

Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Winter Park Area

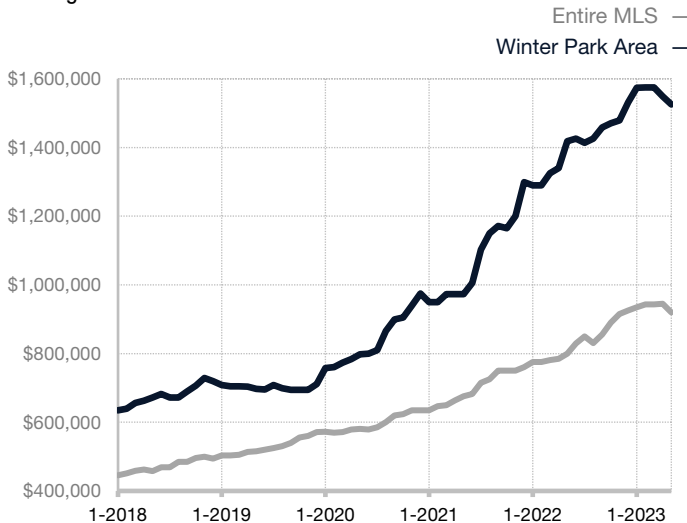
| Single Family | May | | | Year to Date | | |
|---------------------------------|-------------|-------------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2022 | 2023 | Percent Change from Previous Year | Thru 05-2022 | Thru 05-2023 | Percent Change from Previous Year |
| New Listings | 15 | 14 | - 6.7% | 43 | 38 | - 11.6% |
| Sold Listings | 12 | 4 | - 66.7% | 38 | 39 | + 2.6% |
| Median Sales Price* | \$1,629,528 | \$1,384,000 | - 15.1% | \$1,555,618 | \$1,549,069 | - 0.4% |
| Average Sales Price* | \$1,654,770 | \$1,449,250 | - 12.4% | \$1,737,005 | \$1,533,639 | - 11.7% |
| Percent of List Price Received* | 106.2% | 100.9% | - 5.0% | 103.5% | 99.1% | - 4.3% |
| Days on Market Until Sale | 189 | 28 | - 85.2% | 176 | 194 | + 10.2% |
| Inventory of Homes for Sale | 17 | 22 | + 29.4% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 2.4 | + 50.0% | -- | -- | -- |

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

| Condo | May | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2022 | 2023 | Percent Change from Previous Year | Thru 05-2022 | Thru 05-2023 | Percent Change from Previous Year |
| New Listings | 23 | 32 | + 39.1% | 124 | 87 | - 29.8% |
| Sold Listings | 25 | 14 | - 44.0% | 74 | 65 | - 12.2% |
| Median Sales Price* | \$665,000 | \$544,500 | - 18.1% | \$630,500 | \$653,514 | + 3.7% |
| Average Sales Price* | \$646,280 | \$638,886 | - 1.1% | \$651,804 | \$695,109 | + 6.6% |
| Percent of List Price Received* | 102.6% | 99.4% | - 3.1% | 104.7% | 101.3% | - 3.2% |
| Days on Market Until Sale | 39 | 52 | + 33.3% | 44 | 212 | + 381.8% |
| Inventory of Homes for Sale | 54 | 38 | - 29.6% | -- | -- | -- |
| Months Supply of Inventory | 2.7 | 2.0 | - 25.9% | -- | -- | -- |

* 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 – Condo
Rolling 12-Month Calculation

