

Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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Third Congressional District

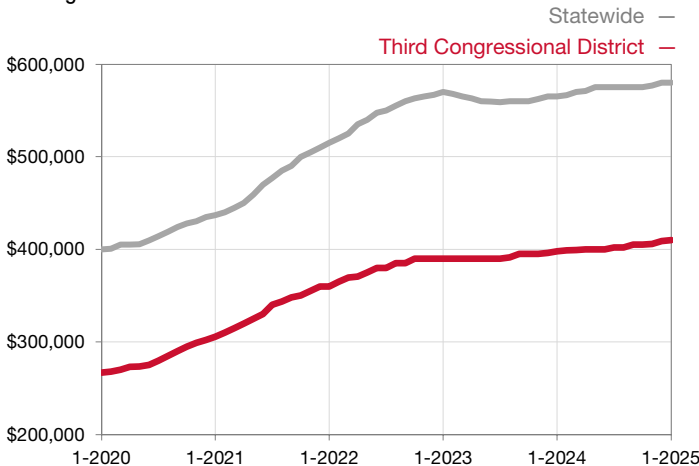
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
New Listings	868	1,022	+ 17.7%	868	1,022	+ 17.7%
Sold Listings	463	512	+ 10.6%	463	512	+ 10.6%
Median Sales Price*	\$376,000	\$434,000	+ 15.4%	\$376,000	\$434,000	+ 15.4%
Average Sales Price*	\$759,963	\$865,854	+ 13.9%	\$759,963	\$865,854	+ 13.9%
Percent of List Price Received*	96.7%	96.6%	- 0.1%	96.7%	96.6%	- 0.1%
Days on Market Until Sale	103	115	+ 11.7%	103	115	+ 11.7%
Inventory of Homes for Sale	2,999	3,085	+ 2.9%	--	--	--
Months Supply of Inventory	3.8	4.0	+ 5.3%	--	--	--

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

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	165	204	+ 23.6%	165	204	+ 23.6%
Sold Listings	81	97	+ 19.8%	81	97	+ 19.8%
Median Sales Price*	\$490,000	\$450,000	- 8.2%	\$490,000	\$450,000	- 8.2%
Average Sales Price*	\$1,374,773	\$1,488,481	+ 8.3%	\$1,374,773	\$1,488,481	+ 8.3%
Percent of List Price Received*	97.4%	96.7%	- 0.7%	97.4%	96.7%	- 0.7%
Days on Market Until Sale	114	108	- 5.3%	114	108	- 5.3%
Inventory of Homes for Sale	514	666	+ 29.6%	--	--	--
Months Supply of Inventory	4.1	5.2	+ 26.8%	--	--	--

* 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

