

# Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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## First Congressional District

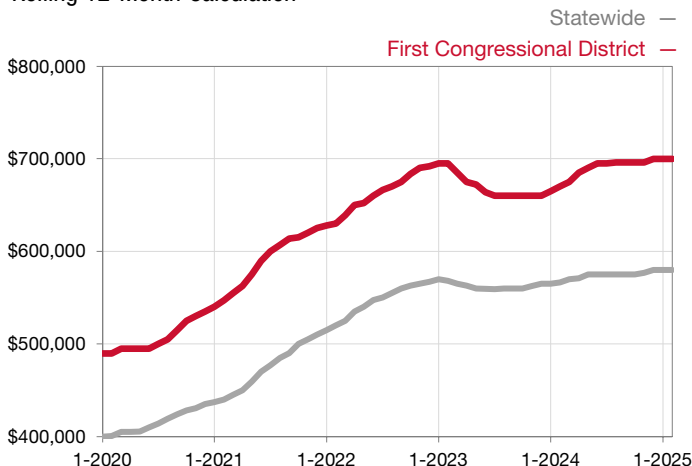
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	652	667	+ 2.3%	1,110	1,275	+ 14.9%
Sold Listings	398	412	+ 3.5%	682	728	+ 6.7%
Median Sales Price*	\$673,000	\$699,950	+ 4.0%	\$651,950	\$670,000	+ 2.8%
Average Sales Price*	\$848,363	\$918,463	+ 8.3%	\$830,455	\$869,216	+ 4.7%
Percent of List Price Received*	99.5%	98.6%	- 0.9%	98.8%	98.2%	- 0.6%
Days on Market Until Sale	42	53	+ 26.2%	45	57	+ 26.7%
Inventory of Homes for Sale	909	1,067	+ 17.4%	--	--	--
Months Supply of Inventory	2.1	2.2	+ 4.8%	--	--	--

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

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	479	551	+ 15.0%	859	1,058	+ 23.2%
Sold Listings	301	197	- 34.6%	496	393	- 20.8%
Median Sales Price*	\$415,000	\$416,500	+ 0.4%	\$409,400	\$412,000	+ 0.6%
Average Sales Price*	\$520,920	\$542,305	+ 4.1%	\$540,978	\$519,620	- 3.9%
Percent of List Price Received*	98.7%	98.4%	- 0.3%	98.5%	98.3%	- 0.2%
Days on Market Until Sale	58	63	+ 8.6%	59	64	+ 8.5%
Inventory of Homes for Sale	976	1,231	+ 26.1%	--	--	--
Months Supply of Inventory	2.9	4.5	+ 55.2%	--	--	--

\* 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

