

Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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Eighth Congressional District

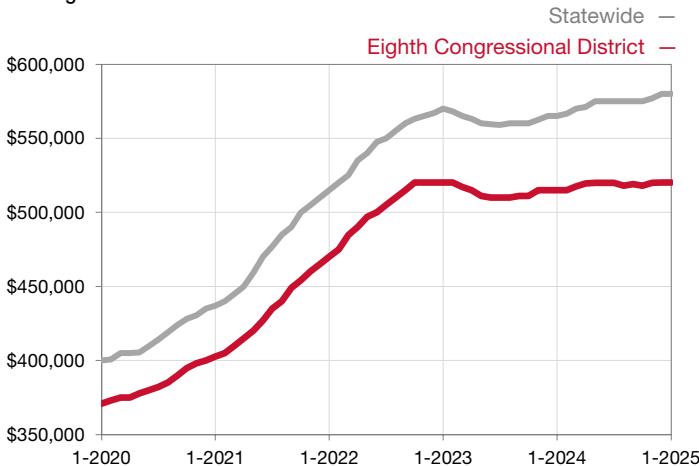
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Key Metrics						
New Listings	732	853	+ 16.5%	732	853	+ 16.5%
Sold Listings	409	460	+ 12.5%	409	460	+ 12.5%
Median Sales Price*	\$500,000	\$510,000	+ 2.0%	\$500,000	\$510,000	+ 2.0%
Average Sales Price*	\$523,729	\$549,291	+ 4.9%	\$523,729	\$549,291	+ 4.9%
Percent of List Price Received*	98.9%	99.1%	+ 0.2%	98.9%	99.1%	+ 0.2%
Days on Market Until Sale	60	62	+ 3.3%	60	62	+ 3.3%
Inventory of Homes for Sale	1,310	1,511	+ 15.3%	--	--	--
Months Supply of Inventory	1.9	2.2	+ 15.8%	--	--	--

* 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	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Key Metrics						
New Listings	128	190	+ 48.4%	128	190	+ 48.4%
Sold Listings	81	75	- 7.4%	81	75	- 7.4%
Median Sales Price*	\$357,500	\$372,960	+ 4.3%	\$357,500	\$372,960	+ 4.3%
Average Sales Price*	\$348,180	\$384,333	+ 10.4%	\$348,180	\$384,333	+ 10.4%
Percent of List Price Received*	99.3%	99.0%	- 0.3%	99.3%	99.0%	- 0.3%
Days on Market Until Sale	58	74	+ 27.6%	58	74	+ 27.6%
Inventory of Homes for Sale	236	371	+ 57.2%	--	--	--
Months Supply of Inventory	1.7	3.0	+ 76.5%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

