

Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Bayfield In Town

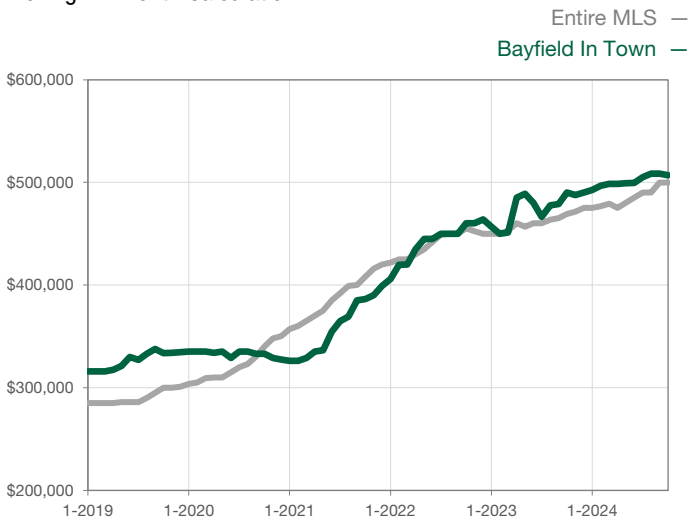
Single Family	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	2	3	+ 50.0%	50	48	- 4.0%
Sold Listings	4	5	+ 25.0%	39	39	0.0%
Median Sales Price*	\$492,500	\$435,000	- 11.7%	\$490,000	\$515,000	+ 5.1%
Average Sales Price*	\$510,600	\$444,400	- 13.0%	\$476,531	\$496,567	+ 4.2%
Percent of List Price Received*	98.5%	99.3%	+ 0.8%	97.9%	98.1%	+ 0.2%
Days on Market Until Sale	93	64	- 31.2%	94	79	- 16.0%
Cumulative Days on Market Until Sale	93	64	- 31.2%	97	89	- 8.2%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	2.1	1.5	- 28.6%	--	--	--

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

Townhouse/Condo	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	1	0	- 100.0%	8	11	+ 37.5%
Sold Listings	1	0	- 100.0%	4	8	+ 100.0%
Median Sales Price*	\$299,000	\$0	- 100.0%	\$313,000	\$318,500	+ 1.8%
Average Sales Price*	\$299,000	\$0	- 100.0%	\$327,250	\$335,813	+ 2.6%
Percent of List Price Received*	94.7%	0.0%	- 100.0%	97.1%	98.0%	+ 0.9%
Days on Market Until Sale	119	0	- 100.0%	105	103	- 1.9%
Cumulative Days on Market Until Sale	119	0	- 100.0%	158	127	- 19.6%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	2.4	1.9	- 20.8%	--	--	--

* 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

