

Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure
Your Agent is a REALTOR®

Not all agents
are the same!



Fifth Congressional District

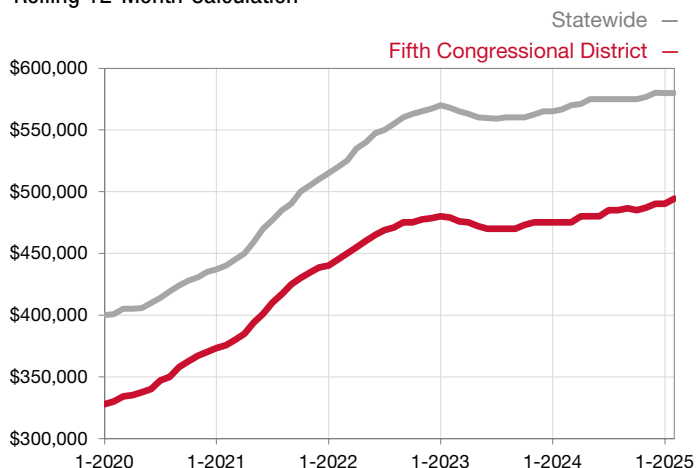
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	894	921	+ 3.0%	1,643	1,908	+ 16.1%
Sold Listings	704	639	- 9.2%	1,254	1,210	- 3.5%
Median Sales Price*	\$456,250	\$480,000	+ 5.2%	\$455,450	\$482,000	+ 5.8%
Average Sales Price*	\$524,119	\$553,188	+ 5.5%	\$527,011	\$552,080	+ 4.8%
Percent of List Price Received*	99.3%	99.0%	- 0.3%	99.3%	98.8%	- 0.5%
Days on Market Until Sale	53	60	+ 13.2%	53	63	+ 18.9%
Inventory of Homes for Sale	1,621	1,988	+ 22.6%	--	--	--
Months Supply of Inventory	2.0	2.5	+ 25.0%	--	--	--

* 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	179	184	+ 2.8%	372	368	- 1.1%
Sold Listings	117	99	- 15.4%	209	181	- 13.4%
Median Sales Price*	\$327,000	\$325,000	- 0.6%	\$335,000	\$325,000	- 3.0%
Average Sales Price*	\$350,427	\$342,212	- 2.3%	\$359,426	\$352,696	- 1.9%
Percent of List Price Received*	99.6%	98.2%	- 1.4%	99.4%	98.1%	- 1.3%
Days on Market Until Sale	51	75	+ 47.1%	52	74	+ 42.3%
Inventory of Homes for Sale	382	481	+ 25.9%	--	--	--
Months Supply of Inventory	2.9	3.7	+ 27.6%	--	--	--

* 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

