

# Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Windsor

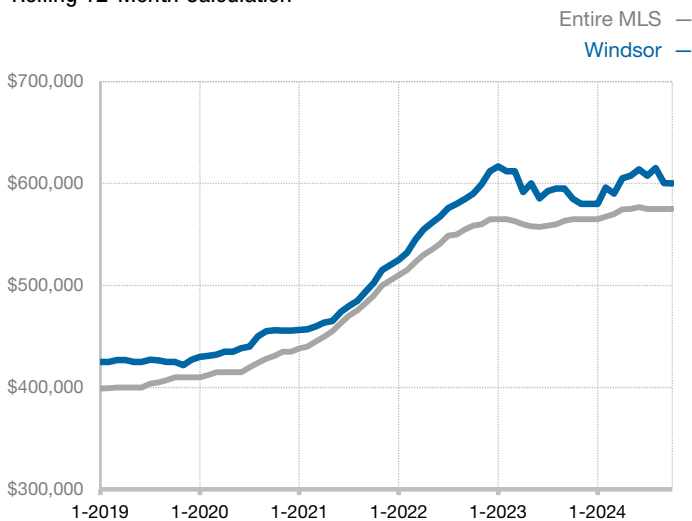
Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	87	122	+ 40.2%	904	1,152	+ 27.4%
Closed Sales	55	81	+ 47.3%	718	731	+ 1.8%
Median Sales Price*	\$600,000	\$596,838	- 0.5%	\$580,000	\$600,000	+ 3.4%
Average Sales Price*	\$675,940	\$713,156	+ 5.5%	\$655,110	\$698,973	+ 6.7%
Percent of List Price Received*	98.8%	99.2%	+ 0.4%	99.5%	99.3%	- 0.2%
Days on Market Until Sale	72	83	+ 15.3%	87	74	- 14.9%
Inventory of Homes for Sale	177	272	+ 53.7%	--	--	--
Months Supply of Inventory	2.6	4.1	+ 57.7%	--	--	--

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

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	12	14	+ 16.7%	156	137	- 12.2%
Closed Sales	14	9	- 35.7%	113	86	- 23.9%
Median Sales Price*	\$435,575	\$445,000	+ 2.2%	\$435,000	\$417,020	- 4.1%
Average Sales Price*	\$419,851	\$440,748	+ 5.0%	\$448,379	\$419,145	- 6.5%
Percent of List Price Received*	100.7%	97.5%	- 3.2%	100.1%	98.6%	- 1.5%
Days on Market Until Sale	51	117	+ 129.4%	88	109	+ 23.9%
Inventory of Homes for Sale	39	38	- 2.6%	--	--	--
Months Supply of Inventory	3.5	4.7	+ 34.3%	--	--	--

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

