



# Monthly Indicators

## December 2024

Percent changes calculated using year-over-year comparisons.

New Listings were up 9.0 percent for single family homes and 60.0 percent for townhouse-condo properties. Pending Sales landed at 94 for single family homes and 12 for townhouse-condo properties.

The Median Sales Price was up 5.8 percent to \$545,000 for single family homes but decreased 13.9 percent to \$357,500 for townhouse-condo properties. Days on Market increased 9.2 percent for single family homes and 43.8 percent for townhouse-condo properties.

Total housing inventory stood at 1.33 million units heading into December, a 2.9% decrease from the previous month but a 17.7% increase year-over-year, for a 3.8-month supply at the current sales pace. Inventory remains below the 5 – 6 months' supply of a balanced market, and the limited number of homes for sale continues to put upward pressure on sales prices nationwide, with NAR reporting a median existing-home price of \$406,100, a 4.7% increase from one year earlier.

## Activity Snapshot

<b>+ 11.0%</b>	<b>+ 7.0%</b>	<b>+ 13.6%</b>
One-Year Change in <b>Sold Listings</b> All Properties	One-Year Change in <b>Median Sales Price</b> All Properties	One-Year Change in <b>Days on Market</b> 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	12-2023	12-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
<b>New Listings</b>		67	<b>73</b>	+ 9.0%	1,927	<b>2,043</b>	+ 6.0%
<b>Pending / Under Contract</b>		89	<b>94</b>	+ 5.6%	1,508	<b>1,456</b>	- 3.4%
<b>Sold Listings</b>		99	<b>114</b>	+ 15.2%	1,518	<b>1,440</b>	- 5.1%
<b>Median Sales Price</b>		\$515,000	<b>\$545,000</b>	+ 5.8%	\$550,000	<b>\$565,000</b>	+ 2.7%
<b>Average Sales Price</b>		\$591,789	<b>\$620,632</b>	+ 4.9%	\$663,498	<b>\$666,572</b>	+ 0.5%
<b>Pct. of List Price Received</b>		98.8%	<b>99.1%</b>	+ 0.3%	99.3%	<b>99.1%</b>	- 0.2%
<b>Days on Market</b>		76	<b>83</b>	+ 9.2%	66	<b>70</b>	+ 6.1%
<b>Affordability Index</b>		79	<b>76</b>	- 3.8%	74	<b>74</b>	0.0%
<b>Active Listings</b>		232	<b>243</b>	+ 4.7%	--	<b>--</b>	--
<b>Months Supply</b>		1.8	<b>2.0</b>	+ 11.1%	--	<b>--</b>	--

# Townhouse-Condo Market Overview

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

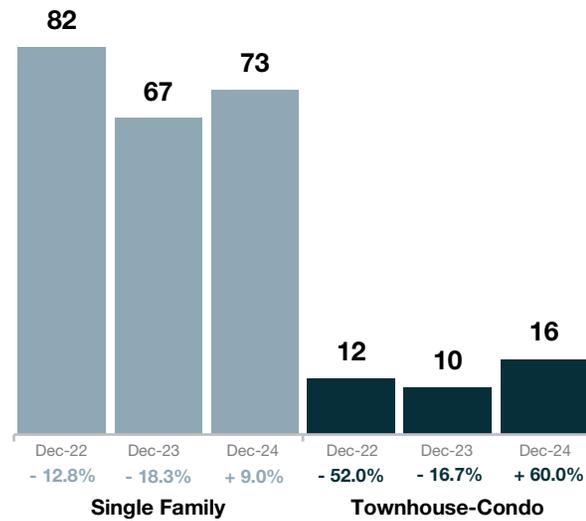


Key Metrics	Historical Sparkbars	12-2023	12-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
<b>New Listings</b>		10	16	+ 60.0%	380	428	+ 12.6%
<b>Pending / Under Contract</b>		14	12	- 14.3%	277	279	+ 0.7%
<b>Sold Listings</b>		19	17	- 10.5%	319	282	- 11.6%
<b>Median Sales Price</b>		\$415,000	\$357,500	- 13.9%	\$414,000	\$419,950	+ 1.4%
<b>Average Sales Price</b>		\$418,925	\$387,282	- 7.6%	\$444,670	\$438,184	- 1.5%
<b>Pct. of List Price Received</b>		100.7%	98.5%	- 2.2%	100.9%	99.6%	- 1.3%
<b>Days on Market</b>		105	151	+ 43.8%	118	106	- 10.2%
<b>Affordability Index</b>		102	117	+ 14.7%	103	99	- 3.9%
<b>Active Listings</b>		80	104	+ 30.0%	--	--	--
<b>Months Supply</b>		3.0	4.4	+ 46.7%	--	--	--

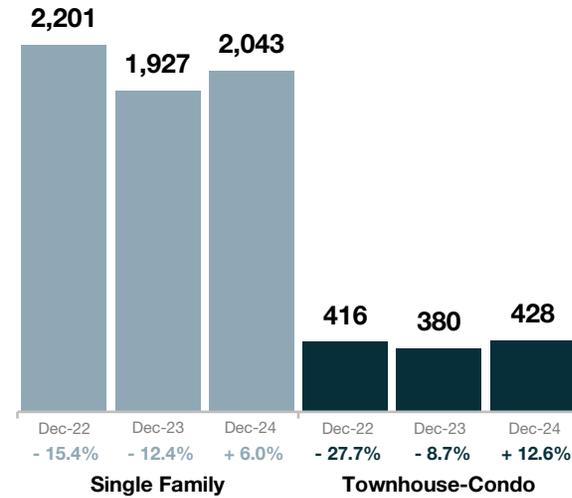
# New Listings



## December

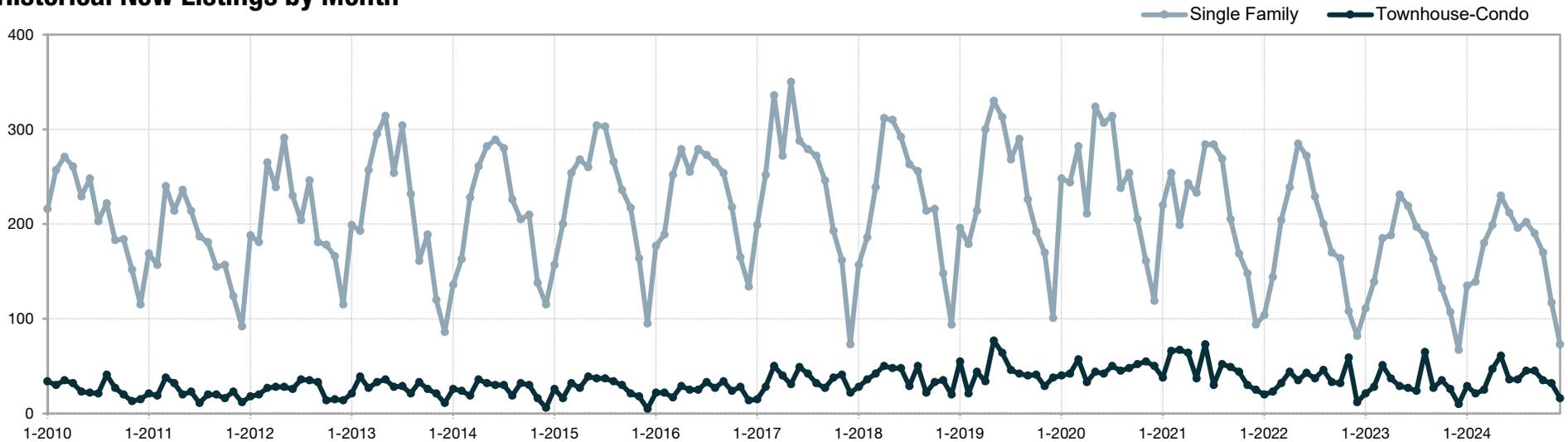


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2024	135	+21.6%	29	+38.1%
Feb-2024	139	0.0%	21	-25.0%
Mar-2024	180	-2.7%	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	170	+28.8%	35	0.0%
Nov-2024	117	+9.3%	32	+23.1%
<b>Dec-2024</b>	<b>73</b>	<b>+9.0%</b>	<b>16</b>	<b>+60.0%</b>

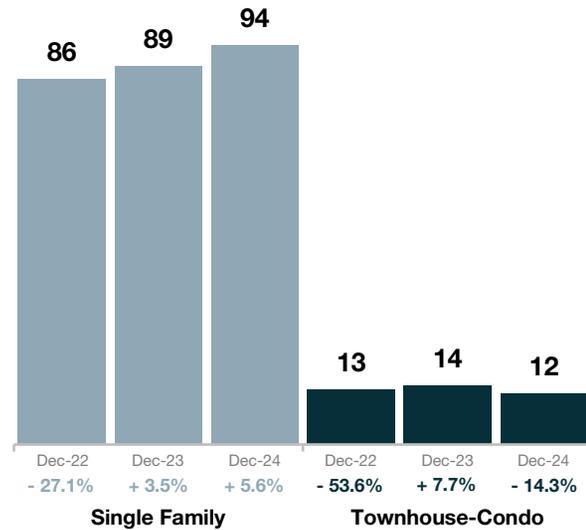
## Historical New Listings by Month



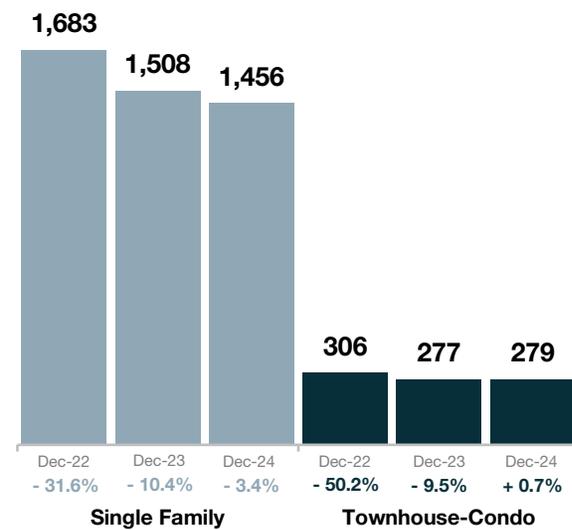
# Pending / Under Contract



## December

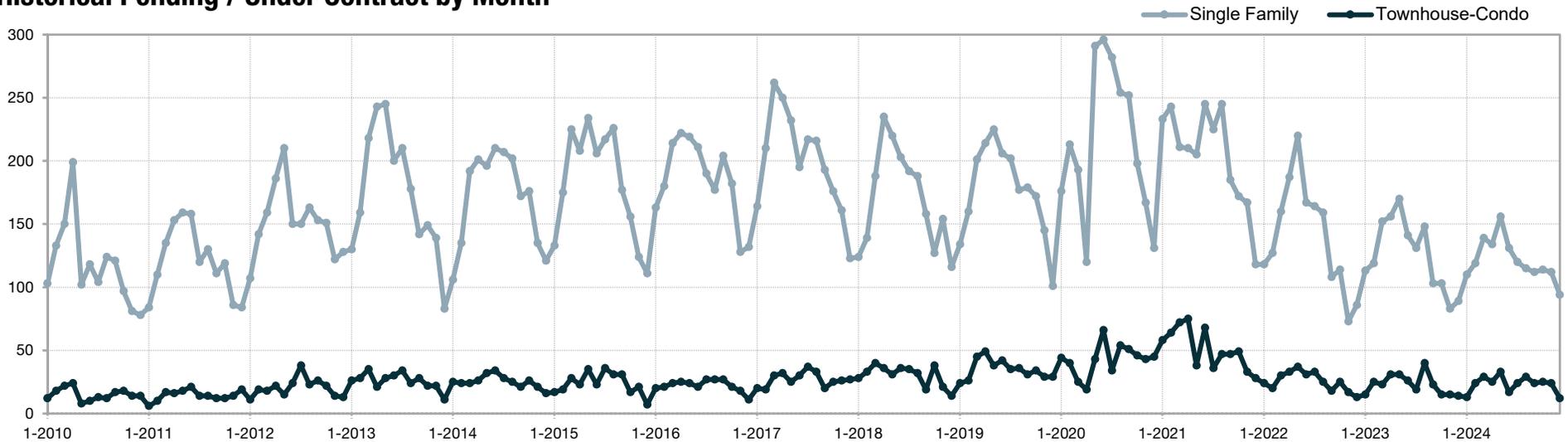


## Year to Date



Pending / Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2024	110	-2.7%	13	-13.3%
Feb-2024	119	0.0%	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%	24	+26.3%
Aug-2024	115	-22.3%	29	-27.5%
Sep-2024	112	+8.7%	24	+4.3%
Oct-2024	114	+10.7%	25	+66.7%
Nov-2024	112	+34.9%	24	+60.0%
<b>Dec-2024</b>	<b>94</b>	<b>+5.6%</b>	<b>12</b>	<b>-14.3%</b>

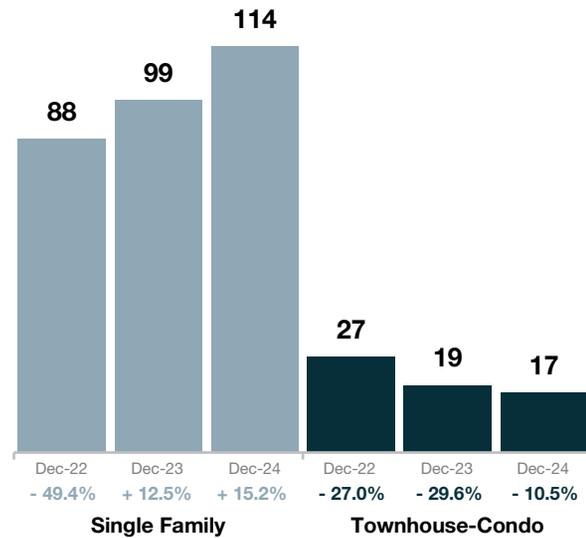
## Historical Pending / Under Contract by Month



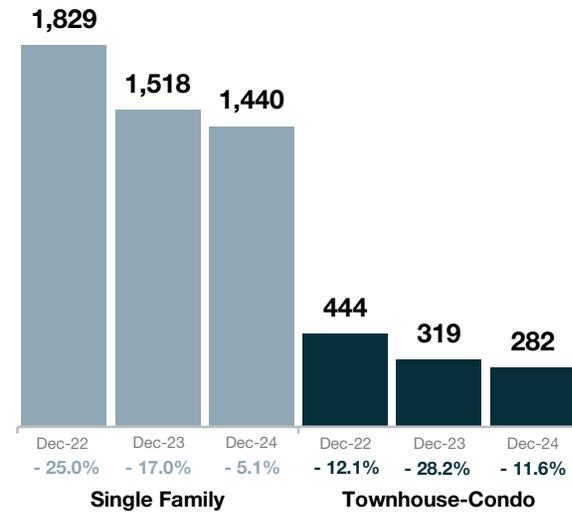
# Sold Listings



## December

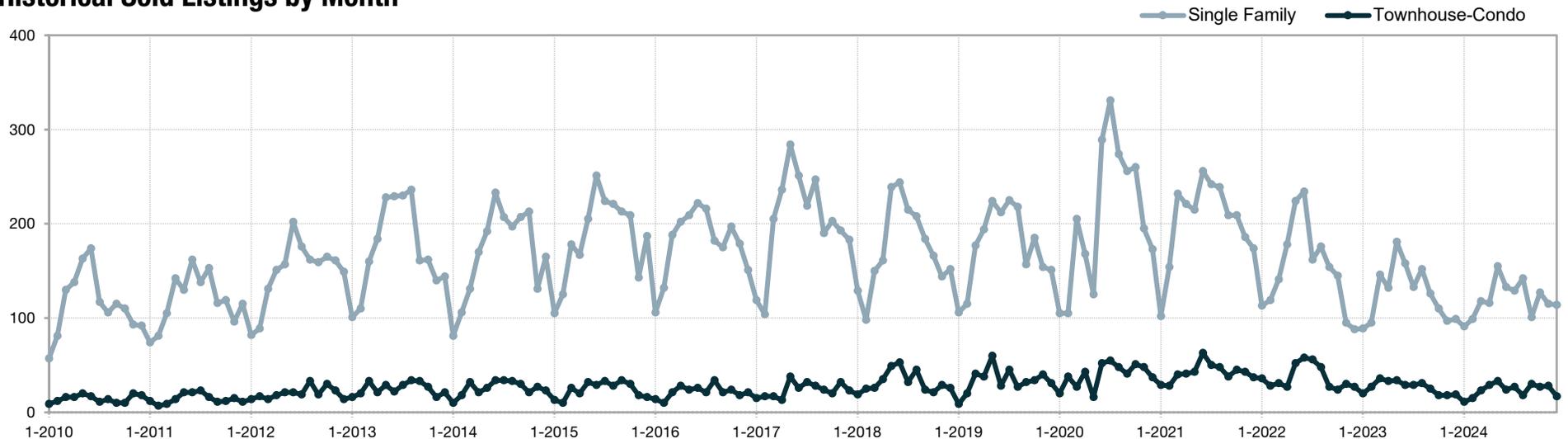


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	127	+15.5%	27	+50.0%
Nov-2024	115	+18.6%	28	+55.6%
<b>Dec-2024</b>	<b>114</b>	<b>+15.2%</b>	<b>17</b>	<b>-10.5%</b>

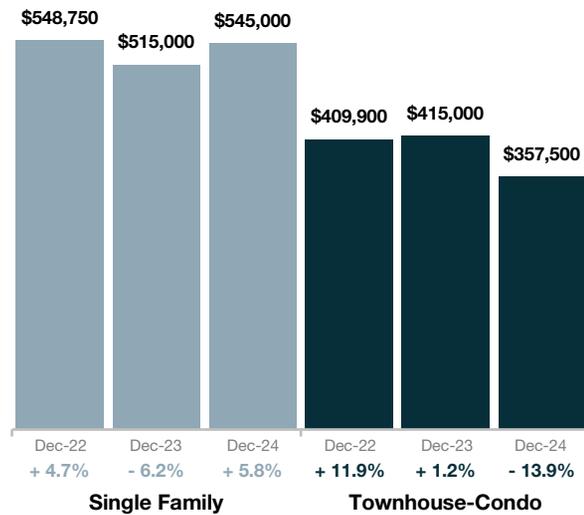
## Historical Sold Listings by Month



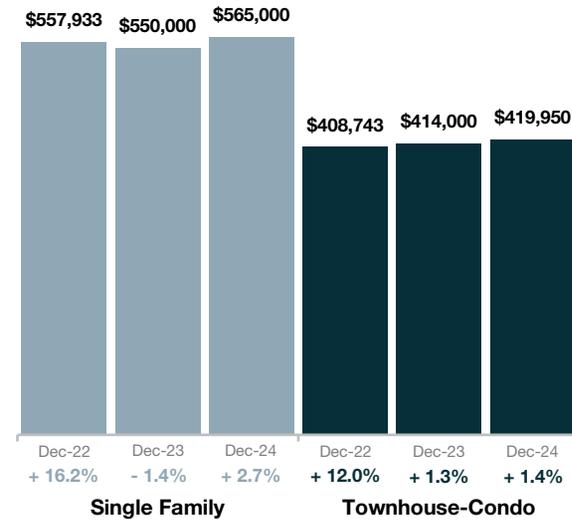
# Median Sales Price



## December

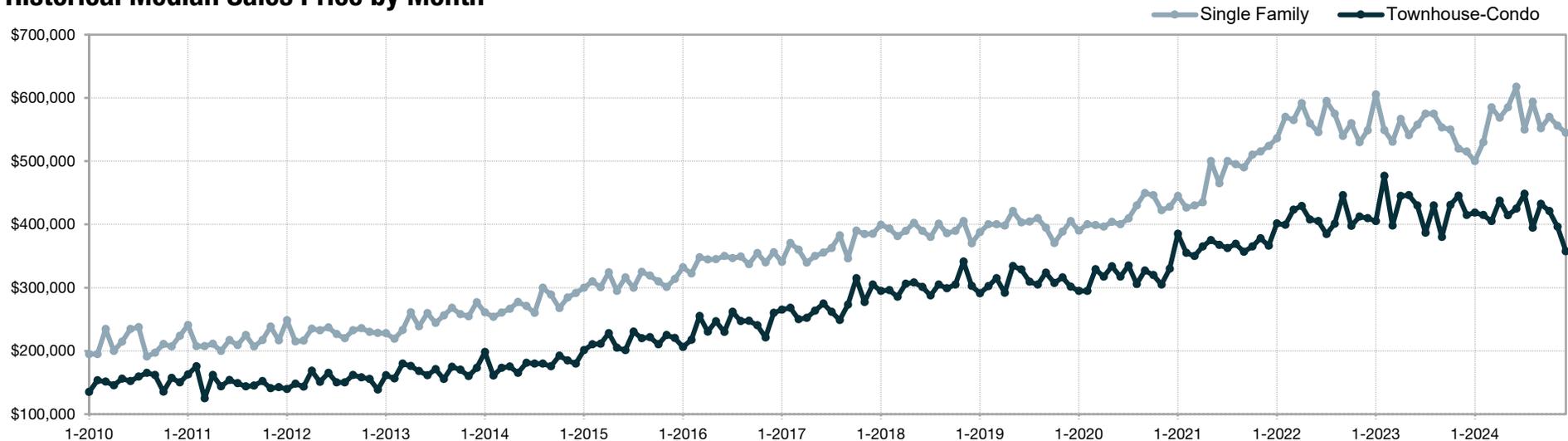


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$570,000	+3.6%	\$421,056	-2.3%
Nov-2024	\$556,188	+7.0%	\$396,250	-11.0%
<b>Dec-2024</b>	<b>\$545,000</b>	<b>+5.8%</b>	<b>\$357,500</b>	<b>-13.9%</b>

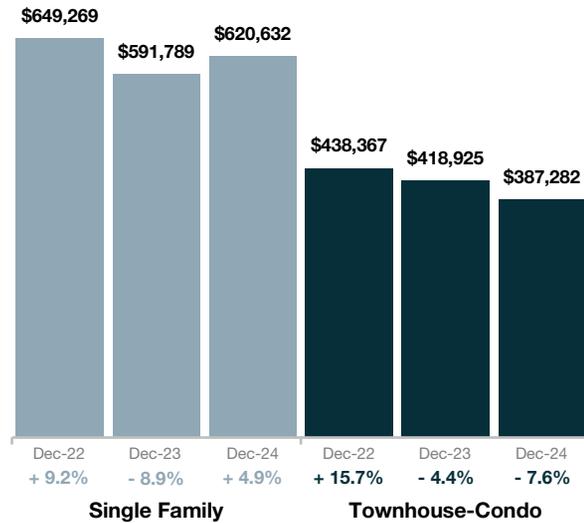
## Historical Median Sales Price by Month



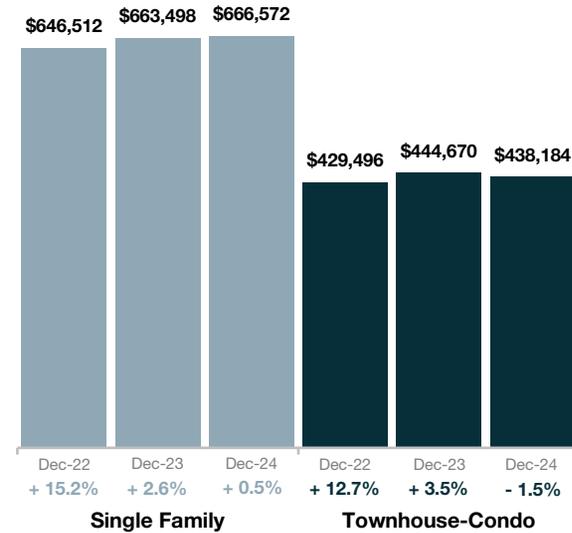
# Average Sales Price



## December

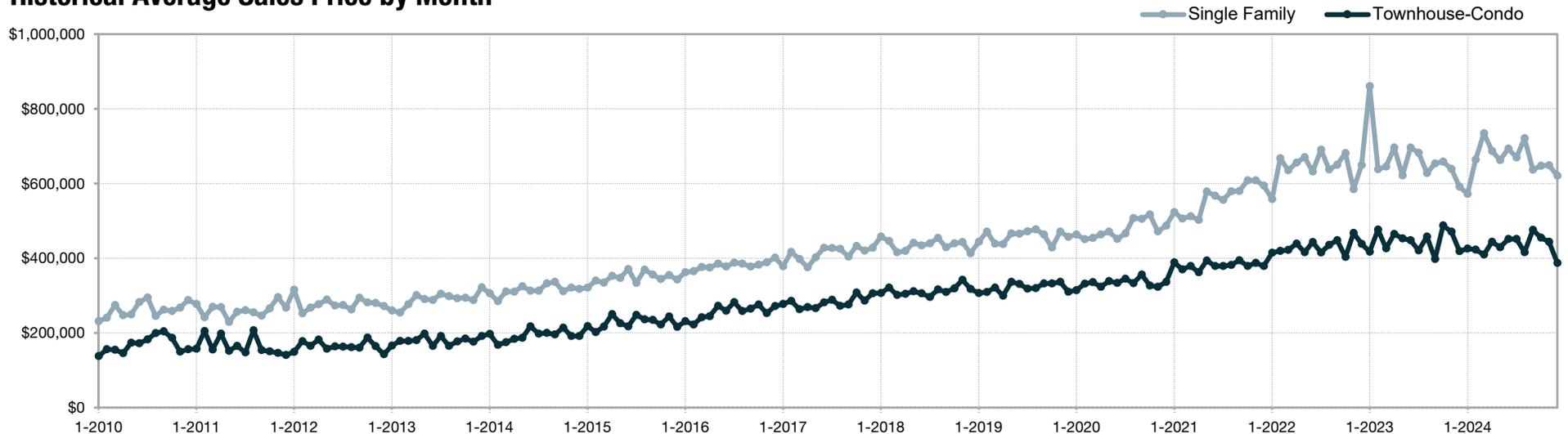


## Year to Date



Average Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$647,232	-1.7%	\$454,734	-6.8%
Nov-2024	\$648,563	+1.5%	\$443,564	-5.8%
<b>Dec-2024</b>	<b>\$620,632</b>	<b>+4.9%</b>	<b>\$387,282</b>	<b>-7.6%</b>

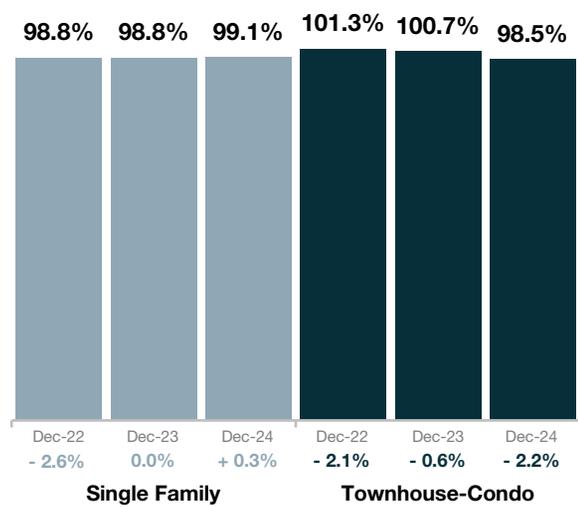
## Historical Average Sales Price by Month



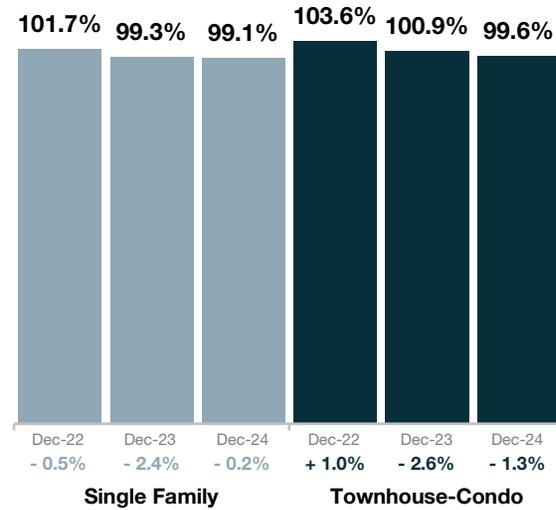
# Percent of List Price Received



## December

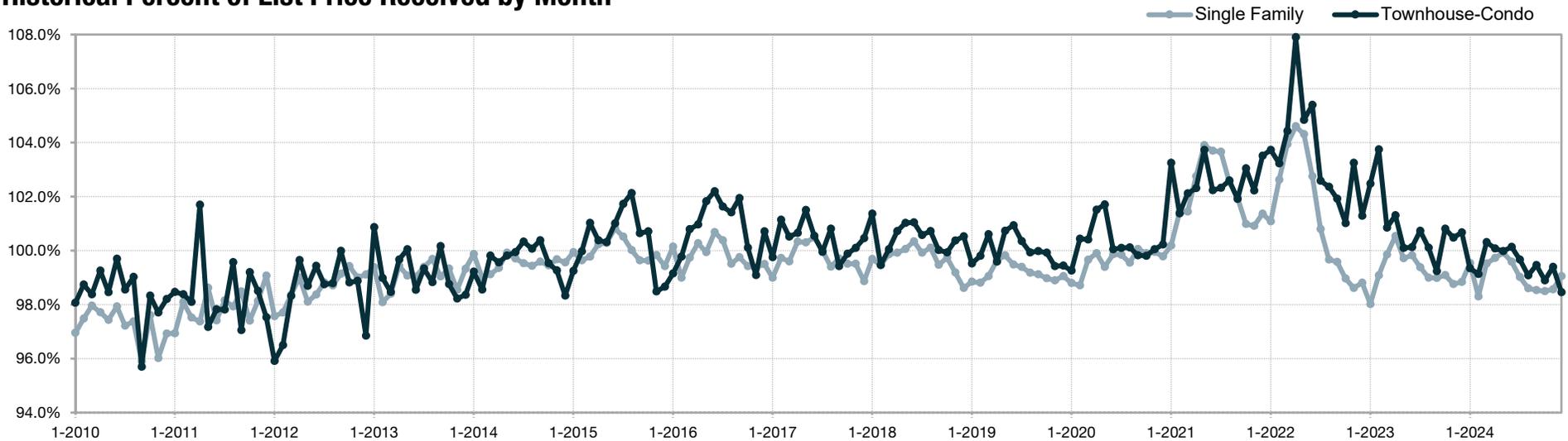


## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
<b>Dec-2024</b>	<b>99.1%</b>	<b>+0.3%</b>	<b>98.5%</b>	<b>-2.2%</b>

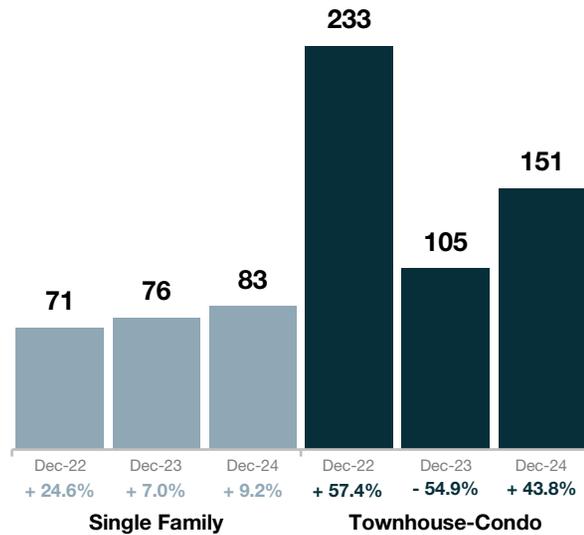
## Historical Percent of List Price Received by Month



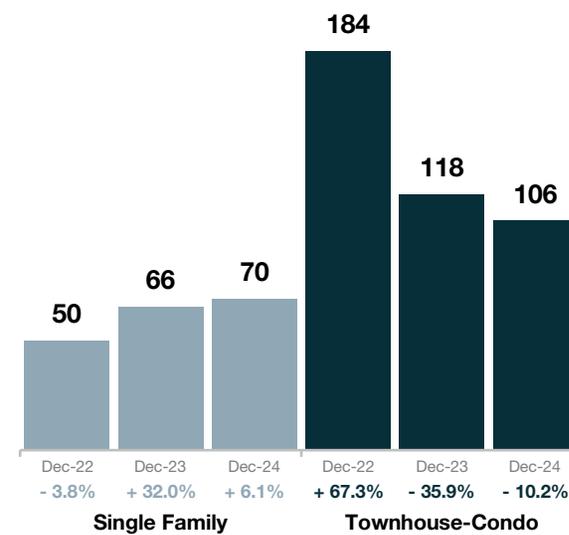
# Days on Market Until Sale



## December

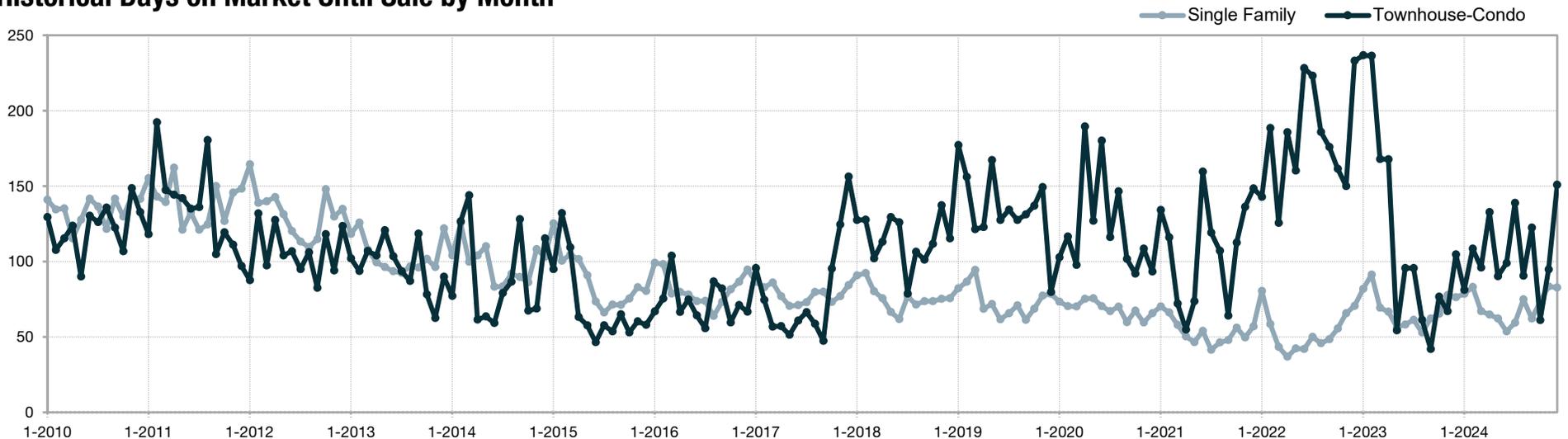


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	74	+13.8%	61	-20.8%
Nov-2024	83	+6.4%	95	+41.8%
<b>Dec-2024</b>	<b>83</b>	<b>+9.2%</b>	<b>151</b>	<b>+43.8%</b>

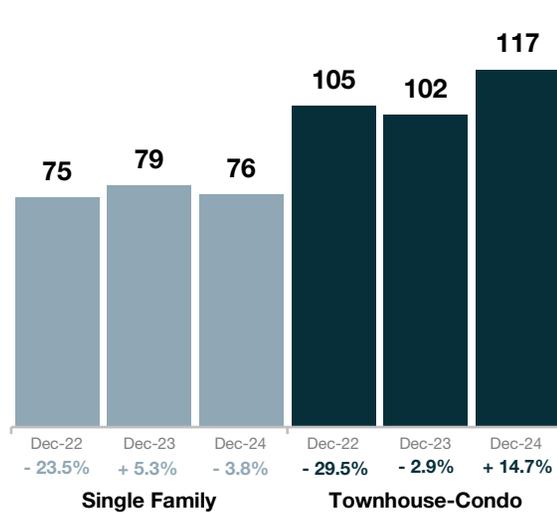
## Historical Days on Market Until Sale by Month



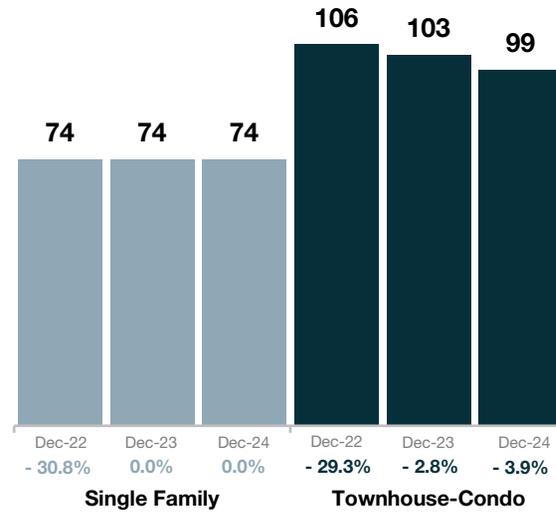
# Housing Affordability Index



## December

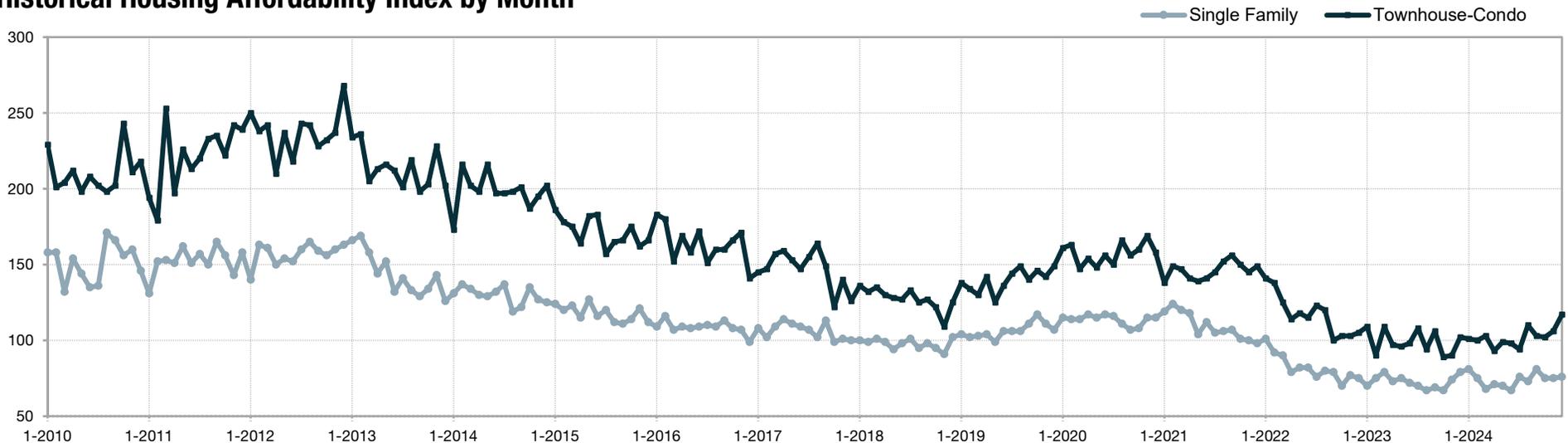


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
<b>Dec-2024</b>	<b>76</b>	<b>-3.8%</b>	<b>117</b>	<b>+14.7%</b>

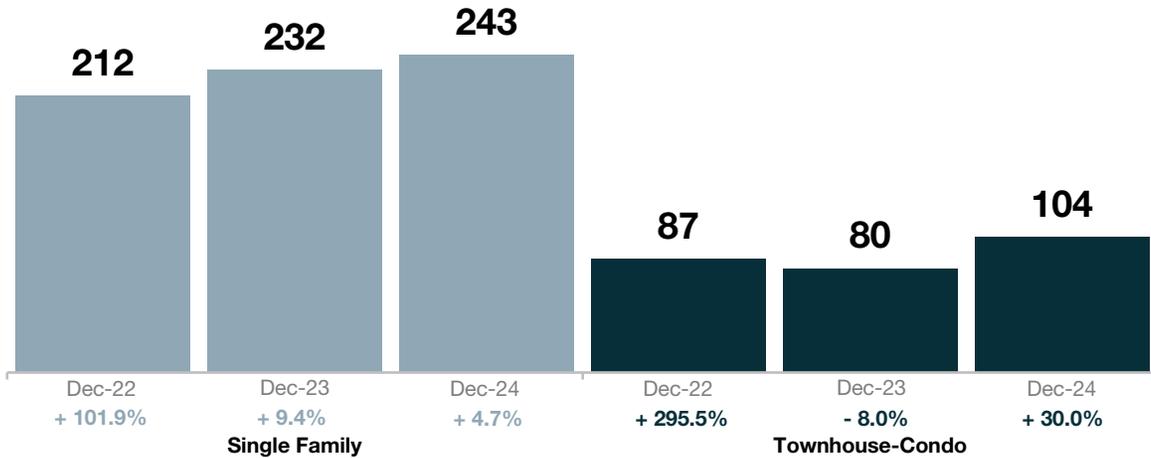
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

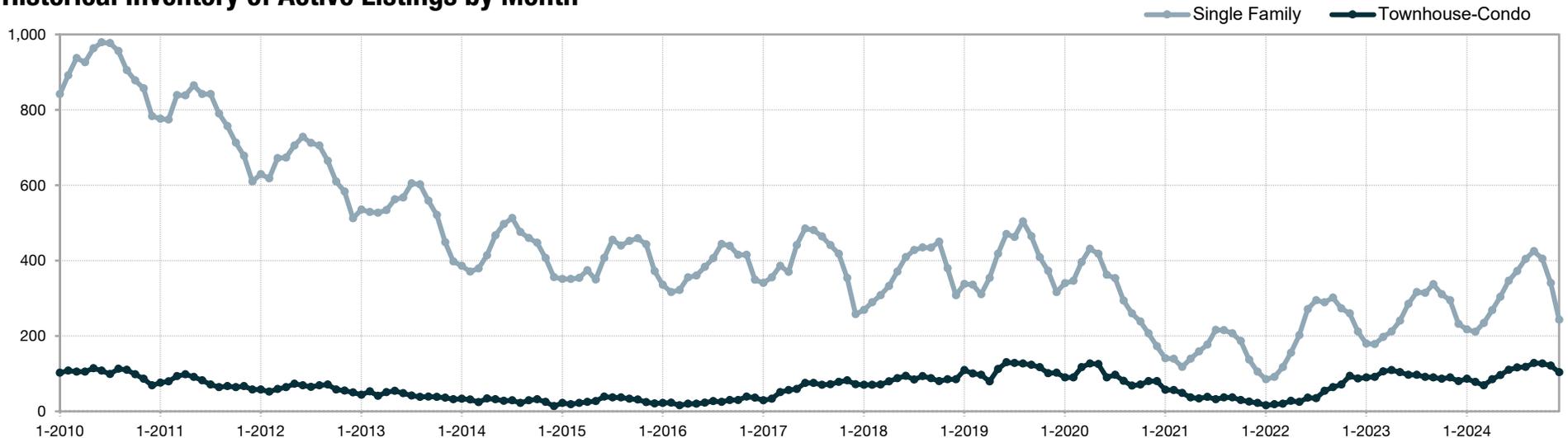


## December



Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2024	217	+20.6%	86	-4.4%
Feb-2024	211	+18.5%	78	-14.3%
Mar-2024	234	+18.8%	69	-34.9%
Apr-2024	268	+26.4%	85	-22.0%
May-2024	304	+26.7%	96	-7.7%
Jun-2024	346	+21.4%	110	+13.4%
Jul-2024	372	+17.7%	116	+19.6%
Aug-2024	404	+28.7%	118	+29.7%
Sep-2024	425	+26.1%	128	+42.2%
Oct-2024	405	+30.2%	127	+47.7%
Nov-2024	341	+15.6%	121	+34.4%
<b>Dec-2024</b>	<b>243</b>	<b>+4.7%</b>	<b>104</b>	<b>+30.0%</b>

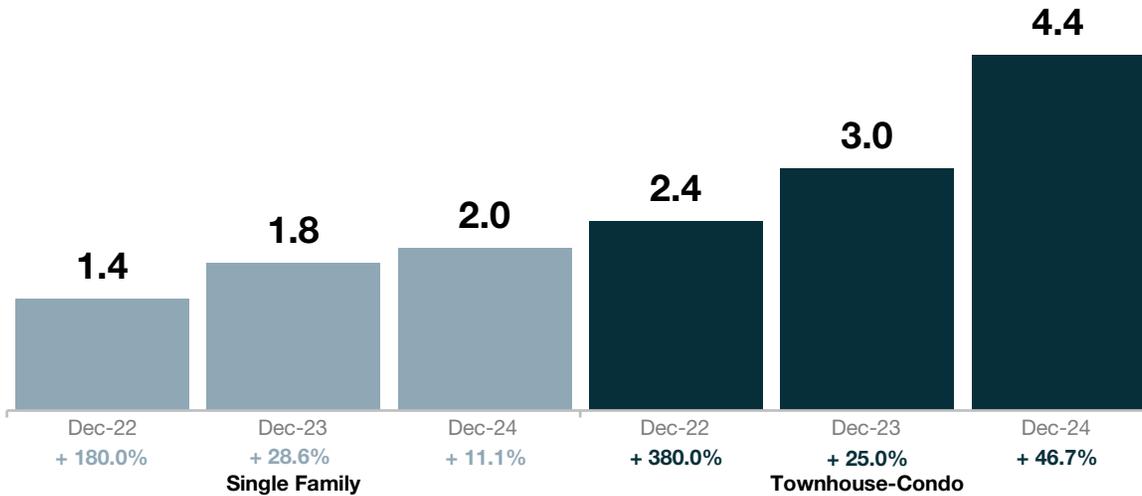
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

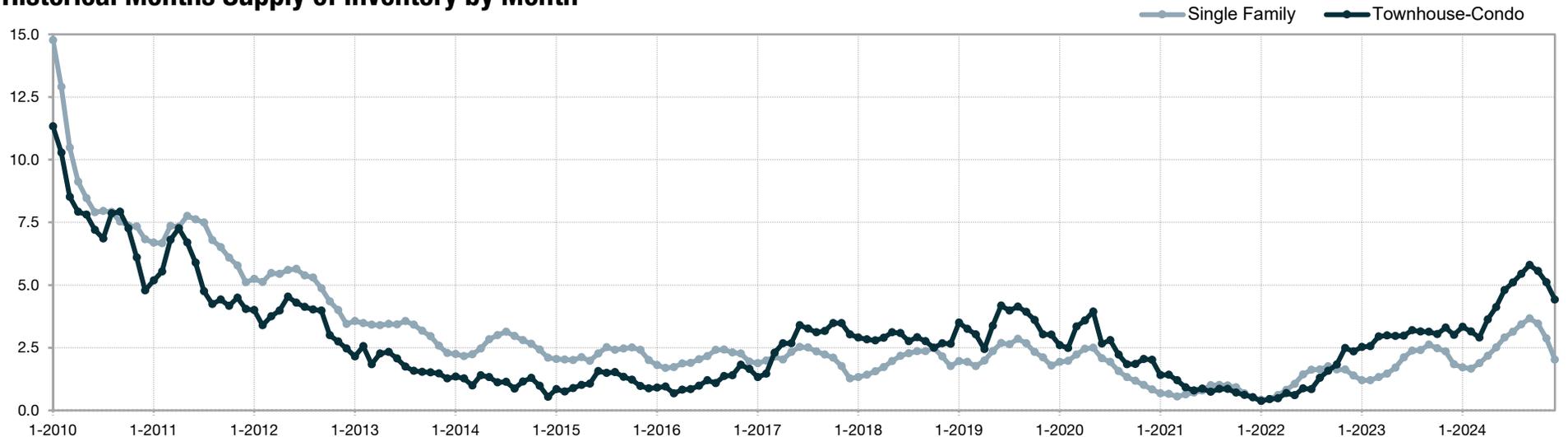


## December



Months Supply	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	5.1	+59.4%
Aug-2024	3.4	+41.7%	5.4	+74.2%
Sep-2024	3.7	+42.3%	5.8	+87.1%
Oct-2024	3.5	+40.0%	5.6	+86.7%
Nov-2024	2.9	+26.1%	5.1	+54.5%
<b>Dec-2024</b>	<b>2.0</b>	<b>+11.1%</b>	<b>4.4</b>	<b>+46.7%</b>

## 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.



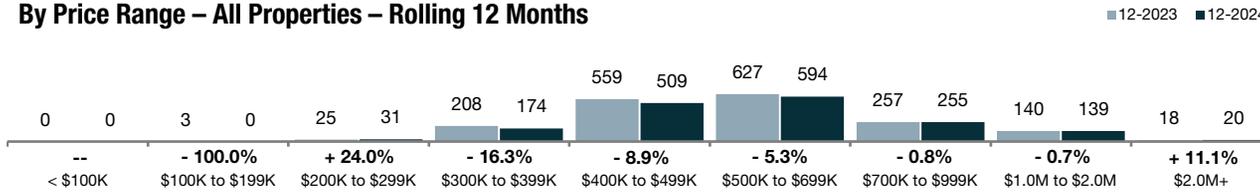
Key Metrics	Historical Sparkbars	12-2023	12-2024	Percent Change	YTD-2023	YTD-2024	Percent Change
<b>New Listings</b>		77	89	+ 15.6%	2,307	2,471	+ 7.1%
<b>Pending / Under Contract</b>		103	106	+ 2.9%	1,785	1,735	- 2.8%
<b>Sold Listings</b>		118	131	+ 11.0%	1,837	1,722	- 6.3%
<b>Median Sales Price</b>		\$499,100	\$534,250	+ 7.0%	\$525,000	\$532,183	+ 1.4%
<b>Average Sales Price</b>		\$563,955	\$590,117	+ 4.6%	\$625,477	\$629,127	+ 0.6%
<b>Pct. of List Price Received</b>		99.1%	99.0%	- 0.1%	99.6%	99.2%	- 0.4%
<b>Days on Market</b>		81	92	+ 13.6%	75	76	+ 1.3%
<b>Affordability Index</b>		81	78	- 3.7%	77	78	+ 1.3%
<b>Active Listings</b>		312	347	+ 11.2%	--	--	--
<b>Months Supply</b>		2.0	2.4	+ 20.0%	--	--	--

# Sold Listings

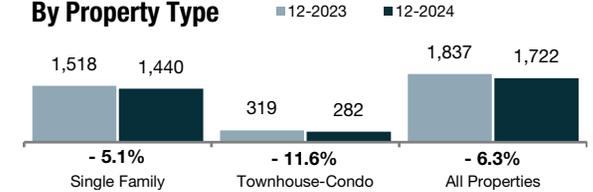
Actual sales that have closed in a given month.



## By Price Range – All Properties – Rolling 12 Months



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	12-2023	12-2024	Change	12-2023	12-2024	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	11	20	+81.8%	14	11	-21.4%
\$300,000 to \$399,999	80	75	-6.3%	128	99	-22.7%
\$400,000 to \$499,999	466	391	-16.1%	93	118	+26.9%
\$500,000 to \$699,999	554	547	-1.3%	73	47	-35.6%
\$700,000 to \$999,999	246	249	+1.2%	11	6	-45.5%
\$1,000,000 to \$1,999,999	140	138	-1.4%	0	1	--
\$2,000,000 and Above	18	20	+11.1%	0	0	--
<b>All Price Ranges</b>	<b>1,518</b>	<b>1,440</b>	<b>-5.1%</b>	<b>319</b>	<b>282</b>	<b>-11.6%</b>

### Compared to Prior Quarter

By Price Range	Single Family			Townhouse-Condo		
	11-2024	12-2024	Change	11-2024	12-2024	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	0	--	0	0	--
\$200,000 to \$299,999	3	0	-100.0%	1	1	0.0%
\$300,000 to \$399,999	6	7	+16.7%	14	9	-35.7%
\$400,000 to \$499,999	35	33	-5.7%	7	6	-14.3%
\$500,000 to \$699,999	39	51	+30.8%	4	1	-75.0%
\$700,000 to \$999,999	22	13	-40.9%	2	0	-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	--
<b>All Price Ranges</b>	<b>115</b>	<b>114</b>	<b>-0.9%</b>	<b>28</b>	<b>17</b>	<b>-39.3%</b>

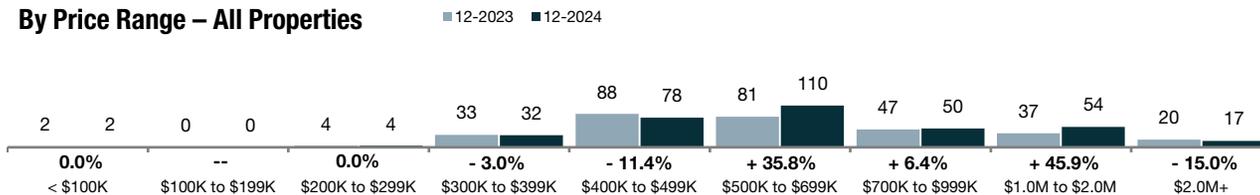
### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	12-2023	12-2024	Change	12-2023	12-2024	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	11	20	+81.8%	14	11	-21.4%
\$300,000 to \$399,999	80	75	-6.3%	128	99	-22.7%
\$400,000 to \$499,999	466	391	-16.1%	93	118	+26.9%
\$500,000 to \$699,999	554	547	-1.3%	73	47	-35.6%
\$700,000 to \$999,999	246	249	+1.2%	11	6	-45.5%
\$1,000,000 to \$1,999,999	140	138	-1.4%	0	1	--
\$2,000,000 and Above	18	20	+11.1%	0	0	--
<b>All Price Ranges</b>	<b>1,518</b>	<b>1,440</b>	<b>-5.1%</b>	<b>319</b>	<b>282</b>	<b>-11.6%</b>

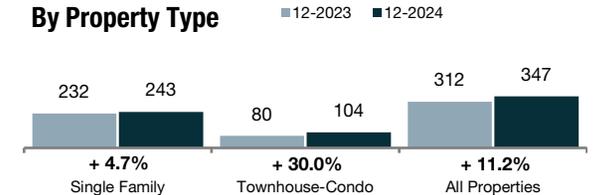
# Inventory of Active Listings

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		
	12-2023	12-2024	Change	12-2023	12-2024	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	1	-66.7%	1	3	+200.0%
\$300,000 to \$399,999	13	6	-53.8%	20	26	+30.0%
\$400,000 to \$499,999	46	41	-10.9%	42	37	-11.9%
\$500,000 to \$699,999	65	86	+32.3%	16	24	+50.0%
\$700,000 to \$999,999	46	43	-6.5%	1	7	+600.0%
\$1,000,000 to \$1,999,999	37	47	+27.0%	0	7	--
\$2,000,000 and Above	20	17	-15.0%	0	0	--
<b>All Price Ranges</b>	<b>232</b>	<b>243</b>	<b>+4.7%</b>	<b>80</b>	<b>104</b>	<b>+30.0%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	11-2024	12-2024	Change	11-2024	12-2024	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	2	1	-50.0%	3	3	0.0%
\$300,000 to \$399,999	13	6	-53.8%	31	26	-16.1%
\$400,000 to \$499,999	67	41	-38.8%	45	37	-17.8%
\$500,000 to \$699,999	118	86	-27.1%	28	24	-14.3%
\$700,000 to \$999,999	58	43	-25.9%	7	7	0.0%
\$1,000,000 to \$1,999,999	61	47	-23.0%	7	7	0.0%
\$2,000,000 and Above	20	17	-15.0%	0	0	--
<b>All Price Ranges</b>	<b>341</b>	<b>243</b>	<b>-28.7%</b>	<b>121</b>	<b>104</b>	<b>-14.0%</b>

### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	12-2023	12-2024	Change	12-2023	12-2024	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	0	--	0	0	--
\$200,000 to \$299,999	3	1	-66.7%	1	3	+200.0%
\$300,000 to \$399,999	13	6	-53.8%	20	26	+30.0%
\$400,000 to \$499,999	46	41	-10.9%	42	37	-11.9%
\$500,000 to \$699,999	65	86	+32.3%	16	24	+50.0%
\$700,000 to \$999,999	46	43	-6.5%	1	7	+600.0%
\$1,000,000 to \$1,999,999	37	47	+27.0%	0	7	--
\$2,000,000 and Above	20	17	-15.0%	0	0	--
<b>All Price Ranges</b>	<b>232</b>	<b>243</b>	<b>+4.7%</b>	<b>80</b>	<b>104</b>	<b>+30.0%</b>

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®



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