

Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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Seventh Congressional District

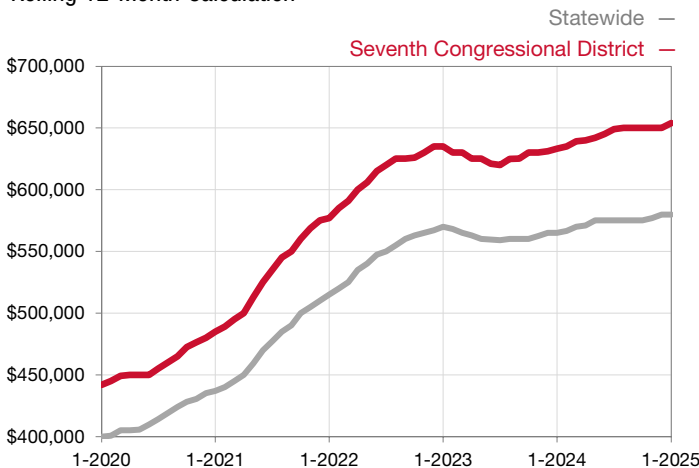
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	590	763	+ 29.3%	590	763	+ 29.3%
Sold Listings	421	442	+ 5.0%	421	442	+ 5.0%
Median Sales Price*	\$615,000	\$650,000	+ 5.7%	\$615,000	\$650,000	+ 5.7%
Average Sales Price*	\$667,828	\$727,869	+ 9.0%	\$667,828	\$727,869	+ 9.0%
Percent of List Price Received*	98.2%	98.3%	+ 0.1%	98.2%	98.3%	+ 0.1%
Days on Market Until Sale	57	66	+ 15.8%	57	66	+ 15.8%
Inventory of Homes for Sale	1,524	1,769	+ 16.1%	--	--	--
Months Supply of Inventory	2.2	2.5	+ 13.6%	--	--	--

* 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	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	155	250	+ 61.3%	155	250	+ 61.3%
Sold Listings	90	134	+ 48.9%	90	134	+ 48.9%
Median Sales Price*	\$408,750	\$425,000	+ 4.0%	\$408,750	\$425,000	+ 4.0%
Average Sales Price*	\$427,485	\$439,404	+ 2.8%	\$427,485	\$439,404	+ 2.8%
Percent of List Price Received*	98.7%	99.1%	+ 0.4%	98.7%	99.1%	+ 0.4%
Days on Market Until Sale	43	60	+ 39.5%	43	60	+ 39.5%
Inventory of Homes for Sale	340	465	+ 36.8%	--	--	--
Months Supply of Inventory	1.8	2.7	+ 50.0%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

