

# Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Bayfield In Town

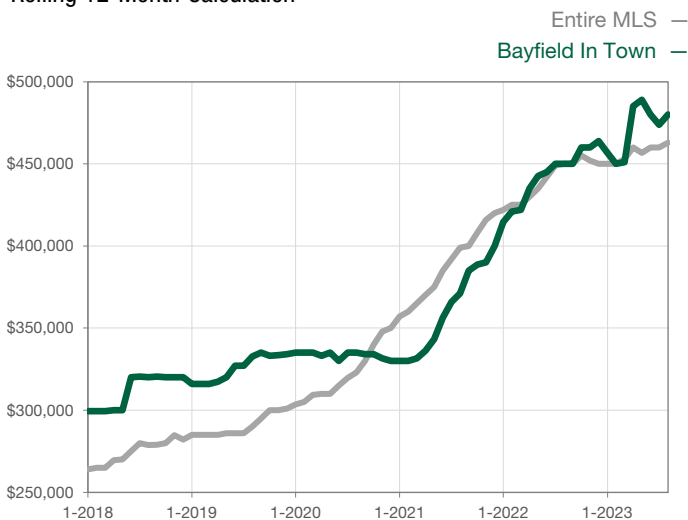
Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	9	5	- 44.4%	71	45	- 36.6%
Sold Listings	6	5	- 16.7%	49	36	- 26.5%
Median Sales Price*	\$402,500	<b>\$399,500</b>	- 0.7%	\$465,000	<b>\$496,450</b>	+ 6.8%
Average Sales Price*	\$420,583	<b>\$426,900</b>	+ 1.5%	\$483,494	<b>\$477,981</b>	- 1.1%
Percent of List Price Received*	100.2%	<b>97.8%</b>	- 2.4%	99.7%	<b>97.9%</b>	- 1.8%
Days on Market Until Sale	62	<b>76</b>	+ 22.6%	58	<b>92</b>	+ 58.6%
Cumulative Days on Market Until Sale	62	<b>76</b>	+ 22.6%	58	<b>95</b>	+ 63.8%
Inventory of Homes for Sale	17	<b>14</b>	- 17.6%	--	--	--
Months Supply of Inventory	2.8	<b>3.1</b>	+ 10.7%	--	--	--

\* 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	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	0	1	--	11	6	- 45.5%
Sold Listings	1	0	- 100.0%	6	2	- 66.7%
Median Sales Price*	\$340,000	<b>\$0</b>	- 100.0%	\$352,500	<b>\$348,000</b>	- 1.3%
Average Sales Price*	\$340,000	<b>\$0</b>	- 100.0%	\$346,750	<b>\$348,000</b>	+ 0.4%
Percent of List Price Received*	100.0%	<b>0.0%</b>	- 100.0%	99.9%	<b>97.0%</b>	- 2.9%
Days on Market Until Sale	34	0	- 100.0%	45	<b>137</b>	+ 204.4%
Cumulative Days on Market Until Sale	34	0	- 100.0%	45	<b>243</b>	+ 440.0%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.7	<b>1.5</b>	- 11.8%	--	--	--

\* 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

