

# Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Louisville

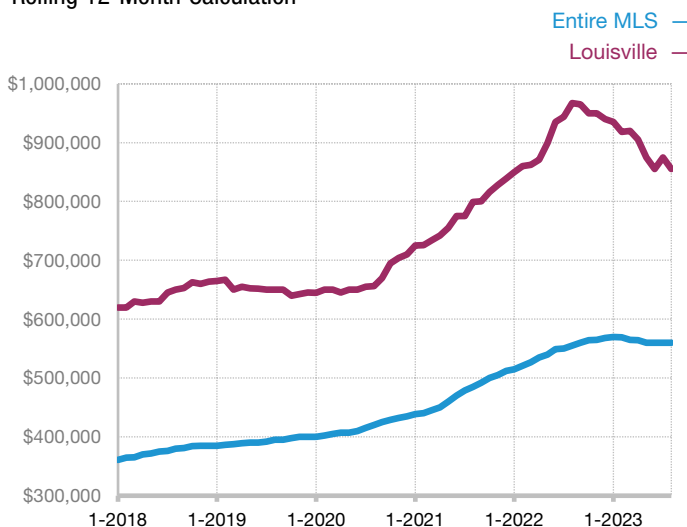
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	36	21	- 41.7%	--	--	--
Under Contract	26	15	- 42.3%	146	131	- 10.3%
New Listings	25	20	- 20.0%	202	150	- 25.7%
Sold Listings	13	10	- 23.1%	130	119	- 8.5%
Days on Market Until Sale	40	22	- 45.0%	25	42	+ 68.0%
Median Sales Price*	\$930,000	\$778,750	- 16.3%	\$995,000	\$895,500	- 10.0%
Average Sales Price*	\$1,102,769	\$794,900	- 27.9%	\$1,121,963	\$990,951	- 11.7%
Percent of List Price Received*	97.0%	98.1%	+ 1.1%	106.2%	100.2%	- 5.6%

\* 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	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	17	9	- 47.1%	--	--	--
Under Contract	8	2	- 75.0%	51	37	- 27.5%
New Listings	10	4	- 60.0%	65	51	- 21.5%
Sold Listings	8	5	- 37.5%	44	39	- 11.4%
Days on Market Until Sale	49	45	- 8.2%	30	46	+ 53.3%
Median Sales Price*	\$499,850	\$455,000	- 9.0%	\$554,850	\$560,000	+ 0.9%
Average Sales Price*	\$512,013	\$540,300	+ 5.5%	\$584,532	\$645,850	+ 10.5%
Percent of List Price Received*	99.4%	100.3%	+ 0.9%	103.9%	99.4%	- 4.3%

\* 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

