

Monthly Indicators



October 2024

Percent changes calculated using year-over-year comparisons.

New Listings were up 30.2 percent for single family homes but decreased 30.0 percent for townhouse-condo properties. Pending Sales increased 10.1 percent for single family homes but decreased 50.0 percent for townhouse-condo properties.

The Median Sales Price was up 3.0 percent to \$314,100 for single family homes but decreased 19.4 percent to \$261,950 for townhouse-condo properties. Days on Market decreased 12.5 percent for single family homes but increased 34.3 percent for townhouse-condo properties.

There were 1.39 million homes for sale heading into October, a 1.5% increase from the previous month and a 23% increase from the same period last year, for a 4.3-month supply at the current sales pace, according to NAR. Even with improving supply and the slower sales pace, home prices have continued to rise nationwide, with NAR reporting a median existing-home price of \$404,500 as of last measure, a 3% increase from one year ago.

Activity Snapshot

+ 10.9%	+ 1.5%	+ 24.5%
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	10-2023	10-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		245	319	+ 30.2%	2,919	3,045	+ 4.3%
Pending Sales		168	185	+ 10.1%	1,999	1,806	- 9.7%
Sold Listings		160	175	+ 9.4%	1,949	1,733	- 11.1%
Median Sales Price		\$305,000	\$314,100	+ 3.0%	\$309,900	\$319,900	+ 3.2%
Avg. Sales Price		\$321,659	\$306,753	- 4.6%	\$319,030	\$325,415	+ 2.0%
Pct. of List Price Received		97.6%	98.3%	+ 0.7%	98.3%	98.4%	+ 0.1%
Days on Market		88	77	- 12.5%	85	90	+ 5.9%
Affordability Index		104	113	+ 8.7%	103	111	+ 7.8%
Active Listings		714	892	+ 24.9%	--	--	--
Months Supply		3.8	5.3	+ 39.5%	--	--	--

Townhouse-Condo Market Overview

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

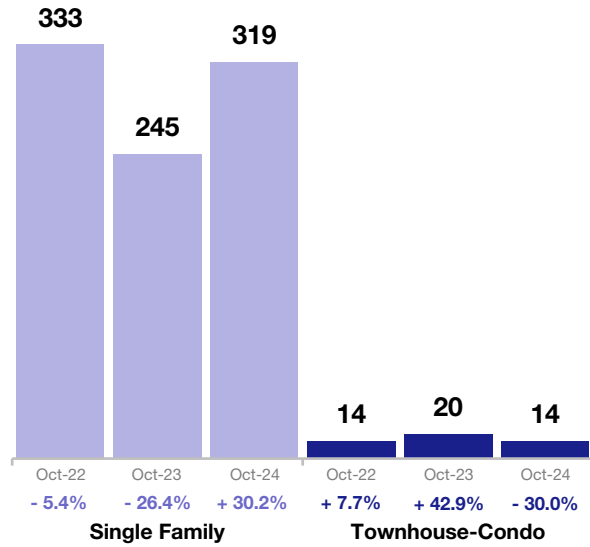


Key Metrics	Historical Sparkbars	10-2023	10-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		20	14	- 30.0%	132	125	- 5.3%
Pending Sales		8	4	- 50.0%	77	74	- 3.9%
Sold Listings		5	8	+ 60.0%	71	75	+ 5.6%
Median Sales Price		\$325,000	\$261,950	- 19.4%	\$285,000	\$270,000	- 5.3%
Avg. Sales Price		\$326,300	\$348,988	+ 7.0%	\$285,037	\$287,365	+ 0.8%
Pct. of List Price Received		98.1%	98.8%	+ 0.7%	98.7%	97.4%	- 1.3%
Days on Market		67	90	+ 34.3%	71	85	+ 19.7%
Affordability Index		78	107	+ 37.2%	88	104	+ 18.2%
Active Listings		34	39	+ 14.7%	--	--	--
Months Supply		5.0	5.1	+ 2.0%	--	--	--

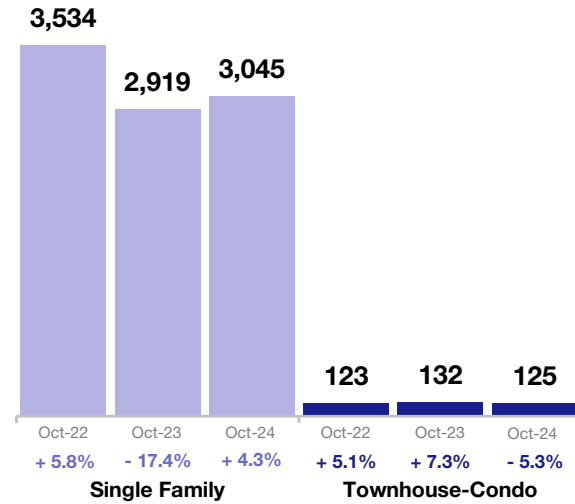
New Listings



October

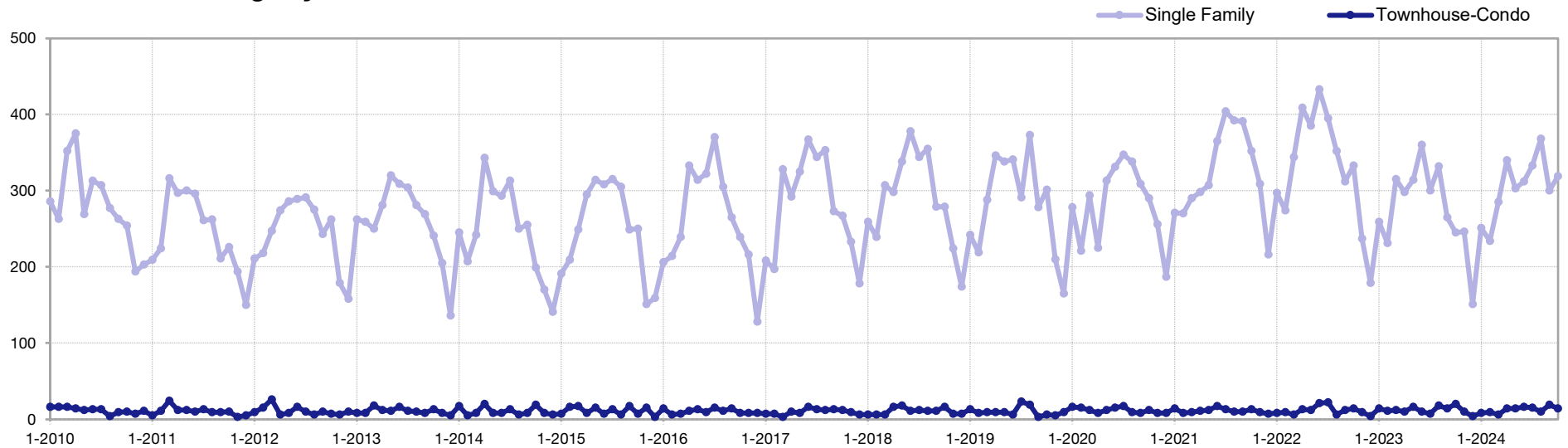


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2023	246	+3.8%	10	+11.1%
Dec-2023	151	-15.6%	4	0.0%
Jan-2024	251	-3.1%	8	-42.9%
Feb-2024	234	+1.3%	9	-18.2%
Mar-2024	285	-9.5%	6	-50.0%
Apr-2024	340	+14.1%	14	+40.0%
May-2024	303	-3.5%	14	-12.5%
Jun-2024	312	-13.3%	16	+60.0%
Jul-2024	333	+11.0%	15	+114.3%
Aug-2024	368	+10.8%	10	-44.4%
Sep-2024	300	+13.2%	19	+35.7%
Oct-2024	319	+30.2%	14	-30.0%

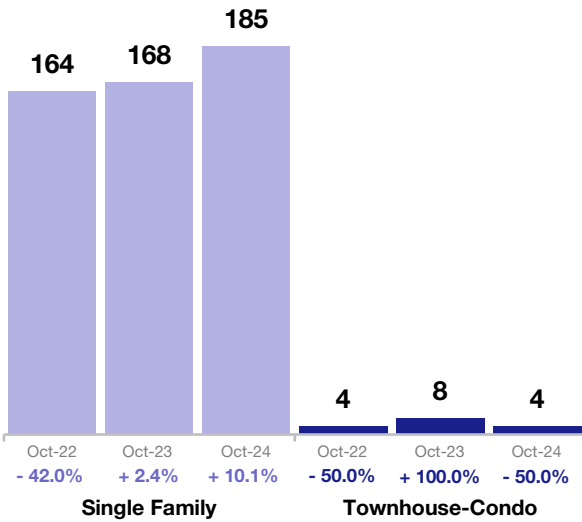
Historical New Listings by Month



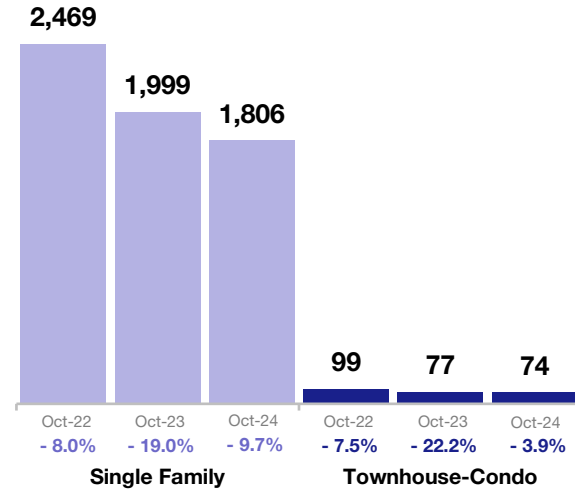
Pending Sales



October

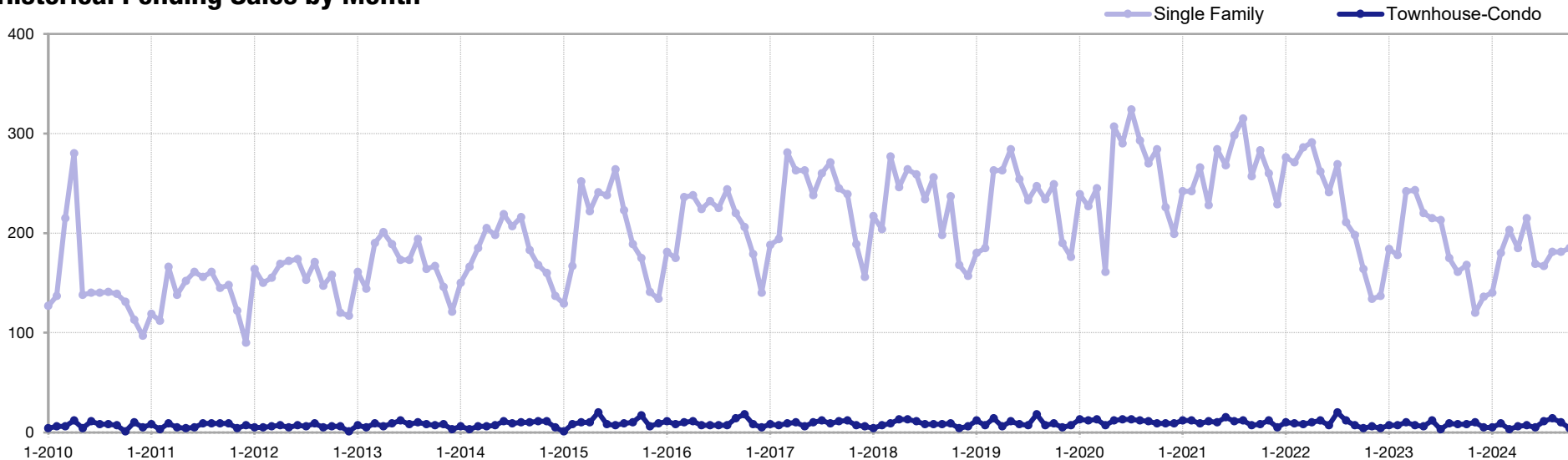


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2023	120	-10.4%	10	+66.7%
Dec-2023	136	-0.7%	5	+25.0%
Jan-2024	140	-23.9%	5	-28.6%
Feb-2024	180	+1.1%	9	+28.6%
Mar-2024	203	-16.1%	3	-70.0%
Apr-2024	185	-23.9%	6	-14.3%
May-2024	215	-2.3%	7	+16.7%
Jun-2024	169	-21.4%	5	-58.3%
Jul-2024	167	-21.6%	11	+266.7%
Aug-2024	181	+3.4%	14	+55.6%
Sep-2024	181	+12.4%	10	+25.0%
Oct-2024	185	+10.1%	4	-50.0%

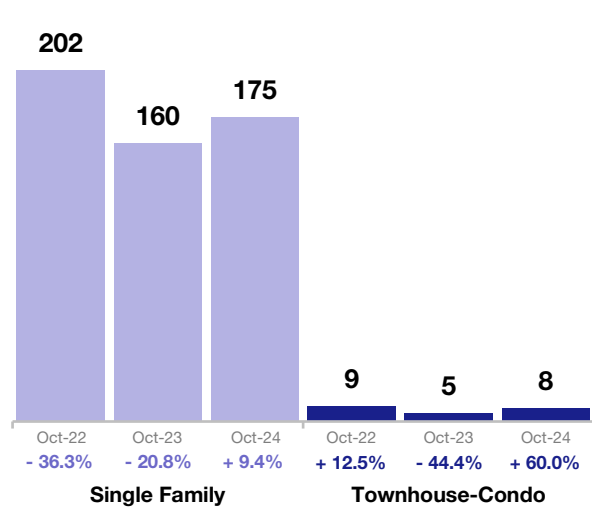
Historical Pending Sales by Month



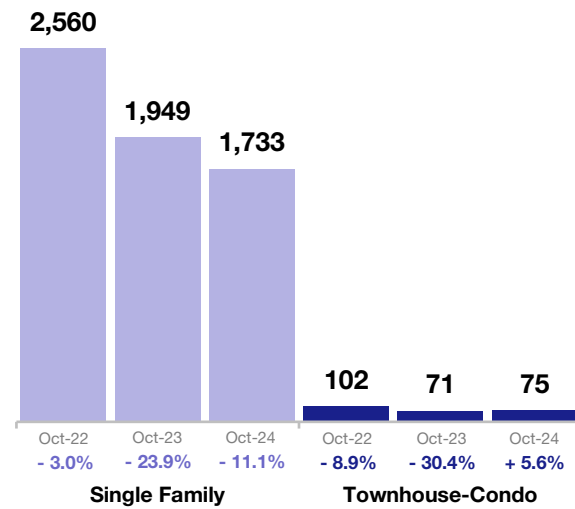
Sold Listings



October

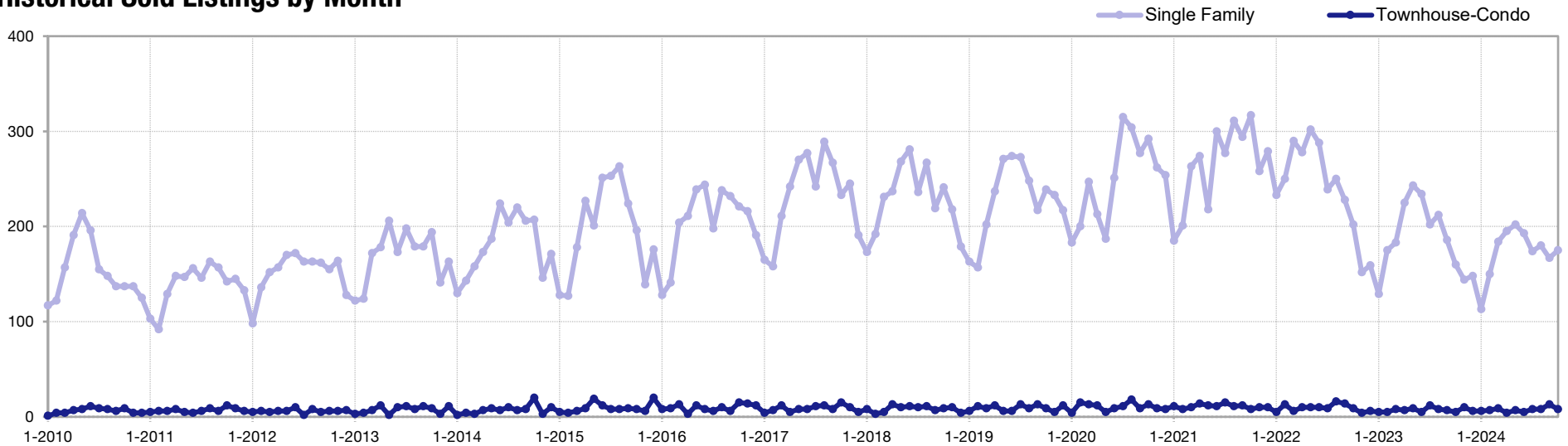


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2023	144	-5.3%	10	+150.0%
Dec-2023	148	-6.9%	6	0.0%
Jan-2024	113	-12.4%	6	+20.0%
Feb-2024	150	-14.3%	7	+40.0%
Mar-2024	184	+0.5%	9	+12.5%
Apr-2024	195	-13.3%	4	-42.9%
May-2024	202	-16.9%	7	-22.2%
Jun-2024	193	-17.5%	5	0.0%
Jul-2024	174	-13.9%	8	-33.3%
Aug-2024	180	-15.1%	8	0.0%
Sep-2024	167	-10.2%	13	+85.7%
Oct-2024	175	+9.4%	8	+60.0%

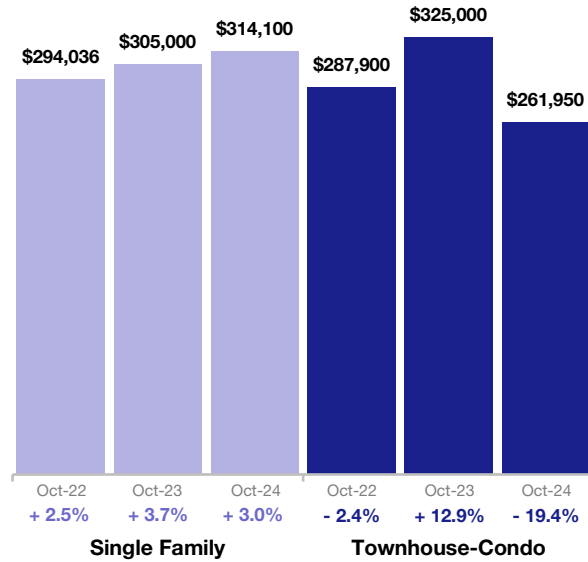
Historical Sold Listings by Month



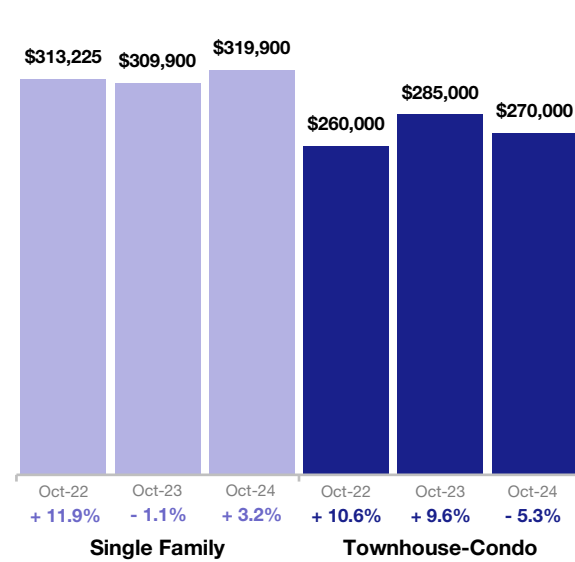
Median Sales Price



October

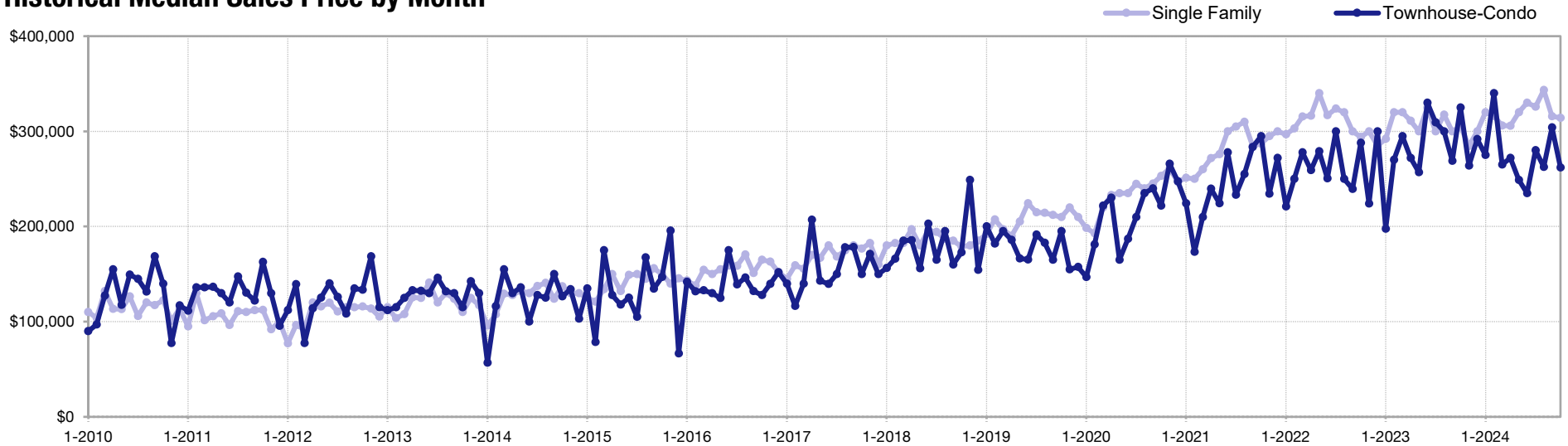


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$316,000	-1.3%	\$340,000	+25.9%
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%
Jun-2024	\$330,000	+1.6%	\$235,000	-28.8%
Jul-2024	\$325,750	+8.6%	\$280,000	-9.5%
Aug-2024	\$343,445	+8.2%	\$262,450	-12.5%
Sep-2024	\$315,900	+5.3%	\$304,000	+13.1%
Oct-2024	\$314,100	+3.0%	\$261,950	-19.4%

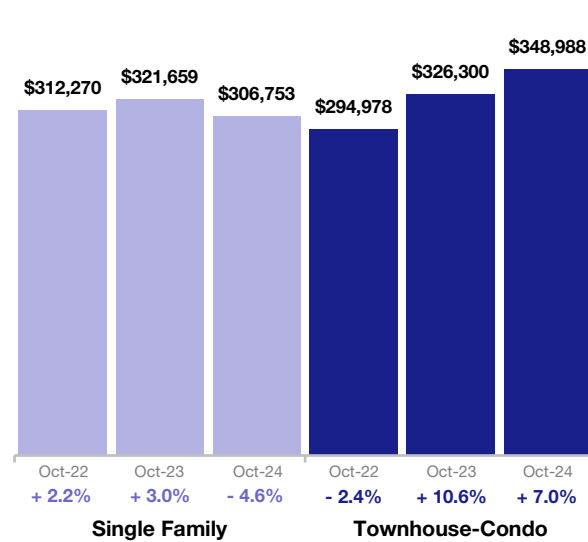
Historical Median Sales Price by Month



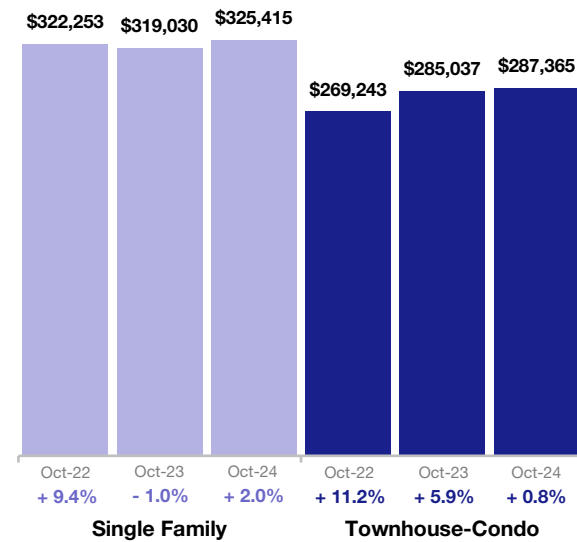
Average Sales Price



October

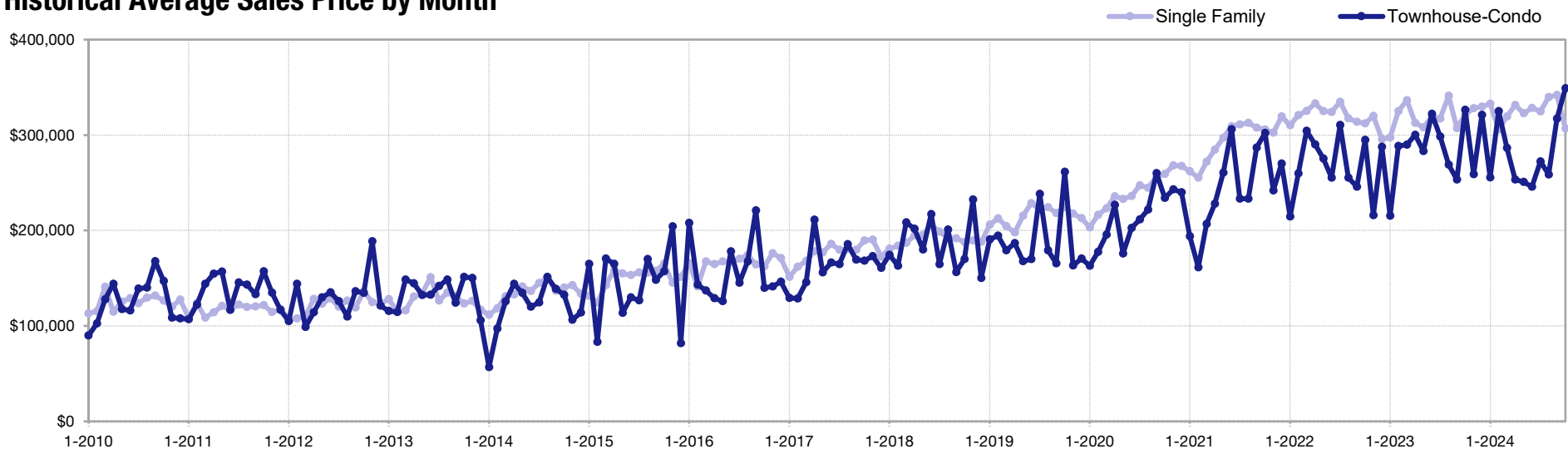


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2023	\$327,941	+2.5%	\$258,895	+19.8%
Dec-2023	\$329,693	+11.5%	\$321,232	+11.7%
Jan-2024	\$332,779	+11.9%	\$255,667	+18.6%
Feb-2024	\$305,854	-5.9%	\$325,057	+12.7%
Mar-2024	\$319,414	-5.1%	\$286,544	-1.2%
Apr-2024	\$331,505	+6.0%	\$253,475	-15.5%
May-2024	\$322,774	+4.8%	\$250,929	-11.4%
Jun-2024	\$328,440	+2.8%	\$245,900	-23.7%
Jul-2024	\$324,594	+2.3%	\$272,438	-8.8%
Aug-2024	\$339,777	-0.4%	\$258,675	-3.8%
Sep-2024	\$341,906	+11.4%	\$317,185	+25.2%
Oct-2024	\$306,753	-4.6%	\$348,988	+7.0%

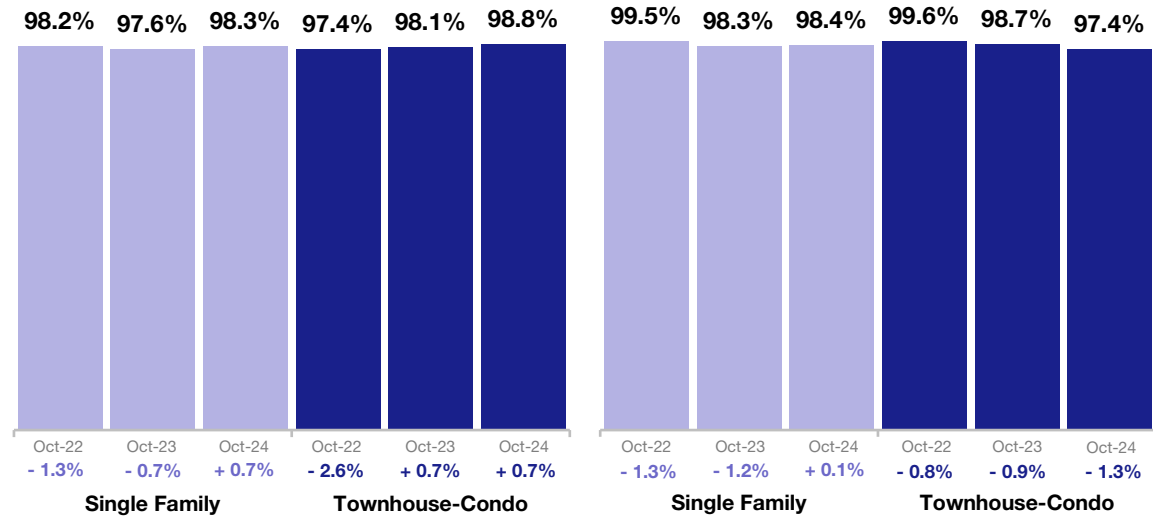
Historical Average Sales Price by Month



Percent of List Price Received

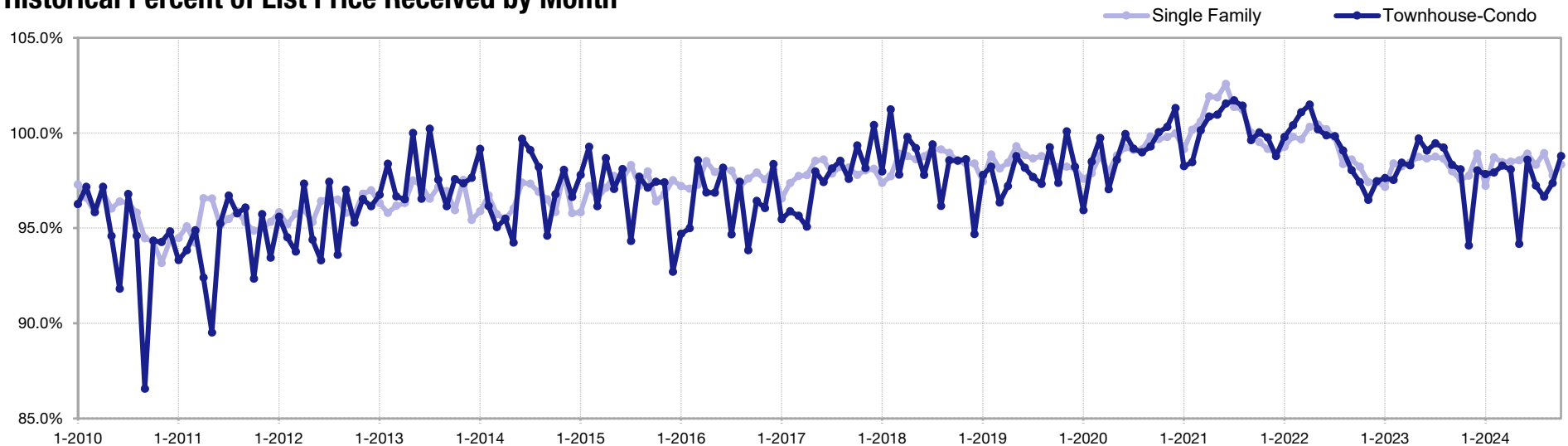


October



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	97.9%	+0.4%
Mar-2024	98.5%	+0.3%	98.3%	-0.1%
Apr-2024	98.5%	+0.1%	98.1%	-0.2%
May-2024	98.6%	-0.1%	94.2%	-5.5%
Jun-2024	98.9%	+0.2%	98.6%	-0.5%
Jul-2024	98.3%	-0.5%	97.2%	-2.2%
Aug-2024	98.9%	+0.3%	96.7%	-2.5%
Sep-2024	97.8%	-0.2%	97.4%	-0.9%
Oct-2024	98.3%	+0.7%	98.8%	+0.7%

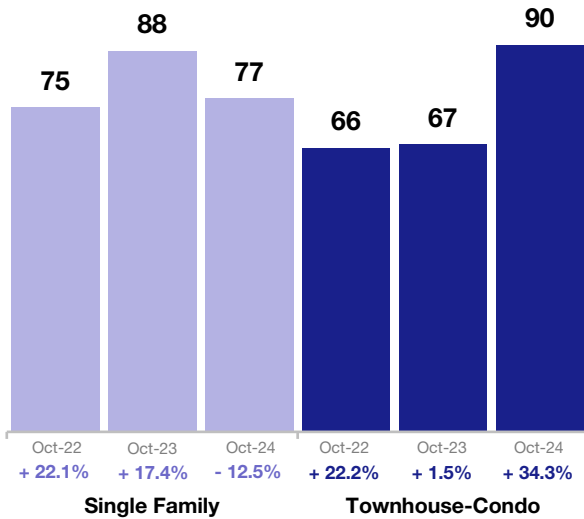
Historical Percent of List Price Received by Month



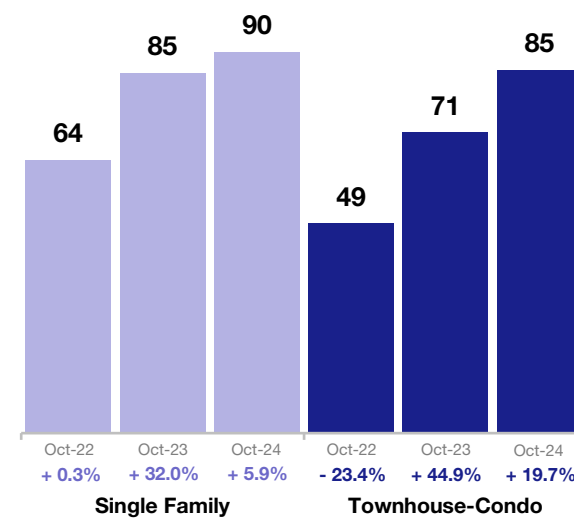
Days on Market Until Sale



October

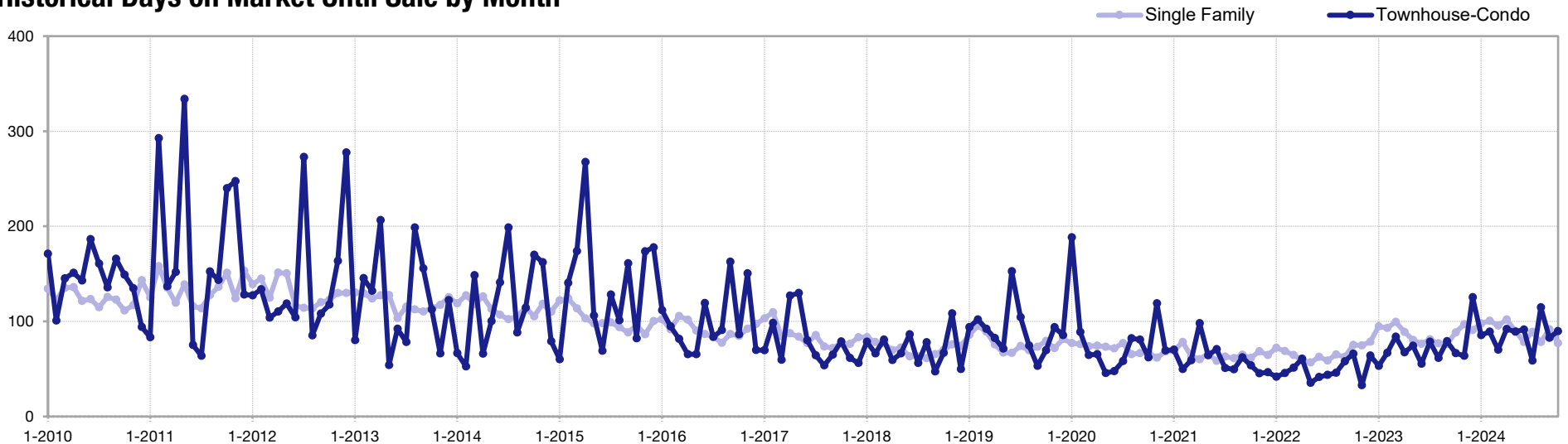


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2023	97	+29.3%	64	+93.9%
Dec-2023	91	+15.2%	125	+95.3%
Jan-2024	98	+3.2%	86	+62.3%
Feb-2024	101	+8.6%	89	+32.8%
Mar-2024	96	-3.0%	70	-16.7%
Apr-2024	102	+14.6%	92	+37.3%
May-2024	90	+12.5%	89	+20.3%
Jun-2024	78	+2.6%	91	+65.5%
Jul-2024	89	+9.9%	59	-25.3%
Aug-2024	78	+1.3%	115	+85.5%
Sep-2024	92	+21.1%	83	+5.1%
Oct-2024	77	-12.5%	90	+34.3%

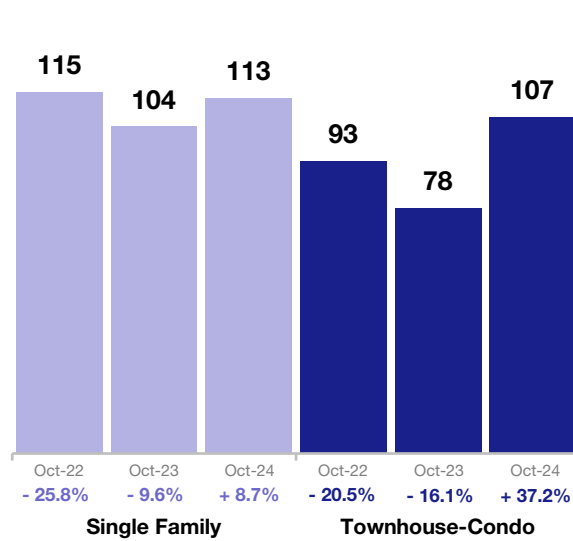
Historical Days on Market Until Sale by Month



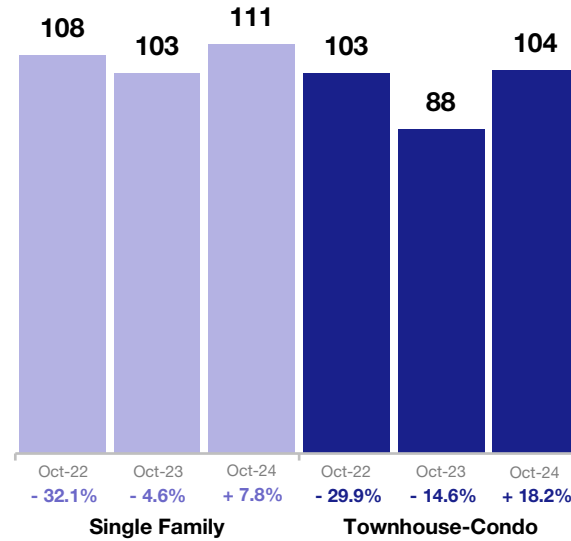
Housing Affordability Index



October

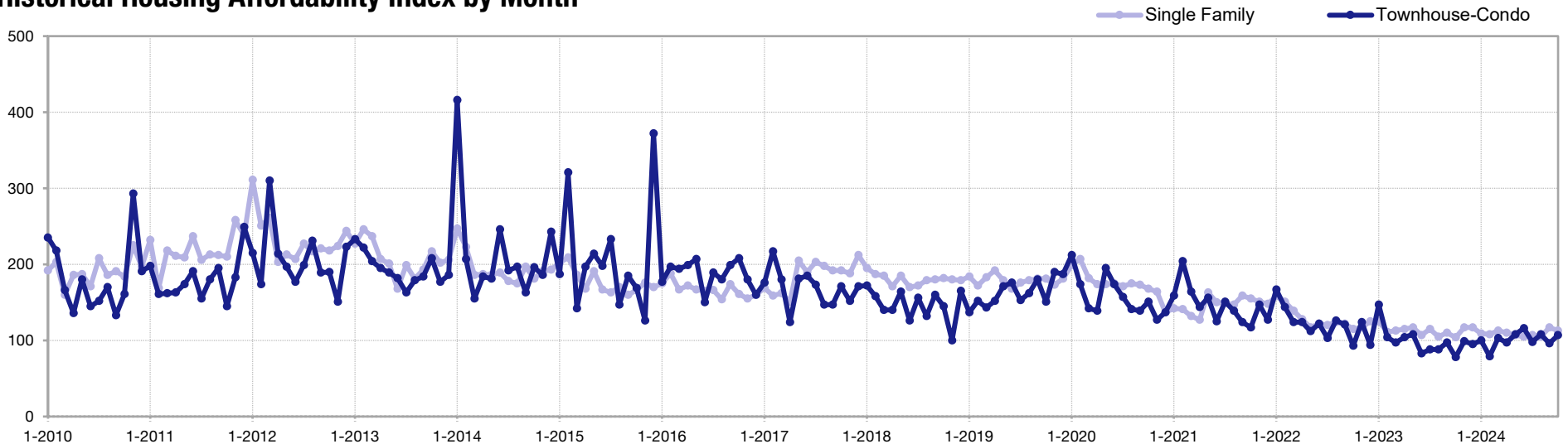


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2023	117	0.0%	99	-20.2%
Dec-2023	117	-6.4%	95	+1.1%
Jan-2024	109	-12.8%	100	-32.0%
Feb-2024	108	-2.7%	79	-24.0%
Mar-2024	113	0.0%	103	+6.2%
Apr-2024	110	-4.3%	97	-6.7%
May-2024	107	-8.5%	108	0.0%
Jun-2024	105	-1.9%	116	+39.8%
Jul-2024	107	-7.0%	98	+11.4%
Aug-2024	105	0.0%	108	+22.7%
Sep-2024	117	+6.4%	96	-1.0%
Oct-2024	113	+8.7%	107	+37.2%

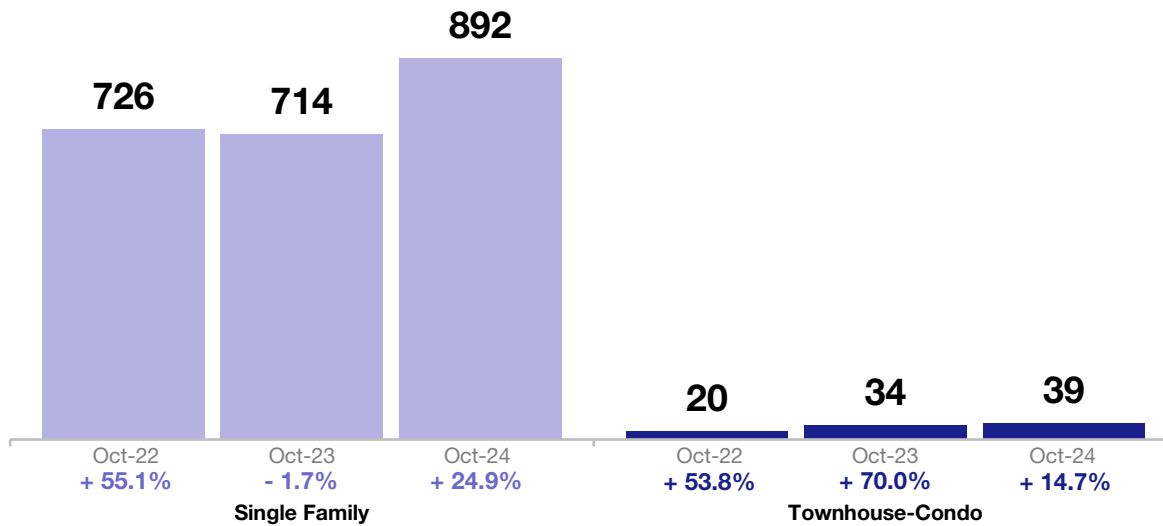
Historical Housing Affordability Index by Month



Inventory of Active Listings

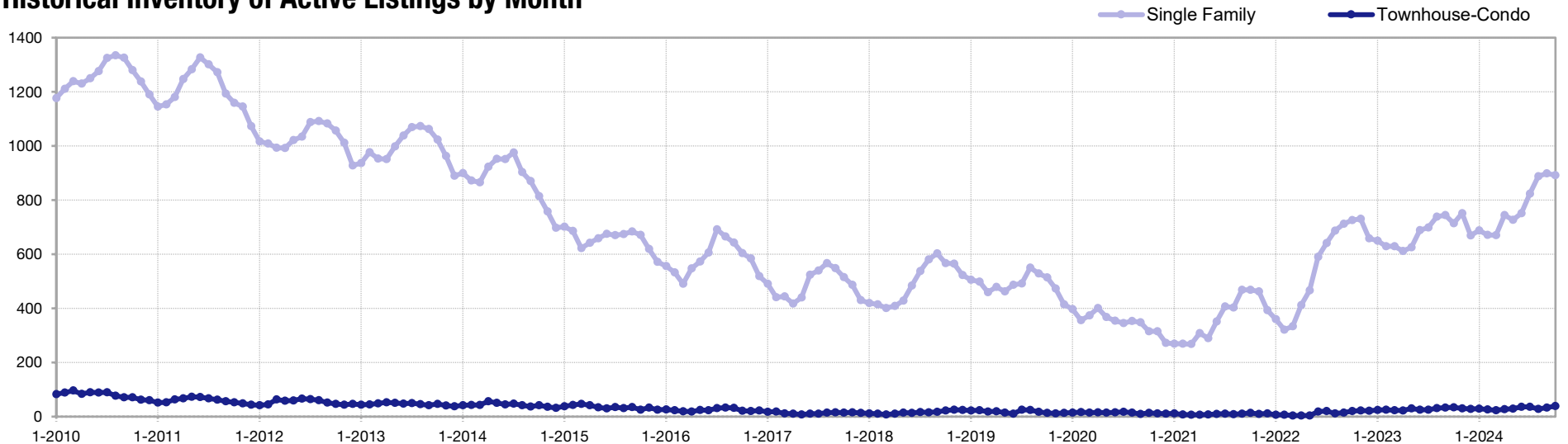


October



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2023	751	+2.7%	30	+36.4%
Dec-2023	669	+1.7%	28	+33.3%
Jan-2024	688	+5.8%	29	+20.8%
Feb-2024	671	+6.7%	26	+4.0%
Mar-2024	670	+6.5%	23	0.0%
Apr-2024	744	+21.6%	27	+22.7%
May-2024	727	+16.3%	29	-3.3%
Jun-2024	751	+9.0%	36	+44.0%
Jul-2024	823	+17.9%	36	+44.0%
Aug-2024	888	+20.3%	28	-9.7%
Sep-2024	898	+20.7%	33	0.0%
Oct-2024	892	+24.9%	39	+14.7%

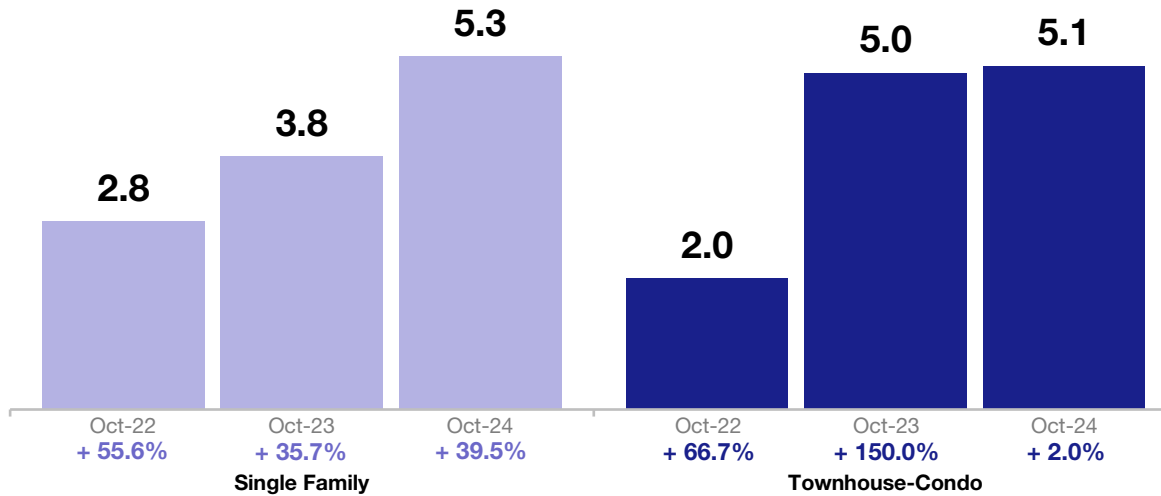
Historical Inventory of Active Listings by Month



Months Supply of Inventory

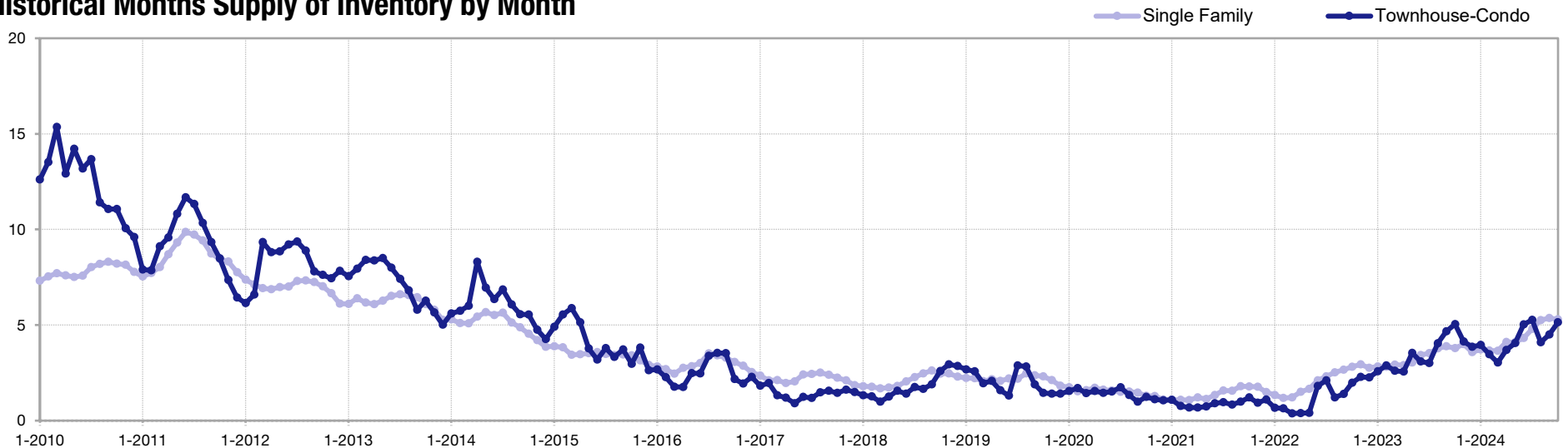


October



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2023	4.0	+37.9%	4.1	+78.3%
Dec-2023	3.6	+28.6%	3.9	+69.6%
Jan-2024	3.7	+32.1%	4.0	+53.8%
Feb-2024	3.7	+32.1%	3.5	+20.7%
Mar-2024	3.7	+27.6%	3.0	+15.4%
Apr-2024	4.1	+41.4%	3.7	+42.3%
May-2024	4.1	+36.7%	4.0	+14.3%
Jun-2024	4.3	+26.5%	5.0	+61.3%
Jul-2024	4.8	+37.1%	5.3	+76.7%
Aug-2024	5.3	+39.5%	4.1	+2.5%
Sep-2024	5.4	+38.5%	4.5	-4.3%
Oct-2024	5.3	+39.5%	5.1	+2.0%

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.



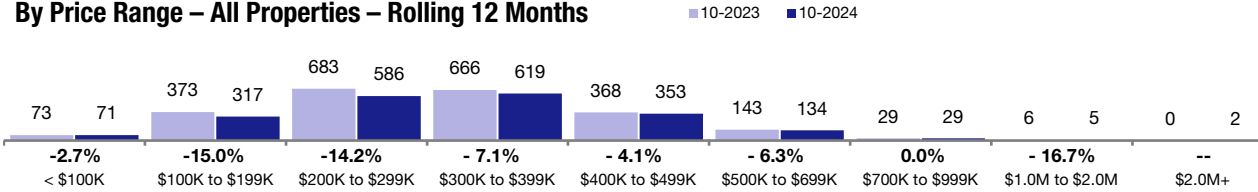
Key Metrics	Historical Sparkbars	10-2023	10-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		265	333	+ 25.7%	3,051	3,170	+ 3.9%
Pending Sales		176	189	+ 7.4%	2,076	1,880	- 9.4%
Sold Listings		165	183	+ 10.9%	2,020	1,808	- 10.5%
Median Sales Price		\$305,000	\$309,500	+ 1.5%	\$306,750	\$315,000	+ 2.7%
Avg. Sales Price		\$321,800	\$308,609	- 4.1%	\$317,834	\$323,835	+ 1.9%
Pct. of List Price Received		97.6%	98.4%	+ 0.8%	98.4%	98.4%	0.0%
Days on Market		88	78	- 11.4%	84	89	+ 6.0%
Affordability Index		104	115	+ 10.6%	104	113	+ 8.7%
Active Listings		748	931	+ 24.5%	--	--	--
Months Supply		3.8	5.3	+ 39.5%	--	--	--

Sold Listings

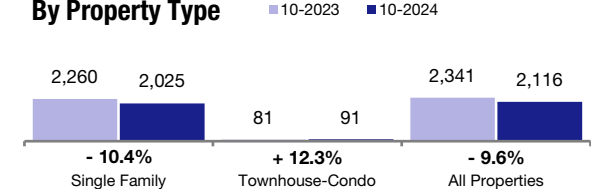
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

Compared to Prior Month

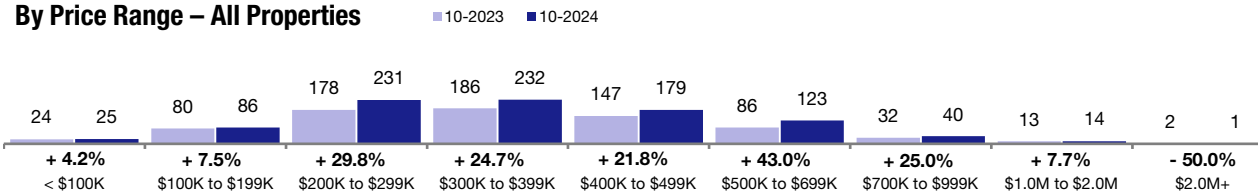
Year to Date

By Price Range	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
	10-2023	10-2024	Change	10-2023	10-2024	Change	9-2024	10-2024	Change	9-2024	10-2024	Change	10-2023	10-2024	Change	10-2023	10-2024	Change
\$99,999 and Below	73	71	-2.7%	0	0	--	6	9	+50.0%	0	0	--	64	62	-3.1%	0	0	--
\$100,000 to \$199,999	360	305	-15.3%	13	12	-7.7%	26	29	+11.5%	2	0	-100.0%	303	251	-17.2%	10	10	0.0%
\$200,000 to \$299,999	648	540	-16.7%	35	46	+31.4%	47	43	-8.5%	4	6	+50.0%	556	455	-18.2%	31	36	+16.1%
\$300,000 to \$399,999	639	593	-7.2%	27	26	-3.7%	35	60	+71.4%	5	0	-100.0%	558	525	-5.9%	24	23	-4.2%
\$400,000 to \$499,999	363	348	-4.1%	5	5	0.0%	30	22	-26.7%	1	1	0.0%	310	297	-4.2%	5	4	-20.0%
\$500,000 to \$699,999	142	133	-6.3%	1	1	0.0%	19	12	-36.8%	1	0	-100.0%	127	115	-9.4%	1	1	0.0%
\$700,000 to \$999,999	29	28	-3.4%	0	1	--	2	0	-100.0%	0	1	--	25	23	-8.0%	0	1	--
\$1,000,000 to \$1,999,999	6	5	-16.7%	0	0	--	2	0	-100.0%	0	0	--	6	4	-33.3%	0	0	--
\$2,000,000 and Above	0	2	--	0	0	--	0	0	--	0	0	--	0	1	--	0	0	--
All Price Ranges	2,260	2,025	-10.4%	81	91	+12.3%	167	175	+4.8%	13	8	-38.5%	1,949	1,733	-11.1%	71	75	+5.6%

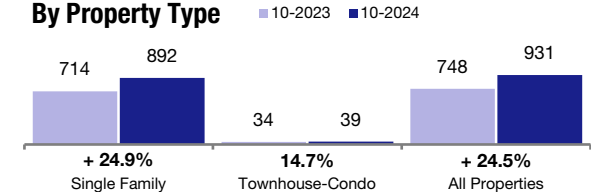
Inventory of Active Listings

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	
	10-2023	10-2024	Change	10-2023	10-2024	Change	9-2024	10-2024	Change	9-2024	10-2024	Change				
\$99,999 and Below	24	25	+4.2%	0	0	--	31	25	-19.4%	0	0	--				
\$100,000 to \$199,999	80	84	+5.0%	0	2	--	105	84	-20.0%	2	2	0.0%				
\$200,000 to \$299,999	164	212	+29.3%	14	19	+35.7%	199	212	+6.5%	17	19	+11.8%				
\$300,000 to \$399,999	169	219	+29.6%	17	13	-23.5%	205	219	+6.8%	11	13	+18.2%				
\$400,000 to \$499,999	144	176	+22.2%	3	3	0.0%	181	176	-2.8%	1	3	+200.0%				
\$500,000 to \$699,999	86	122	+41.9%	0	1	--	118	122	+3.4%	1	1	0.0%				
\$700,000 to \$999,999	32	39	+21.9%	0	1	--	43	39	-9.3%	1	1	0.0%				
\$1,000,000 to \$1,999,999	13	14	+7.7%	0	0	--	14	14	0.0%	0	0	--				
\$2,000,000 and Above	2	1	-50.0%	0	0	--	2	1	-50.0%	0	0	--				
All Price Ranges	714	892	+24.9%	34	39	+14.7%	898	892	-0.7%	33	39	+18.2%				

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.

Local Market Update for October 2024

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Pueblo County

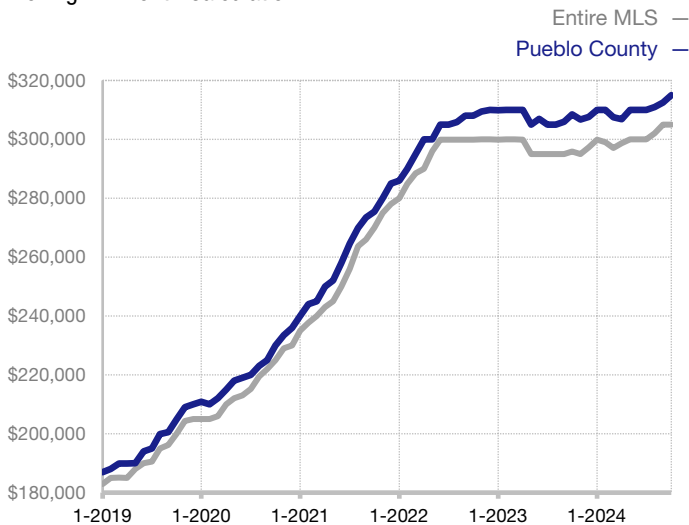
Single Family	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	238	318	+ 33.6%	2,857	3,009	+ 5.3%
Sold Listings	159	175	+ 10.1%	1,915	1,713	- 10.5%
Median Sales Price*	\$305,000	\$314,100	+ 3.0%	\$310,000	\$318,000	+ 2.6%
Average Sales Price*	\$322,948	\$306,753	- 5.0%	\$319,513	\$324,646	+ 1.6%
Percent of List Price Received*	97.8%	98.3%	+ 0.5%	98.4%	98.4%	0.0%
Days on Market Until Sale	88	77	- 12.5%	84	89	+ 6.0%
Inventory of Homes for Sale	688	880	+ 27.9%	--	--	--
Months Supply of Inventory	3.7	5.3	+ 43.2%	--	--	--

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

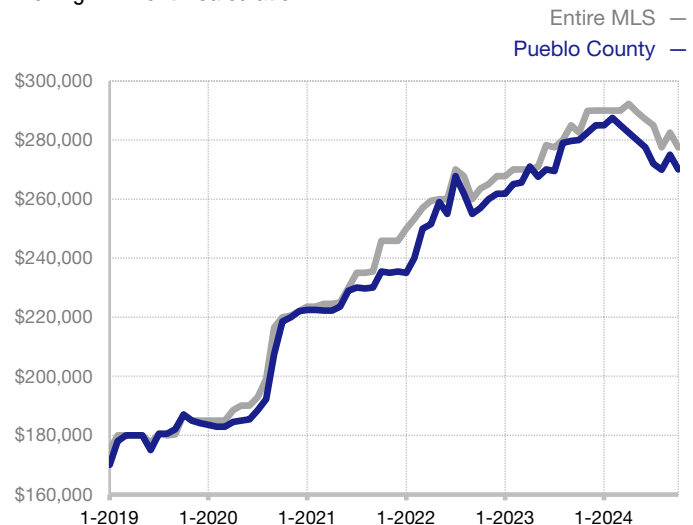
Townhouse/Condo	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	20	14	- 30.0%	127	123	- 3.1%
Sold Listings	5	7	+ 40.0%	70	73	+ 4.3%
Median Sales Price*	\$325,000	\$259,900	- 20.0%	\$287,500	\$270,000	- 6.1%
Average Sales Price*	\$326,300	\$275,271	- 15.6%	\$285,252	\$279,416	- 2.0%
Percent of List Price Received*	98.1%	98.8%	+ 0.7%	98.7%	97.4%	- 1.3%
Days on Market Until Sale	67	83	+ 23.9%	70	85	+ 21.4%
Inventory of Homes for Sale	31	38	+ 22.6%	--	--	--
Months Supply of Inventory	4.7	5.2	+ 10.6%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Arkansas Valley/Otero County

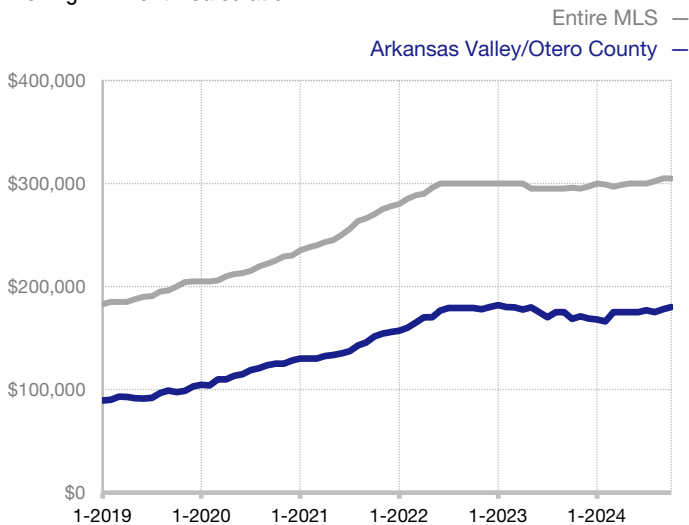
Single Family	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	53	44	- 17.0%	487	466	- 4.3%
Sold Listings	46	25	- 45.7%	311	283	- 9.0%
Median Sales Price*	\$156,500	\$185,000	+ 18.2%	\$165,000	\$177,500	+ 7.6%
Average Sales Price*	\$187,559	\$180,504	- 3.8%	\$183,566	\$196,258	+ 6.9%
Percent of List Price Received*	94.9%	95.2%	+ 0.3%	93.6%	94.2%	+ 0.6%
Days on Market Until Sale	109	160	+ 46.8%	105	119	+ 13.3%
Inventory of Homes for Sale	174	212	+ 21.8%	--	--	--
Months Supply of Inventory	5.7	7.3	+ 28.1%	--	--	--

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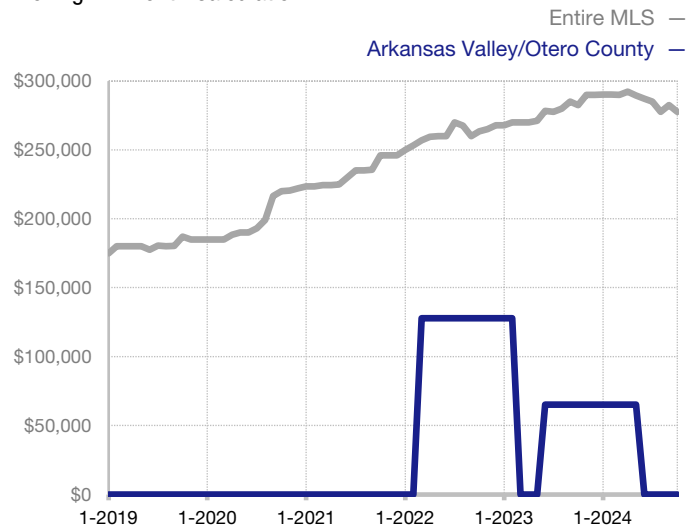
Townhouse/Condo	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	1	0	- 100.0%
Sold Listings	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$65,000	\$0	- 100.0%
Average Sales Price*	\$0	\$0	--	\$65,000	\$0	- 100.0%
Percent of List Price Received*	0.0%	0.0%	--	72.2%	0.0%	- 100.0%
Days on Market Until Sale	0	0	--	71	0	- 100.0%
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



Local Market Update for October 2024

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Fowler

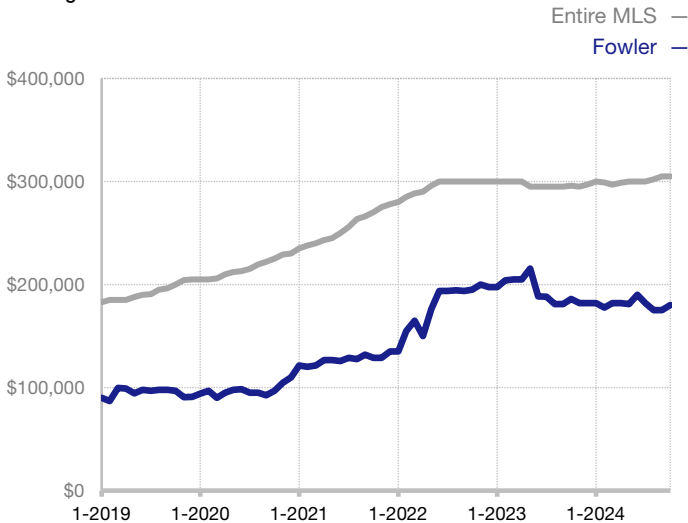
Single Family	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	6	3	- 50.0%	30	36	+ 20.0%
Sold Listings	3	2	- 33.3%	16	19	+ 18.8%
Median Sales Price*	\$190,000	\$197,500	+ 3.9%	\$186,000	\$185,000	- 0.5%
Average Sales Price*	\$188,000	\$197,500	+ 5.1%	\$192,050	\$174,605	- 9.1%
Percent of List Price Received*	97.6%	97.5%	- 0.1%	94.7%	95.0%	+ 0.3%
Days on Market Until Sale	83	56	- 32.5%	137	107	- 21.9%
Inventory of Homes for Sale	8	14	+ 75.0%	--	--	--
Months Supply of Inventory	4.0	5.3	+ 32.5%	--	--	--

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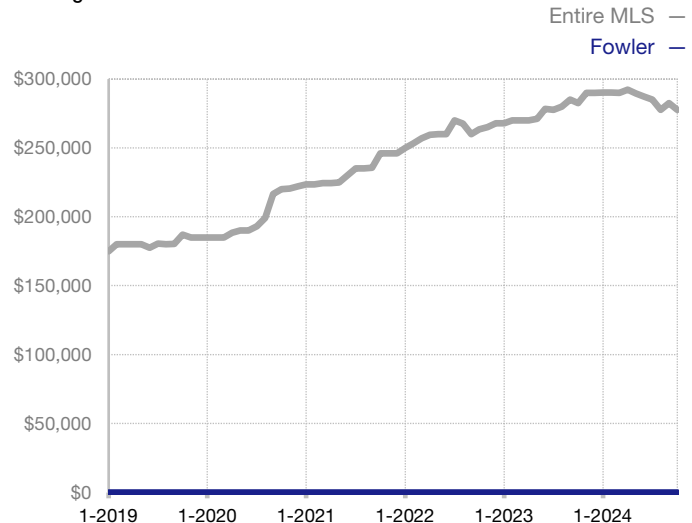
Townhouse/Condo	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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



Local Market Update for October 2024

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Huerfano County

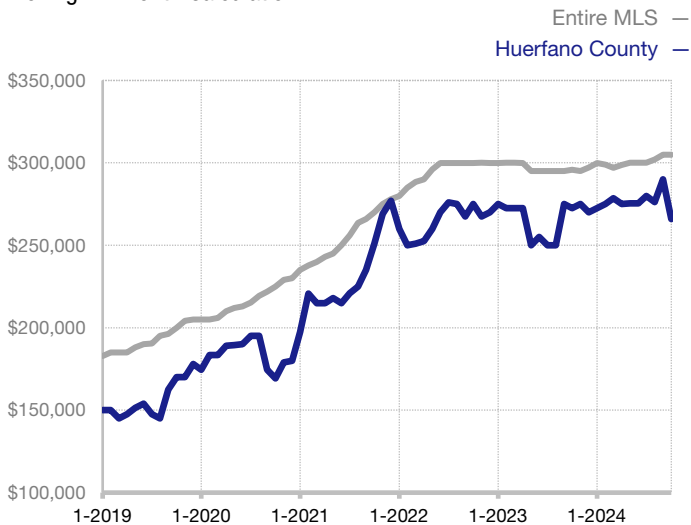
Single Family Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	13	7	- 46.2%	131	103	- 21.4%
Sold Listings	9	5	- 44.4%	68	58	- 14.7%
Median Sales Price*	\$325,000	\$195,000	- 40.0%	\$275,000	\$280,500	+ 2.0%
Average Sales Price*	\$328,194	\$283,000	- 13.8%	\$336,439	\$353,728	+ 5.1%
Percent of List Price Received*	91.2%	90.6%	- 0.7%	94.5%	95.0%	+ 0.5%
Days on Market Until Sale	134	331	+ 147.0%	154	181	+ 17.5%
Inventory of Homes for Sale	71	59	- 16.9%	--	--	--
Months Supply of Inventory	11.2	10.3	- 8.0%	--	--	--

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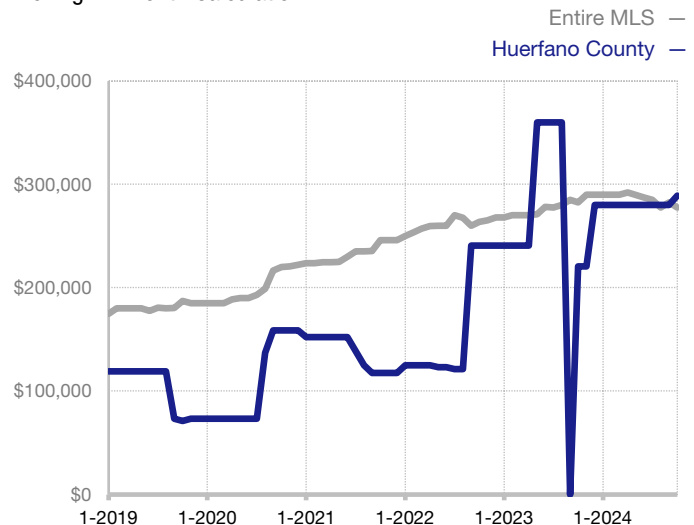
Townhouse/Condo Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	0	0	--	2	1	- 50.0%
Sold Listings	2	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$220,500	\$0	- 100.0%	\$220,500	\$0	- 100.0%
Average Sales Price*	\$220,500	\$0	- 100.0%	\$220,500	\$0	- 100.0%
Percent of List Price Received*	98.8%	0.0%	- 100.0%	98.8%	0.0%	- 100.0%
Days on Market Until Sale	216	0	- 100.0%	216	0	- 100.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	1.0	+ 100.0%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for October 2024

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La Junta

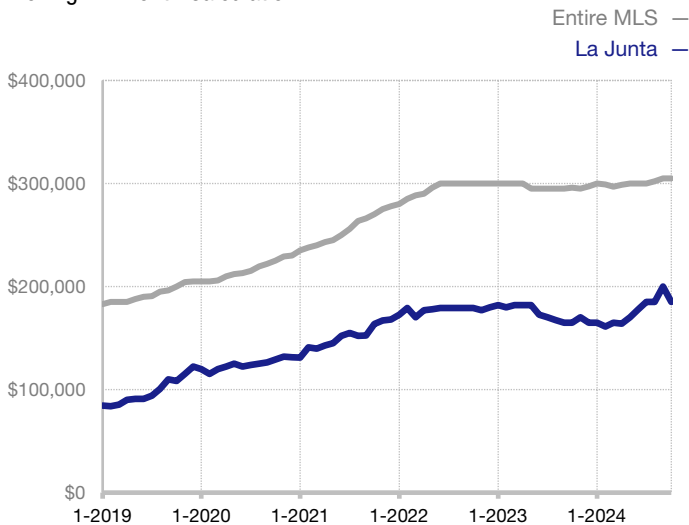
Single Family Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	15	6	- 60.0%	133	112	- 15.8%
Sold Listings	12	4	- 66.7%	70	79	+ 12.9%
Median Sales Price*	\$200,000	\$182,500	- 8.8%	\$164,000	\$192,500	+ 17.4%
Average Sales Price*	\$212,226	\$200,000	- 5.8%	\$176,283	\$204,719	+ 16.1%
Percent of List Price Received*	94.0%	92.8%	- 1.3%	94.1%	92.4%	- 1.8%
Days on Market Until Sale	127	297	+ 133.9%	94	124	+ 31.9%
Inventory of Homes for Sale	49	45	- 8.2%	--	--	--
Months Supply of Inventory	7.2	5.7	- 20.8%	--	--	--

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

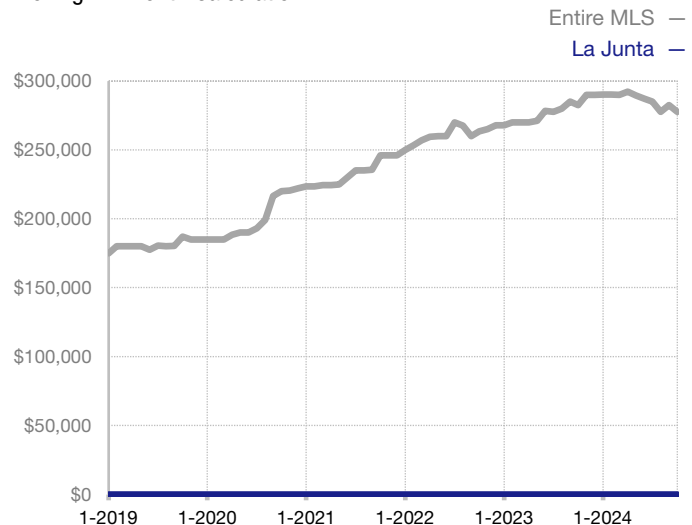
Townhouse/Condo Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent 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	--	--	--	--

* 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



Local Market Update for October 2024

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Lamar

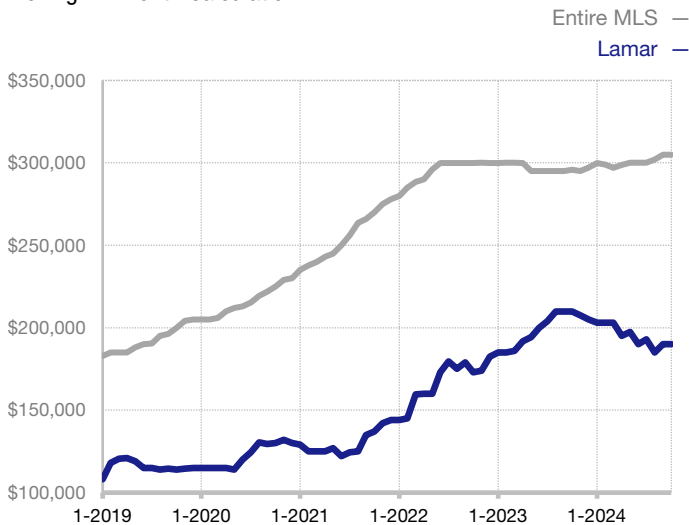
Single Family	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	2	6	+ 200.0%	73	76	+ 4.1%
Sold Listings	3	3	0.0%	58	50	- 13.8%
Median Sales Price*	\$169,000	\$193,000	+ 14.2%	\$207,500	\$187,500	- 9.6%
Average Sales Price*	\$154,000	\$201,000	+ 30.5%	\$231,905	\$192,493	- 17.0%
Percent of List Price Received*	100.7%	95.4%	- 5.3%	95.4%	93.3%	- 2.2%
Days on Market Until Sale	48	131	+ 172.9%	93	96	+ 3.2%
Inventory of Homes for Sale	18	29	+ 61.1%	--	--	--
Months Supply of Inventory	3.0	5.7	+ 90.0%	--	--	--

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

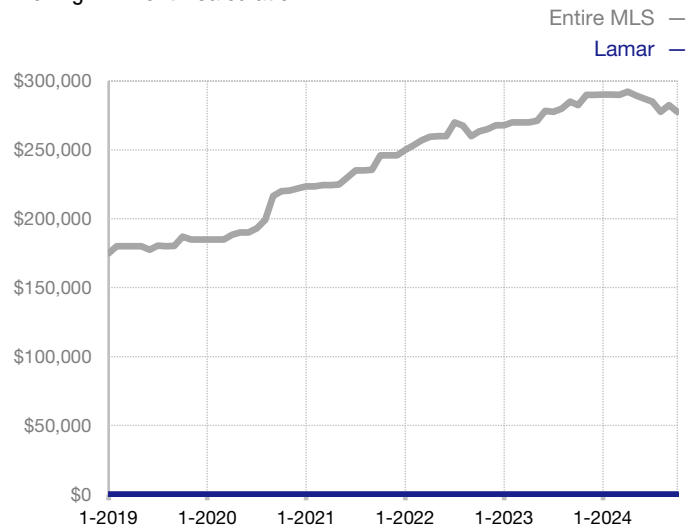
Townhouse/Condo	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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	--	--	--	--

* 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



Local Market Update for October 2024

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Las Animas

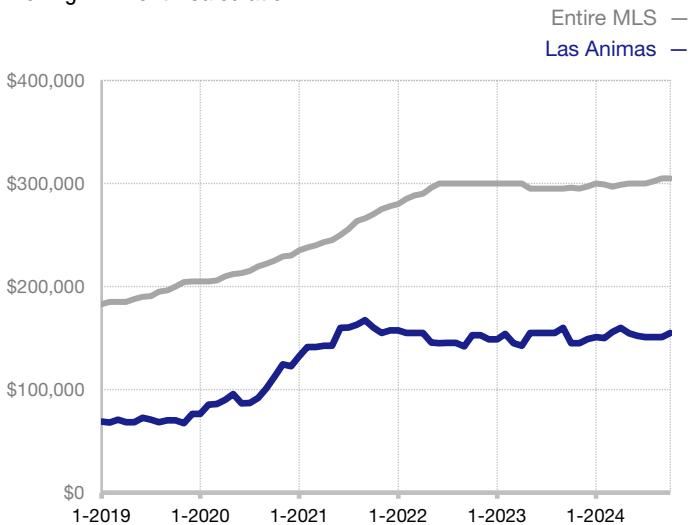
Single Family	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	4	4	0.0%	40	35	- 12.5%
Sold Listings	5	3	- 40.0%	26	26	0.0%
Median Sales Price*	\$139,000	\$210,000	+ 51.1%	\$142,000	\$155,500	+ 9.5%
Average Sales Price*	\$151,000	\$173,833	+ 15.1%	\$165,746	\$144,673	- 12.7%
Percent of List Price Received*	91.8%	96.0%	+ 4.6%	93.0%	91.5%	- 1.6%
Days on Market Until Sale	133	73	- 45.1%	120	102	- 15.0%
Inventory of Homes for Sale	15	15	0.0%	--	--	--
Months Supply of Inventory	5.3	5.8	+ 9.4%	--	--	--

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

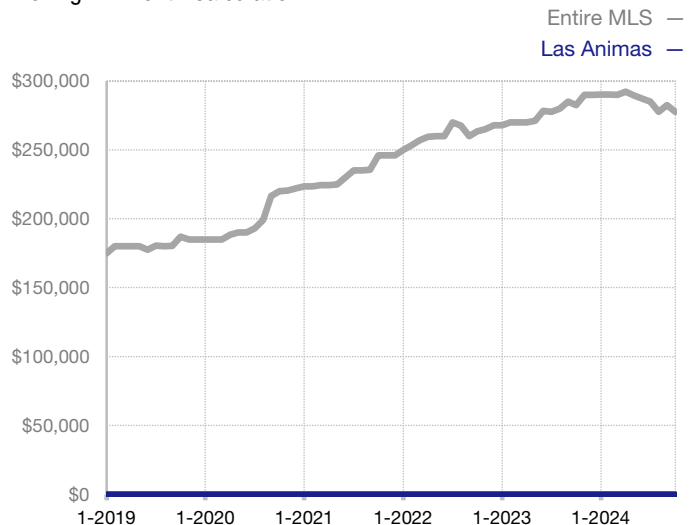
Townhouse/Condo	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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	--	--	--	--

* 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



Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Manzanola

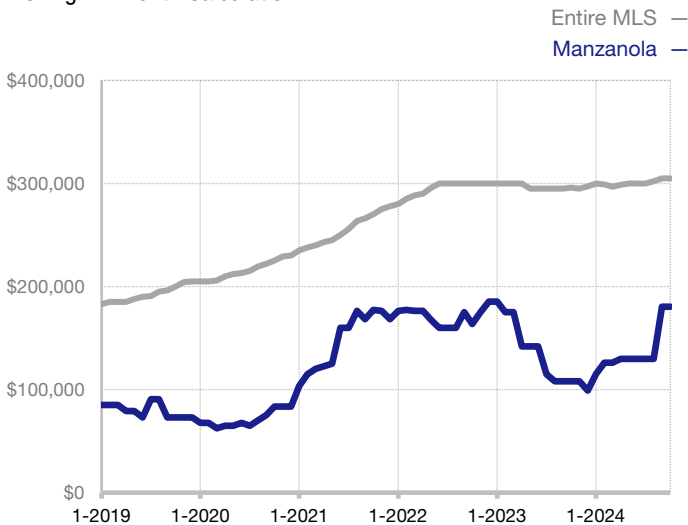
Single Family	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	2	--	13	10	- 23.1%
Sold Listings	0	0	--	7	5	- 28.6%
Median Sales Price*	\$0	\$0	--	\$55,000	\$129,500	+ 135.5%
Average Sales Price*	\$0	\$0	--	\$92,643	\$558,200	+ 502.5%
Percent of List Price Received*	0.0%	0.0%	--	87.4%	100.3%	+ 14.8%
Days on Market Until Sale	0	0	--	83	82	- 1.2%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.1	3.0	+ 172.7%	--	--	--

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

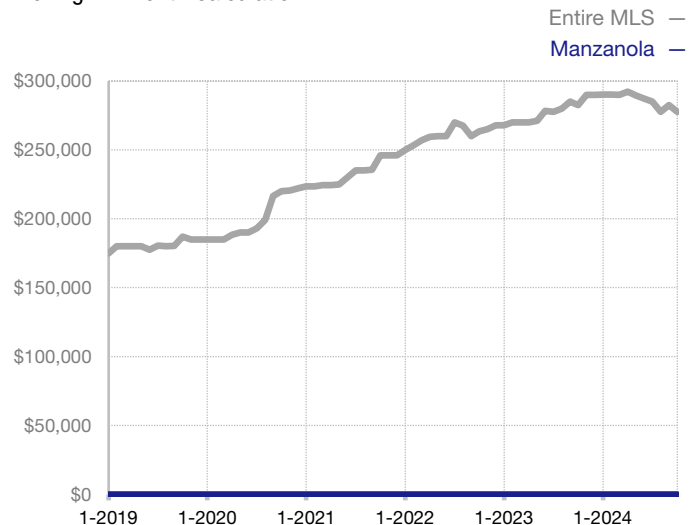
Townhouse/Condo	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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	--	--	--	--

* 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



Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Rocky Ford

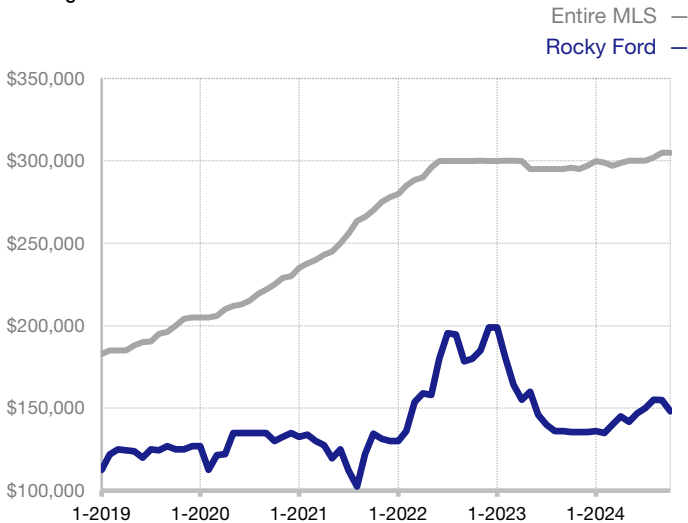
Single Family	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	3	2	- 33.3%	58	52	- 10.3%
Sold Listings	9	4	- 55.6%	43	29	- 32.6%
Median Sales Price*	\$125,000	\$126,500	+ 1.2%	\$135,000	\$141,500	+ 4.8%
Average Sales Price*	\$180,667	\$134,500	- 25.6%	\$142,553	\$169,014	+ 18.6%
Percent of List Price Received*	92.7%	96.7%	+ 4.3%	91.9%	95.8%	+ 4.2%
Days on Market Until Sale	121	130	+ 7.4%	94	131	+ 39.4%
Inventory of Homes for Sale	12	24	+ 100.0%	--	--	--
Months Supply of Inventory	3.0	8.5	+ 183.3%	--	--	--

* 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	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	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	--	--	--	--

* 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

