

# Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Windsor

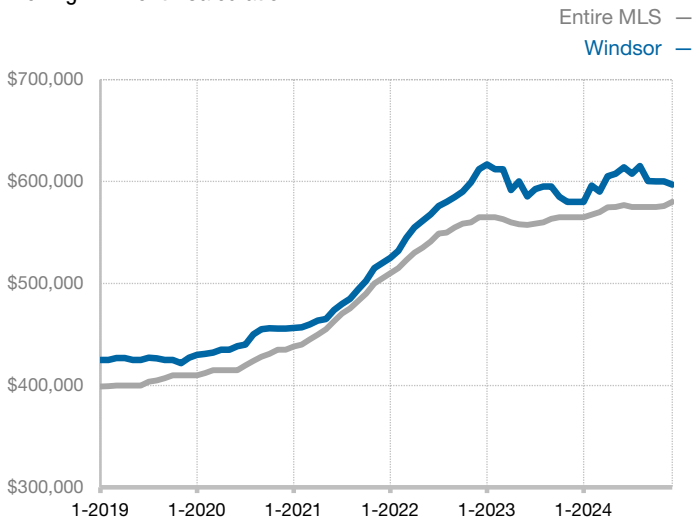
Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	41	52	+ 26.8%	1,035	1,295	+ 25.1%
Closed Sales	41	76	+ 85.4%	783	878	+ 12.1%
Median Sales Price*	\$605,000	\$576,495	- 4.7%	\$580,000	\$597,000	+ 2.9%
Average Sales Price*	\$701,180	\$643,377	- 8.2%	\$659,794	\$691,637	+ 4.8%
Percent of List Price Received*	99.3%	98.5%	- 0.8%	99.4%	99.2%	- 0.2%
Days on Market Until Sale	62	99	+ 59.7%	85	76	- 10.6%
Inventory of Homes for Sale	167	215	+ 28.7%	--	--	--
Months Supply of Inventory	2.6	2.9	+ 11.5%	--	--	--

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

Key Metrics	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	2	5	+ 150.0%	168	150	- 10.7%
Closed Sales	3	6	+ 100.0%	124	101	- 18.5%
Median Sales Price*	\$520,000	\$430,000	- 17.3%	\$440,235	\$420,500	- 4.5%
Average Sales Price*	\$516,692	\$446,167	- 13.6%	\$455,154	\$423,442	- 7.0%
Percent of List Price Received*	98.1%	97.7%	- 0.4%	100.0%	98.6%	- 1.4%
Days on Market Until Sale	84	159	+ 89.3%	91	112	+ 23.1%
Inventory of Homes for Sale	36	30	- 16.7%	--	--	--
Months Supply of Inventory	3.5	3.6	+ 2.9%	--	--	--

\* 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

