

Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Bayfield In Town

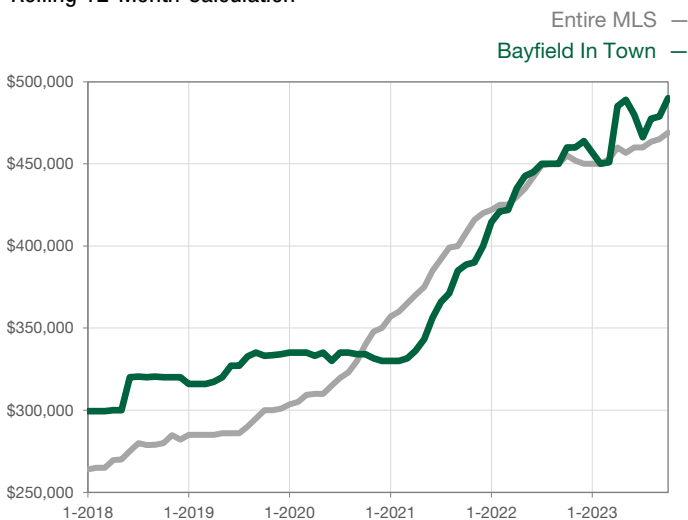
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	2	3	+ 50.0%	74	52	- 29.7%
Sold Listings	7	4	- 42.9%	60	39	- 35.0%
Median Sales Price*	\$462,500	\$492,500	+ 6.5%	\$456,750	\$490,000	+ 7.3%
Average Sales Price*	\$453,071	\$510,600	+ 12.7%	\$474,795	\$476,531	+ 0.4%
Percent of List Price Received*	94.1%	98.5%	+ 4.7%	99.1%	97.9%	- 1.2%
Days on Market Until Sale	73	93	+ 27.4%	60	94	+ 56.7%
Cumulative Days on Market Until Sale	76	93	+ 22.4%	61	97	+ 59.0%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	1.6	3.0	+ 87.5%	--	--	--

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

Townhouse/Condo	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	3	1	- 66.7%	14	8	- 42.9%
Sold Listings	1	1	0.0%	7	4	- 42.9%
Median Sales Price*	\$285,900	\$299,000	+ 4.6%	\$340,000	\$313,000	- 7.9%
Average Sales Price*	\$285,900	\$299,000	+ 4.6%	\$338,057	\$327,250	- 3.2%
Percent of List Price Received*	100.0%	94.7%	- 5.3%	99.9%	97.1%	- 2.8%
Days on Market Until Sale	144	119	- 17.4%	59	105	+ 78.0%
Cumulative Days on Market Until Sale	144	119	- 17.4%	59	158	+ 167.8%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.7	2.4	+ 41.2%	--	--	--

* 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

