

Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Windsor

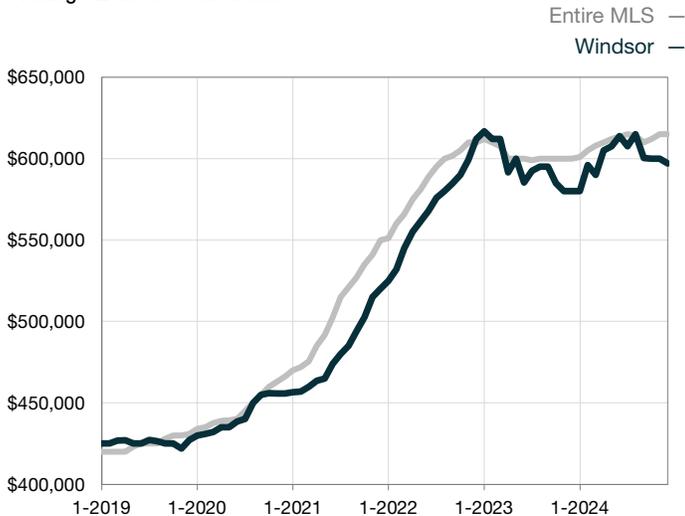
Single Family	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Key Metrics						
New Listings	40	49	+ 22.5%	942	1,189	+ 26.2%
Sold Listings	36	68	+ 88.9%	722	815	+ 12.9%
Median Sales Price*	\$698,500	\$569,595	- 18.5%	\$585,000	\$599,900	+ 2.5%
Average Sales Price*	\$730,613	\$644,542	- 11.8%	\$659,168	\$689,600	+ 4.6%
Percent of List Price Received*	99.5%	98.4%	- 1.1%	99.5%	99.2%	- 0.3%
Days on Market Until Sale	64	99	+ 54.7%	87	76	- 12.6%
Inventory of Homes for Sale	152	192	+ 26.3%	--	--	--
Months Supply of Inventory	2.5	2.8	+ 12.0%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Key Metrics						
New Listings	2	5	+ 150.0%	160	149	- 6.9%
Sold Listings	3	6	+ 100.0%	119	101	- 15.1%
Median Sales Price*	\$520,000	\$430,000	- 17.3%	\$444,900	\$420,500	- 5.5%
Average Sales Price*	\$516,692	\$446,167	- 13.6%	\$457,438	\$423,442	- 7.4%
Percent of List Price Received*	98.1%	97.7%	- 0.4%	100.1%	98.6%	- 1.5%
Days on Market Until Sale	84	159	+ 89.3%	93	112	+ 20.4%
Inventory of Homes for Sale	36	29	- 19.4%	--	--	--
Months Supply of Inventory	3.6	3.4	- 5.6%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

