

# Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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## Third Congressional District

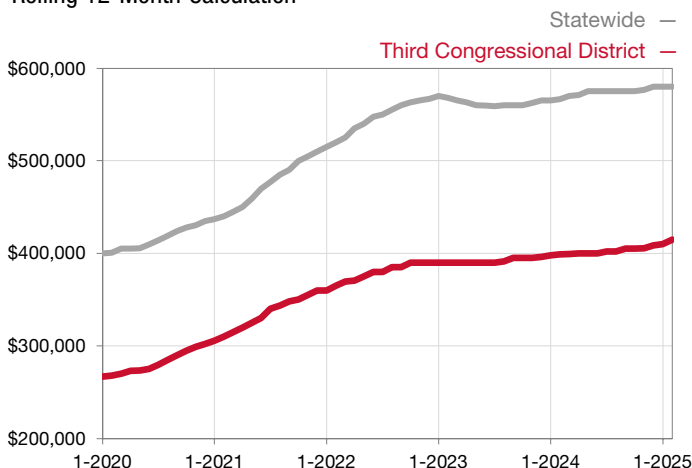
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	873	955	+ 9.4%	1,740	1,993	+ 14.5%
Sold Listings	570	574	+ 0.7%	1,033	1,095	+ 6.0%
Median Sales Price*	\$365,000	<b>\$415,000</b>	+ 13.7%	\$370,000	<b>\$418,964</b>	+ 13.2%
Average Sales Price*	\$700,166	<b>\$732,589</b>	+ 4.6%	\$727,045	<b>\$791,113</b>	+ 8.8%
Percent of List Price Received*	97.4%	<b>97.0%</b>	- 0.4%	97.1%	<b>96.8%</b>	- 0.3%
Days on Market Until Sale	108	110	+ 1.9%	106	113	+ 6.6%
Inventory of Homes for Sale	2,925	3,107	+ 6.2%	--	--	--
Months Supply of Inventory	3.7	4.0	+ 8.1%	--	--	--

\* 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	177	190	+ 7.3%	341	396	+ 16.1%
Sold Listings	126	88	- 30.2%	207	185	- 10.6%
Median Sales Price*	\$497,500	<b>\$396,500</b>	- 20.3%	\$490,000	<b>\$437,900</b>	- 10.6%
Average Sales Price*	\$1,095,718	<b>\$1,051,450</b>	- 4.0%	\$1,204,913	<b>\$1,287,596</b>	+ 6.9%
Percent of List Price Received*	97.2%	<b>97.5%</b>	+ 0.3%	97.3%	<b>97.1%</b>	- 0.2%
Days on Market Until Sale	92	120	+ 30.4%	101	114	+ 12.9%
Inventory of Homes for Sale	522	651	+ 24.7%	--	--	--
Months Supply of Inventory	4.1	5.2	+ 26.8%	--	--	--

\* 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

