

# Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Bayfield In Town

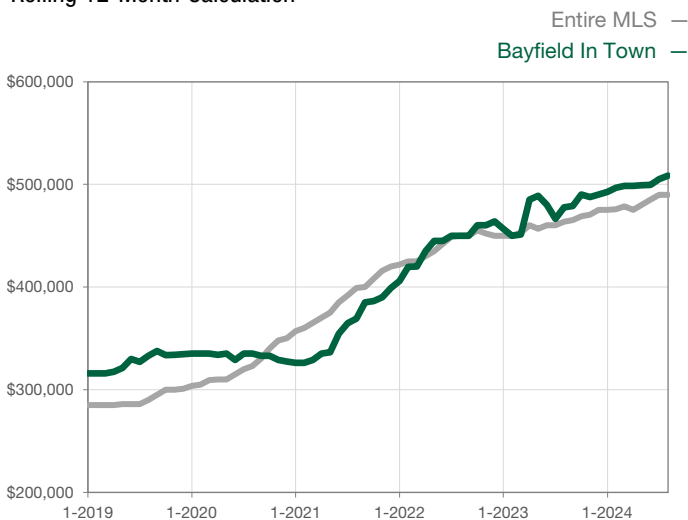
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	5	6	+ 20.0%	42	41	- 2.4%
Sold Listings	5	4	- 20.0%	34	31	- 8.8%
Median Sales Price*	\$399,500	<b>\$517,000</b>	+ 29.4%	\$486,250	<b>\$520,000</b>	+ 6.9%
Average Sales Price*	\$426,900	<b>\$521,000</b>	+ 22.0%	\$474,039	<b>\$513,681</b>	+ 8.4%
Percent of List Price Received*	97.8%	<b>99.6%</b>	+ 1.8%	97.8%	<b>98.0%</b>	+ 0.2%
Days on Market Until Sale	76	51	- 32.9%	93	84	- 9.7%
Cumulative Days on Market Until Sale	76	53	- 30.3%	96	98	+ 2.1%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	3.7	3.3	- 10.8%	--	--	--

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

Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1	0	- 100.0%	6	7	+ 16.7%
Sold Listings	0	2	--	2	8	+ 300.0%
Median Sales Price*	\$0	<b>\$347,000</b>	--	\$348,000	<b>\$318,500</b>	- 8.5%
Average Sales Price*	\$0	<b>\$347,000</b>	--	\$348,000	<b>\$335,813</b>	- 3.5%
Percent of List Price Received*	0.0%	<b>98.3%</b>	--	97.0%	<b>98.0%</b>	+ 1.0%
Days on Market Until Sale	0	60	--	137	103	- 24.8%
Cumulative Days on Market Until Sale	0	60	--	243	127	- 47.7%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--

\* 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

