

Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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Fifth Congressional District

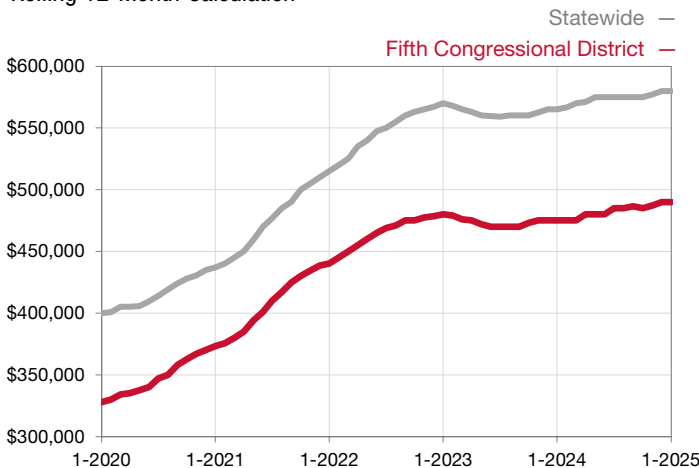
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	749	990	+ 32.2%	749	990	+ 32.2%
Sold Listings	550	568	+ 3.3%	550	568	+ 3.3%
Median Sales Price*	\$455,000	\$485,000	+ 6.6%	\$455,000	\$485,000	+ 6.6%
Average Sales Price*	\$530,712	\$551,554	+ 3.9%	\$530,712	\$551,554	+ 3.9%
Percent of List Price Received*	99.2%	98.7%	- 0.5%	99.2%	98.7%	- 0.5%
Days on Market Until Sale	53	66	+ 24.5%	53	66	+ 24.5%
Inventory of Homes for Sale	1,597	2,040	+ 27.7%	--	--	--
Months Supply of Inventory	2.0	2.5	+ 25.0%	--	--	--

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

Townhouse/Condo	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	193	185	- 4.1%	193	185	- 4.1%
Sold Listings	92	82	- 10.9%	92	82	- 10.9%
Median Sales Price*	\$359,644	\$326,000	- 9.4%	\$359,644	\$326,000	- 9.4%
Average Sales Price*	\$370,871	\$365,355	- 1.5%	\$370,871	\$365,355	- 1.5%
Percent of List Price Received*	99.2%	97.9%	- 1.3%	99.2%	97.9%	- 1.3%
Days on Market Until Sale	53	74	+ 39.6%	53	74	+ 39.6%
Inventory of Homes for Sale	363	497	+ 36.9%	--	--	--
Months Supply of Inventory	2.8	3.8	+ 35.7%	--	--	--

* 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

