

Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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Fourth Congressional District

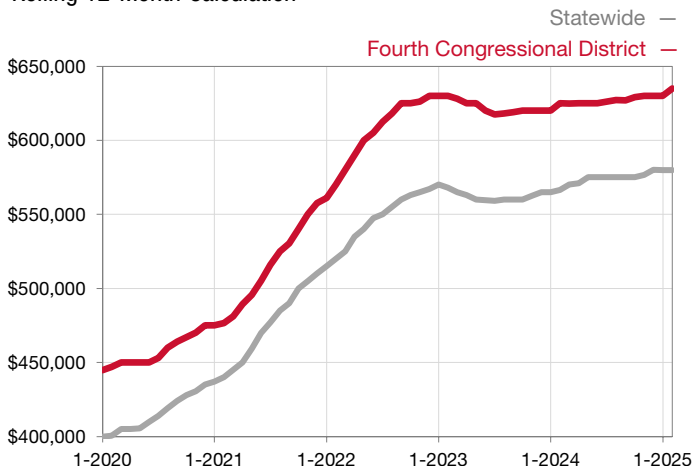
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	1,092	1,194	+ 9.3%	1,979	2,272	+ 14.8%
Sold Listings	811	724	- 10.7%	1,373	1,353	- 1.5%
Median Sales Price*	\$615,000	\$629,950	+ 2.4%	\$615,000	\$630,000	+ 2.4%
Average Sales Price*	\$665,148	\$713,259	+ 7.2%	\$677,263	\$726,103	+ 7.2%
Percent of List Price Received*	98.7%	98.5%	- 0.2%	98.5%	98.4%	- 0.1%
Days on Market Until Sale	64	71	+ 10.9%	65	76	+ 16.9%
Inventory of Homes for Sale	2,032	2,314	+ 13.9%	--	--	--
Months Supply of Inventory	2.4	2.6	+ 8.3%	--	--	--

* 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	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	126	172	+ 36.5%	249	337	+ 35.3%
Sold Listings	110	96	- 12.7%	206	165	- 19.9%
Median Sales Price*	\$457,500	\$440,855	- 3.6%	\$451,000	\$441,500	- 2.1%
Average Sales Price*	\$484,620	\$457,845	- 5.5%	\$475,661	\$458,990	- 3.5%
Percent of List Price Received*	98.9%	98.4%	- 0.5%	98.8%	98.4%	- 0.4%
Days on Market Until Sale	71	83	+ 16.9%	64	78	+ 21.9%
Inventory of Homes for Sale	286	371	+ 29.7%	--	--	--
Months Supply of Inventory	2.1	3.4	+ 61.9%	--	--	--

* 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

