

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!



Second Congressional District

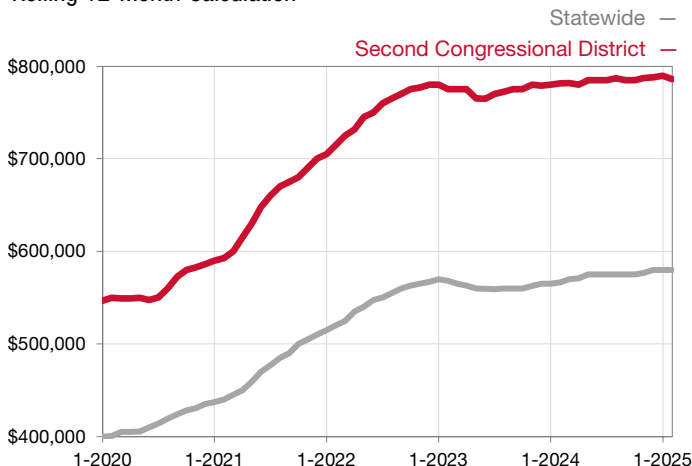
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	744	843	+ 13.3%	1,409	1,580	+ 12.1%
Sold Listings	518	459	- 11.4%	916	876	- 4.4%
Median Sales Price*	\$777,250	\$743,500	- 4.3%	\$775,000	\$760,000	- 1.9%
Average Sales Price*	\$1,219,792	\$1,154,915	- 5.3%	\$1,191,036	\$1,174,538	- 1.4%
Percent of List Price Received*	98.0%	97.9%	- 0.1%	97.7%	97.6%	- 0.1%
Days on Market Until Sale	73	85	+ 16.4%	76	86	+ 13.2%
Inventory of Homes for Sale	1,651	1,977	+ 19.7%	--	--	--
Months Supply of Inventory	2.6	3.1	+ 19.2%	--	--	--

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

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	516	546	+ 5.8%	874	1,063	+ 21.6%
Sold Listings	372	268	- 28.0%	627	522	- 16.7%
Median Sales Price*	\$656,644	\$586,500	- 10.7%	\$615,000	\$610,000	- 0.8%
Average Sales Price*	\$992,571	\$874,385	- 11.9%	\$944,870	\$873,391	- 7.6%
Percent of List Price Received*	98.4%	98.2%	- 0.2%	98.3%	98.0%	- 0.3%
Days on Market Until Sale	65	81	+ 24.6%	69	81	+ 17.4%
Inventory of Homes for Sale	1,167	1,623	+ 39.1%	--	--	--
Months Supply of Inventory	3.0	4.6	+ 53.3%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

