

Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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First Congressional District

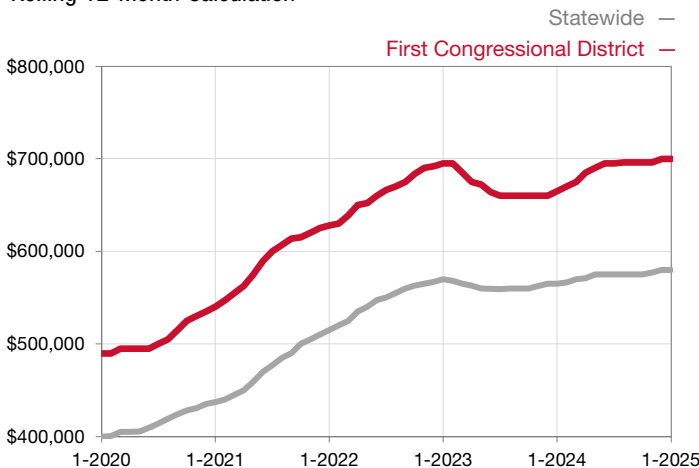
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	458	606	+ 32.3%	458	606	+ 32.3%
Sold Listings	284	315	+ 10.9%	284	315	+ 10.9%
Median Sales Price*	\$637,000	\$630,000	- 1.1%	\$637,000	\$630,000	- 1.1%
Average Sales Price*	\$805,357	\$807,414	+ 0.3%	\$805,357	\$807,414	+ 0.3%
Percent of List Price Received*	97.8%	97.7%	- 0.1%	97.8%	97.7%	- 0.1%
Days on Market Until Sale	49	62	+ 26.5%	49	62	+ 26.5%
Inventory of Homes for Sale	804	916	+ 13.9%	--	--	--
Months Supply of Inventory	1.9	1.9	0.0%	--	--	--

* 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	380	509	+ 33.9%	380	509	+ 33.9%
Sold Listings	195	196	+ 0.5%	195	196	+ 0.5%
Median Sales Price*	\$395,000	\$413,500	+ 4.7%	\$395,000	\$413,500	+ 4.7%
Average Sales Price*	\$571,939	\$504,370	- 11.8%	\$571,939	\$504,370	- 11.8%
Percent of List Price Received*	98.2%	98.2%	0.0%	98.2%	98.2%	0.0%
Days on Market Until Sale	61	65	+ 6.6%	61	65	+ 6.6%
Inventory of Homes for Sale	888	1,047	+ 17.9%	--	--	--
Months Supply of Inventory	2.6	3.7	+ 42.3%	--	--	--

* 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

