

Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Bayfield In Town

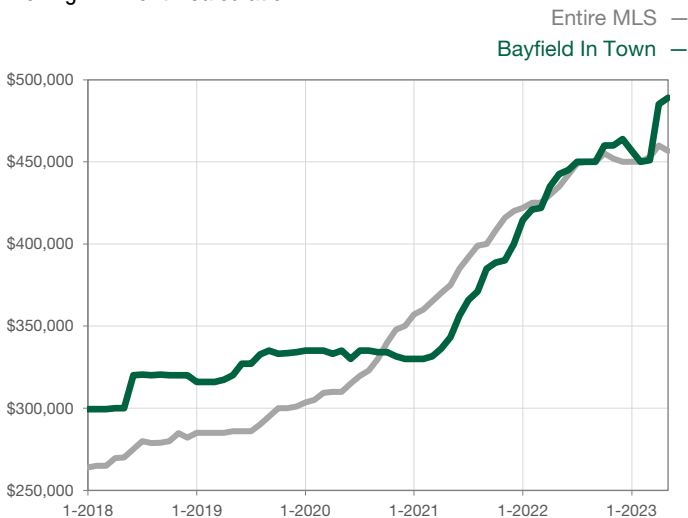
| Single Family | May | | | Year to Date | | |
|--------------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2022 | 2023 | Percent Change from Previous Year | Thru 05-2022 | Thru 05-2023 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 12 | 6 | - 50.0% | 40 | 21 | - 47.5% |
| Sold Listings | 12 | 8 | - 33.3% | 27 | 19 | - 29.6% |
| Median Sales Price* | \$520,750 | \$531,000 | + 2.0% | \$465,000 | \$525,000 | + 12.9% |
| Average Sales Price* | \$517,992 | \$506,238 | - 2.3% | \$480,700 | \$485,611 | + 1.0% |
| Percent of List Price Received* | 99.8% | 98.5% | - 1.3% | 99.6% | 96.6% | - 3.0% |
| Days on Market Until Sale | 45 | 151 | + 235.6% | 64 | 121 | + 89.1% |
| Cumulative Days on Market Until Sale | 45 | 152 | + 237.8% | 64 | 127 | + 98.4% |
| Inventory of Homes for Sale | 8 | 13 | + 62.5% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 2.6 | + 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.

| Townhouse/Condo | May | | | Year to Date | | |
|--------------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2022 | 2023 | Percent Change from Previous Year | Thru 05-2022 | Thru 05-2023 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 3 | 1 | - 66.7% | 8 | 3 | - 62.5% |
| Sold Listings | 1 | 2 | + 100.0% | 4 | 2 | - 50.0% |
| Median Sales Price* | \$290,000 | \$348,000 | + 20.0% | \$372,250 | \$348,000 | - 6.5% |
| Average Sales Price* | \$290,000 | \$348,000 | + 20.0% | \$357,125 | \$348,000 | - 2.6% |
| Percent of List Price Received* | 89.2% | 97.0% | + 8.7% | 99.8% | 97.0% | - 2.8% |
| Days on Market Until Sale | 58 | 137 | + 136.2% | 46 | 137 | + 197.8% |
| Cumulative Days on Market Until Sale | 58 | 243 | + 319.0% | 46 | 243 | + 428.3% |
| Inventory of Homes for Sale | 3 | 2 | - 33.3% | -- | -- | -- |
| Months Supply of Inventory | 2.6 | 1.7 | - 34.6% | -- | -- | -- |

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

