

Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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are the same!



Sixth Congressional District

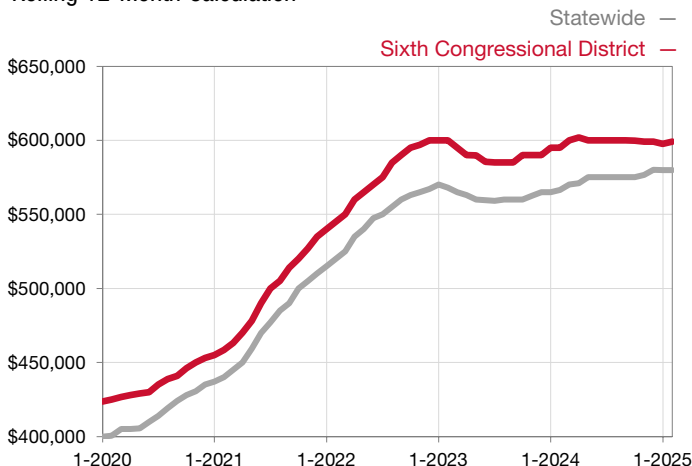
| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2024 | 2025 | Percent Change from Previous Year | Thru 02-2024 | Thru 02-2025 | Percent Change from Previous Year |
| New Listings | 591 | 689 | + 16.6% | 1,082 | 1,327 | + 22.6% |
| Sold Listings | 450 | 417 | - 7.3% | 760 | 786 | + 3.4% |
| Median Sales Price* | \$580,000 | \$595,000 | + 2.6% | \$585,000 | \$585,329 | + 0.1% |
| Average Sales Price* | \$746,342 | \$697,041 | - 6.6% | \$717,786 | \$684,429 | - 4.6% |
| Percent of List Price Received* | 99.5% | 99.2% | - 0.3% | 99.2% | 99.1% | - 0.1% |
| Days on Market Until Sale | 43 | 54 | + 25.6% | 44 | 55 | + 25.0% |
| Inventory of Homes for Sale | 915 | 1,207 | + 31.9% | -- | -- | -- |
| Months Supply of Inventory | 1.8 | 2.2 | + 22.2% | -- | -- | -- |

* 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 | 329 | 403 | + 22.5% | 618 | 785 | + 27.0% |
| Sold Listings | 235 | 196 | - 16.6% | 412 | 354 | - 14.1% |
| Median Sales Price* | \$370,000 | \$350,000 | - 5.4% | \$372,400 | \$350,000 | - 6.0% |
| Average Sales Price* | \$394,521 | \$367,315 | - 6.9% | \$389,371 | \$362,571 | - 6.9% |
| Percent of List Price Received* | 99.5% | 98.8% | - 0.7% | 99.3% | 98.6% | - 0.7% |
| Days on Market Until Sale | 39 | 62 | + 59.0% | 39 | 66 | + 69.2% |
| Inventory of Homes for Sale | 521 | 779 | + 49.5% | -- | -- | -- |
| Months Supply of Inventory | 1.8 | 3.2 | + 77.8% | -- | -- | -- |

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

