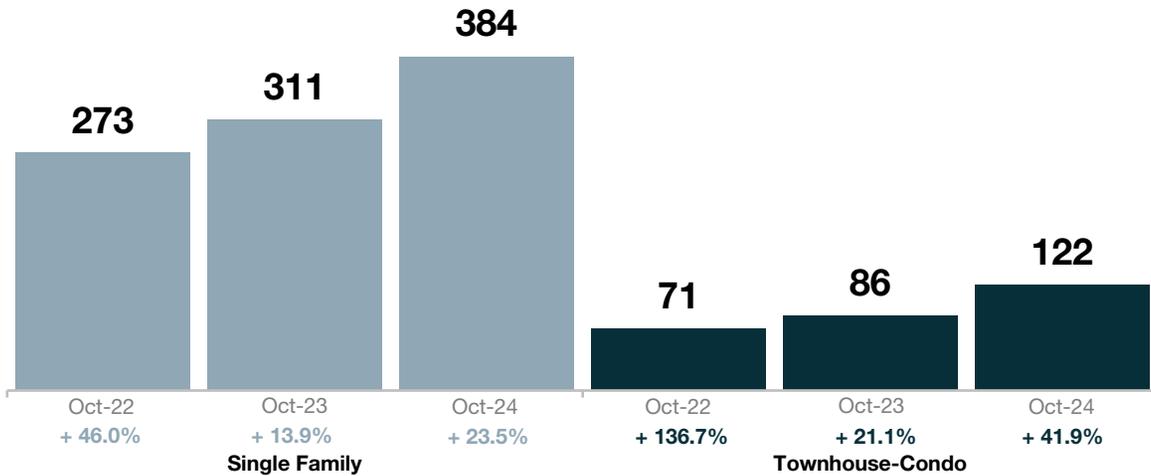
Historical Housing Affordability Index by Month



Inventory of Active Listings

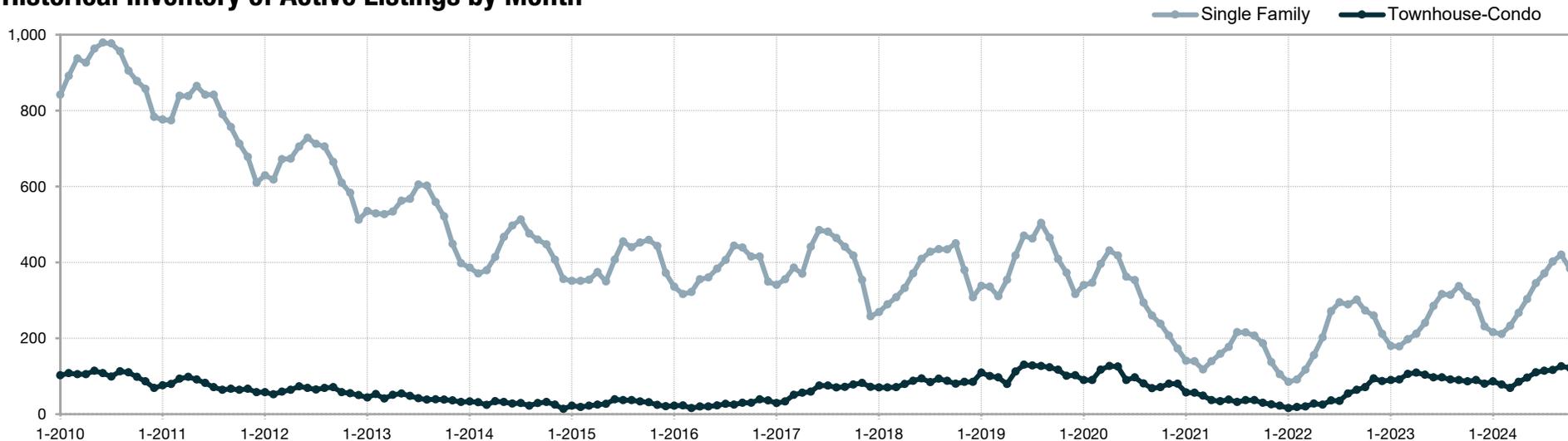


October



Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2023	294	+13.1%	90	-4.3%
Dec-2023	231	+9.0%	80	-8.0%
Jan-2024	216	+20.0%	86	-4.4%
Feb-2024	211	+18.5%	78	-14.3%
Mar-2024	233	+18.3%	69	-34.9%
Apr-2024	267	+25.9%	85	-22.0%
May-2024	303	+26.3%	96	-7.7%
Jun-2024	345	+21.1%	110	+13.4%
Jul-2024	371	+17.4%	114	+17.5%
Aug-2024	402	+28.0%	116	+27.5%
Sep-2024	420	+24.6%	126	+40.0%
Oct-2024	384	+23.5%	122	+41.9%

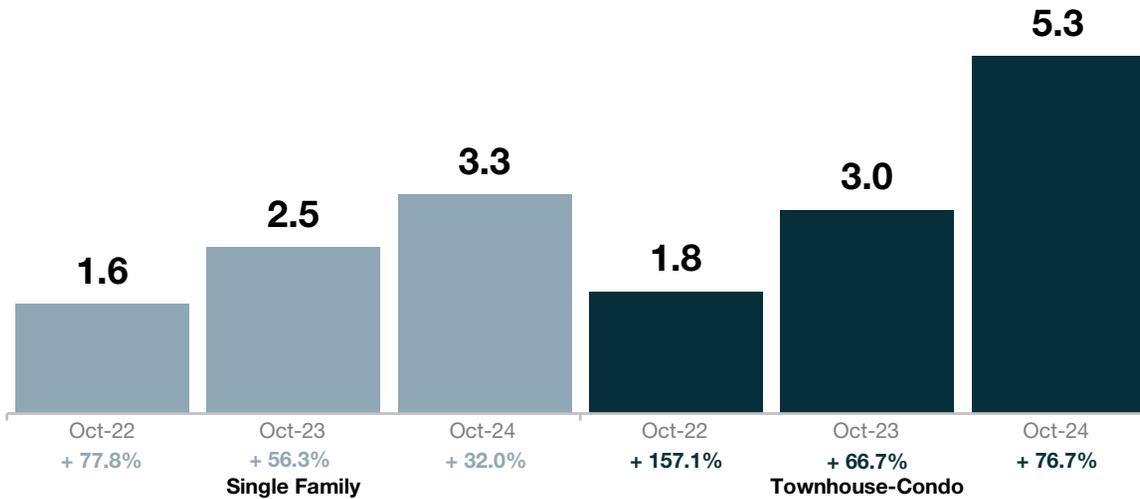
Historical Inventory of Active Listings by Month



Months Supply of Inventory



October



Months Supply	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2023	2.3	+43.8%	3.3	+32.0%
Dec-2023	1.8	+28.6%	3.0	+25.0%
Jan-2024	1.7	+41.7%	3.3	+32.0%
Feb-2024	1.7	+41.7%	3.1	+19.2%
Mar-2024	1.9	+46.2%	2.9	0.0%
Apr-2024	2.2	+46.7%	3.6	+20.0%
May-2024	2.5	+47.1%	4.1	+36.7%
Jun-2024	2.9	+38.1%	4.8	+60.0%
Jul-2024	3.1	+29.2%	5.0	+56.3%
Aug-2024	3.4	+41.7%	5.4	+74.2%
Sep-2024	3.6	+38.5%	5.7	+83.9%
Oct-2024	3.3	+32.0%	5.3	+76.7%

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.



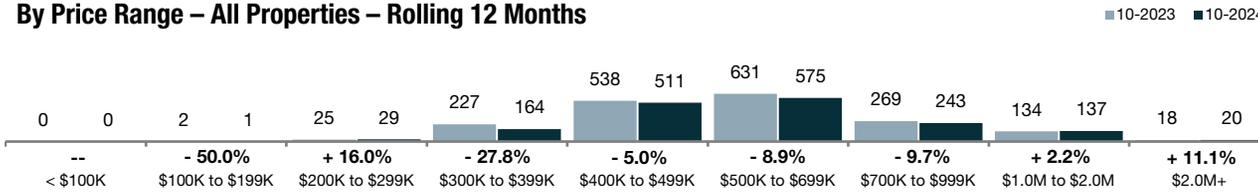
Key Metrics	Historical Sparkbars	10-2023	10-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
New Listings		167	199	+ 19.2%	2,097	2,225	+ 6.1%
Pending / Under Contract		118	152	+ 28.8%	1,584	1,511	- 4.6%
Sold Listings		128	153	+ 19.5%	1,604	1,447	- 9.8%
Median Sales Price		\$543,975	\$549,999	+ 1.1%	\$527,000	\$534,990	+ 1.5%
Average Sales Price		\$634,536	\$613,812	- 3.3%	\$630,927	\$634,737	+ 0.6%
Pct. of List Price Received		99.3%	98.5%	- 0.8%	99.7%	99.2%	- 0.5%
Days on Market		67	71	+ 6.0%	75	73	- 2.7%
Affordability Index		68	78	+ 14.7%	70	80	+ 14.3%
Active Listings		397	506	+ 27.5%	--	--	--
Months Supply		2.6	3.6	+ 38.5%	--	--	--

Sold Listings

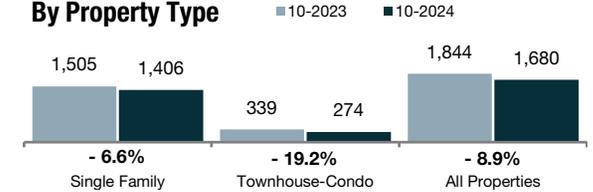
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

Compared to Prior Quarter

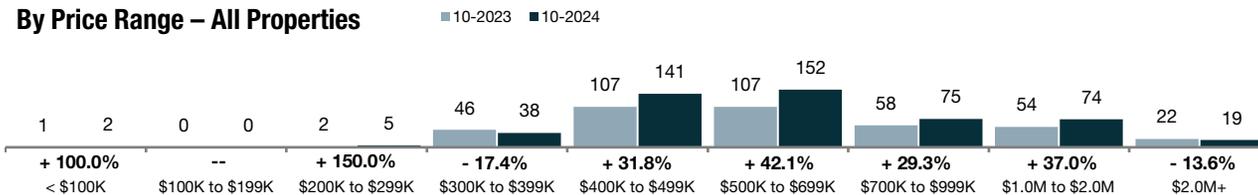
Year to Date

By Price Range	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
	10-2023	10-2024	Change	10-2023	10-2024	Change	9-2024	10-2024	Change	9-2024	10-2024	Change	10-2023	10-2024	Change	10-2023	10-2024	Change
\$99,999 and Below	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
\$100,000 to \$199,999	2	1	-50.0%	0	0	--	0	0	--	0	0	--	2	0	-100.0%	0	0	--
\$200,000 to \$299,999	11	18	+63.6%	14	11	-21.4%	0	3	--	1	2	+100.0%	10	17	+70.0%	12	9	-25.0%
\$300,000 to \$399,999	87	75	-13.8%	140	89	-36.4%	6	5	-16.7%	9	7	-22.2%	67	62	-7.5%	115	76	-33.9%
\$400,000 to \$499,999	446	394	-11.7%	92	117	+27.2%	33	34	+3.0%	13	10	-23.1%	395	323	-18.2%	81	105	+29.6%
\$500,000 to \$699,999	552	525	-4.9%	79	50	-36.7%	33	49	+48.5%	5	7	+40.0%	485	456	-6.0%	65	42	-35.4%
\$700,000 to \$999,999	255	237	-7.1%	14	6	-57.1%	21	25	+19.0%	1	1	0.0%	223	214	-4.0%	9	4	-55.6%
\$1,000,000 to \$1,999,999	134	136	+1.5%	0	1	--	7	9	+28.6%	1	0	-100.0%	124	120	-3.2%	0	1	--
\$2,000,000 and Above	18	20	+11.1%	0	0	--	1	1	0.0%	0	0	--	16	18	+12.5%	0	0	--
All Price Ranges	1,505	1,406	-6.6%	339	274	-19.2%	101	126	+24.8%	30	27	-10.0%	1,322	1,210	-8.5%	282	237	-16.0%

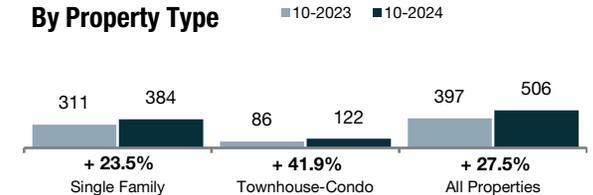
Inventory of Active Listings

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		
	10-2023	10-2024	Change	10-2023	10-2024	Change	9-2024	10-2024	Change	9-2024	10-2024	Change	10-2023	10-2024	Change	10-2023	10-2024
\$99,999 and Below	1	2	+100.0%	0	0	--	2	2	0.0%	0	0	--					
\$100,000 to \$199,999	0	0	--	0	0	--	0	0	--	0	0	--					
\$200,000 to \$299,999	1	3	+200.0%	1	2	+100.0%	3	3	0.0%	1	2	+100.0%					
\$300,000 to \$399,999	17	10	-41.2%	29	28	-3.4%	11	10	-9.1%	40	28	-30.0%					
\$400,000 to \$499,999	67	83	+23.9%	40	58	+45.0%	87	83	-4.6%	51	58	+13.7%					
\$500,000 to \$699,999	92	132	+43.5%	15	20	+33.3%	143	132	-7.7%	22	20	-9.1%					
\$700,000 to \$999,999	57	68	+19.3%	1	7	+600.0%	74	68	-8.1%	5	7	+40.0%					
\$1,000,000 to \$1,999,999	54	67	+24.1%	0	7	--	78	67	-14.1%	7	7	0.0%					
\$2,000,000 and Above	22	19	-13.6%	0	0	--	22	19	-13.6%	0	0	--					
All Price Ranges	311	384	+23.5%	86	122	+41.9%	420	384	-8.6%	126	122	-3.2%					

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®



New Listings	A measure of how much new supply is coming onto the market from sellers.
Pending / Under Contract	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.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Median Sales Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Average Sales Price	A sum of all home sales prices divided by total number of sales.
Percent of List Price Received	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
Housing Affordability Index	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.
Active Listings	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.
Months Supply of Inventory	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.