

Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Pueblo County

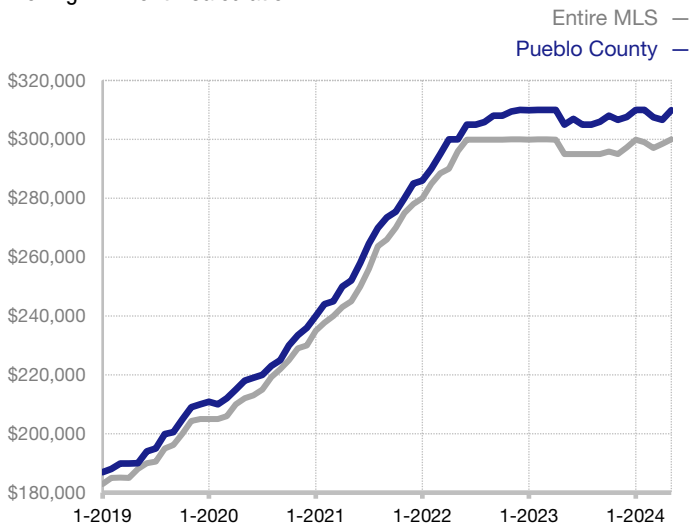
Single Family Key Metrics	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
New Listings	307	297	- 3.3%	1,386	1,385	- 0.1%
Sold Listings	237	195	- 17.7%	936	822	- 12.2%
Median Sales Price*	\$300,000	\$320,000	+ 6.7%	\$310,000	\$311,000	+ 0.3%
Average Sales Price*	\$308,677	\$325,129	+ 5.3%	\$316,315	\$322,681	+ 2.0%
Percent of List Price Received*	98.7%	98.6%	- 0.1%	98.4%	98.3%	- 0.1%
Days on Market Until Sale	81	91	+ 12.3%	90	96	+ 6.7%
Inventory of Homes for Sale	597	649	+ 8.7%	--	--	--
Months Supply of Inventory	3.0	3.7	+ 23.3%	--	--	--

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

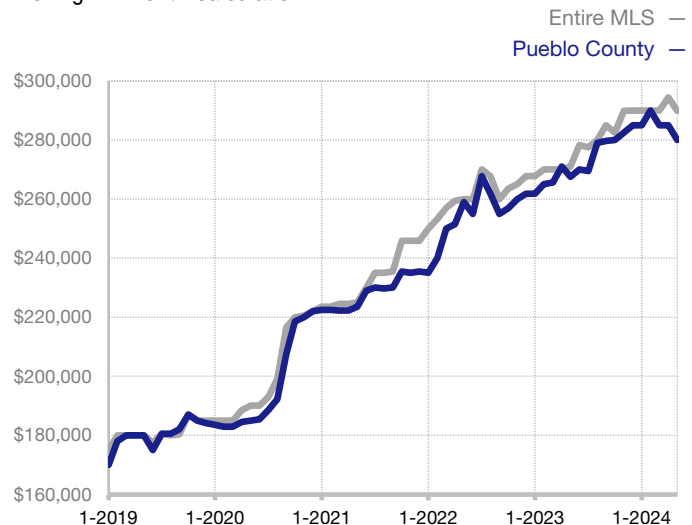
Townhouse/Condo Key Metrics	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
New Listings	16	14	- 12.5%	62	49	- 21.0%
Sold Listings	9	7	- 22.2%	34	31	- 8.8%
Median Sales Price*	\$257,000	\$249,000	- 3.1%	\$269,750	\$270,000	+ 0.1%
Average Sales Price*	\$283,172	\$250,929	- 11.4%	\$279,057	\$277,700	- 0.5%
Percent of List Price Received*	99.7%	94.2%	- 5.5%	98.5%	97.1%	- 1.4%
Days on Market Until Sale	74	89	+ 20.3%	71	86	+ 21.1%
Inventory of Homes for Sale	29	26	- 10.3%	--	--	--
Months Supply of Inventory	3.5	3.9	+ 11.4%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



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Arkansas Valley/Otero County

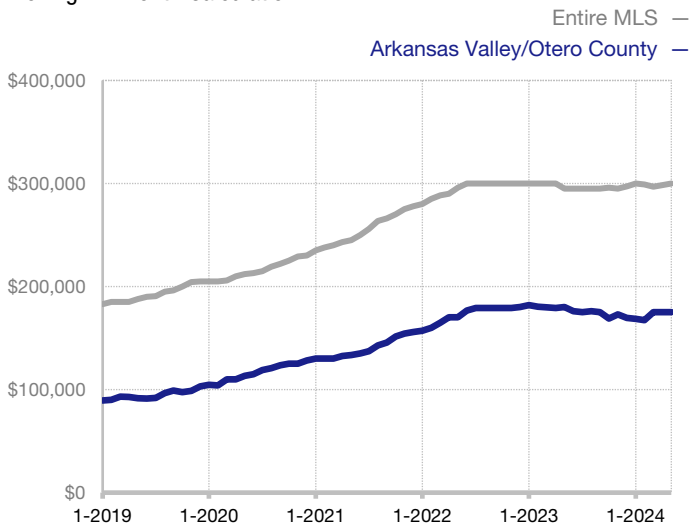
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	46	52	+ 13.0%	224	208	- 7.1%
Sold Listings	31	36	+ 16.1%	152	143	- 5.9%
Median Sales Price*	\$182,900	\$212,250	+ 16.0%	\$159,500	\$175,000	+ 9.7%
Average Sales Price*	\$209,406	\$227,271	+ 8.5%	\$184,301	\$197,909	+ 7.4%
Percent of List Price Received*	95.6%	94.6%	- 1.0%	93.0%	93.9%	+ 1.0%
Days on Market Until Sale	130	119	- 8.5%	109	120	+ 10.1%
Inventory of Homes for Sale	158	144	- 8.9%	--	--	--
Months Supply of Inventory	4.8	4.7	- 2.1%	--	--	--

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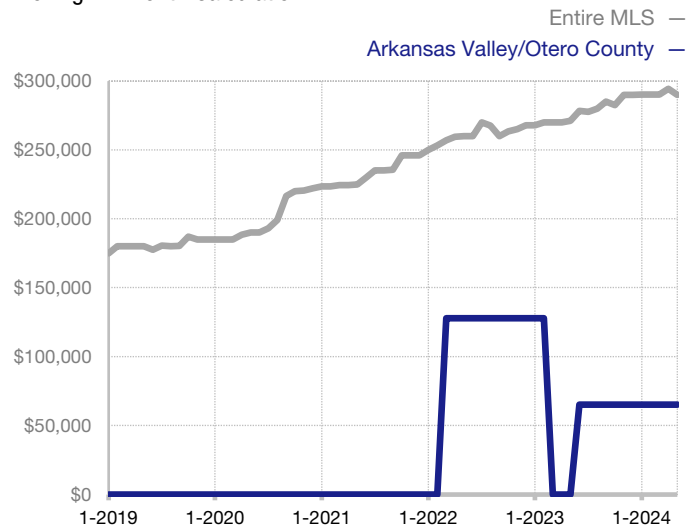
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	1	0	- 100.0%
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
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Fowler

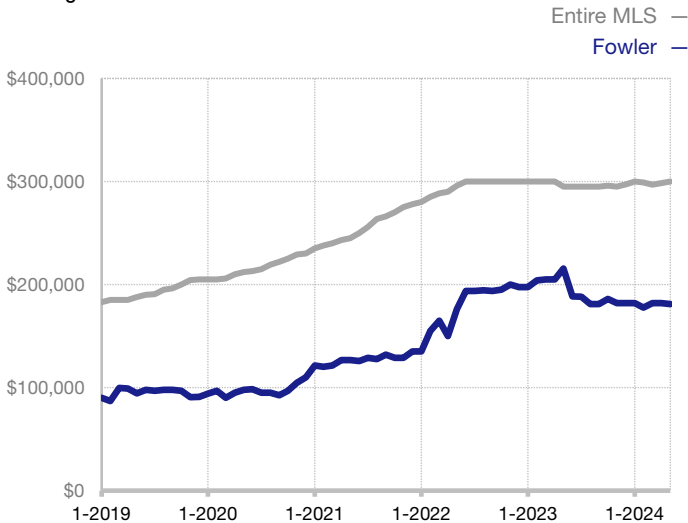
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	4	4	0.0%	14	19	+ 35.7%
Sold Listings	1	0	- 100.0%	5	10	+ 100.0%
Median Sales Price*	\$300,000	\$0	- 100.0%	\$223,000	\$185,000	- 17.0%
Average Sales Price*	\$300,000	\$0	- 100.0%	\$199,500	\$186,000	- 6.8%
Percent of List Price Received*	96.8%	0.0%	- 100.0%	93.4%	91.9%	- 1.6%
Days on Market Until Sale	288	0	- 100.0%	170	130	- 23.5%
Inventory of Homes for Sale	14	12	- 14.3%	--	--	--
Months Supply of Inventory	5.9	4.2	- 28.8%	--	--	--

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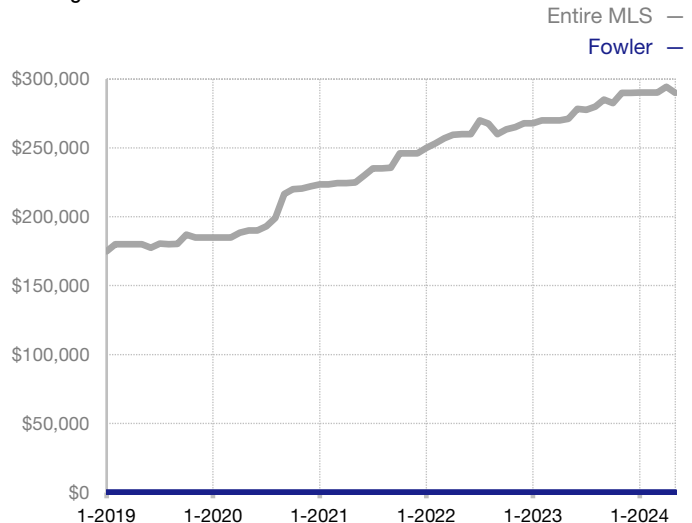
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Rolling 12-Month Calculation



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La Junta

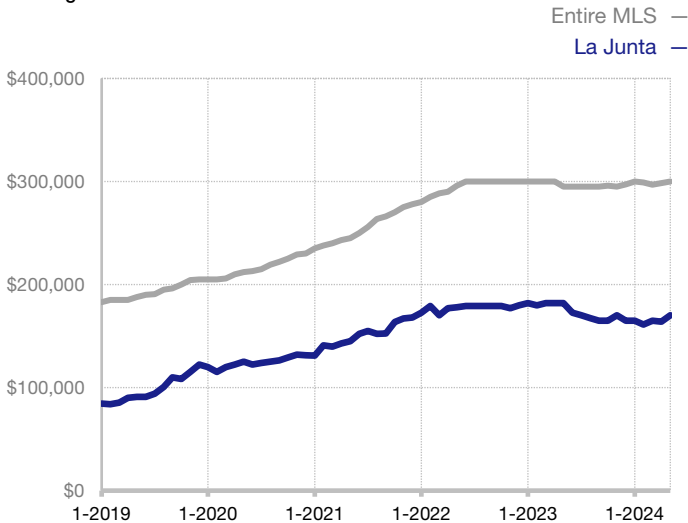
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	9	18	+ 100.0%	56	54	- 3.6%
Sold Listings	11	14	+ 27.3%	30	42	+ 40.0%
Median Sales Price*	\$142,000	\$247,500	+ 74.3%	\$164,500	\$187,500	+ 14.0%
Average Sales Price*	\$164,564	\$257,054	+ 56.2%	\$177,290	\$209,661	+ 18.3%
Percent of List Price Received*	92.9%	95.4%	+ 2.7%	94.8%	91.1%	- 3.9%
Days on Market Until Sale	93	134	+ 44.1%	85	125	+ 47.1%
Inventory of Homes for Sale	31	33	+ 6.5%	--	--	--
Months Supply of Inventory	4.5	4.1	- 8.9%	--	--	--

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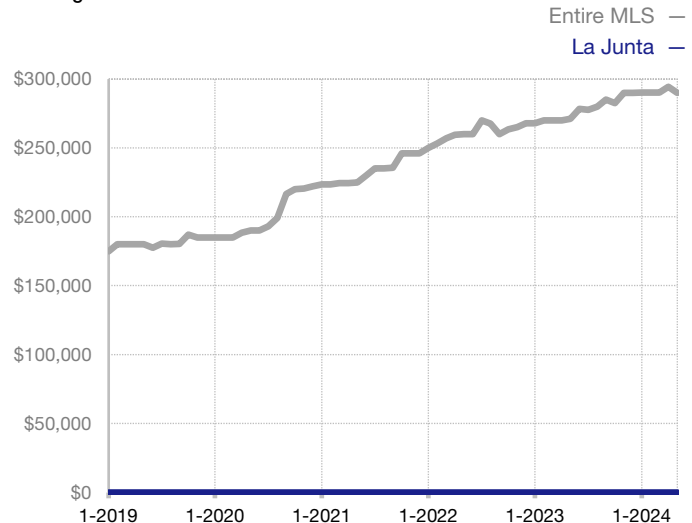
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Huerfano County

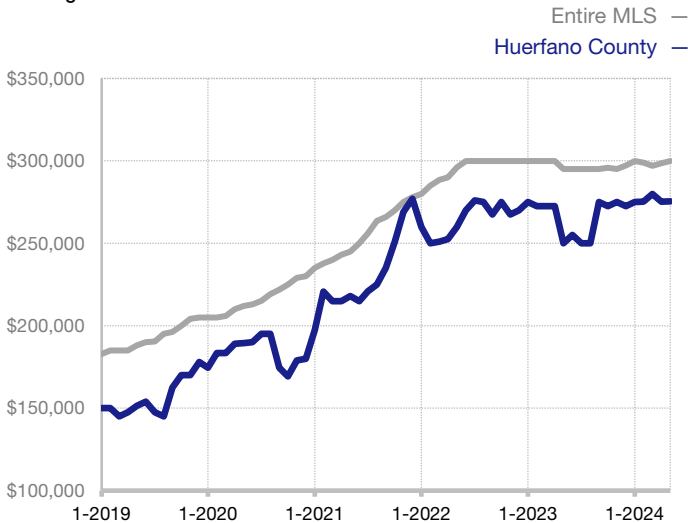
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	18	10	- 44.4%	60	46	- 23.3%
Sold Listings	8	9	+ 12.5%	27	28	+ 3.7%
Median Sales Price*	\$251,000	\$325,000	+ 29.5%	\$250,000	\$280,500	+ 12.2%
Average Sales Price*	\$310,125	\$319,044	+ 2.9%	\$291,030	\$305,334	+ 4.9%
Percent of List Price Received*	94.4%	95.6%	+ 1.3%	94.7%	97.0%	+ 2.4%
Days on Market Until Sale	149	142	- 4.7%	151	141	- 6.6%
Inventory of Homes for Sale	72	58	- 19.4%	--	--	--
Months Supply of Inventory	12.5	8.7	- 30.4%	--	--	--

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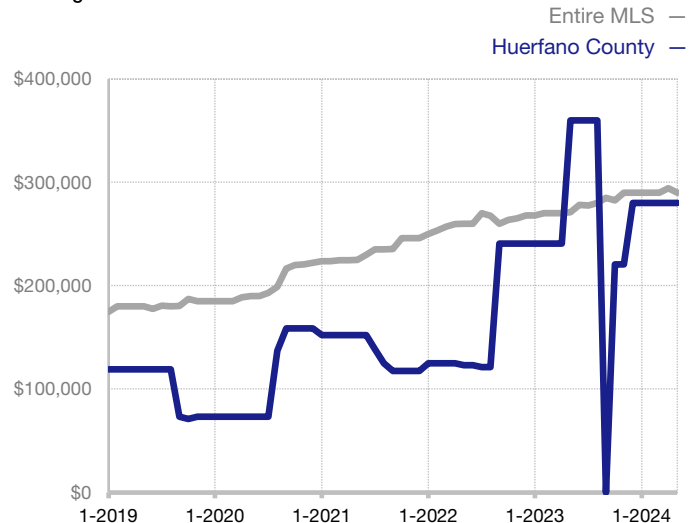
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	1	0	- 100.0%
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	0.0	- 100.0%	--	--	--

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Lamar

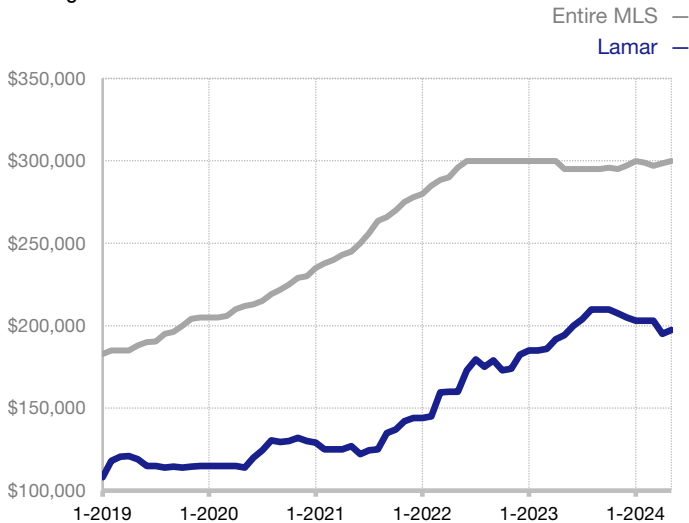
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	7	14	+ 100.0%	34	31	- 8.8%
Sold Listings	5	4	- 20.0%	31	20	- 35.5%
Median Sales Price*	\$156,000	\$180,000	+ 15.4%	\$210,000	\$182,500	- 13.1%
Average Sales Price*	\$217,200	\$234,500	+ 8.0%	\$250,597	\$193,975	- 22.6%
Percent of List Price Received*	98.3%	92.8%	- 5.6%	94.1%	94.0%	- 0.1%
Days on Market Until Sale	66	60	- 9.1%	102	100	- 2.0%
Inventory of Homes for Sale	16	18	+ 12.5%	--	--	--
Months Supply of Inventory	2.6	3.7	+ 42.3%	--	--	--

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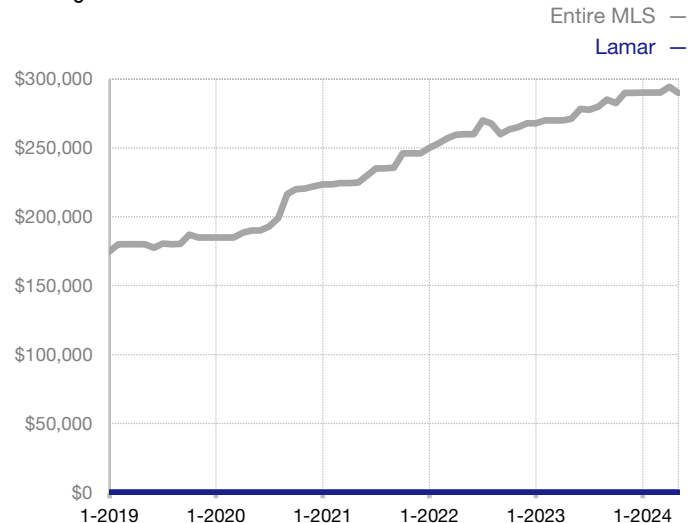
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Las Animas

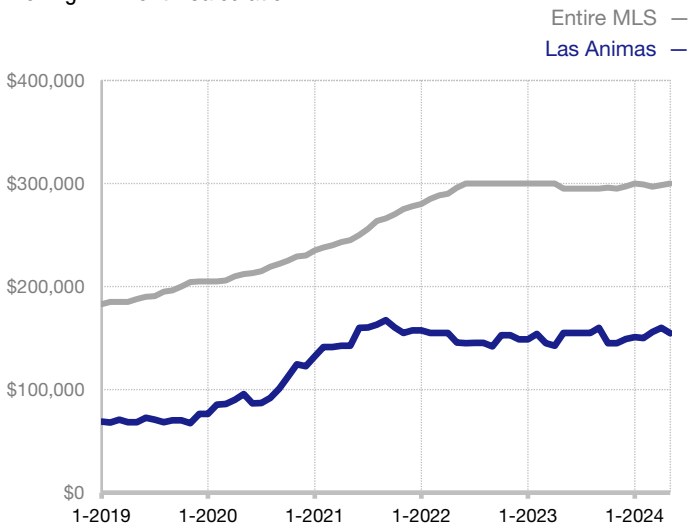
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	6	2	- 66.7%	18	11	- 38.9%
Sold Listings	4	3	- 25.0%	16	13	- 18.8%
Median Sales Price*	\$242,500	\$67,000	- 72.4%	\$133,500	\$169,000	+ 26.6%
Average Sales Price*	\$328,750	\$128,333	- 61.0%	\$166,619	\$144,962	- 13.0%
Percent of List Price Received*	98.2%	87.4%	- 11.0%	92.0%	90.2%	- 2.0%
Days on Market Until Sale	136	46	- 66.2%	120	111	- 7.5%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	2.0	3.1	+ 55.0%	--	--	--

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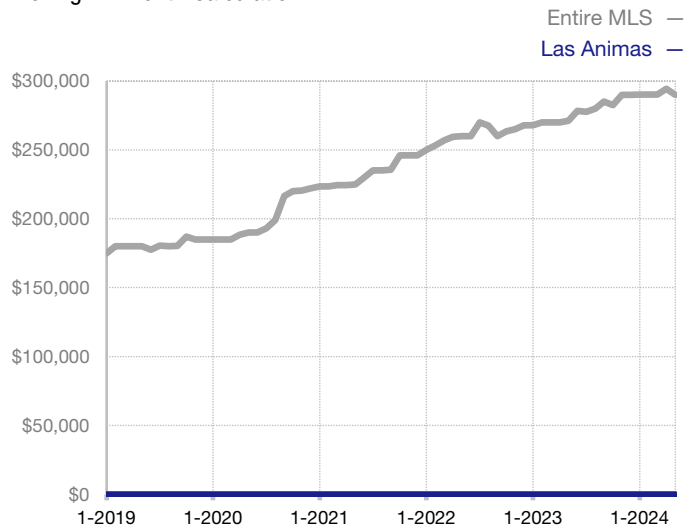
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Rocky Ford

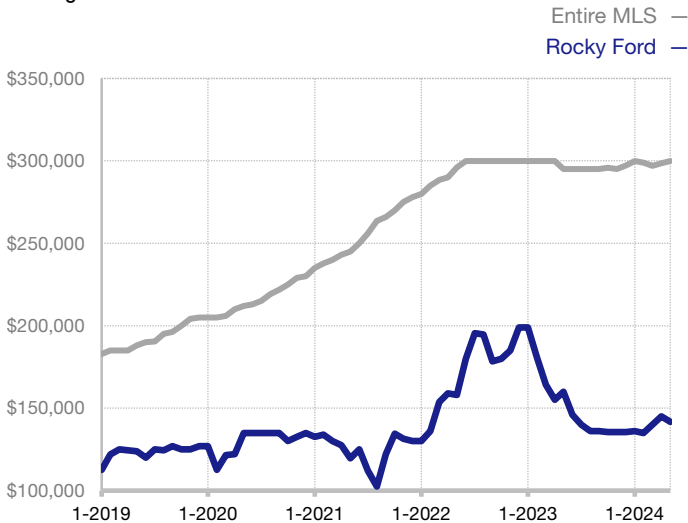
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	6	2	- 66.7%	29	26	- 10.3%
Sold Listings	2	3	+ 50.0%	19	17	- 10.5%
Median Sales Price*	\$175,500	\$138,308	- 21.2%	\$136,000	\$188,000	+ 38.2%
Average Sales Price*	\$175,500	\$168,436	- 4.0%	\$130,042	\$194,000	+ 49.2%
Percent of List Price Received*	85.4%	82.1%	- 3.9%	92.2%	96.0%	+ 4.1%
Days on Market Until Sale	106	92	- 13.2%	98	138	+ 40.8%
Inventory of Homes for Sale	23	21	- 8.7%	--	--	--
Months Supply of Inventory	6.0	5.5	- 8.3%	--	--	--

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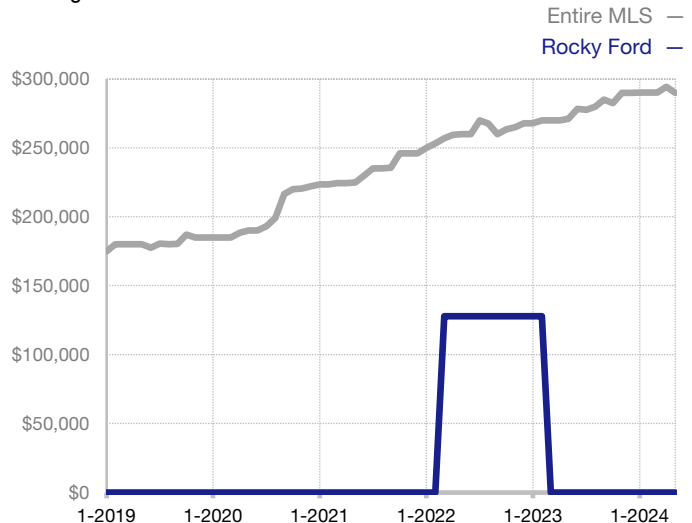
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Manzanola

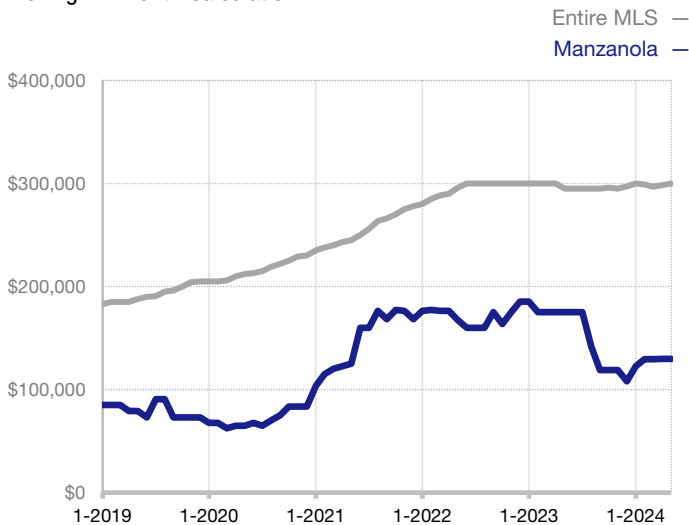
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	2	2	0.0%	11	7	- 36.4%
Sold Listings	0	0	--	4	3	- 25.0%
Median Sales Price*	\$0	\$0	--	\$53,750	\$129,500	+ 140.9%
Average Sales Price*	\$0	\$0	--	\$90,125	\$222,333	+ 146.7%
Percent of List Price Received*	0.0%	0.0%	--	80.7%	105.0%	+ 30.1%
Days on Market Until Sale	0	0	--	53	53	0.0%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	2.8	3.8	+ 35.7%	--	--	--

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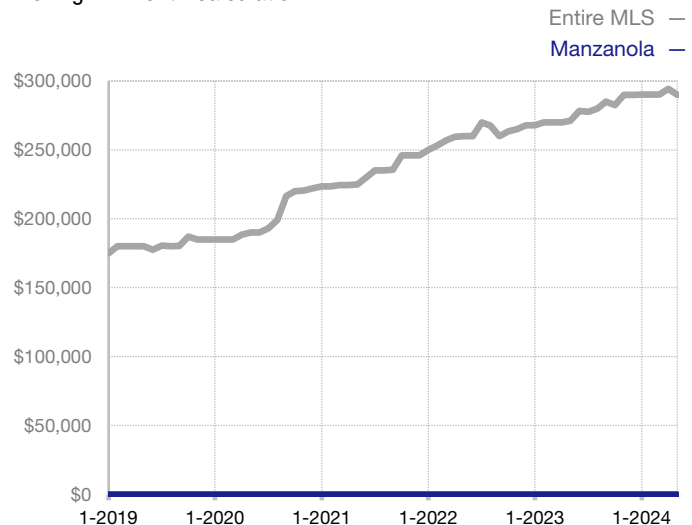
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Monthly Indicators



May 2024

Percent changes calculated using year-over-year comparisons.

New Listings were down 4.5 percent for single family homes and 12.5 percent for townhouse-condo properties. Pending Sales increased 9.5 percent for single family homes and 16.7 percent for townhouse-condo properties.

The Median Sales Price was up 6.6 percent to \$319,900 for single family homes but decreased 3.1 percent to \$249,000 for townhouse-condo properties. Days on Market increased 12.5 percent for single family homes and 20.3 percent for townhouse-condo properties.

Home prices have continued to climb nationwide, despite an uptick in inventory this year. Nationally, the median existing-home price reached \$407,600 as of last measure, a 5.7% increase from the same period last year and a record high for the month, according to NAR. Meanwhile, total inventory heading into May stood at 1.21 million units, a 9% increase month-over-month and a 16.3% increase year-over-year, for a 3.5 month's supply at the current sales pace.

Activity Snapshot

- 18.7%	+ 5.0%	+ 5.2%
One-Year Change in Sold Listings All Properties	One-Year Change in Median Sales Price All Properties	One-Year Change in Active Listings All Properties

Residential real estate activity in Pueblo County 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	5-2023	5-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		314	300	- 4.5%	1,417	1,405	- 0.8%
Pending Sales		220	241	+ 9.5%	1,067	945	- 11.4%
Sold Listings		243	198	- 18.5%	955	835	- 12.6%
Median Sales Price		\$300,000	\$319,900	+ 6.6%	\$310,000	\$312,000	+ 0.6%
Avg. Sales Price		\$308,033	\$321,995	+ 4.5%	\$316,267	\$322,720	+ 2.0%
Pct. of List Price Received		98.7%	98.5%	- 0.2%	98.3%	98.4%	+ 0.1%
Days on Market		80	90	+ 12.5%	90	96	+ 6.7%
Affordability Index		95	85	- 10.5%	92	88	- 4.3%
Active Listings		621	659	+ 6.1%	--	--	--
Months Supply		3.0	3.7	+ 23.3%	--	--	--

Townhouse-Condo Market Overview

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

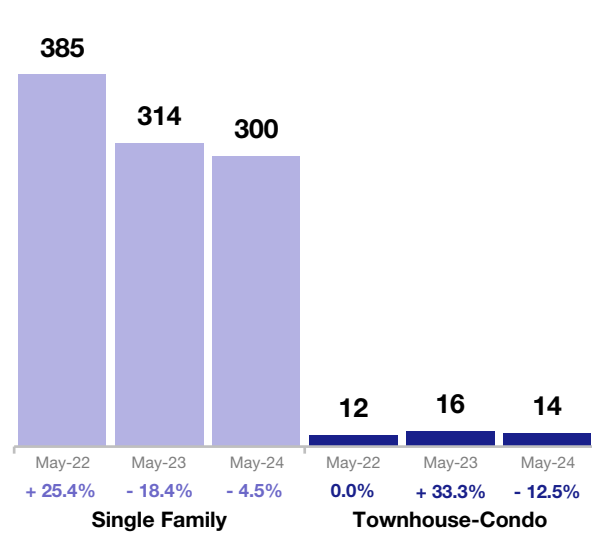


Key Metrics	Historical Sparkbars	5-2023	5-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		16	14	- 12.5%	63	49	- 22.2%
Pending Sales		6	7	+ 16.7%	37	29	- 21.6%
Sold Listings		9	7	- 22.2%	34	32	- 5.9%
Median Sales Price		\$257,000	\$249,000	- 3.1%	\$269,750	\$272,000	+ 0.8%
Avg. Sales Price		\$283,172	\$250,929	- 11.4%	\$279,057	\$278,084	- 0.3%
Pct. of List Price Received		99.7%	94.2%	- 5.5%	98.5%	97.3%	- 1.2%
Days on Market		74	89	+ 20.3%	71	85	+ 19.7%
Affordability Index		111	110	- 0.9%	105	100	- 4.8%
Active Listings		30	26	- 13.3%	--	--	--
Months Supply		3.5	3.7	+ 5.7%	--	--	--

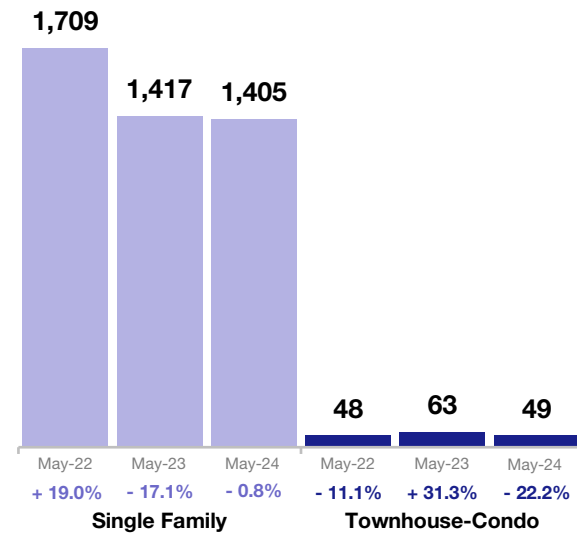
New Listings



May

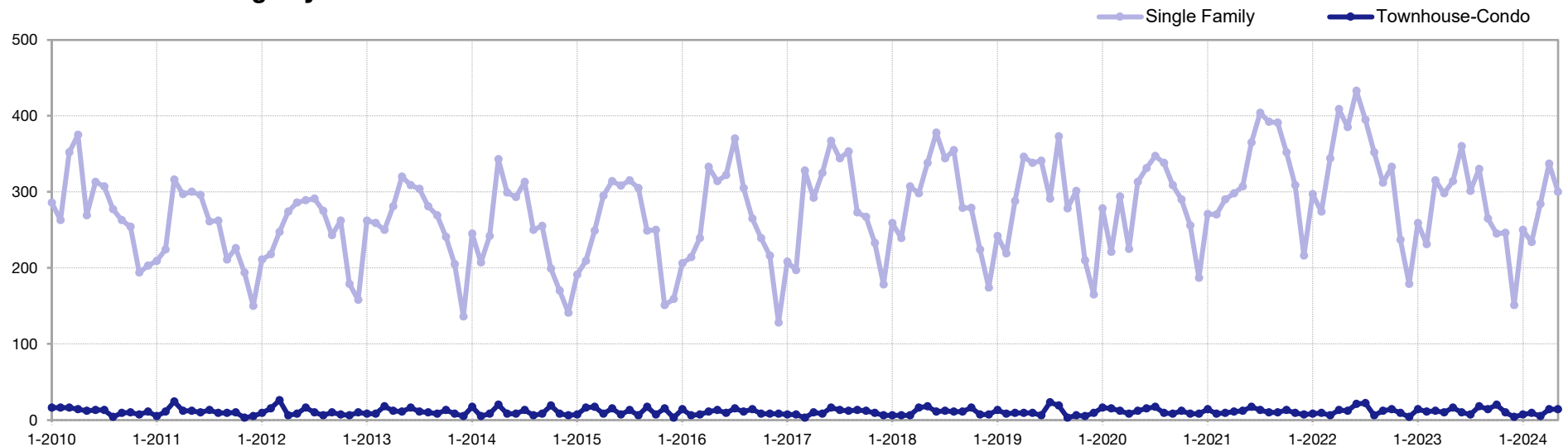


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2023	360	-16.9%	10	-52.4%
Jul-2023	301	-23.8%	7	-68.2%
Aug-2023	330	-6.3%	18	+200.0%
Sep-2023	265	-15.1%	14	+16.7%
Oct-2023	245	-26.4%	20	+42.9%
Nov-2023	246	+3.8%	10	+11.1%
Dec-2023	151	-15.6%	4	0.0%
Jan-2024	250	-3.5%	7	-50.0%
Feb-2024	234	+1.3%	9	-18.2%
Mar-2024	284	-9.8%	5	-58.3%
Apr-2024	337	+13.1%	14	+40.0%
May-2024	300	-4.5%	14	-12.5%

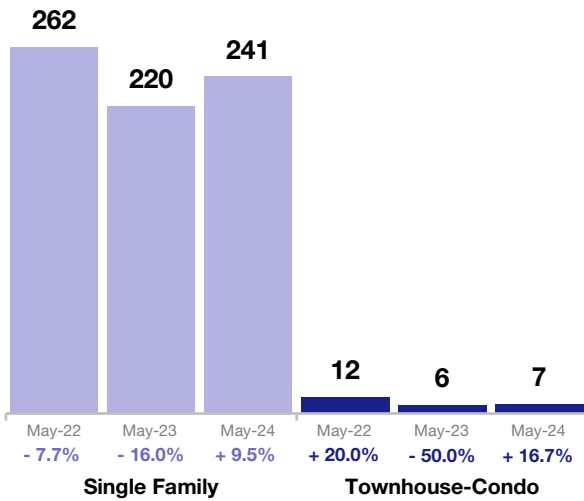
Historical New Listings by Month



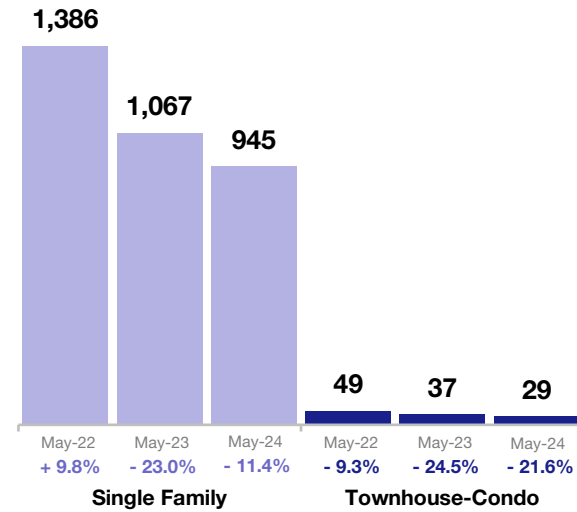
Pending Sales



May

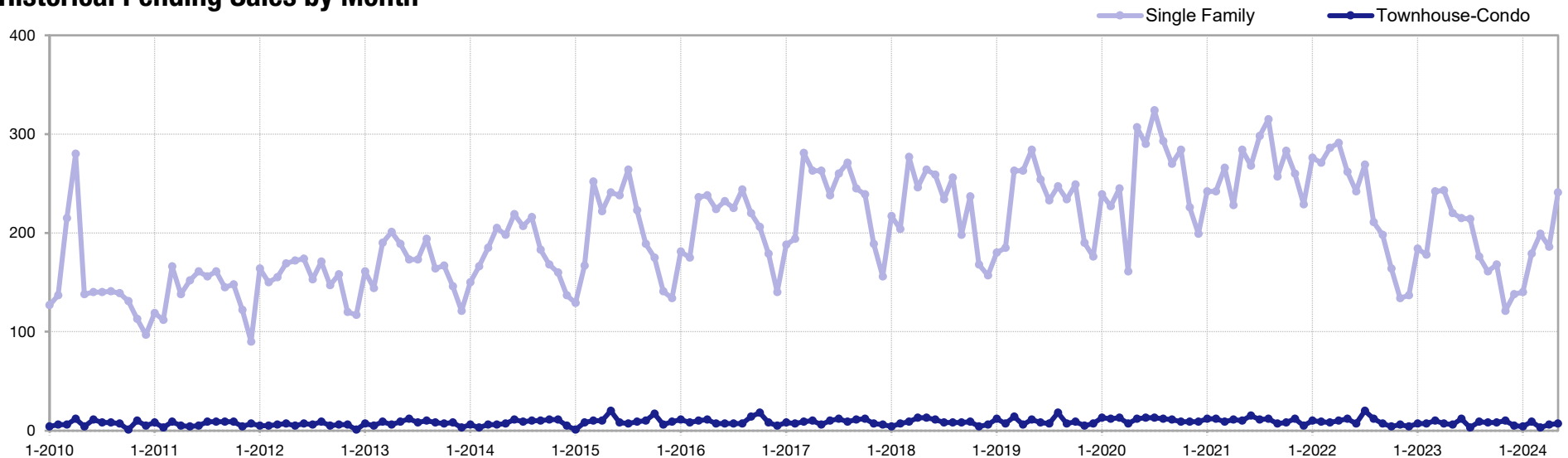


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2023	215	-11.2%	12	+71.4%
Jul-2023	214	-20.4%	3	-85.0%
Aug-2023	176	-16.6%	9	-25.0%
Sep-2023	161	-18.7%	8	+14.3%
Oct-2023	168	+2.4%	8	+100.0%
Nov-2023	121	-9.7%	10	+66.7%
Dec-2023	138	+0.7%	5	+25.0%
Jan-2024	140	-23.9%	4	-42.9%
Feb-2024	179	+0.6%	9	+28.6%
Mar-2024	199	-17.8%	3	-70.0%
Apr-2024	186	-23.5%	6	-14.3%
May-2024	241	+9.5%	7	+16.7%

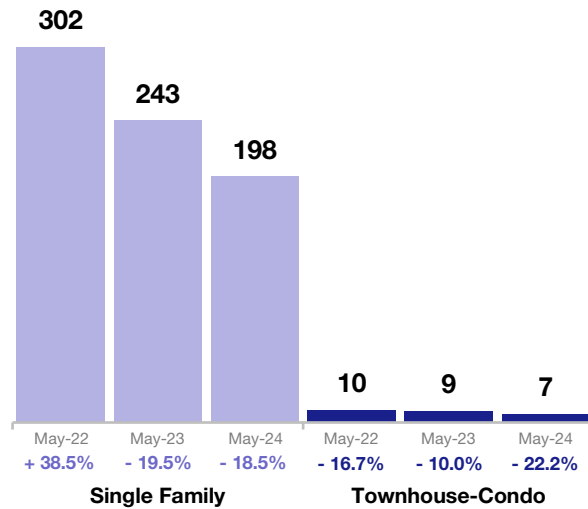
Historical Pending Sales by Month



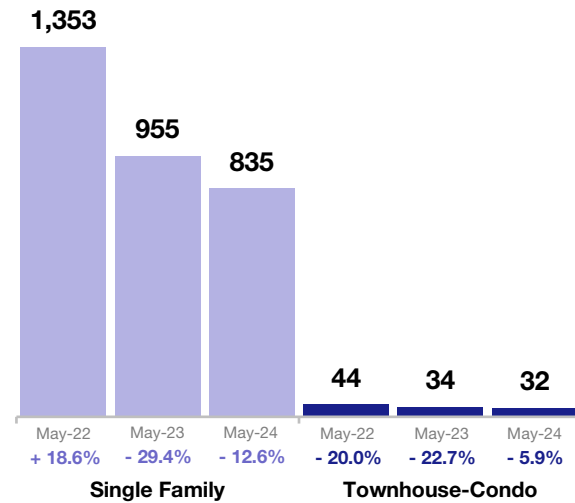
Sold Listings



May

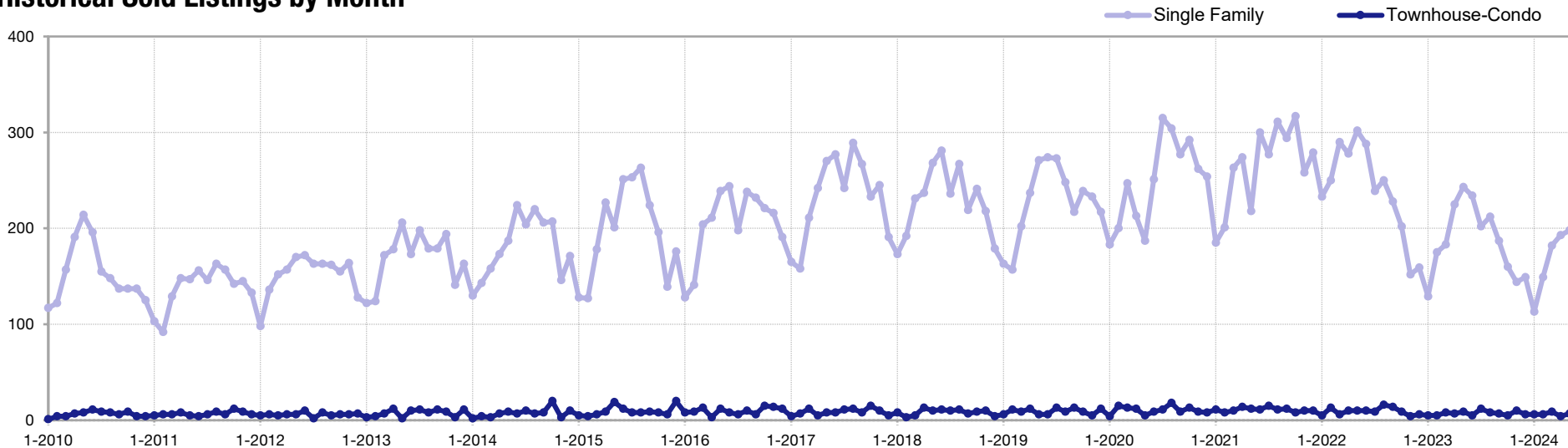


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2023	234	-18.8%	5	-50.0%
Jul-2023	202	-15.5%	12	+33.3%
Aug-2023	212	-15.2%	8	-50.0%
Sep-2023	187	-18.0%	7	-50.0%
Oct-2023	160	-20.8%	5	-44.4%
Nov-2023	144	-5.3%	10	+150.0%
Dec-2023	149	-6.3%	6	0.0%
Jan-2024	113	-12.4%	6	+20.0%
Feb-2024	149	-14.9%	6	+20.0%
Mar-2024	182	-0.5%	9	+12.5%
Apr-2024	193	-14.2%	4	-42.9%
May-2024	198	-18.5%	7	-22.2%

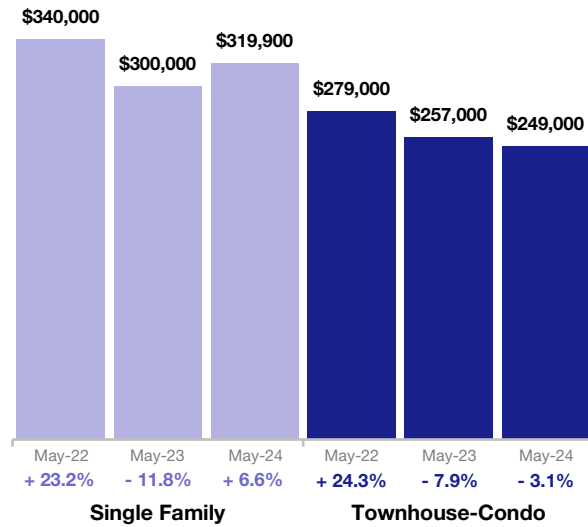
Historical Sold Listings by Month



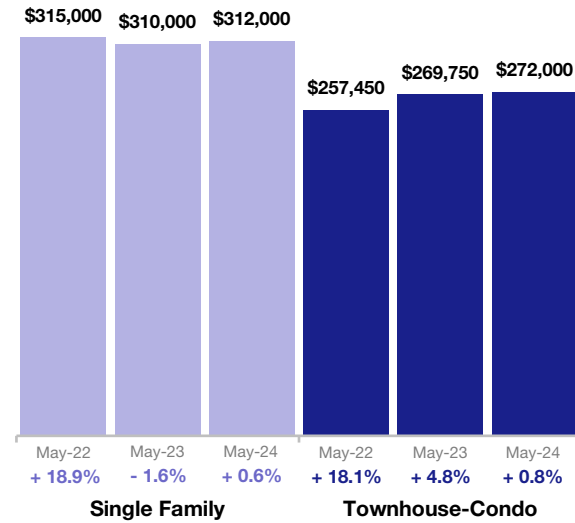
Median Sales Price



May

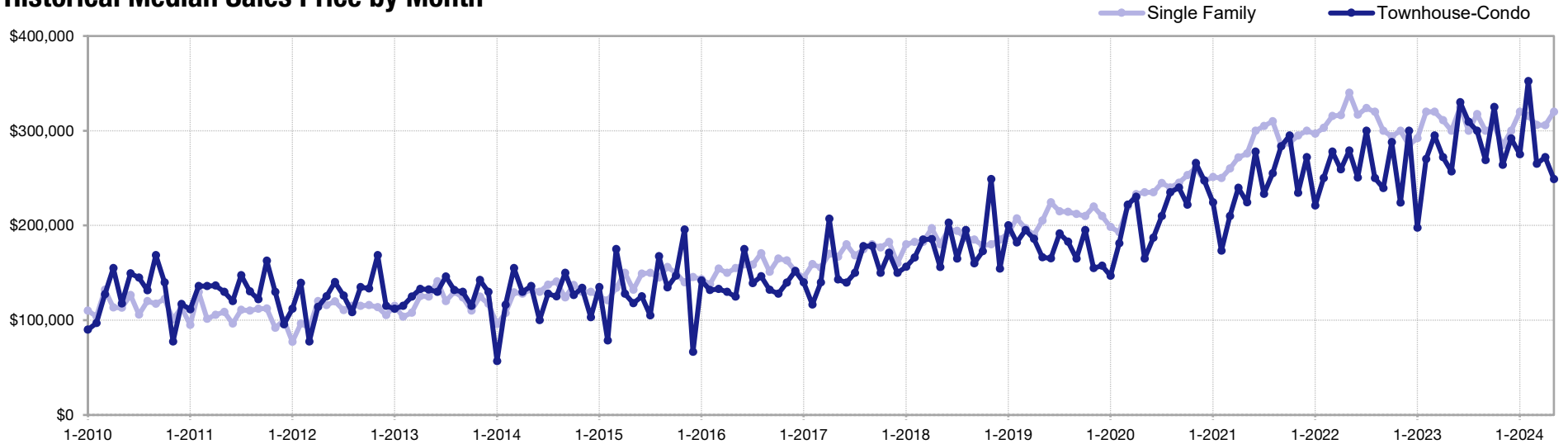


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2023	\$324,950	+2.5%	\$330,000	+31.7%
Jul-2023	\$300,000	-7.3%	\$309,275	+3.1%
Aug-2023	\$317,500	-0.8%	\$300,000	+20.0%
Sep-2023	\$300,000	0.0%	\$268,900	+12.3%
Oct-2023	\$305,000	+3.7%	\$325,000	+12.9%
Nov-2023	\$284,500	-5.2%	\$264,000	+17.9%
Dec-2023	\$300,000	+5.3%	\$291,750	-2.8%
Jan-2024	\$320,000	+9.6%	\$275,000	+39.2%
Feb-2024	\$315,500	-1.4%	\$352,450	+30.5%
Mar-2024	\$306,000	-4.4%	\$265,000	-10.2%
Apr-2024	\$305,723	-1.7%	\$271,950	-0.0%
May-2024	\$319,900	+6.6%	\$249,000	-3.1%

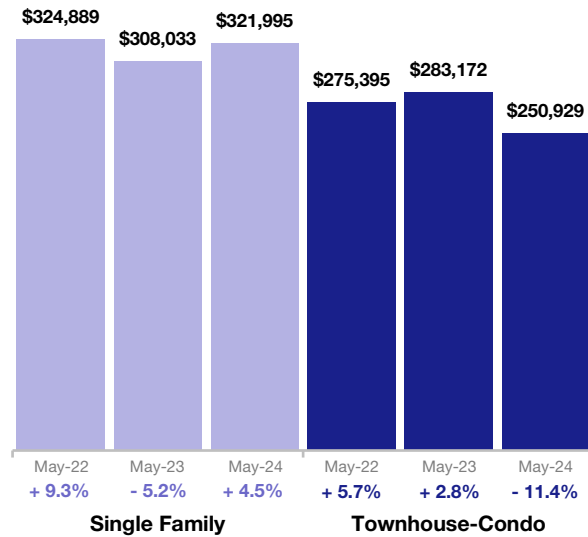
Historical Median Sales Price by Month



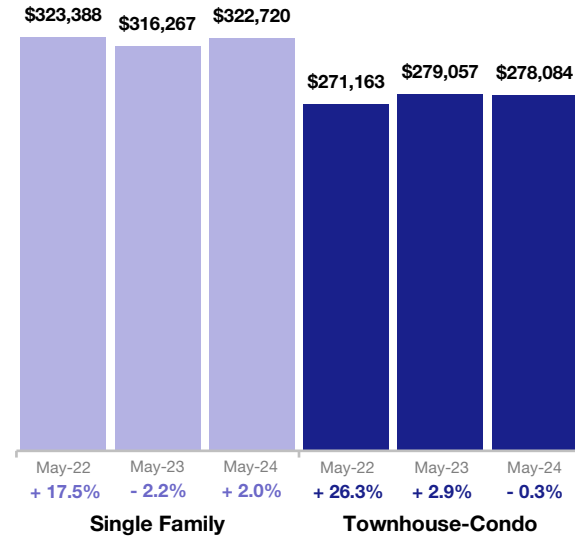
Average Sales Price



May

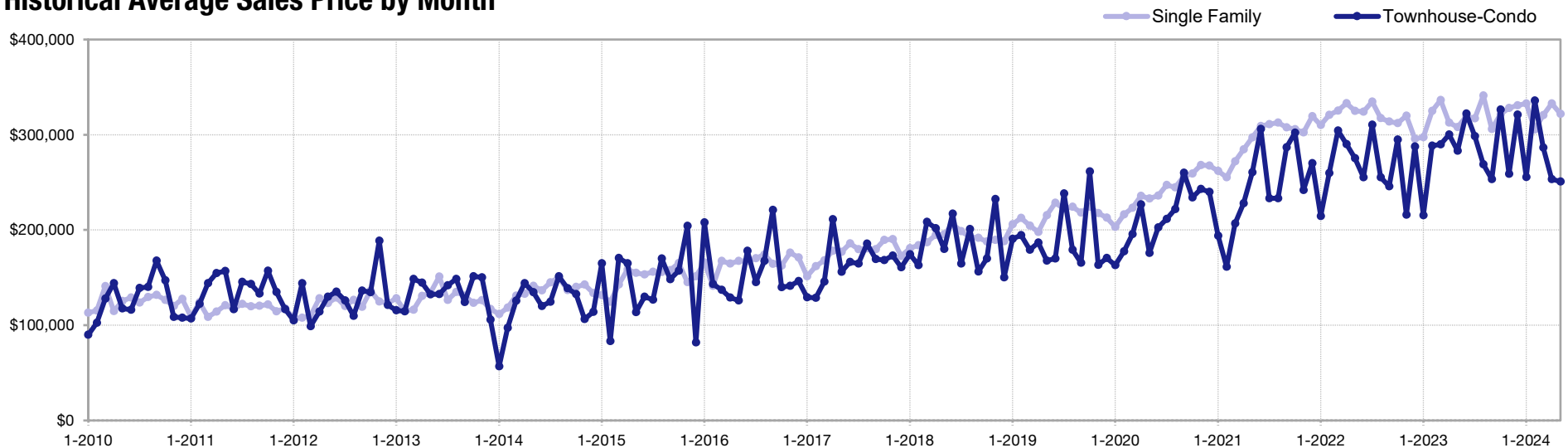


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2023	\$319,527	-1.4%	\$322,200	+26.2%
Jul-2023	\$317,209	-5.3%	\$298,579	-3.9%
Aug-2023	\$341,200	+7.4%	\$268,919	+5.3%
Sep-2023	\$306,098	-2.5%	\$253,271	+3.0%
Oct-2023	\$321,785	+3.0%	\$326,300	+10.6%
Nov-2023	\$327,941	+2.5%	\$258,895	+19.8%
Dec-2023	\$330,915	+11.9%	\$321,232	+11.7%
Jan-2024	\$332,779	+11.9%	\$255,667	+18.6%
Feb-2024	\$305,454	-6.1%	\$335,900	+16.5%
Mar-2024	\$320,479	-4.7%	\$286,544	-1.2%
Apr-2024	\$332,927	+6.4%	\$253,475	-15.5%
May-2024	\$321,995	+4.5%	\$250,929	-11.4%

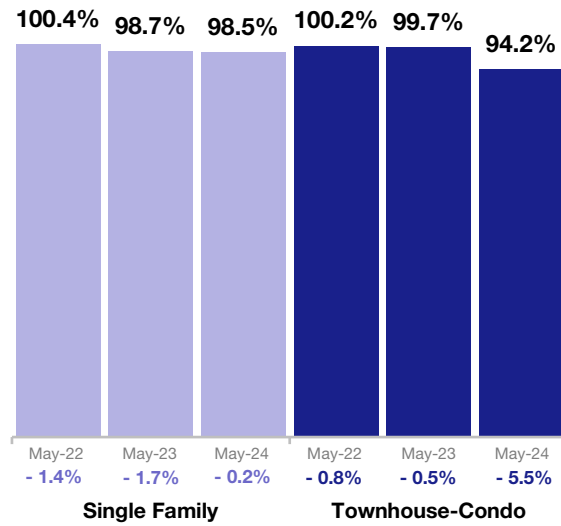
Historical Average Sales Price by Month



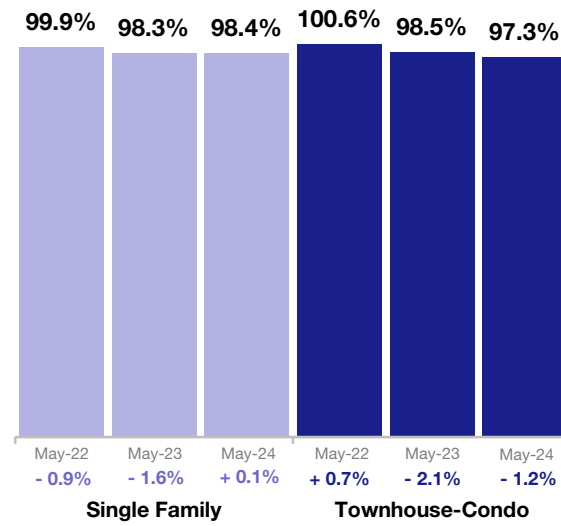
Percent of List Price Received



May

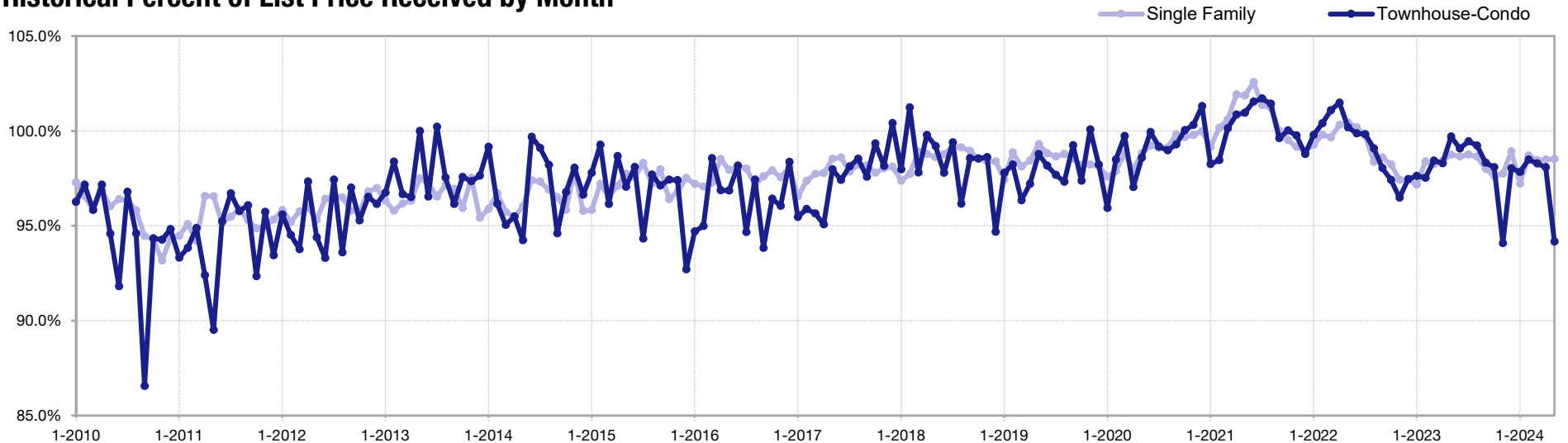


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2023	98.7%	-1.5%	99.1%	-0.8%
Jul-2023	98.8%	-1.0%	99.4%	-0.4%
Aug-2023	98.6%	+0.2%	99.2%	+0.1%
Sep-2023	98.0%	-0.6%	98.3%	+0.2%
Oct-2023	97.6%	-0.6%	98.1%	+0.7%
Nov-2023	97.8%	+0.4%	94.1%	-2.5%
Dec-2023	98.9%	+1.5%	98.0%	+0.5%
Jan-2024	97.2%	0.0%	97.8%	+0.2%
Feb-2024	98.7%	+0.3%	98.5%	+1.0%
Mar-2024	98.5%	+0.3%	98.3%	-0.1%
Apr-2024	98.5%	+0.1%	98.1%	-0.2%
May-2024	98.5%	-0.2%	94.2%	-5.5%

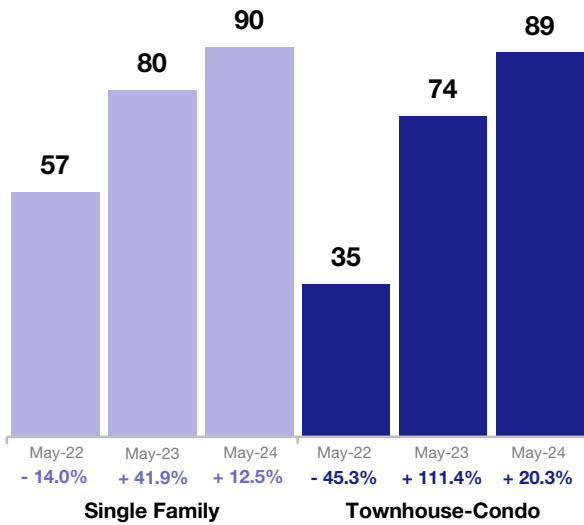
Historical Percent of List Price Received by Month



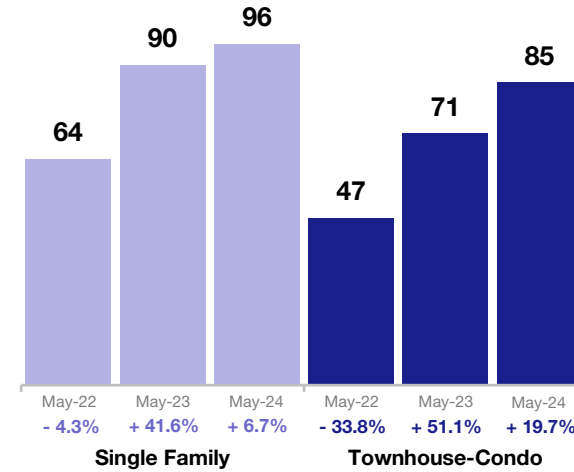
Days on Market Until Sale



May

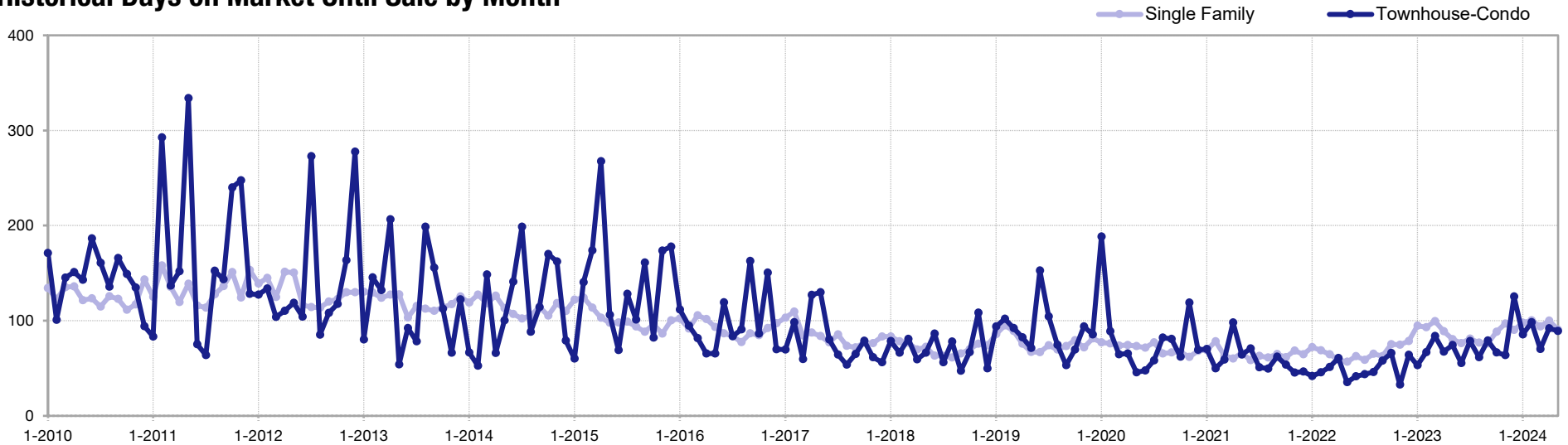


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2023	76	+20.6%	55	+34.1%
Jul-2023	81	+37.3%	79	+79.5%
Aug-2023	77	+18.5%	62	+34.8%
Sep-2023	76	+20.6%	79	+36.2%
Oct-2023	88	+17.3%	67	+1.5%
Nov-2023	97	+29.3%	64	+93.9%
Dec-2023	90	+13.9%	125	+95.3%
Jan-2024	98	+3.2%	86	+62.3%
Feb-2024	100	+7.5%	98	+46.3%
Mar-2024	94	-5.1%	70	-16.7%
Apr-2024	100	+12.4%	92	+37.3%
May-2024	90	+12.5%	89	+20.3%

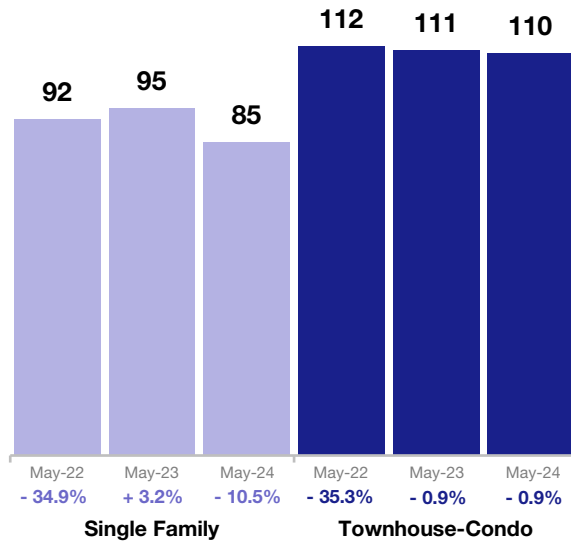
Historical Days on Market Until Sale by Month



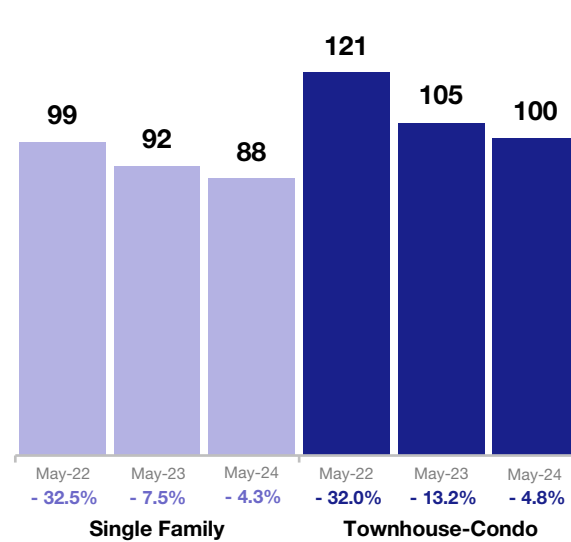
Housing Affordability Index



May

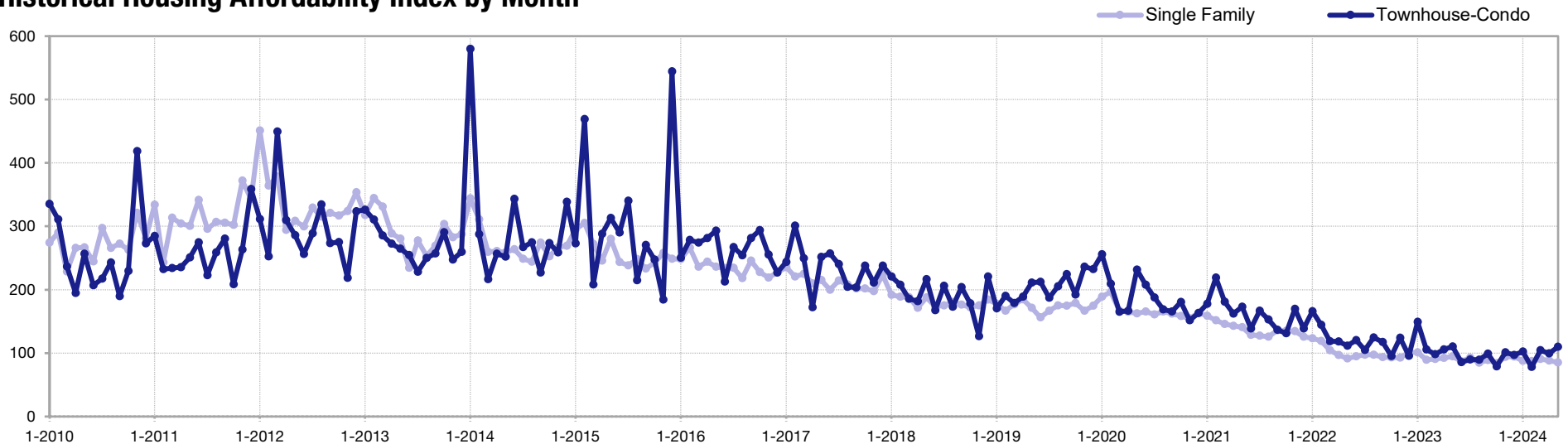


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2023	87	-8.4%	86	-28.3%
Jul-2023	93	-4.1%	90	-14.3%
Aug-2023	85	-12.4%	90	-28.0%
Sep-2023	89	-5.3%	99	-15.4%
Oct-2023	84	-9.7%	79	-16.8%
Nov-2023	94	+1.1%	101	-18.5%
Dec-2023	94	-6.9%	97	+1.0%
Jan-2024	88	-12.9%	102	-31.5%
Feb-2024	87	-2.2%	78	-26.4%
Mar-2024	90	-1.1%	104	+6.1%
Apr-2024	88	-4.3%	99	-6.6%
May-2024	85	-10.5%	110	-0.9%

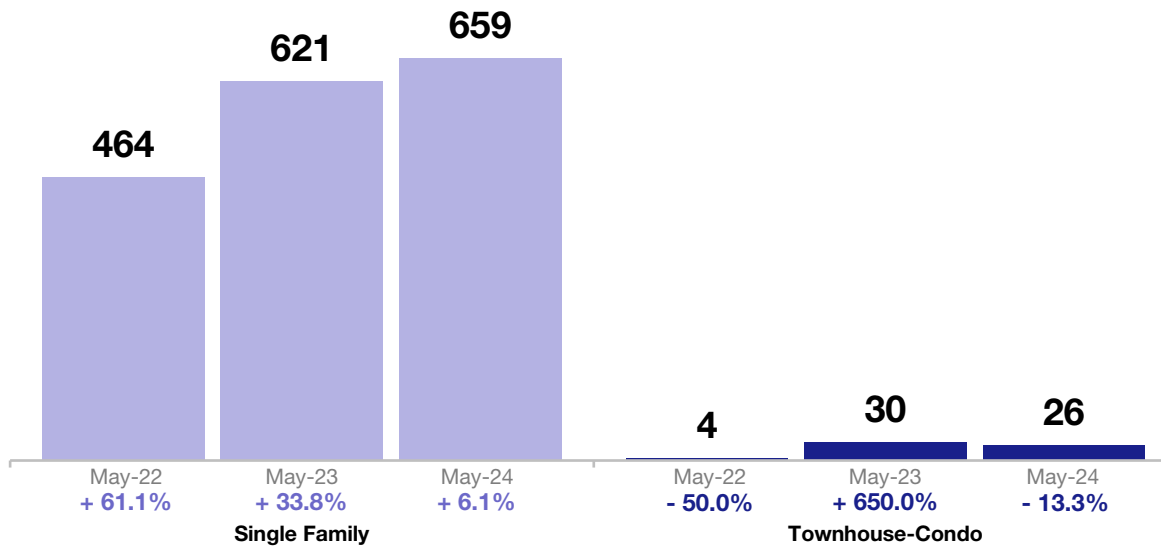
Historical Housing Affordability Index by Month



Inventory of Active Listings

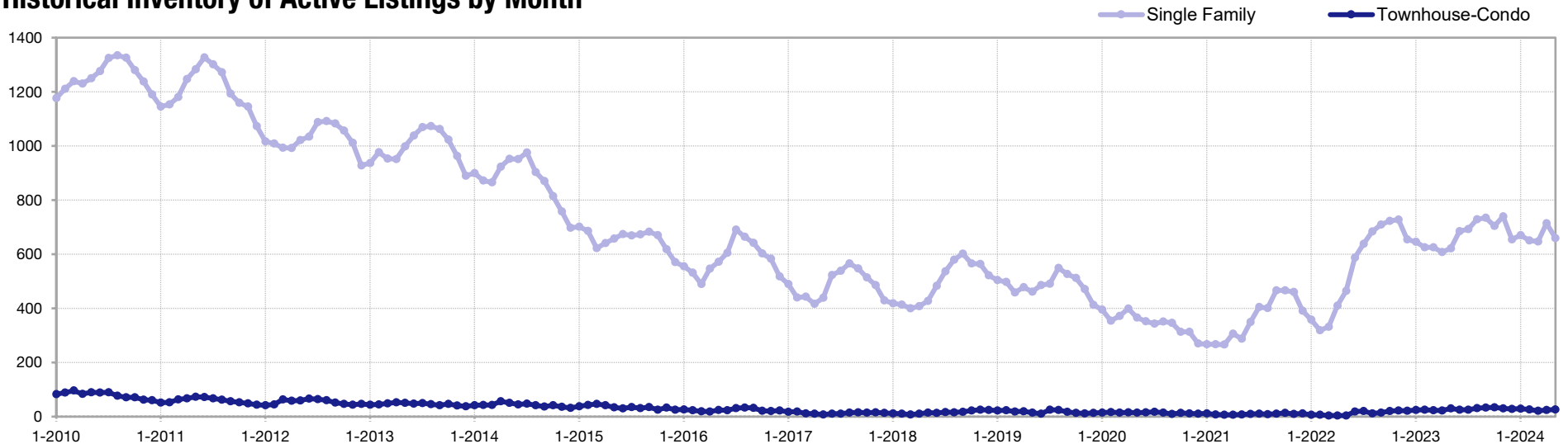


May



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2023	685	+16.7%	25	+38.9%
Jul-2023	693	+8.6%	25	+25.0%
Aug-2023	729	+6.6%	31	+158.3%
Sep-2023	735	+3.7%	33	+135.7%
Oct-2023	704	-2.6%	34	+70.0%
Nov-2023	739	+1.5%	30	+36.4%
Dec-2023	655	0.0%	28	+33.3%
Jan-2024	670	+3.7%	29	+20.8%
Feb-2024	651	+4.2%	26	+4.0%
Mar-2024	647	+3.5%	21	-8.7%
Apr-2024	714	+17.4%	24	+9.1%
May-2024	659	+6.1%	26	-13.3%

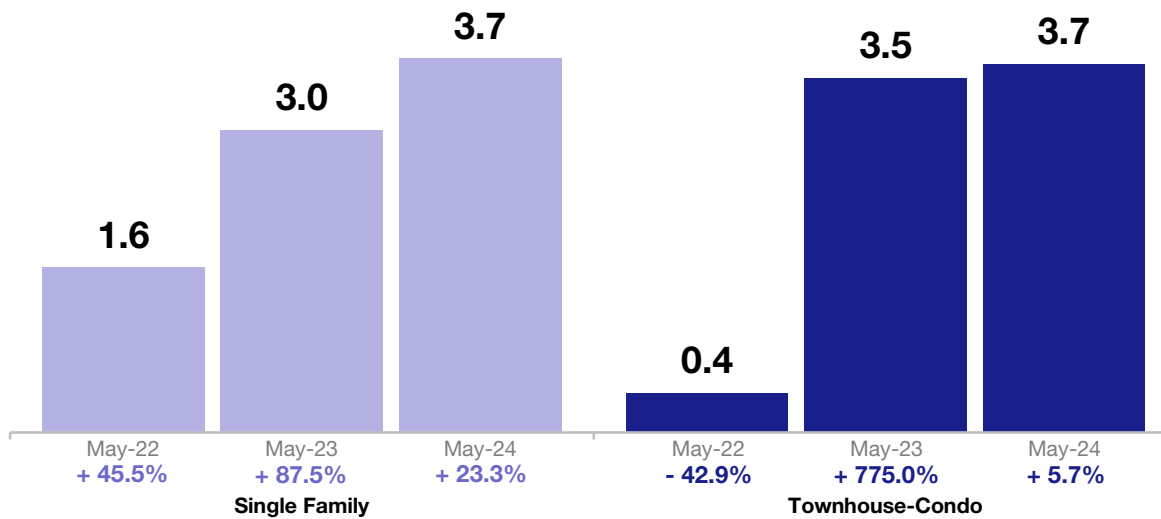
Historical Inventory of Active Listings by Month



Months Supply of Inventory

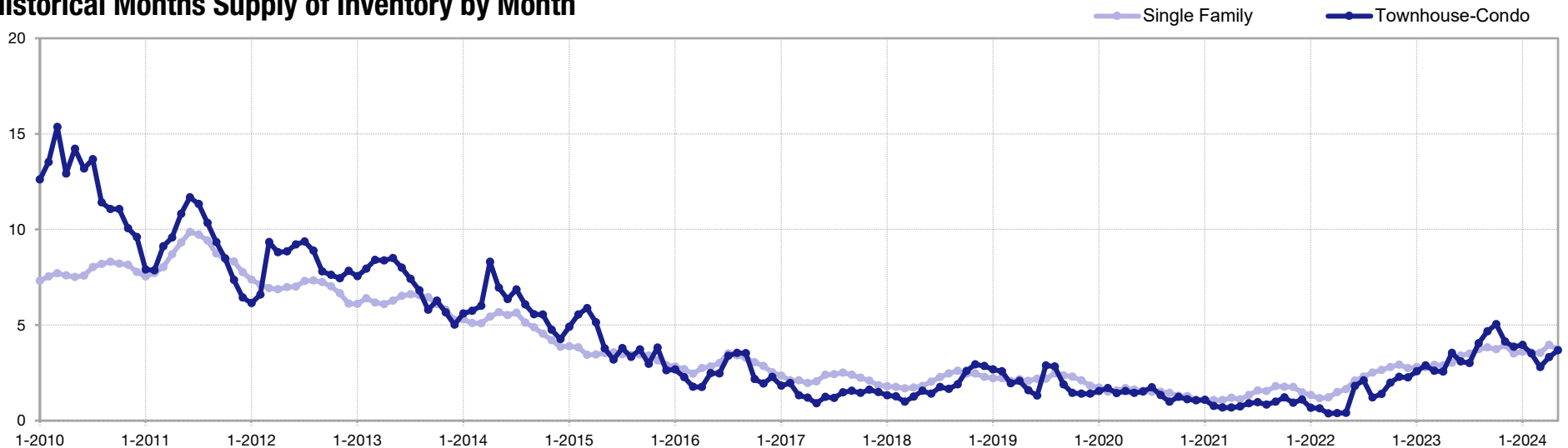


May



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2023	3.4	+61.9%	3.1	+72.2%
Jul-2023	3.5	+52.2%	3.0	+42.9%
Aug-2023	3.7	+48.0%	4.0	+233.3%
Sep-2023	3.8	+46.2%	4.7	+235.7%
Oct-2023	3.7	+32.1%	5.0	+150.0%
Nov-2023	3.9	+34.5%	4.1	+78.3%
Dec-2023	3.5	+29.6%	3.9	+69.6%
Jan-2024	3.6	+28.6%	4.0	+53.8%
Feb-2024	3.5	+25.0%	3.5	+20.7%
Mar-2024	3.5	+20.7%	2.8	+7.7%
Apr-2024	4.0	+37.9%	3.3	+26.9%
May-2024	3.7	+23.3%	3.7	+5.7%

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.



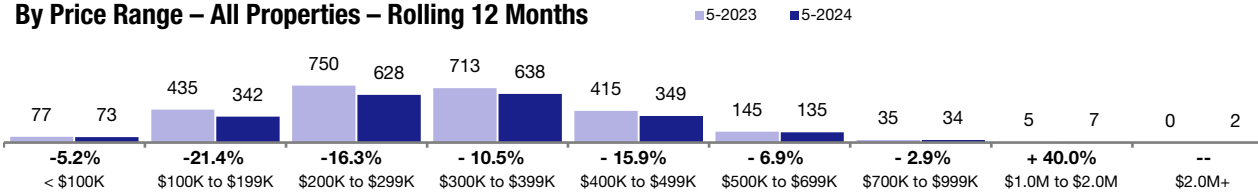
Key Metrics	Historical Sparkbars	5-2023	5-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		330	314	- 4.8%	1,480	1,454	- 1.8%
Pending Sales		226	248	+ 9.7%	1,104	974	- 11.8%
Sold Listings		252	205	- 18.7%	989	867	- 12.3%
Median Sales Price		\$299,950	\$315,000	+ 5.0%	\$305,500	\$310,000	+ 1.5%
Avg. Sales Price		\$307,145	\$319,568	+ 4.0%	\$314,986	\$321,070	+ 1.9%
Pct. of List Price Received		98.8%	98.4%	- 0.4%	98.3%	98.3%	0.0%
Days on Market		80	90	+ 12.5%	90	96	+ 6.7%
Affordability Index		95	87	- 8.4%	93	88	- 5.4%
Active Listings		651	685	+ 5.2%	--	--	--
Months Supply		3.0	3.7	+ 23.3%	--	--	--

Sold Listings

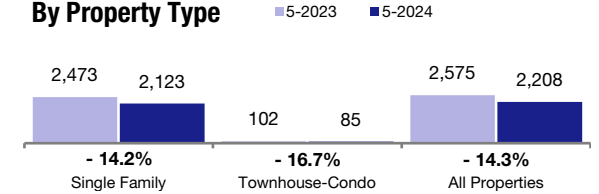
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

Compared to Prior Month

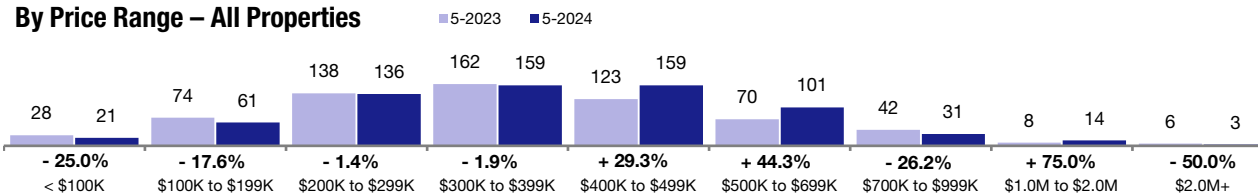
Year to Date

By Price Range	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
	5-2023	5-2024	Change	5-2023	5-2024	Change	4-2024	5-2024	Change	4-2024	5-2024	Change	5-2023	5-2024	Change	5-2023	5-2024	Change
\$99,999 and Below	77	73	-5.2%	0	0	--	6	6	0.0%	0	0	--	27	27	0.0%	0	0	--
\$100,000 to \$199,999	414	333	-19.6%	21	9	-57.1%	27	22	-18.5%	1	1	0.0%	146	122	-16.4%	7	4	-42.9%
\$200,000 to \$299,999	699	587	-16.0%	51	41	-19.6%	60	56	-6.7%	2	4	+100.0%	282	227	-19.5%	16	16	0.0%
\$300,000 to \$399,999	689	609	-11.6%	24	29	+20.8%	56	70	+25.0%	1	2	+100.0%	277	260	-6.1%	8	10	+25.0%
\$400,000 to \$499,999	411	343	-16.5%	4	6	+50.0%	28	33	+17.9%	0	0	--	162	144	-11.1%	2	2	0.0%
\$500,000 to \$699,999	143	135	-5.6%	2	0	-100.0%	10	7	-30.0%	0	0	--	49	38	-22.4%	1	0	-100.0%
\$700,000 to \$999,999	35	34	-2.9%	0	0	--	4	4	0.0%	0	0	--	10	14	+40.0%	0	0	--
\$1,000,000 to \$1,999,999	5	7	+40.0%	0	0	--	1	0	-100.0%	0	0	--	2	2	0.0%	0	0	--
\$2,000,000 and Above	0	2	--	0	0	--	1	0	-100.0%	0	0	--	0	1	--	0	0	--
All Price Ranges	2,473	2,123	-14.2%	102	85	-16.7%	193	198	+2.6%	4	7	+75.0%	955	835	-12.6%	34	32	-5.9%

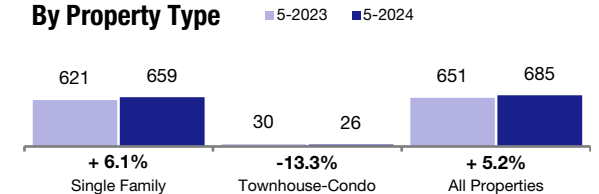
Inventory of Active Listings

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		
	5-2023	5-2024	Change	5-2023	5-2024	Change	4-2024	5-2024	Change	4-2024	5-2024	Change	5-2023	5-2024	Change	5-2023	5-2024
\$99,999 and Below	28	21	-25.0%	0	0	--	17	21	+23.5%	0	0	--					
\$100,000 to \$199,999	72	57	-20.8%	2	4	+100.0%	72	57	-20.8%	4	4	0.0%					
\$200,000 to \$299,999	127	127	0.0%	11	9	-18.2%	154	127	-17.5%	12	9	-25.0%					
\$300,000 to \$399,999	151	148	-2.0%	11	11	0.0%	154	148	-3.9%	8	11	+37.5%					
\$400,000 to \$499,999	118	157	+33.1%	5	2	-60.0%	160	157	-1.9%	0	2	--					
\$500,000 to \$699,999	69	101	+46.4%	1	0	-100.0%	105	101	-3.8%	0	0	--					
\$700,000 to \$999,999	42	31	-26.2%	0	0	--	34	31	-8.8%	0	0	--					
\$1,000,000 to \$1,999,999	8	14	+75.0%	0	0	--	16	14	-12.5%	0	0	--					
\$2,000,000 and Above	6	3	-50.0%	0	0	--	2	3	+50.0%	0	0	--					
All Price Ranges	621	659	+6.1%	30	26	-13.3%	714	659	-7.7%	24	26	+8.3%					

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 Sales	A count of all the listings that went into pending status during the reported period. Pending listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes into Pending, out of Pending, then back into Pending all in one reported period, this listing would only be counted once. 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.
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.
Inventory of 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.