

Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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Sixth Congressional District

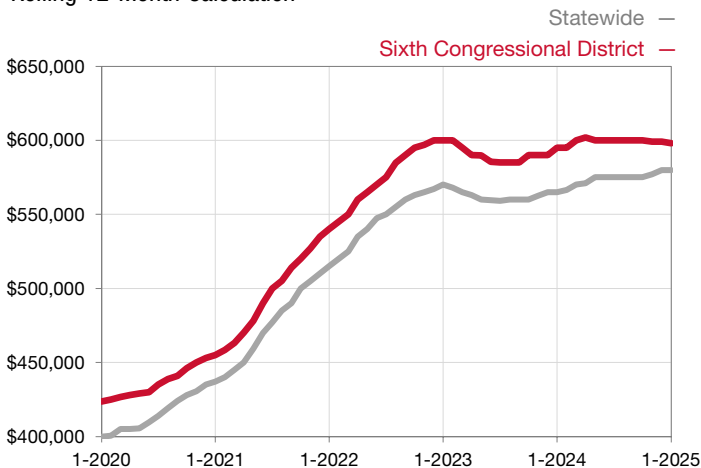
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	491	637	+ 29.7%	491	637	+ 29.7%
Sold Listings	310	369	+ 19.0%	310	369	+ 19.0%
Median Sales Price*	\$596,250	\$575,000	- 3.6%	\$596,250	\$575,000	- 3.6%
Average Sales Price*	\$676,335	\$670,178	- 0.9%	\$676,335	\$670,178	- 0.9%
Percent of List Price Received*	98.7%	98.9%	+ 0.2%	98.7%	98.9%	+ 0.2%
Days on Market Until Sale	45	56	+ 24.4%	45	56	+ 24.4%
Inventory of Homes for Sale	876	1,147	+ 30.9%	--	--	--
Months Supply of Inventory	1.7	2.1	+ 23.5%	--	--	--

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

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	289	384	+ 32.9%	289	384	+ 32.9%
Sold Listings	177	156	- 11.9%	177	156	- 11.9%
Median Sales Price*	\$374,999	\$352,250	- 6.1%	\$374,999	\$352,250	- 6.1%
Average Sales Price*	\$382,535	\$357,117	- 6.6%	\$382,535	\$357,117	- 6.6%
Percent of List Price Received*	99.0%	98.4%	- 0.6%	99.0%	98.4%	- 0.6%
Days on Market Until Sale	39	71	+ 82.1%	39	71	+ 82.1%
Inventory of Homes for Sale	484	707	+ 46.1%	--	--	--
Months Supply of Inventory	1.7	2.9	+ 70.6%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

