

Monthly Indicators



August 2024

Percent changes calculated using year-over-year comparisons.

New Listings were up 8.5 percent for single family homes but decreased 44.4 percent for townhouse-condo properties. Pending Sales increased 8.0 percent for single family homes and 55.6 percent for townhouse-condo properties.

The Median Sales Price was up 8.0 percent to \$342,890 for single family homes but decreased 11.7 percent to \$264,900 for townhouse-condo properties. Days on Market increased 2.6 percent for single family homes and 71.0 percent for townhouse-condo properties.

Nationally, total housing inventory edged up 0.8% from the previous month to 1.33 million units heading into August, for a 4.0-month supply at the current sales pace, NAR data shows. Although inventory is up nearly 20% compared to the same time last year, demand continues to outpace supply, putting upward pressure on sales prices. According to NAR, the nationwide median existing-home price rose 4.2% year-over-year to \$422,600 at last measure, marking the 13th consecutive month of annual price increases.

Activity Snapshot

- 17.3%	+ 7.4%	+ 13.7%
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.

Single Family Market Overview	2
Townhouse-Condo Market Overview	3
New Listings	4
Pending Sales	5
Sold Listings	6
Median Sales Price	7
Average Sales Price	8
Percent of List Price Received	9
Days on Market Until Sale	10
Housing Affordability Index	11
Inventory of Active Listings	12
Months Supply of Inventory	13
Total Market Overview	14
Sold Listings and Inventory by Price Range	15
Glossary of Terms	16



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	8-2023	8-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		331	359	+ 8.5%	2,408	2,415	+ 0.3%
Pending Sales		176	190	+ 8.0%	1,671	1,447	- 13.4%
Sold Listings		212	175	- 17.5%	1,603	1,382	- 13.8%
Median Sales Price		\$317,500	\$342,890	+ 8.0%	\$310,000	\$319,900	+ 3.2%
Avg. Sales Price		\$341,200	\$339,364	- 0.5%	\$320,161	\$325,597	+ 1.7%
Pct. of List Price Received		98.6%	98.9%	+ 0.3%	98.5%	98.5%	0.0%
Days on Market		77	79	+ 2.6%	85	91	+ 7.1%
Affordability Index		85	84	- 1.2%	87	90	+ 3.4%
Active Listings		736	844	+ 14.7%	--	--	--
Months Supply		3.8	5.0	+ 31.6%	--	--	--

Townhouse-Condo Market Overview

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

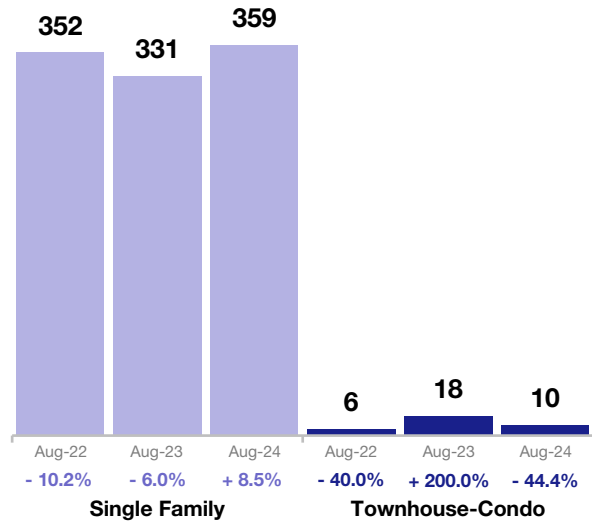


Key Metrics	Historical Sparkbars	8-2023	8-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		18	10	- 44.4%	98	91	- 7.1%
Pending Sales		9	14	+ 55.6%	61	58	- 4.9%
Sold Listings		8	7	- 12.5%	59	53	- 10.2%
Median Sales Price		\$300,000	\$264,900	- 11.7%	\$290,000	\$270,000	- 6.9%
Avg. Sales Price		\$268,919	\$258,486	- 3.9%	\$285,309	\$271,266	- 4.9%
Pct. of List Price Received		99.2%	96.4%	- 2.8%	98.8%	97.3%	- 1.5%
Days on Market		62	106	+ 71.0%	70	84	+ 20.0%
Affordability Index		90	108	+ 20.0%	93	106	+ 14.0%
Active Listings		31	28	- 9.7%	--	--	--
Months Supply		4.0	4.1	+ 2.5%	--	--	--

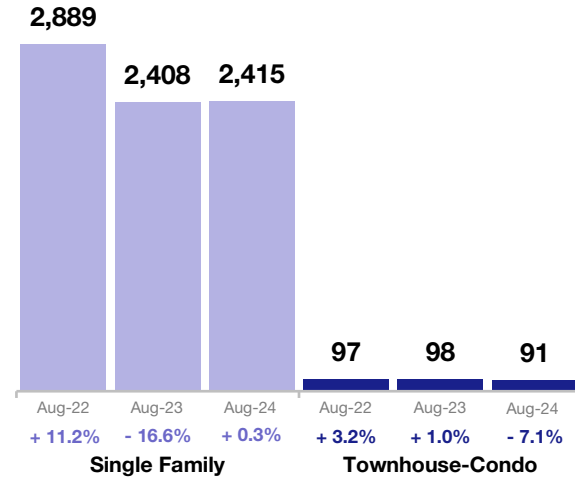
New Listings



August

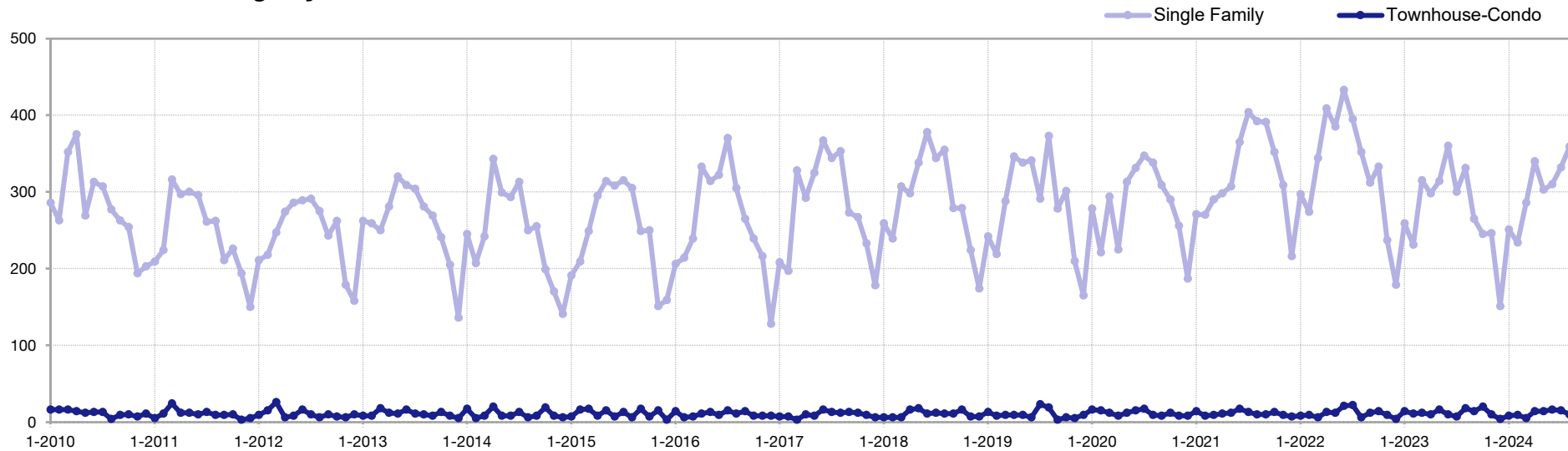


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	251	-3.1%	8	-42.9%
Feb-2024	234	+1.3%	9	-18.2%
Mar-2024	286	-9.2%	5	-58.3%
Apr-2024	340	+14.1%	14	+40.0%
May-2024	303	-3.5%	14	-12.5%
Jun-2024	310	-13.9%	16	+60.0%
Jul-2024	332	+10.7%	15	+114.3%
Aug-2024	359	+8.5%	10	-44.4%

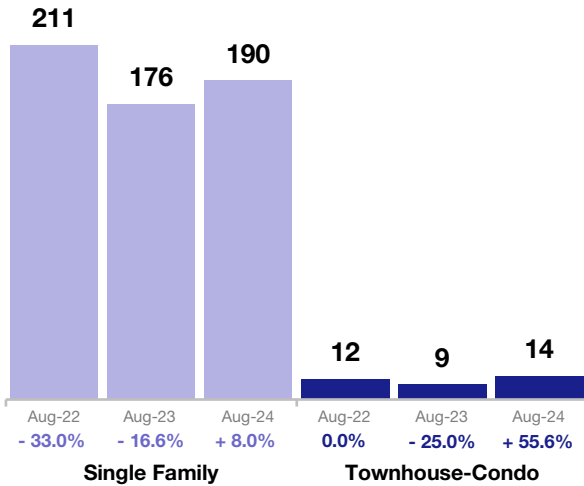
Historical New Listings by Month



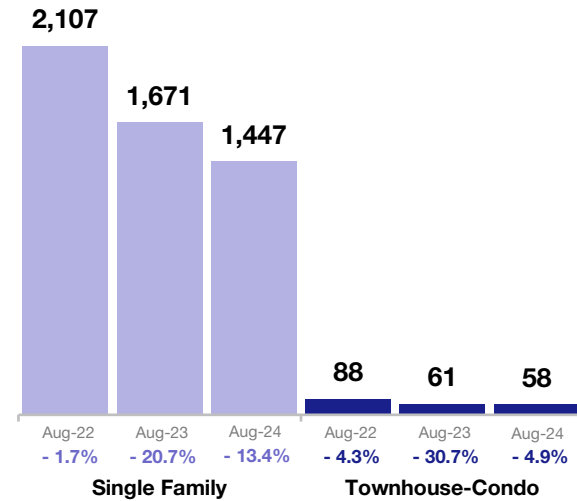
Pending Sales



August

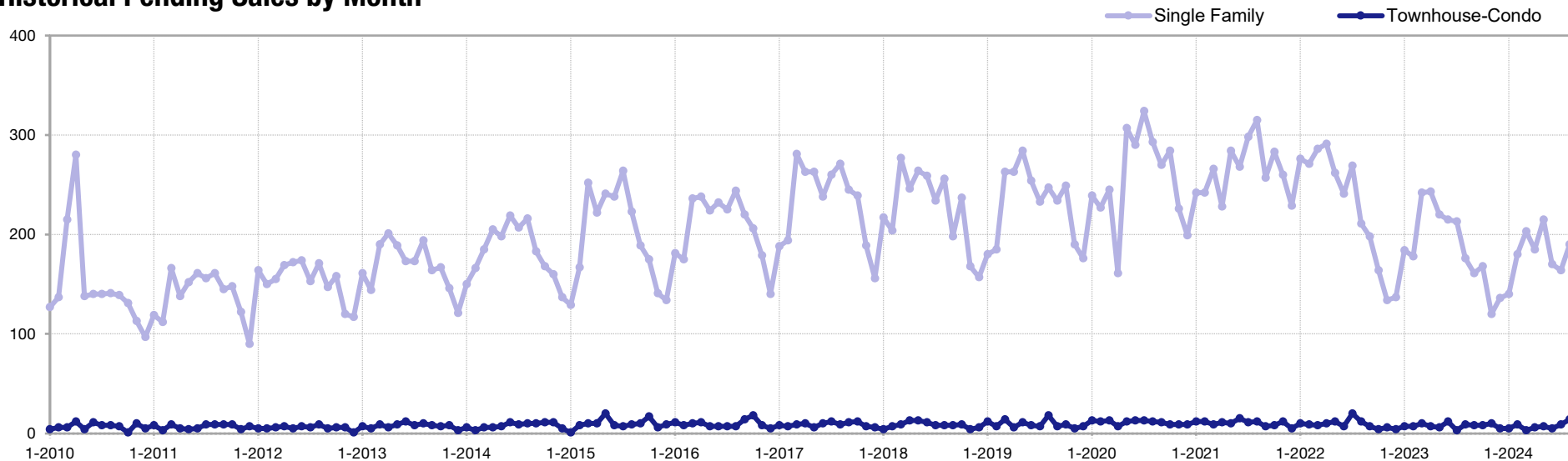


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2023	161	-18.7%	8	+14.3%
Oct-2023	168	+2.4%	8	+100.0%
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	170	-20.9%	5	-58.3%
Jul-2024	164	-23.0%	9	+200.0%
Aug-2024	190	+8.0%	14	+55.6%

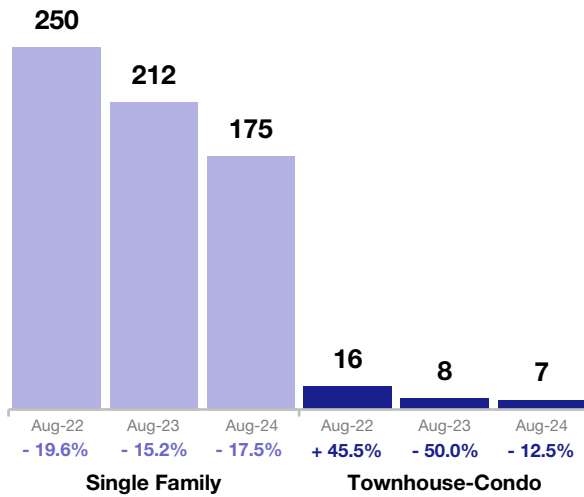
Historical Pending Sales by Month



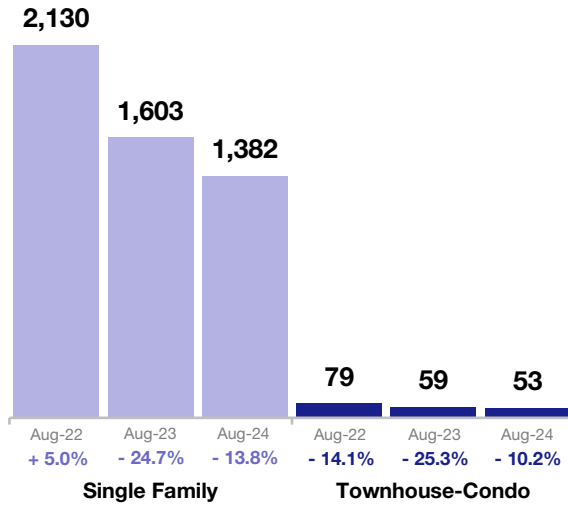
Sold Listings



August

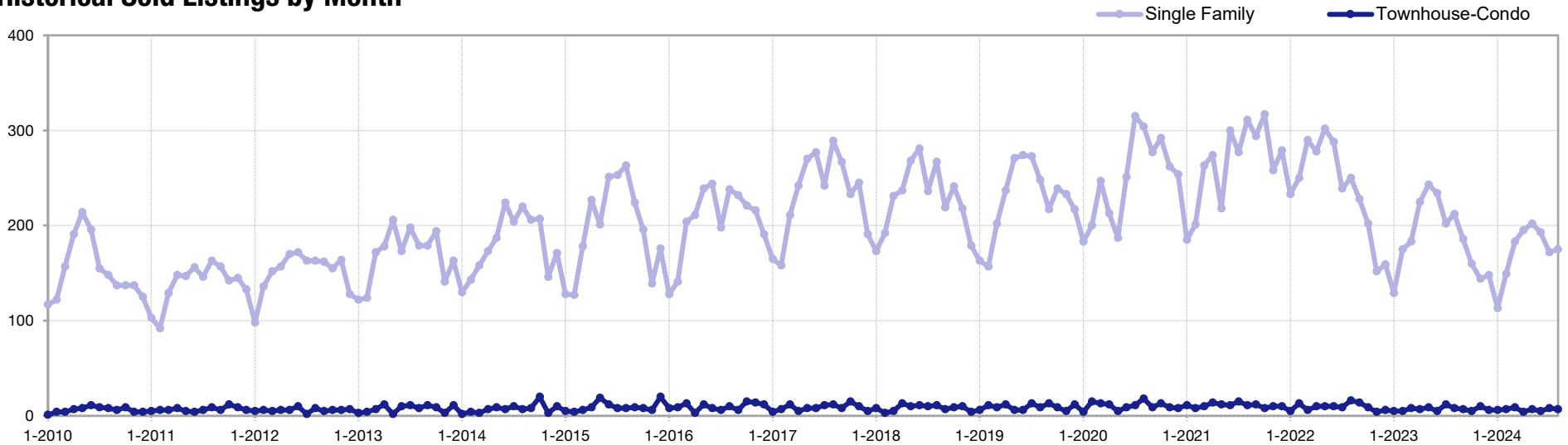


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2023	186	-18.4%	7	-50.0%
Oct-2023	160	-20.8%	5	-44.4%
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	149	-14.9%	7	+40.0%
Mar-2024	183	0.0%	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	172	-14.9%	8	-33.3%
Aug-2024	175	-17.5%	7	-12.5%

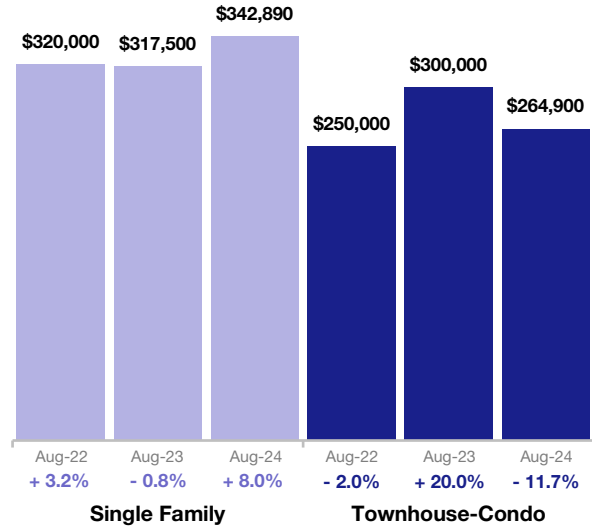
Historical Sold Listings by Month



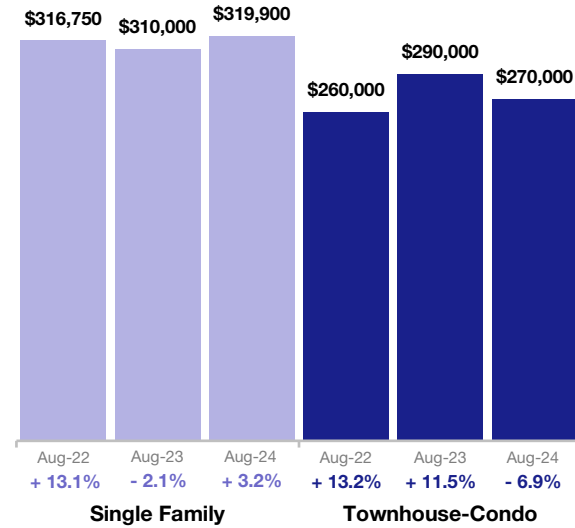
Median Sales Price



August

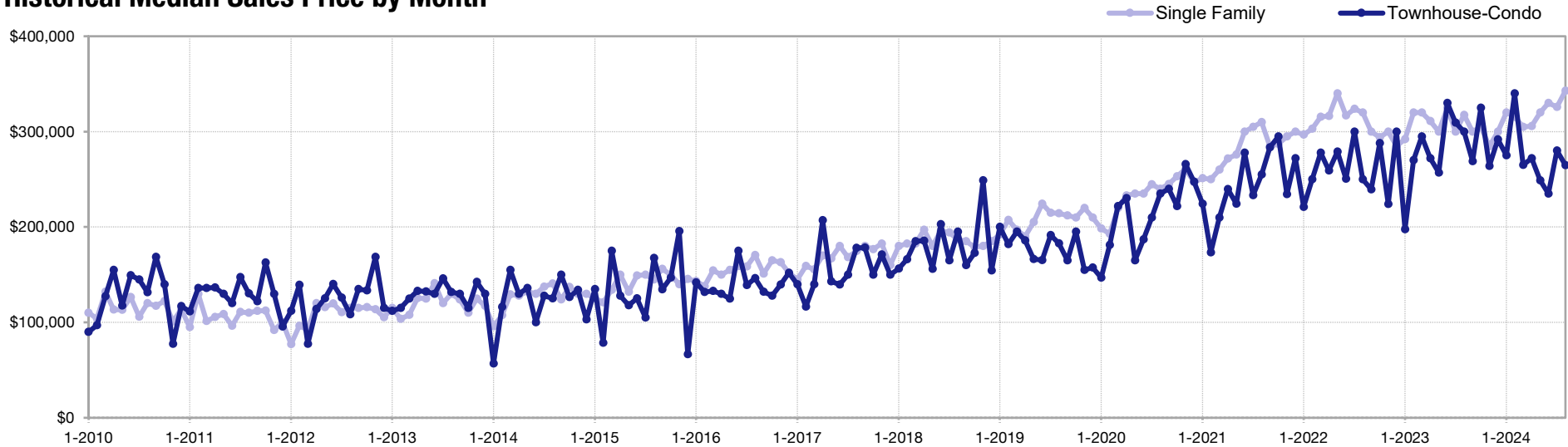


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	\$340,000	+25.9%
Mar-2024	\$305,000	-4.7%	\$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	\$342,890	+8.0%	\$264,900	-11.7%

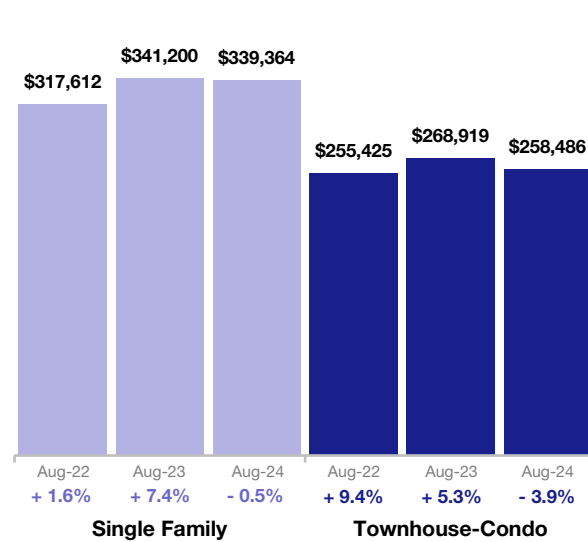
Historical Median Sales Price by Month



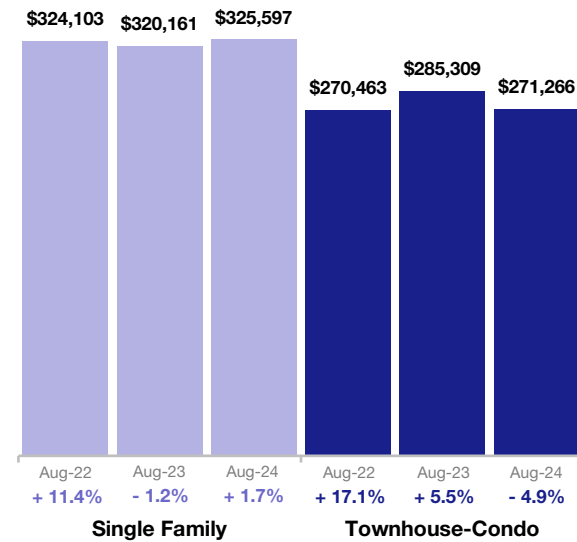
Average Sales Price



August

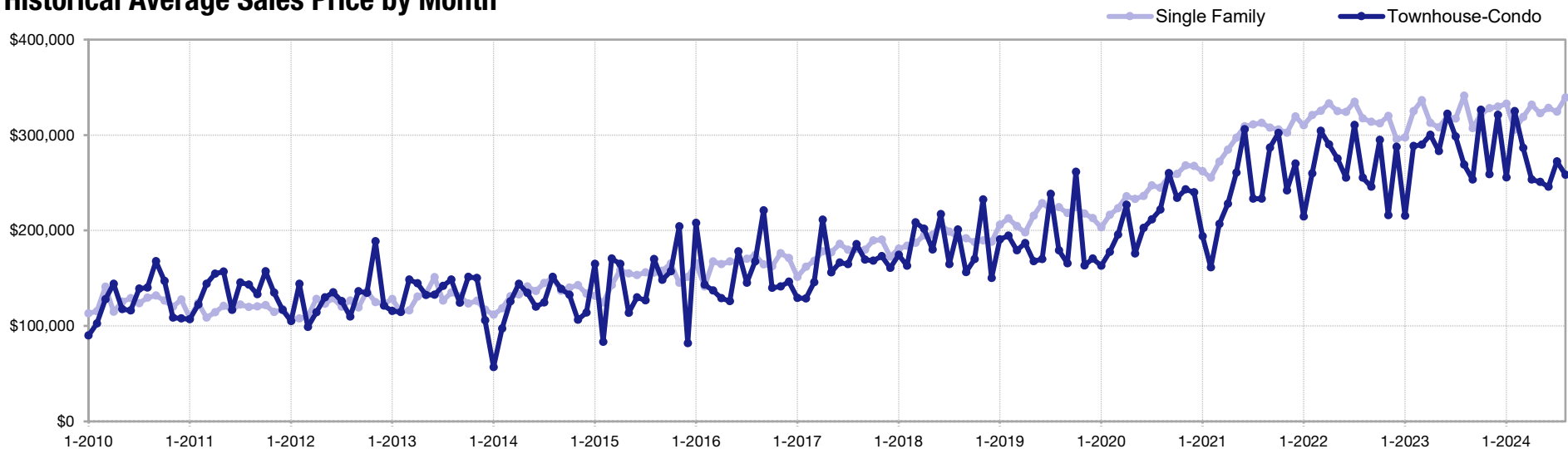


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2023	\$307,045	-2.2%	\$253,271	+3.0%
Oct-2023	\$321,659	+3.0%	\$326,300	+10.6%
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	\$305,454	-6.1%	\$325,057	+12.7%
Mar-2024	\$319,001	-5.2%	\$286,544	-1.2%
Apr-2024	\$331,607	+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	\$324,531	+2.3%	\$272,438	-8.8%
Aug-2024	\$339,364	-0.5%	\$258,486	-3.9%

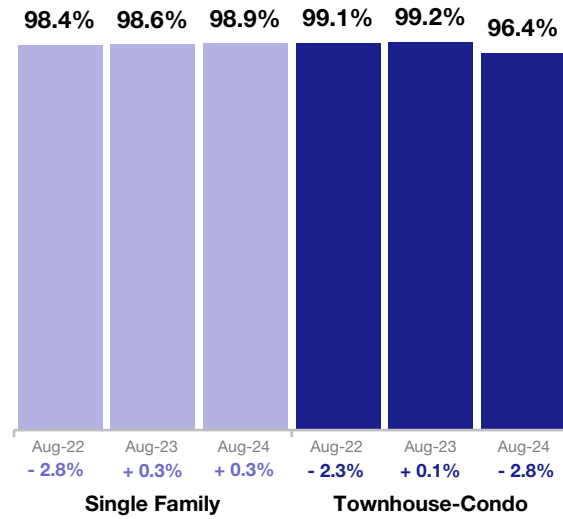
Historical Average Sales Price by Month



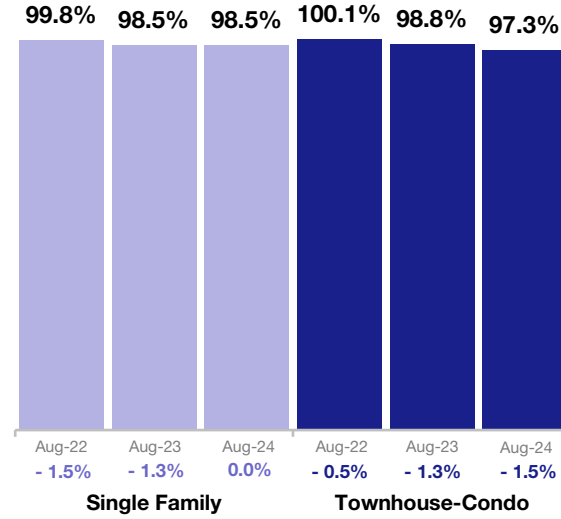
Percent of List Price Received



August

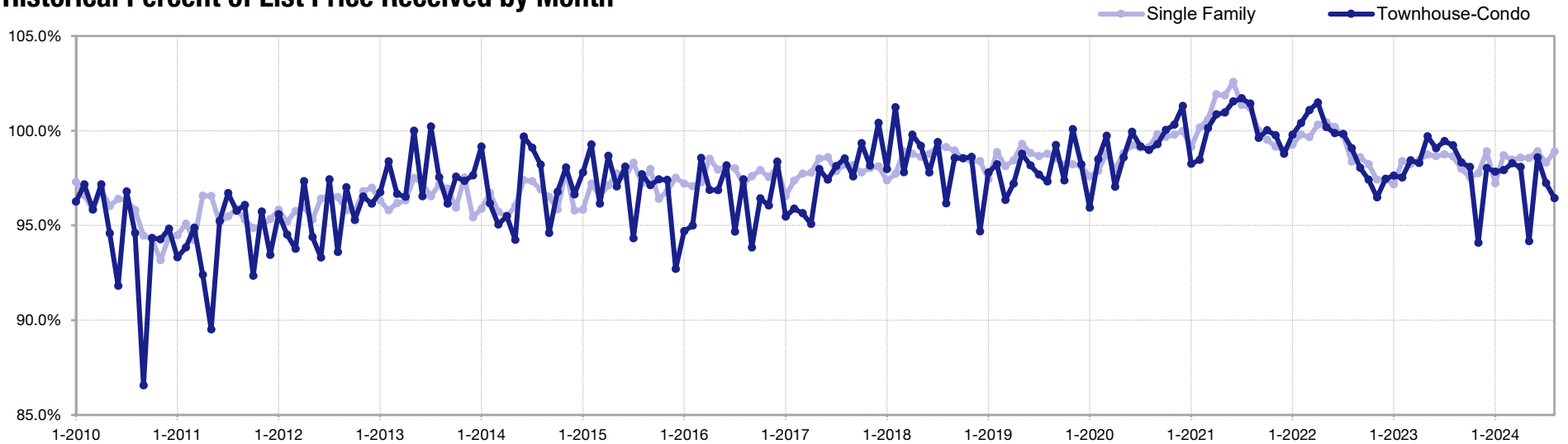


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	97.9%	+0.4%
Mar-2024	98.5%	+0.3%	98.3%	-0.1%
Apr-2024	98.6%	+0.2%	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%	96.4%	-2.8%

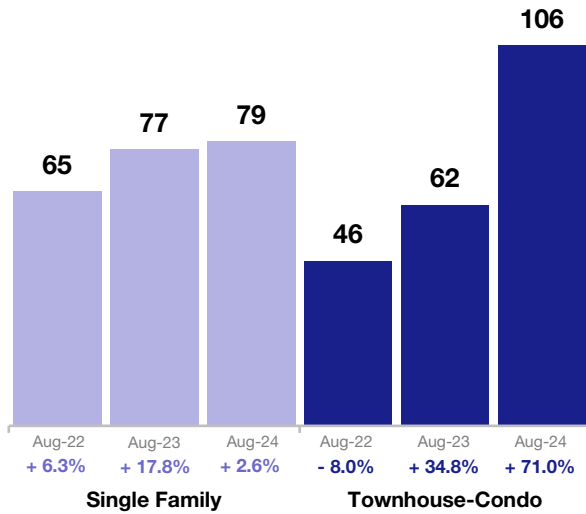
Historical Percent of List Price Received by Month



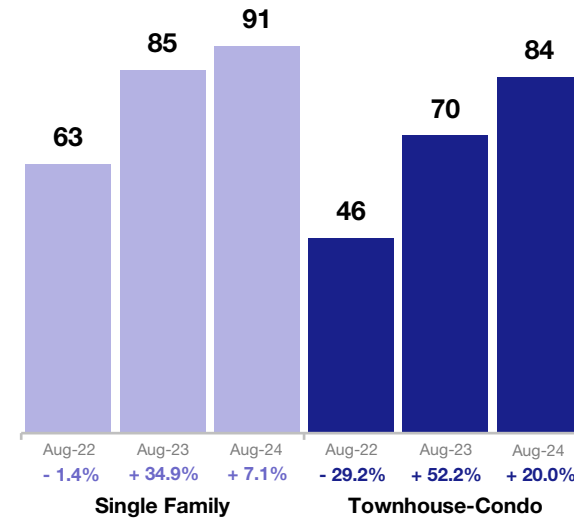
Days on Market Until Sale



August

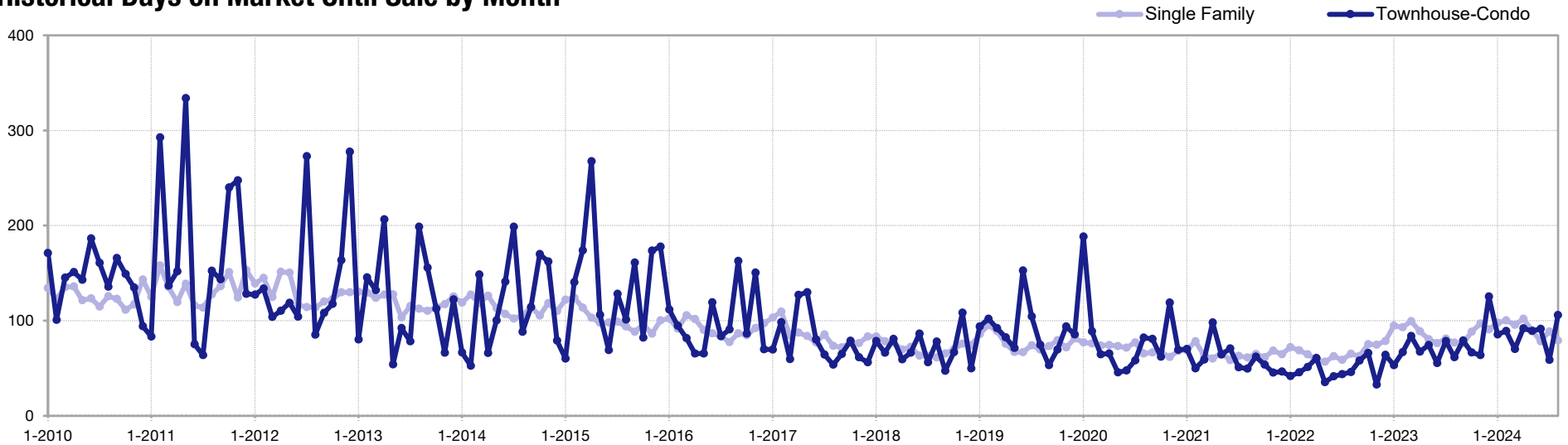


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	91	+15.2%	125	+95.3%
Jan-2024	98	+3.2%	86	+62.3%
Feb-2024	100	+7.5%	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	88	+8.6%	59	-25.3%
Aug-2024	79	+2.6%	106	+71.0%

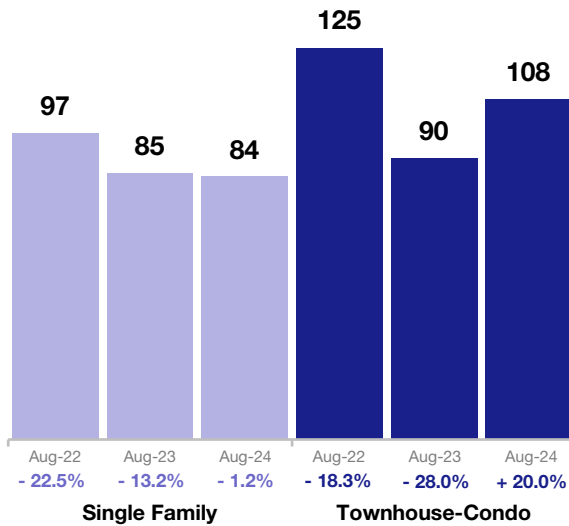
Historical Days on Market Until Sale by Month



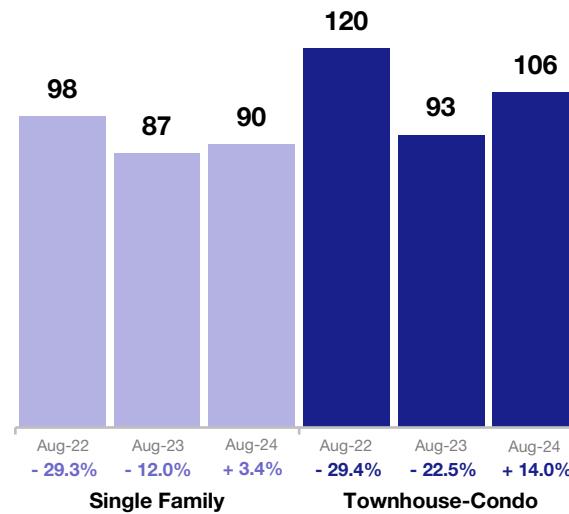
Housing Affordability Index



August

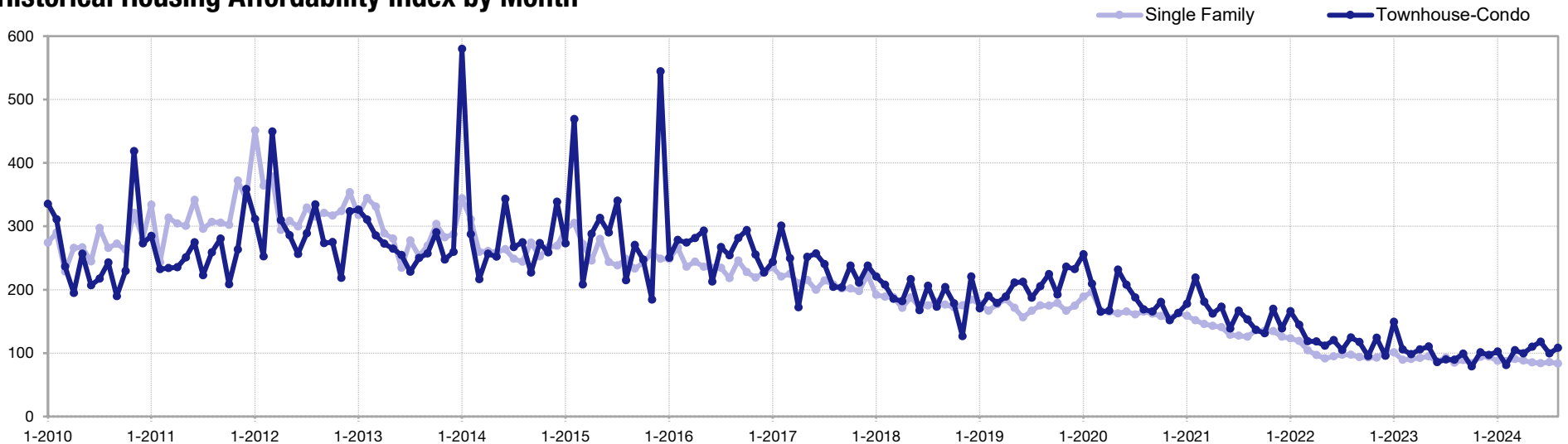


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	81	-23.6%
Mar-2024	91	0.0%	104	+6.1%
Apr-2024	88	-4.3%	99	-6.6%
May-2024	85	-10.5%	110	-0.9%
Jun-2024	84	-3.4%	118	+37.2%
Jul-2024	86	-7.5%	100	+11.1%
Aug-2024	84	-1.2%	108	+20.0%

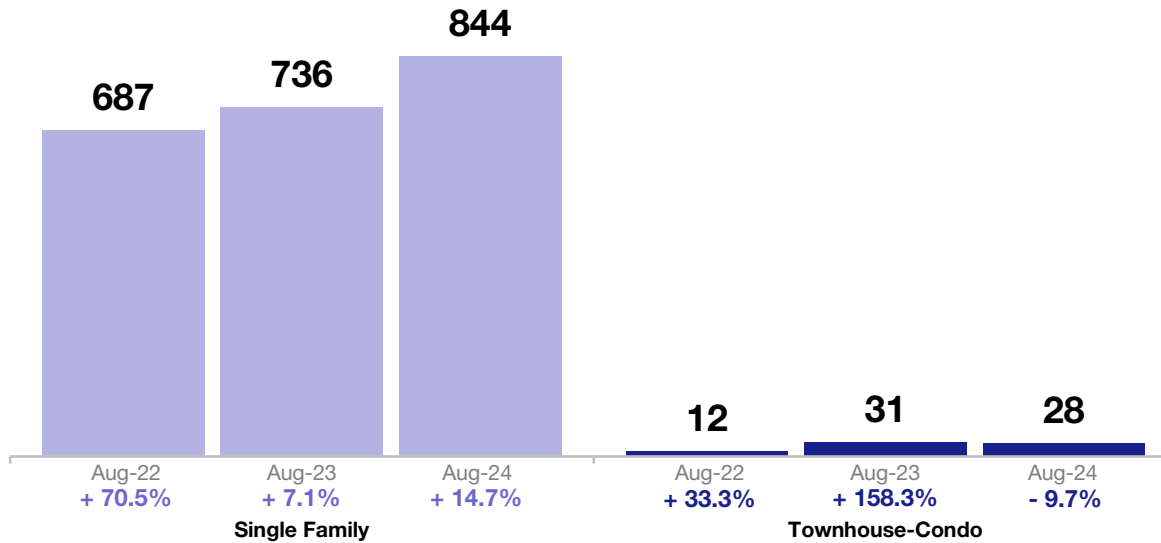
Historical Housing Affordability Index by Month



Inventory of Active Listings

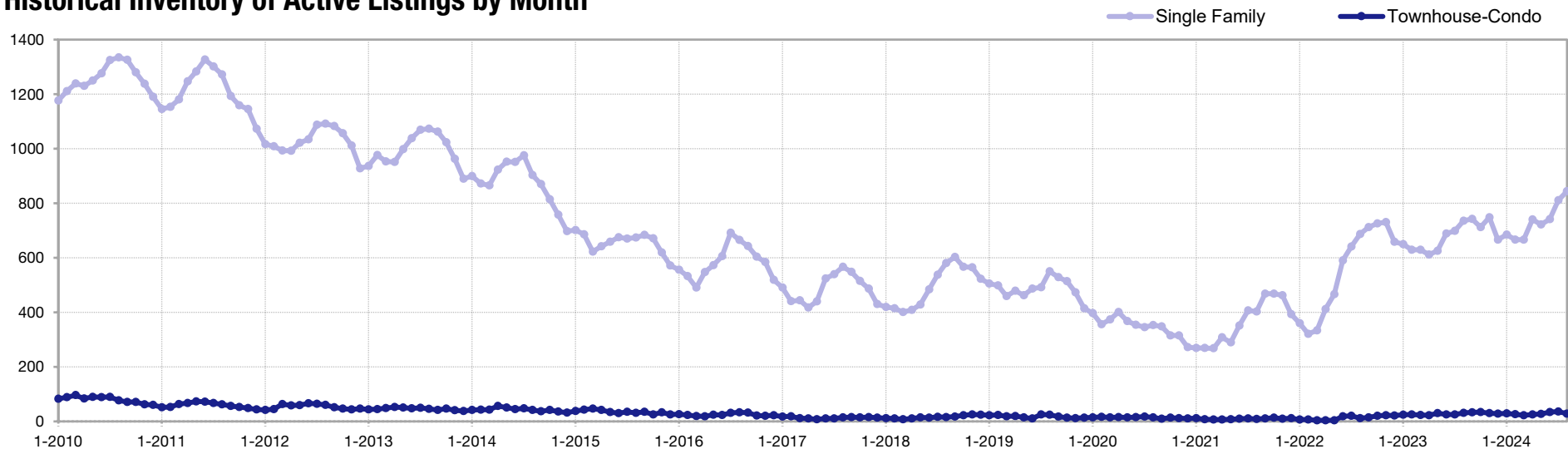


August



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2023	742	+4.2%	33	+135.7%
Oct-2023	712	-1.9%	34	+70.0%
Nov-2023	748	+2.3%	30	+36.4%
Dec-2023	666	+1.2%	28	+33.3%
Jan-2024	685	+5.4%	29	+20.8%
Feb-2024	666	+5.9%	26	+4.0%
Mar-2024	666	+5.9%	22	-4.3%
Apr-2024	740	+20.9%	25	+13.6%
May-2024	722	+15.5%	27	-10.0%
Jun-2024	741	+7.5%	34	+36.0%
Jul-2024	811	+16.2%	36	+44.0%
Aug-2024	844	+14.7%	28	-9.7%

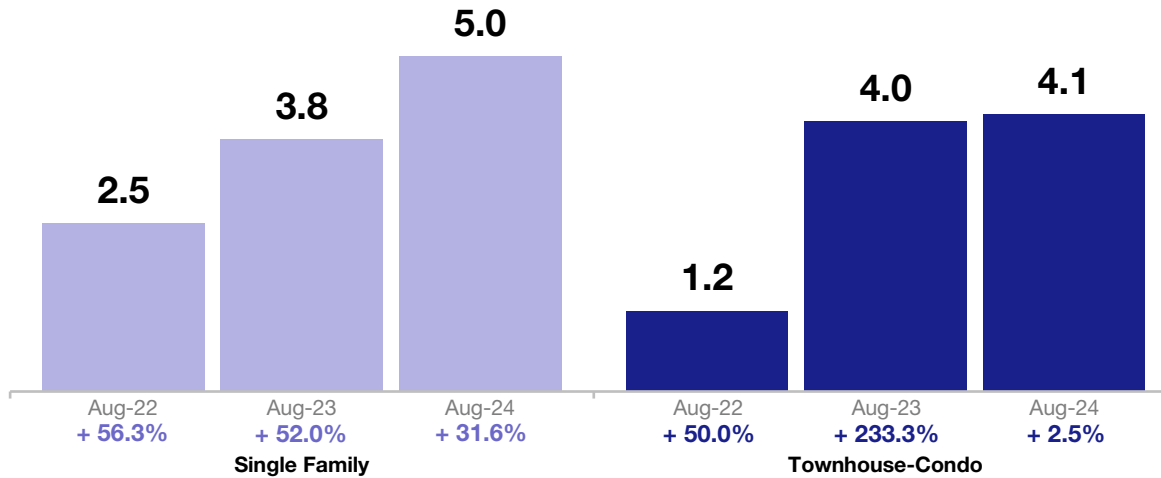
Historical Inventory of Active Listings by Month



Months Supply of Inventory

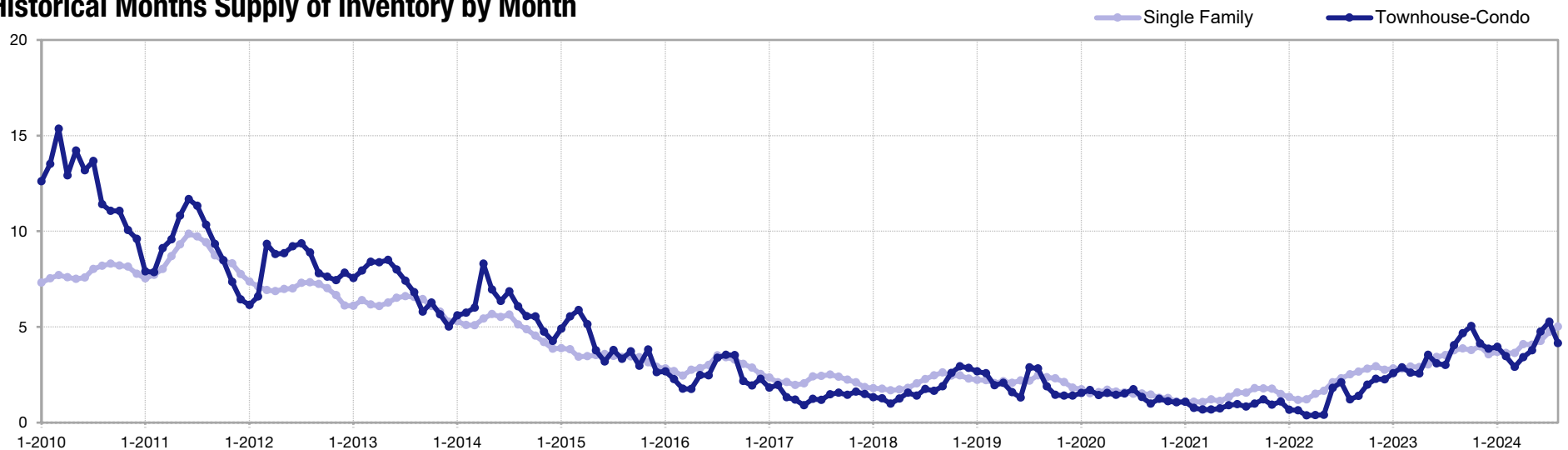


August



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2023	3.9	+44.4%	4.7	+235.7%
Oct-2023	3.8	+35.7%	5.0	+150.0%
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	3.6	+28.6%	3.5	+20.7%
Mar-2024	3.6	+24.1%	2.9	+11.5%
Apr-2024	4.1	+41.4%	3.4	+30.8%
May-2024	4.1	+36.7%	3.8	+8.6%
Jun-2024	4.3	+26.5%	4.7	+51.6%
Jul-2024	4.7	+34.3%	5.3	+76.7%
Aug-2024	5.0	+31.6%	4.1	+2.5%

Historical Months Supply of Inventory by Month



Total Market Overview

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



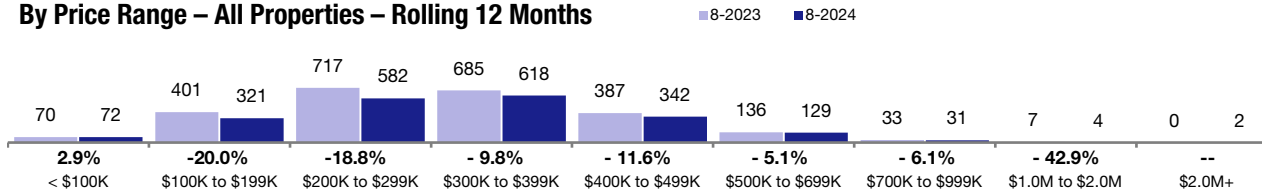
Key Metrics	Historical Sparkbars	8-2023	8-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		349	369	+ 5.7%	2,506	2,506	0.0%
Pending Sales		185	204	+ 10.3%	1,732	1,505	- 13.1%
Sold Listings		220	182	- 17.3%	1,662	1,435	- 13.7%
Median Sales Price		\$313,750	\$337,000	+ 7.4%	\$309,900	\$315,250	+ 1.7%
Avg. Sales Price		\$338,571	\$336,254	- 0.7%	\$318,923	\$323,589	+ 1.5%
Pct. of List Price Received		98.7%	98.8%	+ 0.1%	98.5%	98.5%	0.0%
Days on Market		76	80	+ 5.3%	85	91	+ 7.1%
Affordability Index		86	85	- 1.2%	87	91	+ 4.6%
Active Listings		767	872	+ 13.7%	--	--	--
Months Supply		3.8	5.0	+ 31.6%	--	--	--

Sold Listings

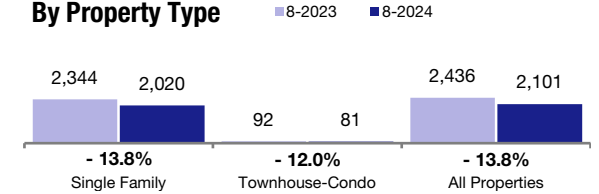
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	8-2023	8-2024	Change	8-2023	8-2024	Change
\$99,999 and Below	70	72	+2.9%	0	0	--
\$100,000 to \$199,999	382	310	-18.8%	19	11	-42.1%
\$200,000 to \$299,999	679	541	-20.3%	38	41	+7.9%
\$300,000 to \$399,999	657	593	-9.7%	28	25	-10.7%
\$400,000 to \$499,999	382	338	-11.5%	5	4	-20.0%
\$500,000 to \$699,999	134	129	-3.7%	2	0	-100.0%
\$700,000 to \$999,999	33	31	-6.1%	0	0	--
\$1,000,000 to \$1,999,999	7	4	-42.9%	0	0	--
\$2,000,000 and Above	0	2	--	0	0	--
All Price Ranges	2,344	2,020	-13.8%	92	81	-12.0%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	7-2024	8-2024	Change	7-2024	8-2024	Change
\$99,999 and Below	7	6	-14.3%	0	0	--
\$100,000 to \$199,999	27	22	-18.5%	1	2	+100.0%
\$200,000 to \$299,999	44	41	-6.8%	3	2	-33.3%
\$300,000 to \$399,999	49	49	0.0%	4	3	-25.0%
\$400,000 to \$499,999	28	39	+39.3%	0	0	--
\$500,000 to \$699,999	12	16	+33.3%	0	0	--
\$700,000 to \$999,999	5	2	-60.0%	0	0	--
\$1,000,000 to \$1,999,999	0	0	--	0	0	--
\$2,000,000 and Above	0	0	--	0	0	--
All Price Ranges	172	175	+1.7%	8	7	-12.5%

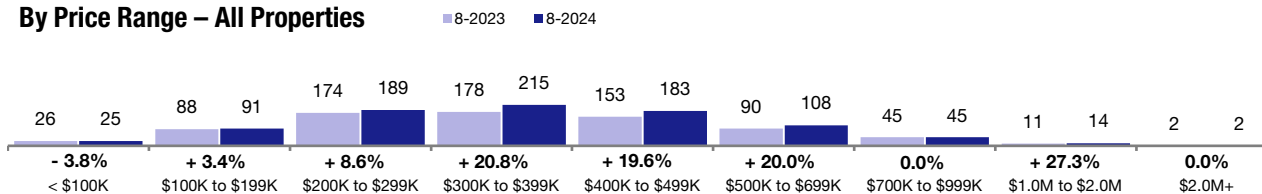
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	8-2023	8-2024	Change	8-2023	8-2024	Change
\$99,999 and Below	47	46	-2.1%	0	0	--
\$100,000 to \$199,999	244	197	-19.3%	9	8	-11.1%
\$200,000 to \$299,999	463	363	-21.6%	25	25	0.0%
\$300,000 to \$399,999	459	426	-7.2%	20	18	-10.0%
\$400,000 to \$499,999	265	242	-8.7%	4	2	-50.0%
\$500,000 to \$699,999	100	84	-16.0%	1	0	-100.0%
\$700,000 to \$999,999	20	21	+5.0%	0	0	--
\$1,000,000 to \$1,999,999	5	2	-60.0%	0	0	--
\$2,000,000 and Above	0	1	--	0	0	--
All Price Ranges	1,603	1,382	-13.8%	59	53	-10.2%

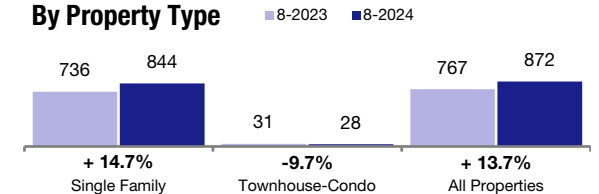
Inventory of Active Listings

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		
	8-2023	8-2024	Change	8-2023	8-2024	Change
\$99,999 and Below	26	25	-3.8%	0	0	--
\$100,000 to \$199,999	86	89	+3.5%	2	2	0.0%
\$200,000 to \$299,999	163	175	+7.4%	11	14	+27.3%
\$300,000 to \$399,999	167	208	+24.6%	11	7	-36.4%
\$400,000 to \$499,999	147	181	+23.1%	6	2	-66.7%
\$500,000 to \$699,999	89	107	+20.2%	1	1	0.0%
\$700,000 to \$999,999	45	43	-4.4%	0	2	--
\$1,000,000 to \$1,999,999	11	14	+27.3%	0	0	--
\$2,000,000 and Above	2	2	0.0%	0	0	--
All Price Ranges	736	844	+14.7%	31	28	-9.7%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	7-2024	8-2024	Change	7-2024	8-2024	Change
\$99,999 and Below	27	25	-7.4%	0	0	--
\$100,000 to \$199,999	89	89	0.0%	1	2	+100.0%
\$200,000 to \$299,999	173	175	+1.2%	15	14	-6.7%
\$300,000 to \$399,999	189	208	+10.1%	14	7	-50.0%
\$400,000 to \$499,999	173	181	+4.6%	3	2	-33.3%
\$500,000 to \$699,999	105	107	+1.9%	1	1	0.0%
\$700,000 to \$999,999	39	43	+10.3%	2	2	0.0%
\$1,000,000 to \$1,999,999	14	14	0.0%	0	0	--
\$2,000,000 and Above	2	2	0.0%	0	0	--
All Price Ranges	811	844	+4.1%	36	28	-22.2%

Year to Date

Property Type	8-2023	8-2024	Change
Single Family	736	844	+14.7%
Townhouse-Condo	31	28	-9.7%
All Properties	767	872	+13.7%

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 August 2024

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Pueblo County

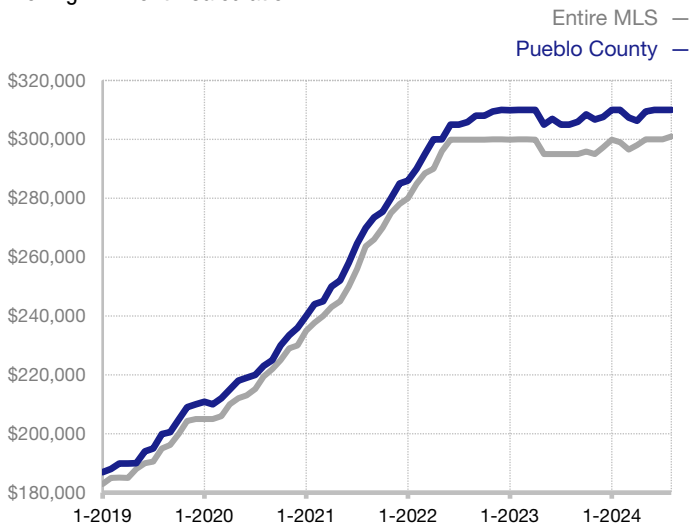
Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	332	362	+ 9.0%	2,357	2,384	+ 1.1%
Sold Listings	208	175	- 15.9%	1,574	1,364	- 13.3%
Median Sales Price*	\$320,000	\$340,500	+ 6.4%	\$314,005	\$318,500	+ 1.4%
Average Sales Price*	\$341,776	\$336,347	- 1.6%	\$320,575	\$325,001	+ 1.4%
Percent of List Price Received*	98.6%	99.0%	+ 0.4%	98.5%	98.5%	0.0%
Days on Market Until Sale	76	79	+ 3.9%	85	91	+ 7.1%
Inventory of Homes for Sale	708	830	+ 17.2%	--	--	--
Months Supply of Inventory	3.7	5.0	+ 35.1%	--	--	--

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

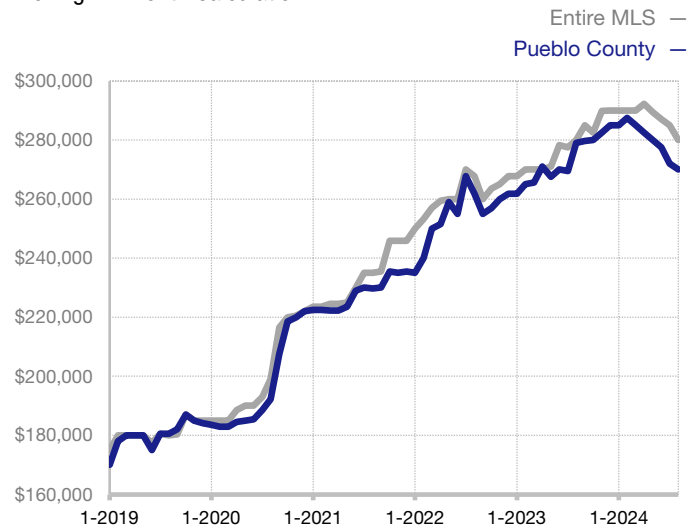
Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	18	10	- 44.4%	95	90	- 5.3%
Sold Listings	8	7	- 12.5%	59	52	- 11.9%
Median Sales Price*	\$300,000	\$264,900	- 11.7%	\$290,000	\$269,950	- 6.9%
Average Sales Price*	\$268,919	\$258,486	- 3.9%	\$285,309	\$270,906	- 5.0%
Percent of List Price Received*	99.2%	96.4%	- 2.8%	98.8%	97.1%	- 1.7%
Days on Market Until Sale	62	106	+ 71.0%	70	84	+ 20.0%
Inventory of Homes for Sale	29	27	- 6.9%	--	--	--
Months Supply of Inventory	3.8	4.2	+ 10.5%	--	--	--

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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 August 2024

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Arkansas Valley/Otero County

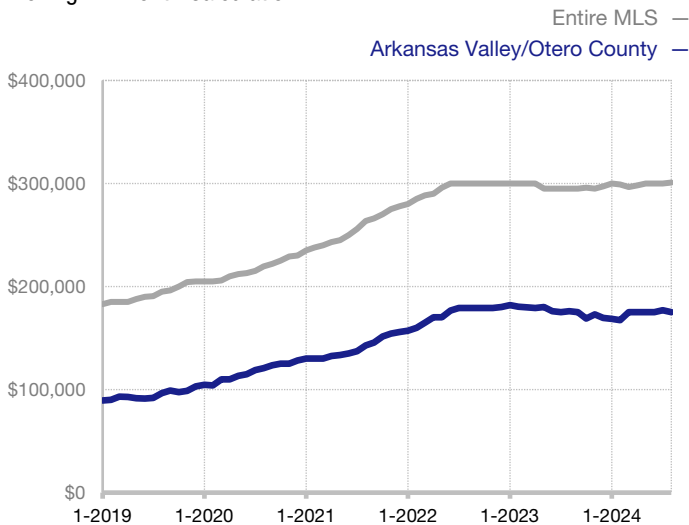
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	45	52	+ 15.6%	382	367	- 3.9%
Sold Listings	32	21	- 34.4%	247	233	- 5.7%
Median Sales Price*	\$207,000	\$181,500	- 12.3%	\$169,000	\$175,000	+ 3.6%
Average Sales Price*	\$195,402	\$170,043	- 13.0%	\$184,867	\$191,426	+ 3.5%
Percent of List Price Received*	95.0%	93.4%	- 1.7%	93.4%	94.2%	+ 0.9%
Days on Market Until Sale	84	72	- 14.3%	105	116	+ 10.5%
Inventory of Homes for Sale	179	183	+ 2.2%	--	--	--
Months Supply of Inventory	5.7	6.1	+ 7.0%	--	--	--

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

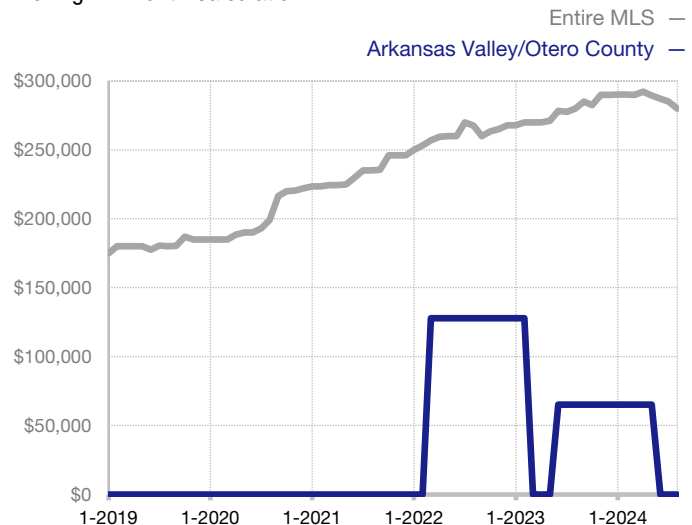
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	1	0	- 100.0%
Sold Listings	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$65,000	\$0	- 100.0%
Average Sales Price*	\$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 August 2024

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Fowler

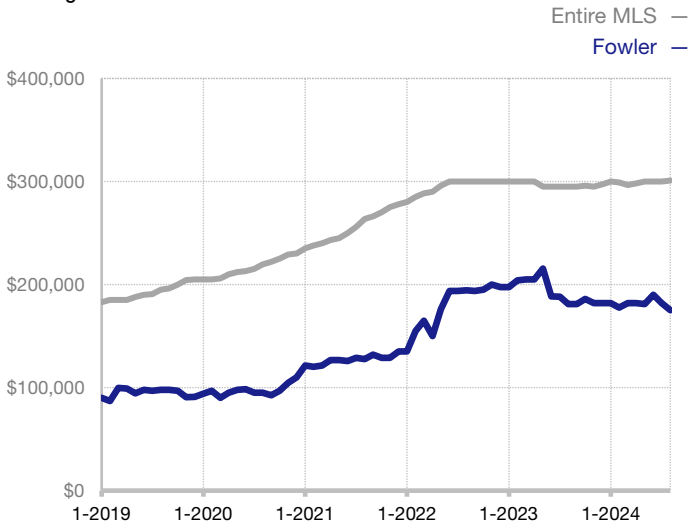
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	3	4	+ 33.3%	22	28	+ 27.3%
Sold Listings	2	4	+ 100.0%	13	17	+ 30.8%
Median Sales Price*	\$212,154	\$174,250	- 17.9%	\$182,000	\$175,000	- 3.8%
Average Sales Price*	\$212,154	\$173,375	- 18.3%	\$192,985	\$171,912	- 10.9%
Percent of List Price Received*	94.7%	95.6%	+ 1.0%	94.0%	94.7%	+ 0.7%
Days on Market Until Sale	146	116	- 20.5%	150	113	- 24.7%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	5.0	4.0	- 20.0%	--	--	--

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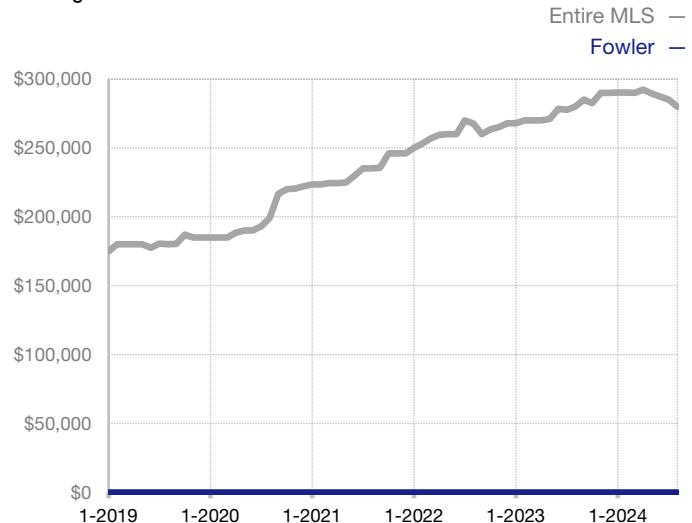
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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 August 2024

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Huerfano County

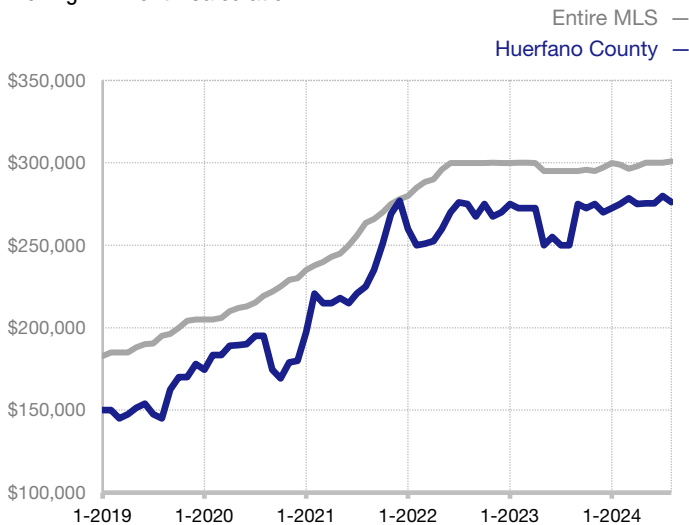
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	11	8	- 27.3%	105	86	- 18.1%
Sold Listings	9	10	+ 11.1%	49	50	+ 2.0%
Median Sales Price*	\$285,000	\$257,500	- 9.6%	\$250,000	\$292,500	+ 17.0%
Average Sales Price*	\$296,556	\$344,740	+ 16.2%	\$340,463	\$364,845	+ 7.2%
Percent of List Price Received*	97.5%	95.3%	- 2.3%	94.9%	95.5%	+ 0.6%
Days on Market Until Sale	123	194	+ 57.7%	148	159	+ 7.4%
Inventory of Homes for Sale	69	62	- 10.1%	--	--	--
Months Supply of Inventory	11.7	9.3	- 20.5%	--	--	--

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

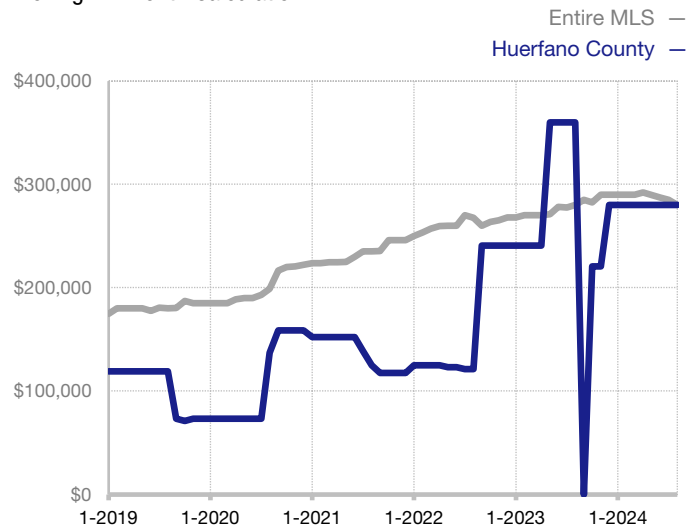
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	2	0	- 100.0%
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$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	1.0	0.0	- 100.0%	--	--	--

* 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 August 2024

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La Junta

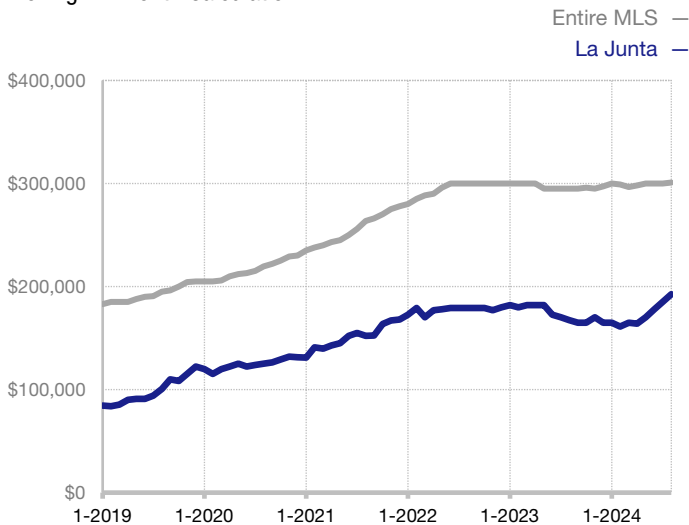
Single Family Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	12	11	- 8.3%	104	92	- 11.5%
Sold Listings	6	3	- 50.0%	54	63	+ 16.7%
Median Sales Price*	\$188,000	\$250,000	+ 33.0%	\$164,000	\$200,000	+ 22.0%
Average Sales Price*	\$197,333	\$253,833	+ 28.6%	\$175,520	\$209,523	+ 19.4%
Percent of List Price Received*	101.0%	95.8%	- 5.1%	95.0%	92.2%	- 2.9%
Days on Market Until Sale	72	87	+ 20.8%	87	123	+ 41.4%
Inventory of Homes for Sale	46	38	- 17.4%	--	--	--
Months Supply of Inventory	6.9	4.9	- 29.0%	--	--	--

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

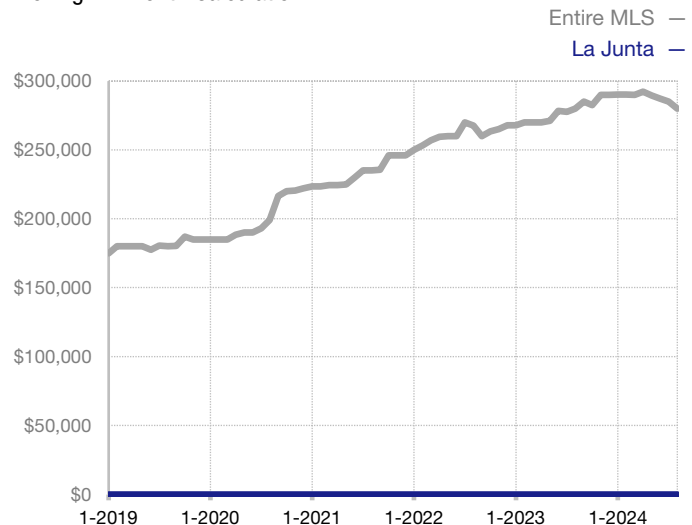
Townhouse/Condo Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent 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 August 2024

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Lamar

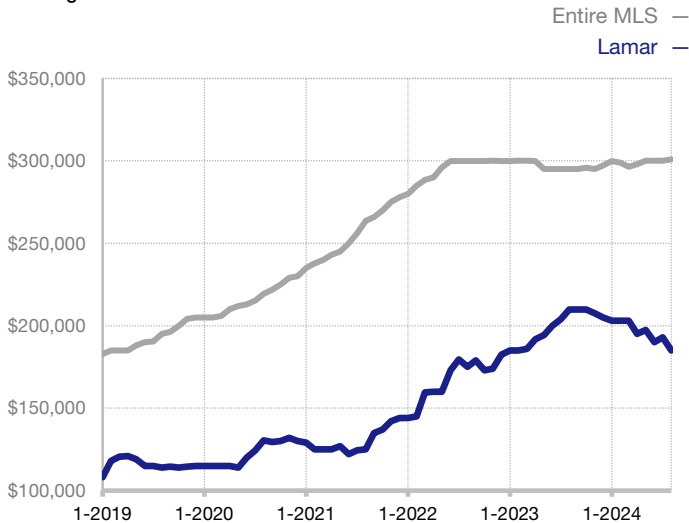
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	10	8	- 20.0%	61	63	+ 3.3%
Sold Listings	9	5	- 44.4%	50	42	- 16.0%
Median Sales Price*	\$240,000	\$110,000	- 54.2%	\$215,000	\$184,000	- 14.4%
Average Sales Price*	\$225,667	\$124,200	- 45.0%	\$242,130	\$191,345	- 21.0%
Percent of List Price Received*	92.2%	84.2%	- 8.7%	94.7%	93.7%	- 1.1%
Days on Market Until Sale	70	37	- 47.1%	95	92	- 3.2%
Inventory of Homes for Sale	20	29	+ 45.0%	--	--	--
Months Supply of Inventory	3.4	5.7	+ 67.6%	--	--	--

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

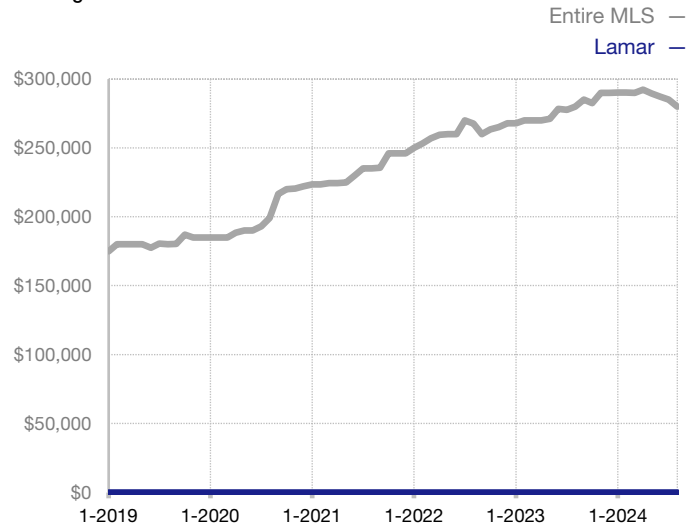
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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 August 2024

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Las Animas

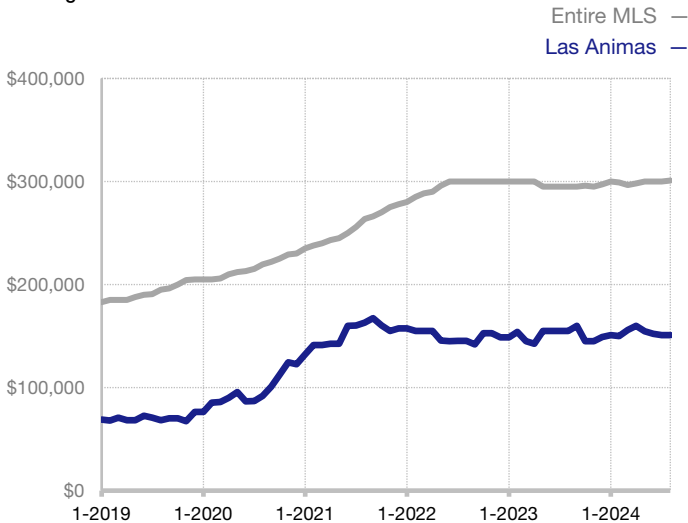
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	8	6	- 25.0%	32	26	- 18.8%
Sold Listings	1	3	+ 200.0%	19	21	+ 10.5%
Median Sales Price*	\$285,500	\$195,000	- 31.7%	\$145,000	\$155,000	+ 6.9%
Average Sales Price*	\$285,500	\$157,333	- 44.9%	\$172,442	\$137,929	- 20.0%
Percent of List Price Received*	95.5%	95.1%	- 0.4%	92.8%	90.1%	- 2.9%
Days on Market Until Sale	99	80	- 19.2%	124	107	- 13.7%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	3.9	3.3	- 15.4%	--	--	--

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

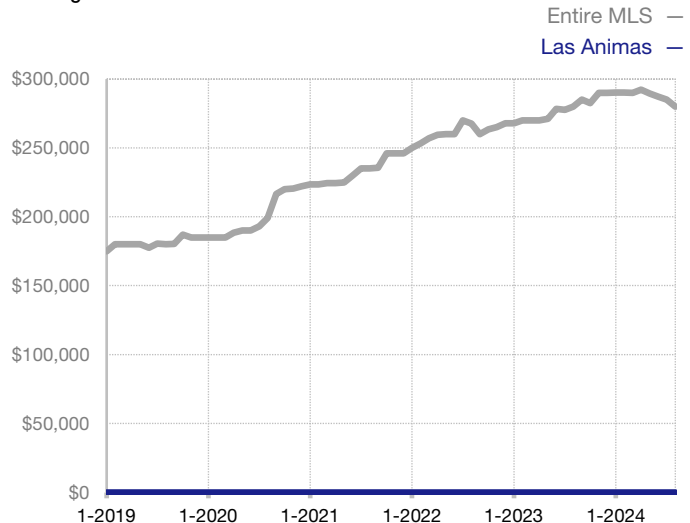
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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 August 2024

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Manzanola

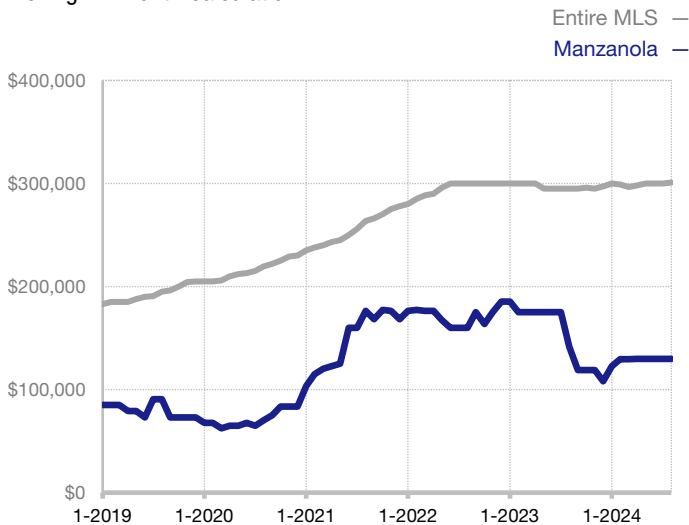
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	1	0	- 100.0%	12	7	- 41.7%
Sold Listings	1	1	0.0%	5	4	- 20.0%
Median Sales Price*	\$108,000	\$124,000	+ 14.8%	\$55,000	\$126,750	+ 130.5%
Average Sales Price*	\$108,000	\$124,000	+ 14.8%	\$93,700	\$197,750	+ 111.0%
Percent of List Price Received*	96.4%	95.5%	- 0.9%	83.8%	102.6%	+ 22.4%
Days on Market Until Sale	140	106	- 24.3%	70	67	- 4.3%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	2.5	1.5	- 40.0%	--	--	--

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

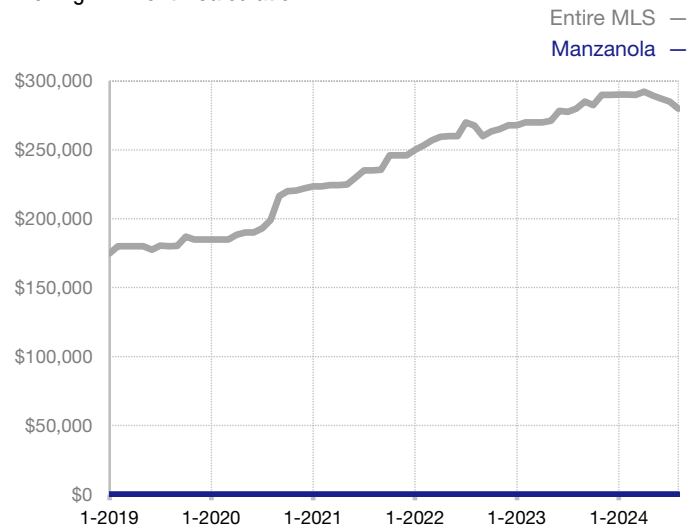
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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 August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Rocky Ford

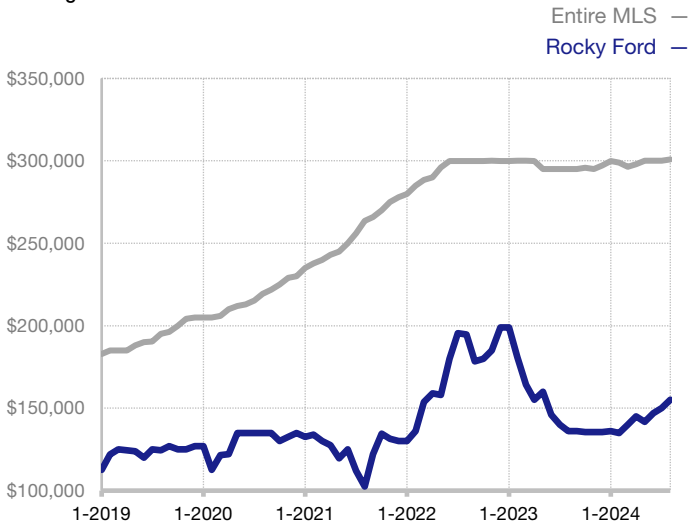
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	3	4	+ 33.3%	51	43	- 15.7%
Sold Listings	5	1	- 80.0%	33	24	- 27.3%
Median Sales Price*	\$112,000	\$219,000	+ 95.5%	\$135,000	\$154,950	+ 14.8%
Average Sales Price*	\$126,200	\$219,000	+ 73.5%	\$129,418	\$175,913	+ 35.9%
Percent of List Price Received*	95.2%	101.9%	+ 7.0%	91.6%	95.6%	+ 4.4%
Days on Market Until Sale	65	148	+ 127.7%	88	132	+ 50.0%
Inventory of Homes for Sale	23	24	+ 4.3%	--	--	--
Months Supply of Inventory	5.9	7.4	+ 25.4%	--	--	--

* 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	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	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

