

Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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are the same!



Kit Carson County

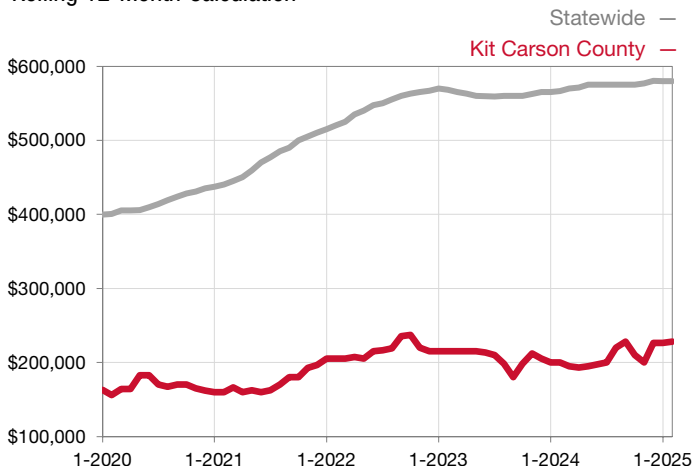
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	7	6	- 14.3%	11	9	- 18.2%
Sold Listings	1	2	+ 100.0%	4	4	0.0%
Median Sales Price*	\$80,000	\$335,000	+ 318.8%	\$150,000	\$227,500	+ 51.7%
Average Sales Price*	\$80,000	\$335,000	+ 318.8%	\$158,333	\$281,250	+ 77.6%
Percent of List Price Received*	88.9%	88.5%	- 0.4%	87.9%	91.3%	+ 3.9%
Days on Market Until Sale	148	114	- 23.0%	57	147	+ 157.9%
Inventory of Homes for Sale	28	24	- 14.3%	--	--	--
Months Supply of Inventory	7.1	6.4	- 9.9%	--	--	--

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

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	0	0	--	0	0	--
Sold Listings	0	1	--	0	1	--
Median Sales Price*	\$0	\$211,000	--	\$0	\$211,000	--
Average Sales Price*	\$0	\$211,000	--	\$0	\$211,000	--
Percent of List Price Received*	0.0%	95.9%	--	0.0%	95.9%	--
Days on Market Until Sale	0	36	--	0	36	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

* 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

