

# Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Louisville

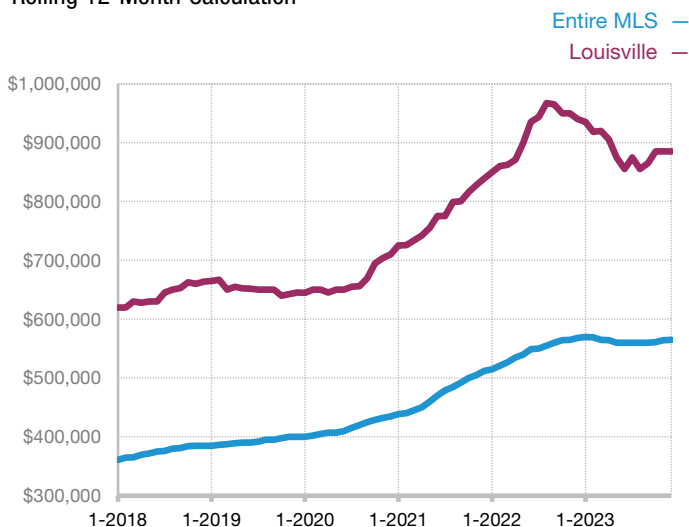
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	19	17	- 10.5%	--	--	--
Under Contract	4	6	+ 50.0%	179	174	- 2.8%
New Listings	2	4	+ 100.0%	250	203	- 18.8%
Sold Listings	10	7	- 30.0%	185	166	- 10.3%
Days on Market Until Sale	56	48	- 14.3%	31	39	+ 25.8%
Median Sales Price*	\$711,500	\$737,000	+ 3.6%	\$940,000	\$885,000	- 5.9%
Average Sales Price*	\$911,800	\$797,071	- 12.6%	\$1,070,382	\$1,000,969	- 6.5%
Percent of List Price Received*	97.1%	100.0%	+ 3.0%	103.8%	100.3%	- 3.4%

\* 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	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	10	5	- 50.0%	--	--	--
Under Contract	1	3	+ 200.0%	63	53	- 15.9%
New Listings	1	1	0.0%	74	70	- 5.4%
Sold Listings	5	5	0.0%	67	56	- 16.4%
Days on Market Until Sale	47	75	+ 59.6%	36	49	+ 36.1%
Median Sales Price*	\$385,000	\$794,763	+ 106.4%	\$560,000	\$544,350	- 2.8%
Average Sales Price*	\$585,018	\$673,905	+ 15.2%	\$612,100	\$627,985	+ 2.6%
Percent of List Price Received*	97.9%	95.7%	- 2.2%	102.0%	99.1%	- 2.8%

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

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



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

