



Monthly Indicators

November 2024

Percent changes calculated using year-over-year comparisons.

New Listings were up 6.6 percent for single family homes and 19.2 percent for townhouse-condo properties. Pending Sales landed at 122 for single family homes and 24 for townhouse-condo properties.

The Median Sales Price was up 7.0 percent to \$556,188 for single family homes but decreased 11.0 percent to \$396,250 for townhouse-condo properties. Days on Market increased 6.4 percent for single family homes and 41.8 percent for townhouse-condo properties.

The number of homes for sale continues to improve nationwide, climbing 0.7% month-over-month and 19.1% year-over-year to 1.37 million units heading into November, for a 4.2-month supply at the current sales pace, according to NAR. Despite a wider selection of properties on the market, sales prices have remained strong at the national level, with a median existing-home price of \$407,200 as of last measure, a 4% increase from the same time last year.

Activity Snapshot

+ 24.3%	+ 4.5%	+ 13.2%
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

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	11-2023	11-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
New Listings		106	113	+ 6.6%	1,859	1,964	+ 5.6%
Pending / Under Contract		83	122	+ 47.0%	1,419	1,375	- 3.1%
Sold Listings		97	115	+ 18.6%	1,419	1,325	- 6.6%
Median Sales Price		\$519,825	\$556,188	+ 7.0%	\$555,000	\$570,000	+ 2.7%
Average Sales Price		\$638,938	\$648,563	+ 1.5%	\$668,504	\$670,571	+ 0.3%
Pct. of List Price Received		98.8%	98.6%	- 0.2%	99.4%	99.1%	- 0.3%
Days on Market		78	83	+ 6.4%	66	69	+ 4.5%
Affordability Index		74	75	+ 1.4%	69	73	+ 5.8%
Active Listings		294	321	+ 9.2%	--	--	--
Months Supply		2.3	2.7	+ 17.4%	--	--	--

Townhouse-Condo Market Overview

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

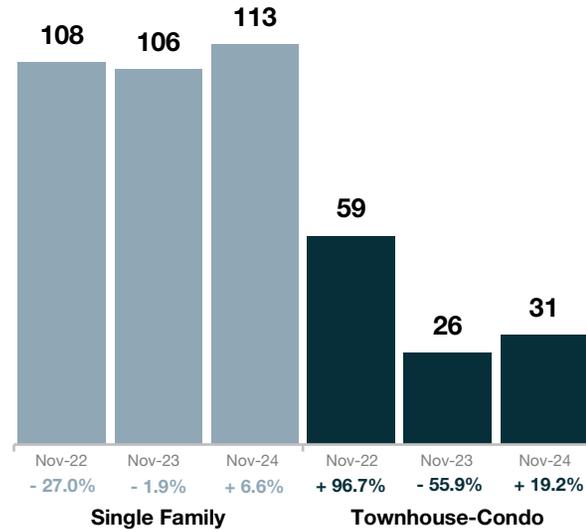


Key Metrics	Historical Sparkbars	11-2023	11-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
New Listings		26	31	+ 19.2%	370	411	+ 11.1%
Pending / Under Contract		15	24	+ 60.0%	263	269	+ 2.3%
Sold Listings		18	28	+ 55.6%	300	265	- 11.7%
Median Sales Price		\$445,154	\$396,250	- 11.0%	\$414,000	\$420,000	+ 1.4%
Average Sales Price		\$470,910	\$443,564	- 5.8%	\$446,301	\$441,450	- 1.1%
Pct. of List Price Received		100.5%	99.4%	- 1.1%	100.9%	99.6%	- 1.3%
Days on Market		67	95	+ 41.8%	119	103	- 13.4%
Affordability Index		90	106	+ 17.8%	97	100	+ 3.1%
Active Listings		90	118	+ 31.1%	--	--	--
Months Supply		3.3	5.0	+ 51.5%	--	--	--

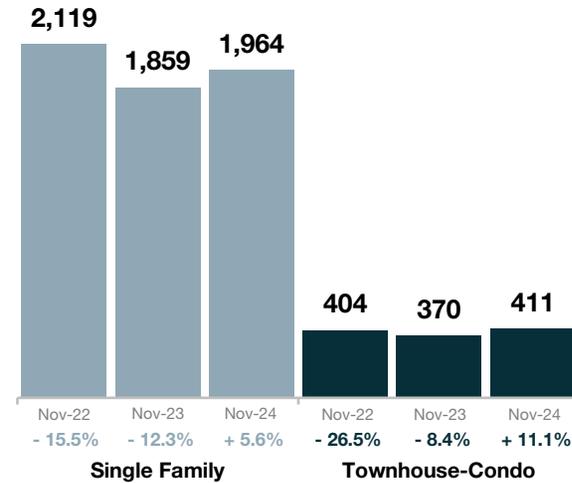
New Listings



November

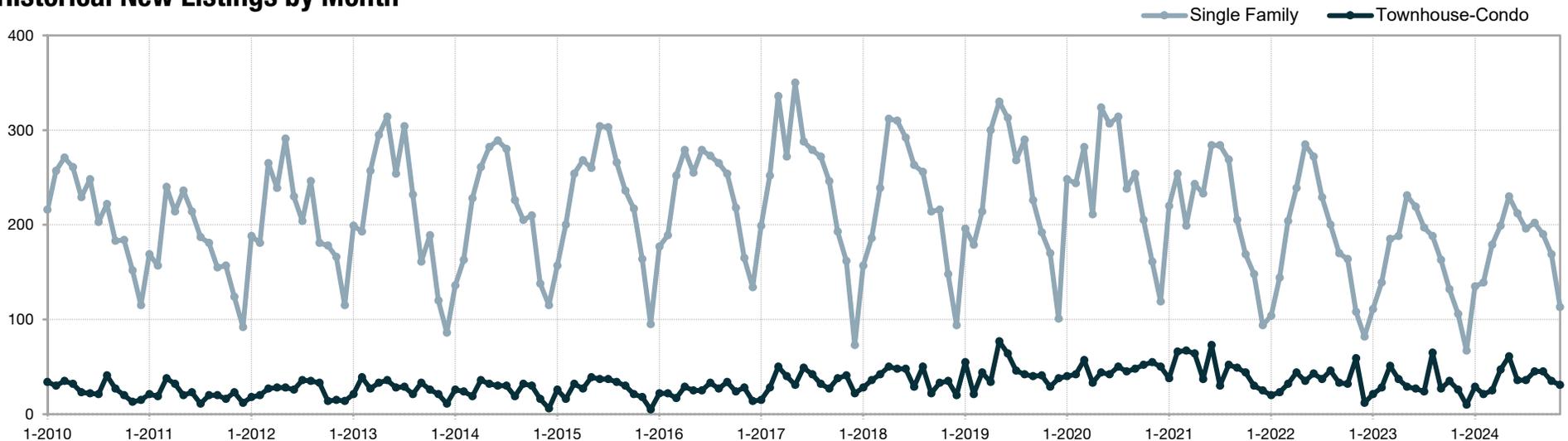


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	190	+16.6%	45	+66.7%
Oct-2024	169	+28.0%	35	0.0%
Nov-2024	113	+6.6%	31	+19.2%

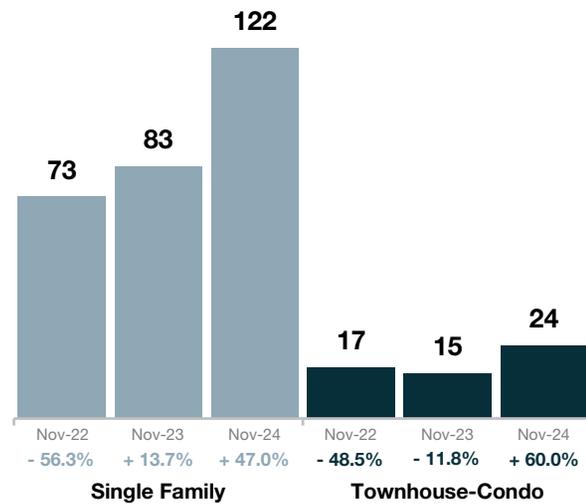
Historical New Listings by Month



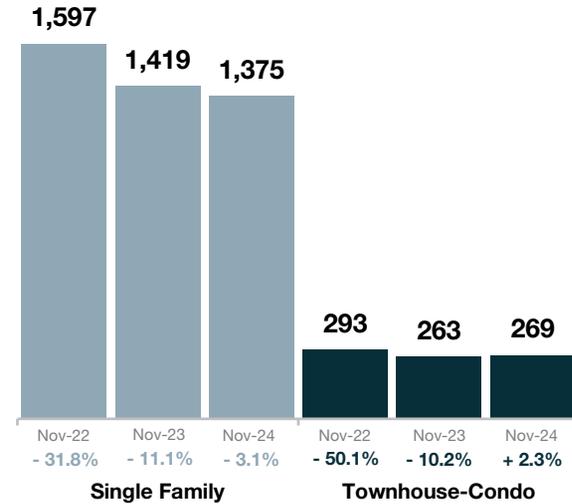
Pending / Under Contract



November

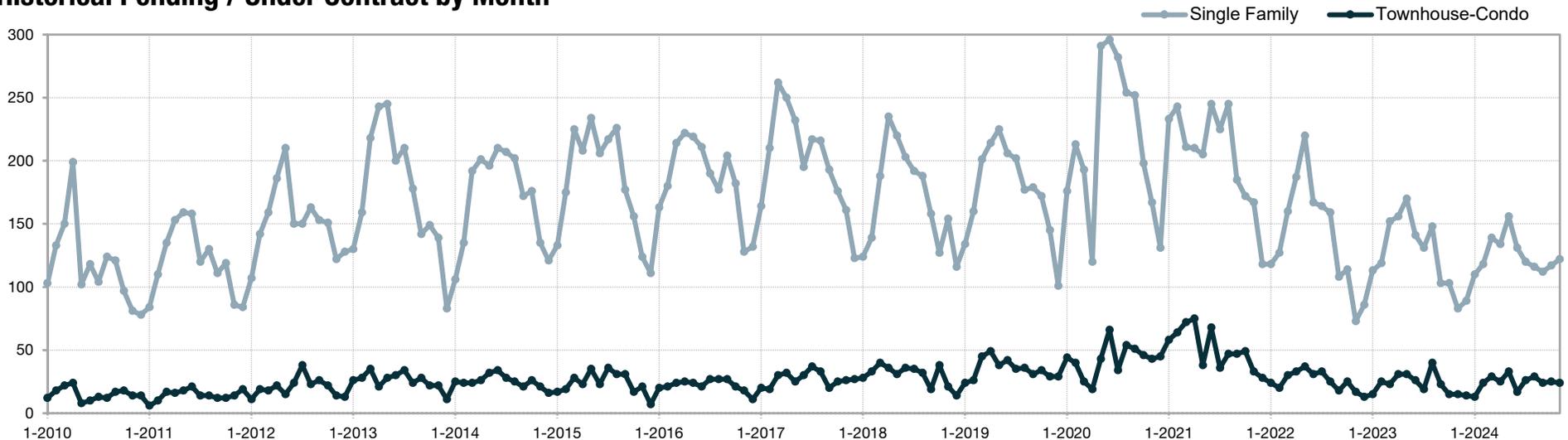


Year to Date



Pending / Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	116	-21.6%	29	-27.5%
Sep-2024	112	+8.7%	24	+4.3%
Oct-2024	117	+13.6%	25	+66.7%
Nov-2024	122	+47.0%	24	+60.0%

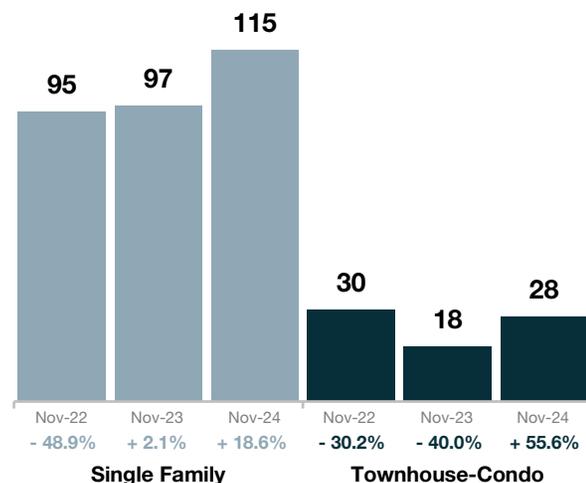
Historical Pending / Under Contract by Month



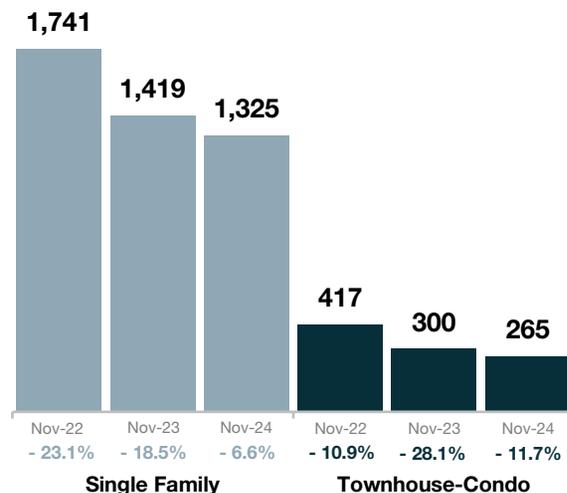
Sold Listings



November

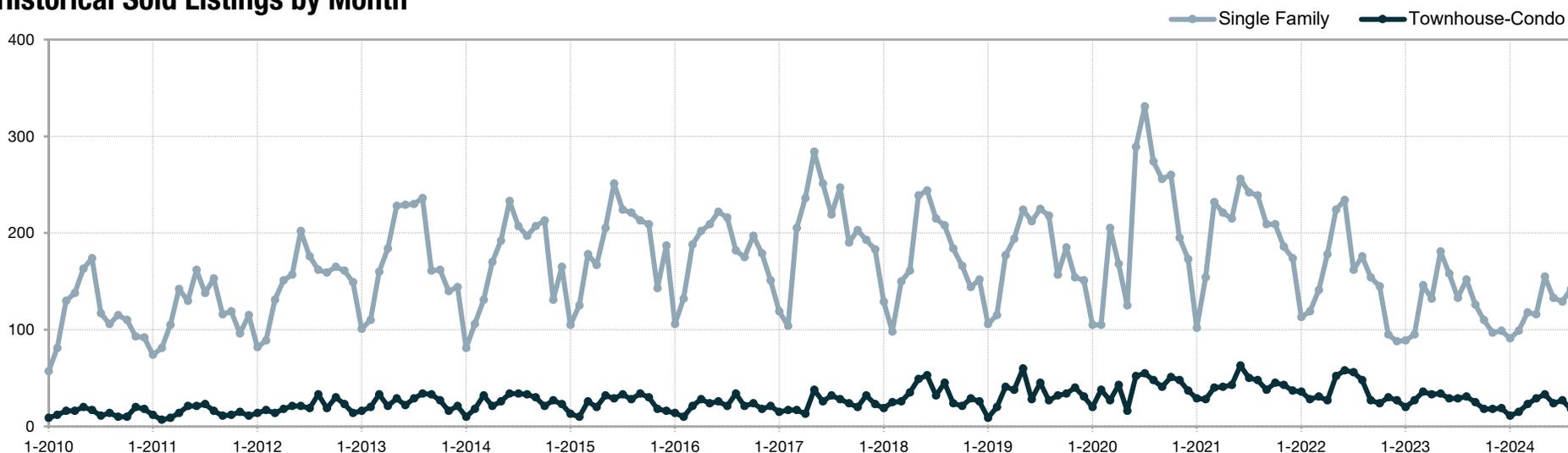


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Nov-2024	115	+18.6%	28	+55.6%

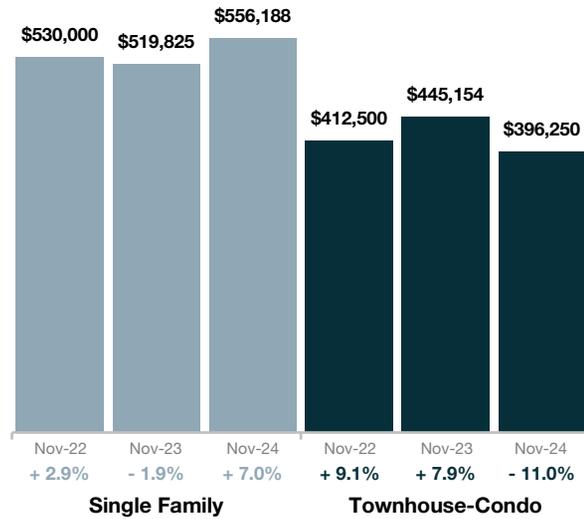
Historical Sold Listings by Month



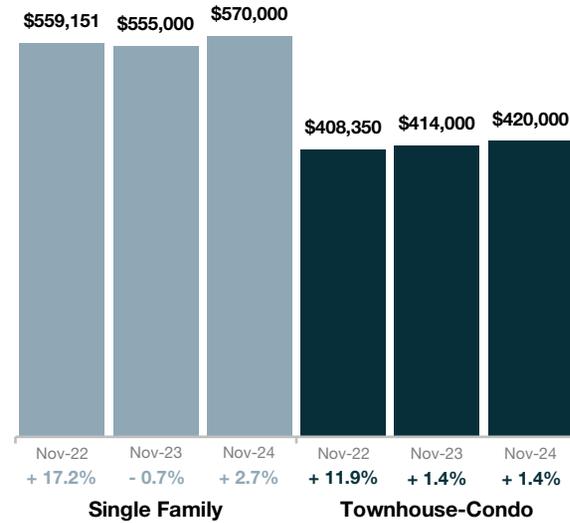
Median Sales Price



November

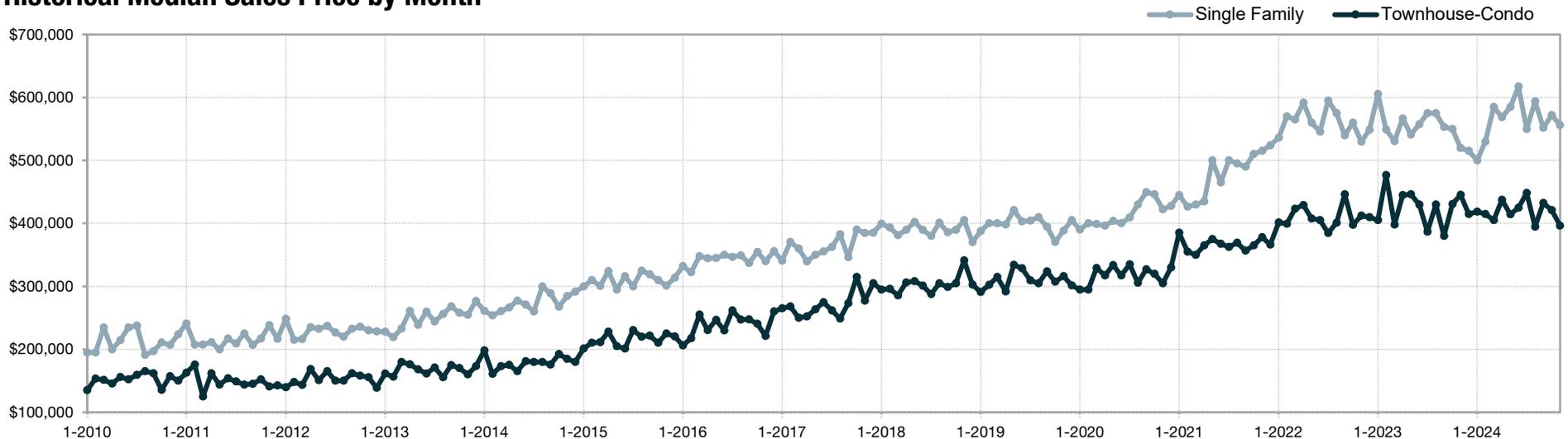


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Nov-2024	\$556,188	+7.0%	\$396,250	-11.0%

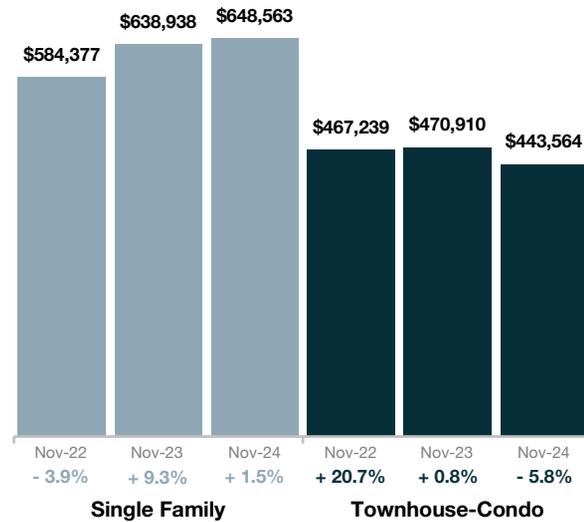
Historical Median Sales Price by Month



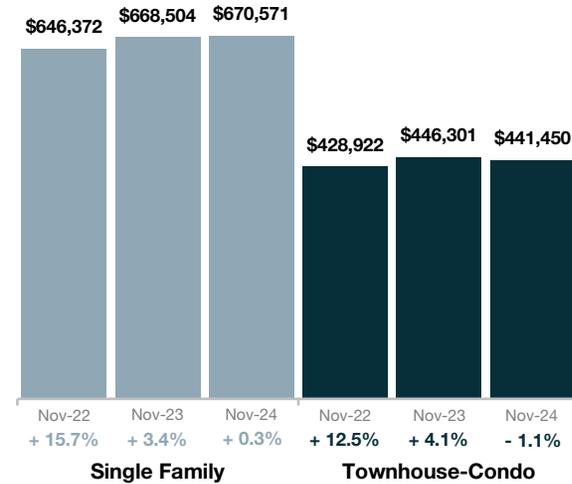
Average Sales Price



November

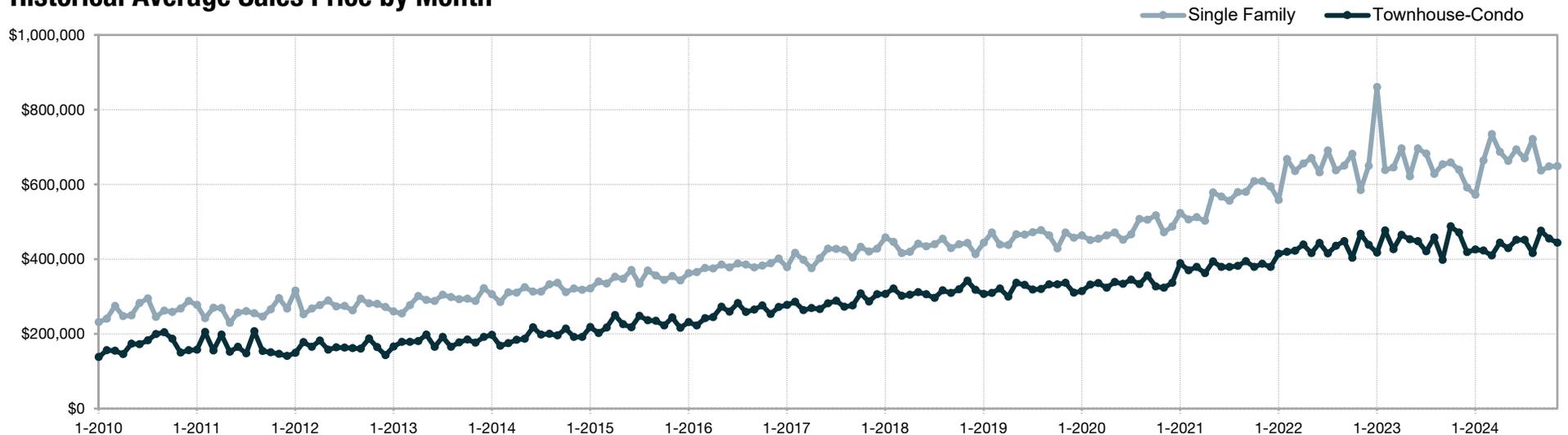


Year to Date



Average Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Nov-2024	\$648,563	+1.5%	\$443,564	-5.8%

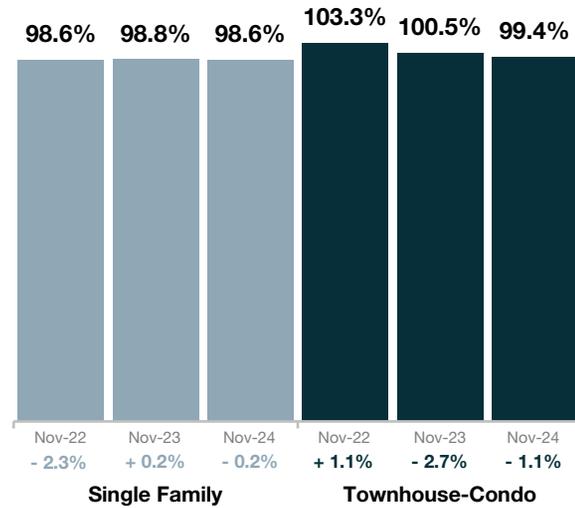
Historical Average Sales Price by Month



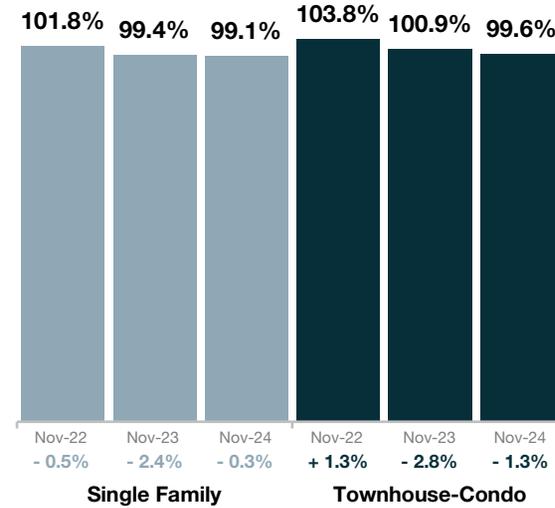
Percent of List Price Received



November

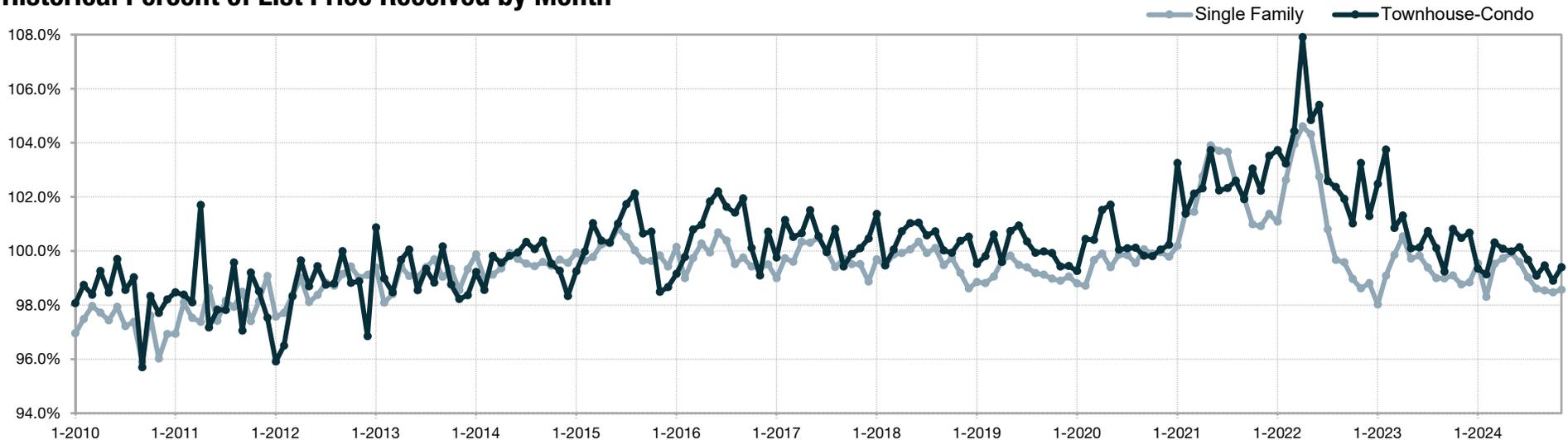


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Nov-2024	98.6%	-0.2%	99.4%	-1.1%

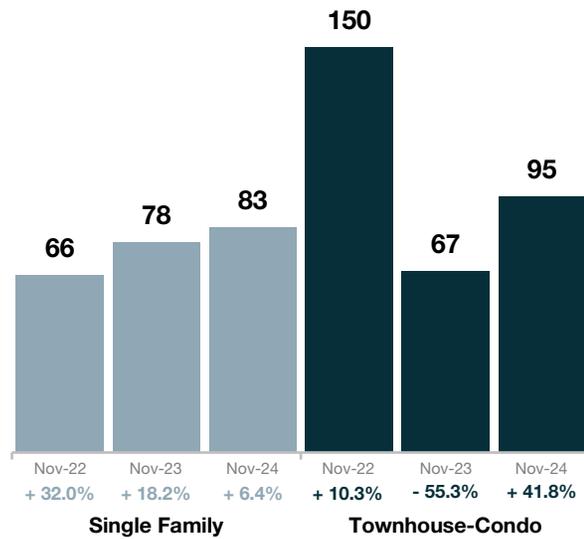
Historical Percent of List Price Received by Month



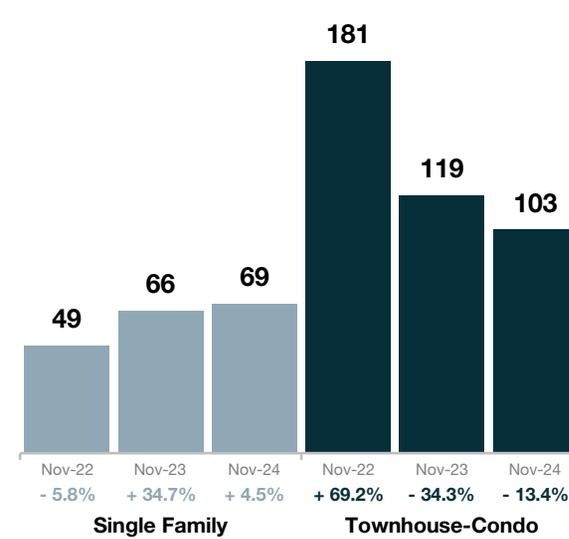
Days on Market Until Sale



November

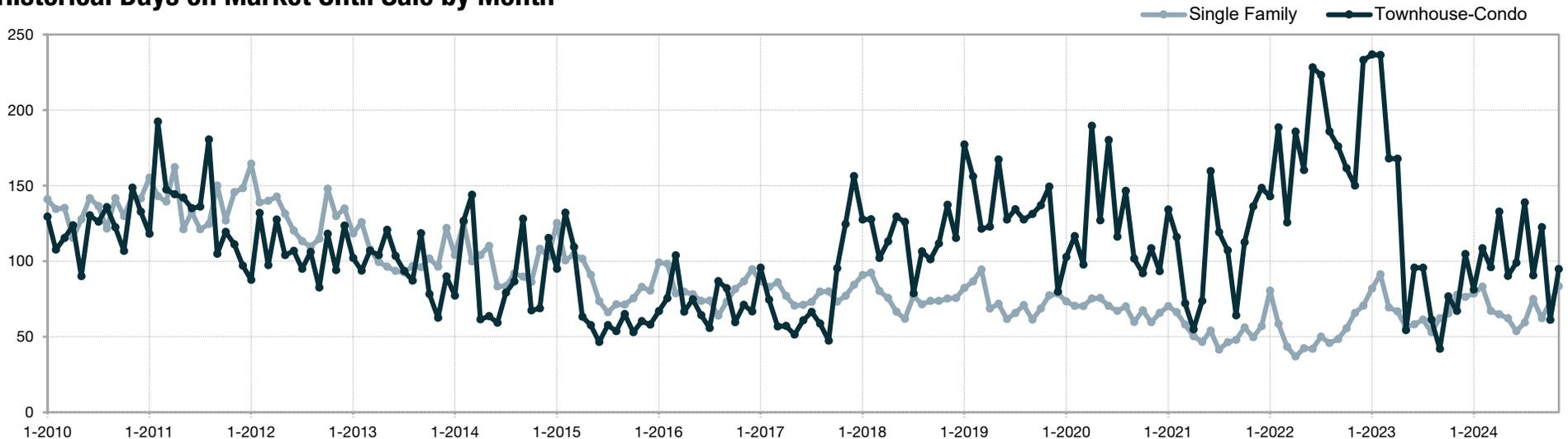


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Nov-2024	83	+6.4%	95	+41.8%

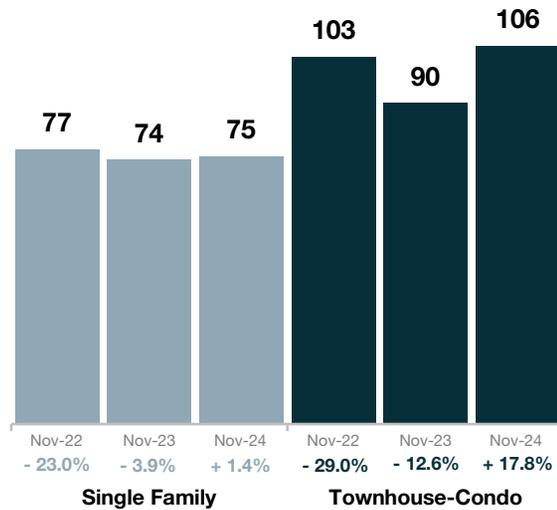
Historical Days on Market Until Sale by Month



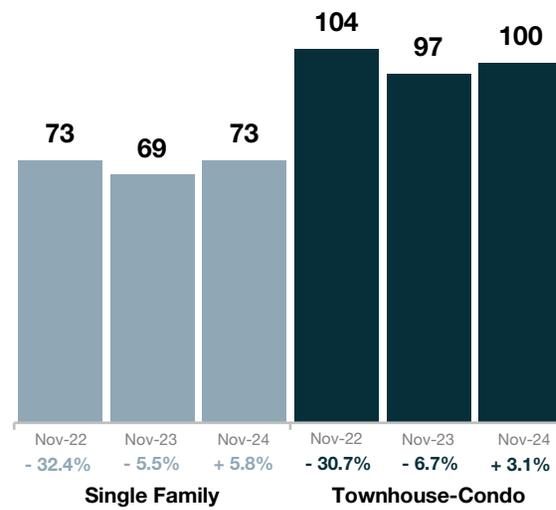
Housing Affordability Index



November

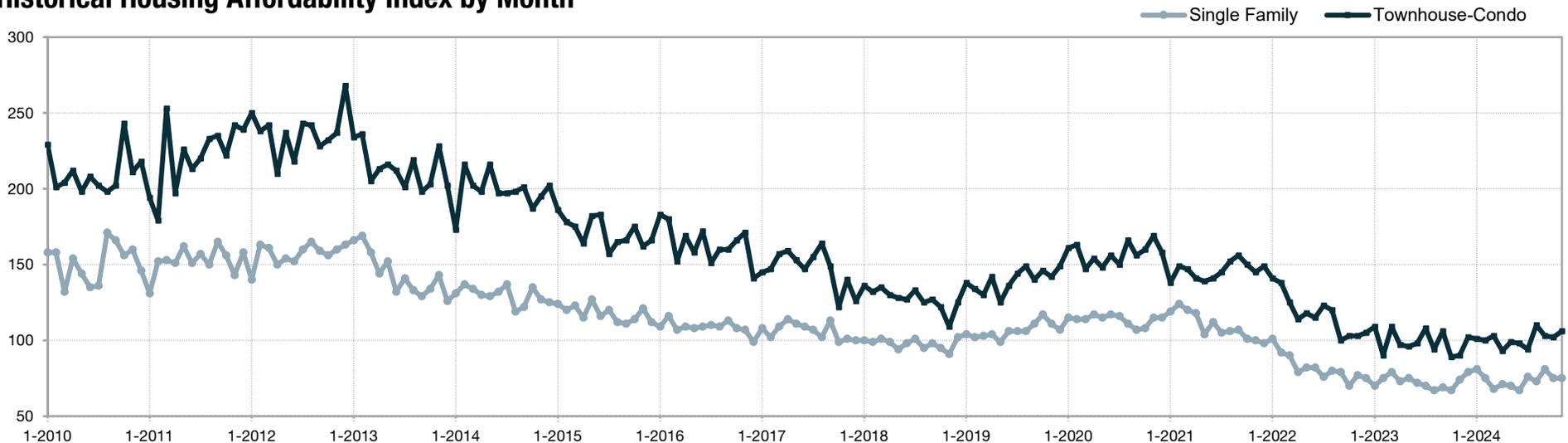


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Nov-2024	75	+1.4%	106	+17.8%

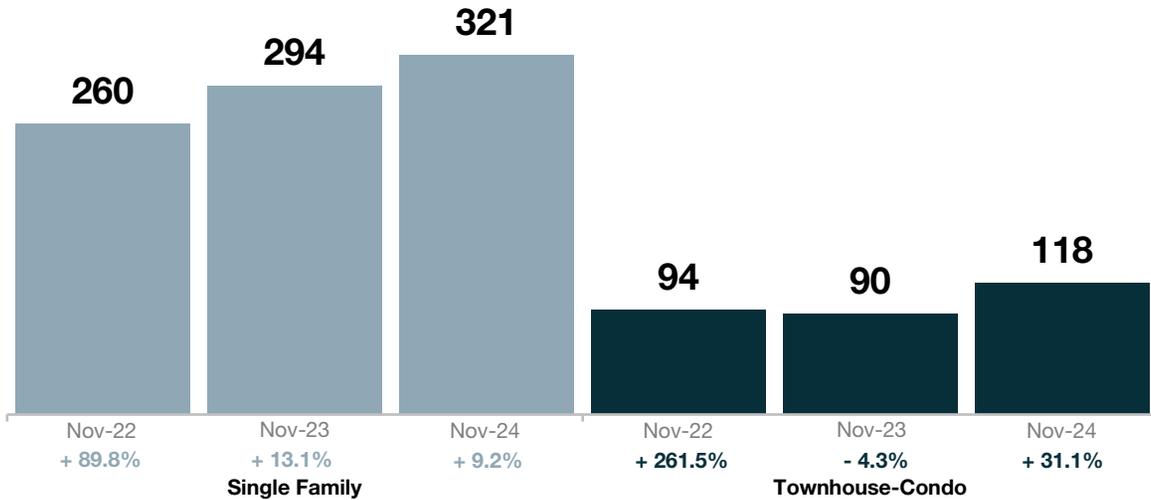
Historical Housing Affordability Index by Month



Inventory of Active Listings

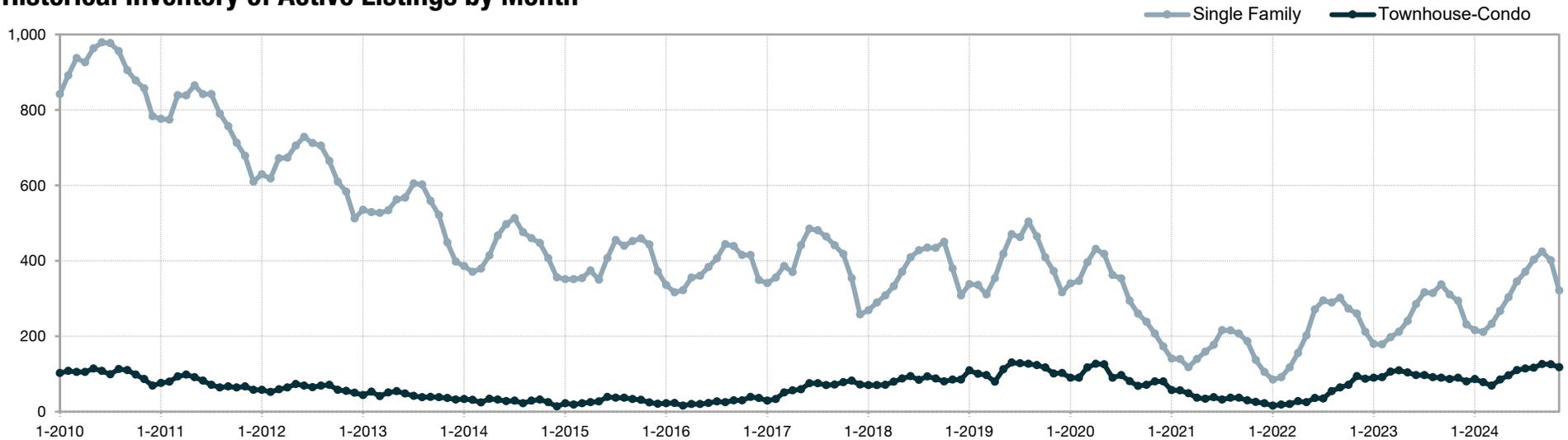


November



Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	403	+28.3%	116	+27.5%
Sep-2024	424	+25.8%	126	+40.0%
Oct-2024	401	+28.9%	125	+45.3%
Nov-2024	321	+9.2%	118	+31.1%

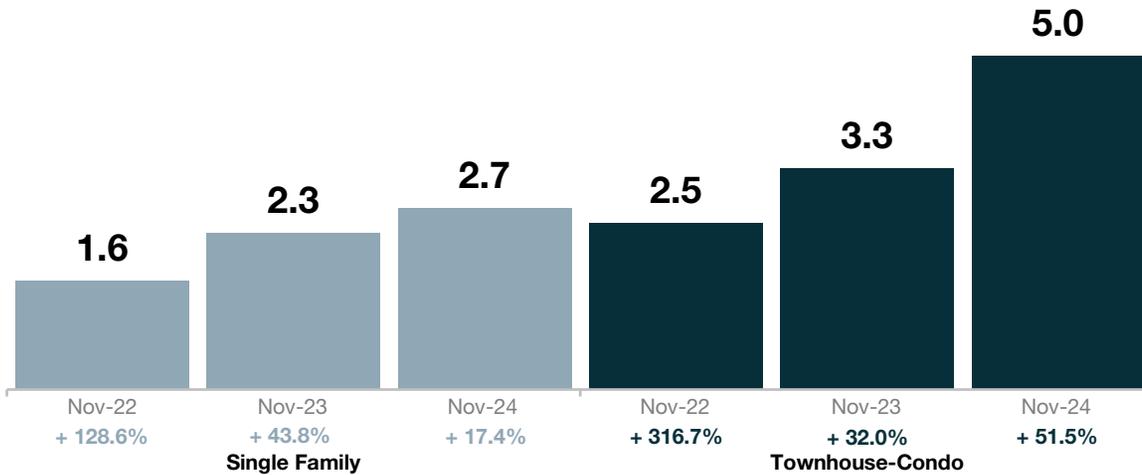
Historical Inventory of Active Listings by Month



Months Supply of Inventory

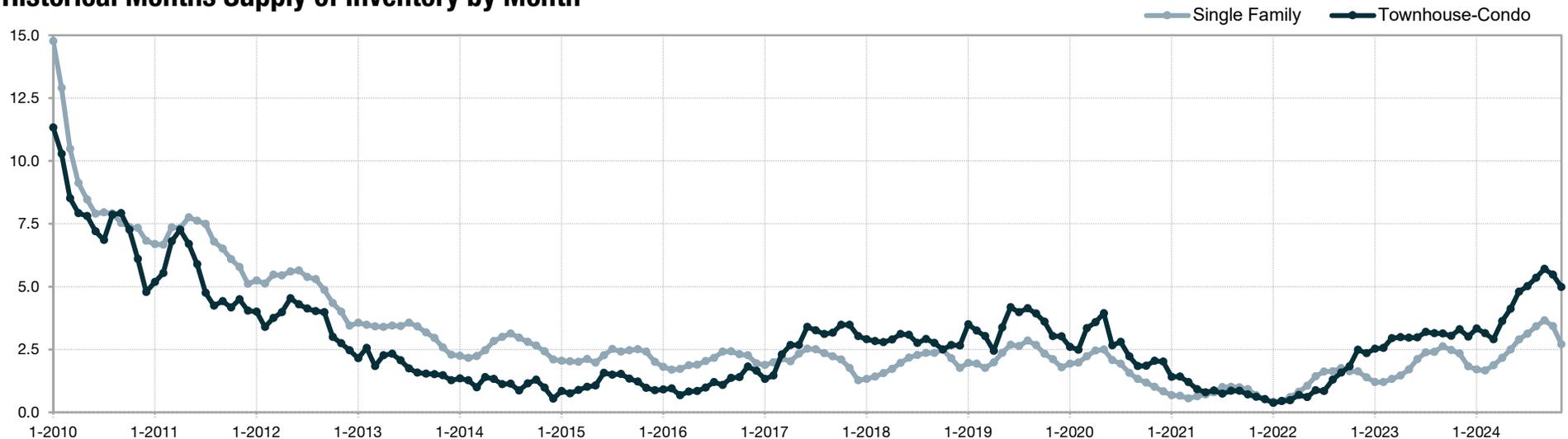


November



Months Supply	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	3.7	+42.3%	5.7	+83.9%
Oct-2024	3.4	+36.0%	5.5	+83.3%
Nov-2024	2.7	+17.4%	5.0	+51.5%

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.



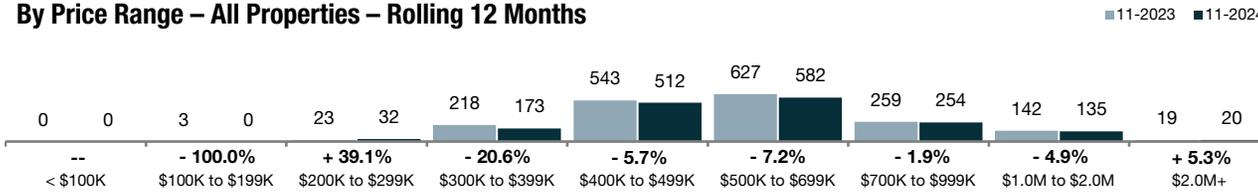
Key Metrics	Historical Sparkbars	11-2023	11-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
New Listings		132	144	+ 9.1%	2,229	2,375	+ 6.6%
Pending / Under Contract		98	146	+ 49.0%	1,682	1,644	- 2.3%
Sold Listings		115	143	+ 24.3%	1,719	1,590	- 7.5%
Median Sales Price		\$501,053	\$523,640	+ 4.5%	\$525,000	\$531,000	+ 1.1%
Average Sales Price		\$612,638	\$608,140	- 0.7%	\$629,703	\$632,360	+ 0.4%
Pct. of List Price Received		99.0%	98.7%	- 0.3%	99.6%	99.2%	- 0.4%
Days on Market		76	86	+ 13.2%	75	74	- 1.3%
Affordability Index		77	76	- 1.3%	73	75	+ 2.7%
Active Listings		384	439	+ 14.3%	--	--	--
Months Supply		2.5	3.1	+ 24.0%	--	--	--

Sold Listings

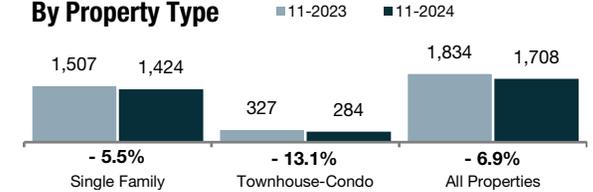
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	11-2023	11-2024	Change	11-2023	11-2024	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	3	0	- 100.0%	0	0	--
\$200,000 to \$299,999	10	21	+ 110.0%	13	11	- 15.4%
\$300,000 to \$399,999	85	75	- 11.8%	133	98	- 26.3%
\$400,000 to \$499,999	450	394	- 12.4%	93	118	+ 26.9%
\$500,000 to \$699,999	550	532	- 3.3%	77	50	- 35.1%
\$700,000 to \$999,999	248	248	0.0%	11	6	- 45.5%
\$1,000,000 to \$1,999,999	142	134	- 5.6%	0	1	--
\$2,000,000 and Above	19	20	+ 5.3%	0	0	--
All Price Ranges	1,507	1,424	- 5.5%	327	284	- 13.1%

Compared to Prior Quarter

By Price Range	Single Family			Townhouse-Condo		
	10-2024	11-2024	Change	10-2024	11-2024	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	0	--	0	0	--
\$200,000 to \$299,999	3	3	0.0%	2	1	- 50.0%
\$300,000 to \$399,999	5	6	+ 20.0%	7	14	+ 100.0%
\$400,000 to \$499,999	34	35	+ 2.9%	10	7	- 30.0%
\$500,000 to \$699,999	49	39	- 20.4%	7	4	- 42.9%
\$700,000 to \$999,999	25	22	- 12.0%	1	2	+ 100.0%
\$1,000,000 to \$1,999,999	9	9	0.0%	0	0	--
\$2,000,000 and Above	1	1	0.0%	0	0	--
All Price Ranges	126	115	- 8.7%	27	28	+ 3.7%

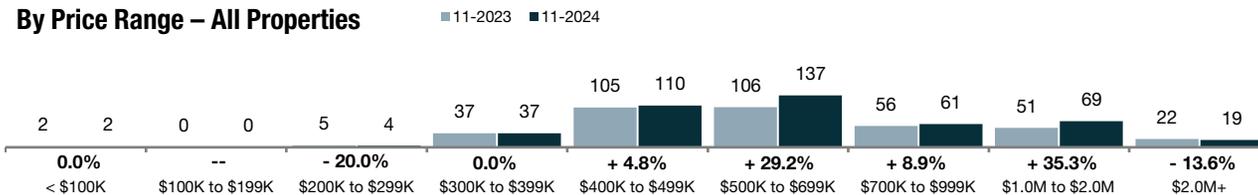
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	11-2023	11-2024	Change	11-2023	11-2024	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	3	0	- 100.0%	0	0	--
\$200,000 to \$299,999	10	20	+ 100.0%	13	10	- 23.1%
\$300,000 to \$399,999	73	68	- 6.8%	120	90	- 25.0%
\$400,000 to \$499,999	430	358	- 16.7%	87	112	+ 28.7%
\$500,000 to \$699,999	517	495	- 4.3%	69	46	- 33.3%
\$700,000 to \$999,999	234	236	+ 0.9%	11	6	- 45.5%
\$1,000,000 to \$1,999,999	135	129	- 4.4%	0	1	--
\$2,000,000 and Above	17	19	+ 11.8%	0	0	--
All Price Ranges	1,419	1,325	- 6.6%	300	265	- 11.7%

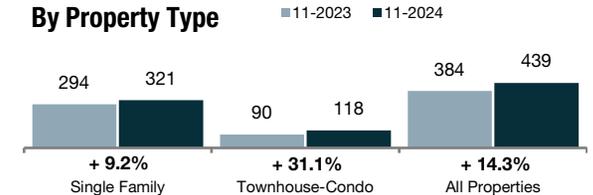
Inventory of Active Listings

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

By Price Range	Single Family			Townhouse-Condo		
	11-2023	11-2024	Change	11-2023	11-2024	Change
\$99,999 and Below	2	2	0.0%	0	0	--
\$100,000 to \$199,999	0	0	--	0	0	--
\$200,000 to \$299,999	4	2	- 50.0%	1	2	+ 100.0%
\$300,000 to \$399,999	14	8	- 42.9%	23	29	+ 26.1%
\$400,000 to \$499,999	60	63	+ 5.0%	45	47	+ 4.4%
\$500,000 to \$699,999	86	111	+ 29.1%	20	26	+ 30.0%
\$700,000 to \$999,999	55	54	- 1.8%	1	7	+ 600.0%
\$1,000,000 to \$1,999,999	51	62	+ 21.6%	0	7	--
\$2,000,000 and Above	22	19	- 13.6%	0	0	--
All Price Ranges	294	321	+ 9.2%	90	118	+ 31.1%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	10-2024	11-2024	Change	10-2024	11-2024	Change
\$99,999 and Below	2	2	0.0%	0	0	--
\$100,000 to \$199,999	0	0	--	0	0	--
\$200,000 to \$299,999	3	2	- 33.3%	3	2	- 33.3%
\$300,000 to \$399,999	13	8	- 38.5%	31	29	- 6.5%
\$400,000 to \$499,999	86	63	- 26.7%	57	47	- 17.5%
\$500,000 to \$699,999	142	111	- 21.8%	20	26	+ 30.0%
\$700,000 to \$999,999	68	54	- 20.6%	7	7	0.0%
\$1,000,000 to \$1,999,999	68	62	- 8.8%	7	7	0.0%
\$2,000,000 and Above	19	19	0.0%	0	0	--
All Price Ranges	401	321	- 20.0%	125	118	- 5.6%

Year to Date

Single Family	Townhouse-Condo
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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.