

Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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Eighth Congressional District

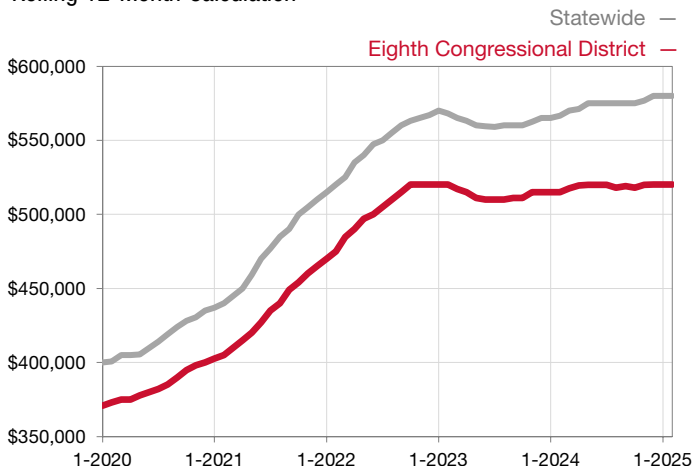
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	813	884	+ 8.7%	1,545	1,734	+ 12.2%
Sold Listings	627	567	- 9.6%	1,036	1,029	- 0.7%
Median Sales Price*	\$515,000	\$520,000	+ 1.0%	\$509,760	\$515,000	+ 1.0%
Average Sales Price*	\$546,874	\$557,306	+ 1.9%	\$537,737	\$553,932	+ 3.0%
Percent of List Price Received*	99.4%	99.3%	- 0.1%	99.2%	99.2%	0.0%
Days on Market Until Sale	58	65	+ 12.1%	59	64	+ 8.5%
Inventory of Homes for Sale	1,361	1,608	+ 18.1%	--	--	--
Months Supply of Inventory	2.0	2.3	+ 15.0%	--	--	--

* 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	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	167	173	+ 3.6%	295	361	+ 22.4%
Sold Listings	115	83	- 27.8%	196	159	- 18.9%
Median Sales Price*	\$375,500	\$367,000	- 2.3%	\$370,500	\$370,000	- 0.1%
Average Sales Price*	\$379,398	\$367,499	- 3.1%	\$366,497	\$375,172	+ 2.4%
Percent of List Price Received*	99.5%	98.8%	- 0.7%	99.4%	98.9%	- 0.5%
Days on Market Until Sale	57	61	+ 7.0%	57	68	+ 19.3%
Inventory of Homes for Sale	271	388	+ 43.2%	--	--	--
Months Supply of Inventory	2.0	3.3	+ 65.0%	--	--	--

* 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

