

Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Windsor

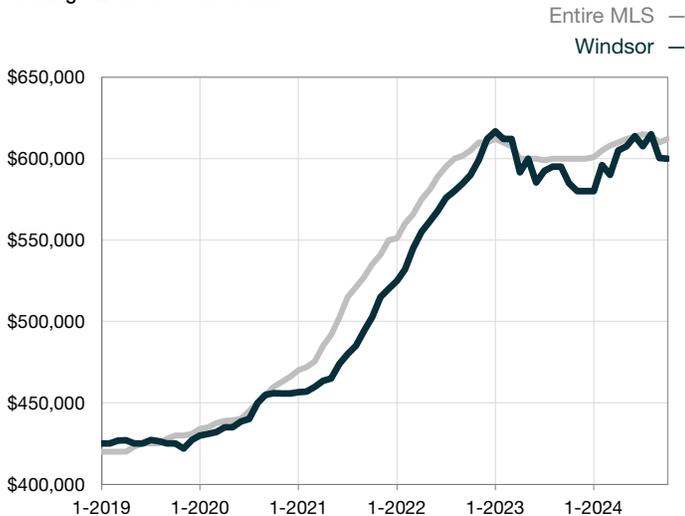
Single Family	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	77	118	+ 53.2%	821	1,063	+ 29.5%
Sold Listings	53	75	+ 41.5%	663	682	+ 2.9%
Median Sales Price*	\$605,000	\$589,838	- 2.5%	\$580,000	\$600,500	+ 3.5%
Average Sales Price*	\$681,881	\$697,781	+ 2.3%	\$652,444	\$696,980	+ 6.8%
Percent of List Price Received*	98.7%	99.2%	+ 0.5%	99.5%	99.3%	- 0.2%
Days on Market Until Sale	75	85	+ 13.3%	89	74	- 16.9%
Inventory of Homes for Sale	160	249	+ 55.6%	--	--	--
Months Supply of Inventory	2.6	4.0	+ 53.8%	--	--	--

* 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	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	12	14	+ 16.7%	148	137	- 7.4%
Sold Listings	14	9	- 35.7%	108	86	- 20.4%
Median Sales Price*	\$435,575	\$445,000	+ 2.2%	\$440,235	\$417,020	- 5.3%
Average Sales Price*	\$419,851	\$440,748	+ 5.0%	\$450,582	\$419,145	- 7.0%
Percent of List Price Received*	100.7%	97.5%	- 3.2%	100.2%	98.6%	- 1.6%
Days on Market Until Sale	51	117	+ 129.4%	90	109	+ 21.1%
Inventory of Homes for Sale	39	38	- 2.6%	--	--	--
Months Supply of Inventory	3.7	4.7	+ 27.0%	--	--	--

* 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

