

# Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Elbert County

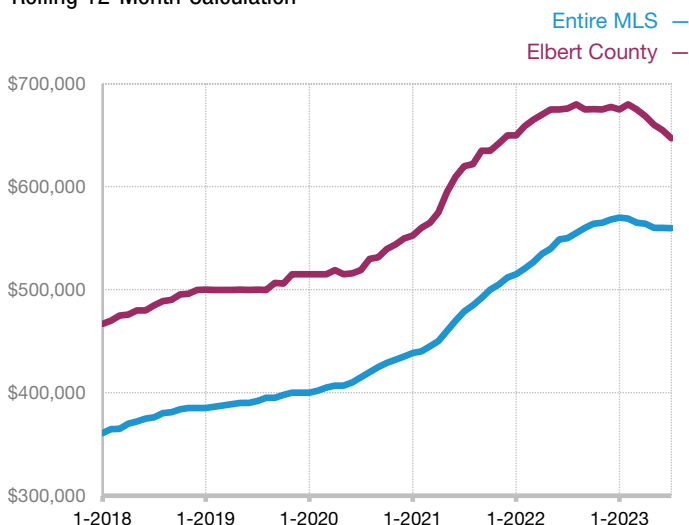
| Single Family                   | July      |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2022      | 2023      | Percent Change from Previous Year | Thru 07-2022 | Thru 07-2023 | Percent Change from Previous Year |
| Inventory of Active Listings    | 193       | 121       | - 37.3%                           | --           | --           | --                                |
| Under Contract                  | 37        | 66        | + 78.4%                           | 363          | 370          | + 1.9%                            |
| New Listings                    | 90        | 59        | - 34.4%                           | 504          | 433          | - 14.1%                           |
| Sold Listings                   | 45        | 59        | + 31.1%                           | 373          | 319          | - 14.5%                           |
| Days on Market Until Sale       | 22        | 37        | + 68.2%                           | 28           | 62           | + 121.4%                          |
| Median Sales Price*             | \$745,000 | \$635,000 | - 14.8%                           | \$689,990    | \$645,000    | - 6.5%                            |
| Average Sales Price*            | \$843,986 | \$724,643 | - 14.1%                           | \$783,496    | \$736,438    | - 6.0%                            |
| Percent of List Price Received* | 99.9%     | 99.8%     | - 0.1%                            | 100.8%       | 98.8%        | - 2.0%                            |

\* 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                 | July |      |                                   | Year to Date |              |                                   |
|---------------------------------|------|------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2022 | 2023 | Percent Change from Previous Year | Thru 07-2022 | Thru 07-2023 | Percent Change from Previous Year |
| Inventory of Active Listings    | 1    | 1    | 0.0%                              | --           | --           | --                                |
| Under Contract                  | 1    | 0    | - 100.0%                          | 3            | 2            | - 33.3%                           |
| New Listings                    | 1    | 0    | - 100.0%                          | 4            | 3            | - 25.0%                           |
| Sold Listings                   | 0    | 0    | --                                | 2            | 1            | - 50.0%                           |
| Days on Market Until Sale       | 0    | 0    | --                                | 4            | 6            | + 50.0%                           |
| Median Sales Price*             | \$0  | \$0  | --                                | \$322,500    | \$335,000    | + 3.9%                            |
| Average Sales Price*            | \$0  | \$0  | --                                | \$322,500    | \$335,000    | + 3.9%                            |
| Percent of List Price Received* | 0.0% | 0.0% | --                                | 109.9%       | 98.6%        | - 10.3%                           |

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

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



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

