

Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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Second Congressional District

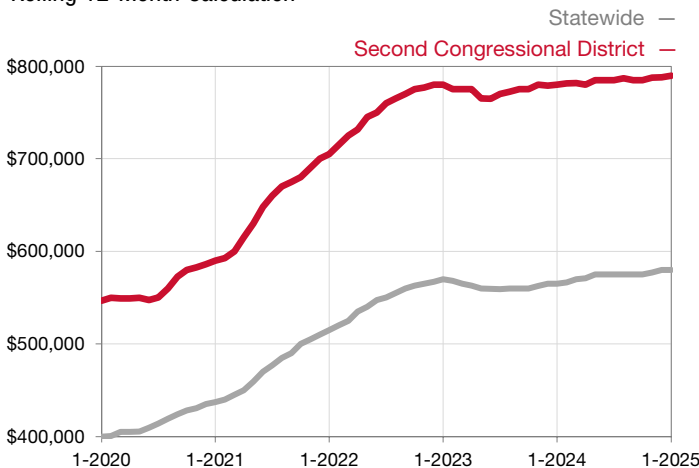
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	665	729	+ 9.6%	665	729	+ 9.6%
Sold Listings	398	416	+ 4.5%	398	416	+ 4.5%
Median Sales Price*	\$770,000	\$791,000	+ 2.7%	\$770,000	\$791,000	+ 2.7%
Average Sales Price*	\$1,153,611	\$1,197,474	+ 3.8%	\$1,153,611	\$1,197,474	+ 3.8%
Percent of List Price Received*	97.4%	97.3%	- 0.1%	97.4%	97.3%	- 0.1%
Days on Market Until Sale	79	86	+ 8.9%	79	86	+ 8.9%
Inventory of Homes for Sale	1,637	1,839	+ 12.3%	--	--	--
Months Supply of Inventory	2.7	2.9	+ 7.4%	--	--	--

* 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	358	511	+ 42.7%	358	511	+ 42.7%
Sold Listings	255	250	- 2.0%	255	250	- 2.0%
Median Sales Price*	\$570,000	\$644,500	+ 13.1%	\$570,000	\$644,500	+ 13.1%
Average Sales Price*	\$874,731	\$875,362	+ 0.1%	\$874,731	\$875,362	+ 0.1%
Percent of List Price Received*	98.2%	97.9%	- 0.3%	98.2%	97.9%	- 0.3%
Days on Market Until Sale	74	81	+ 9.5%	74	81	+ 9.5%
Inventory of Homes for Sale	1,064	1,478	+ 38.9%	--	--	--
Months Supply of Inventory	2.8	4.1	+ 46.4%	--	--	--

* 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

