

# Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure  
Your Agent is a REALTOR®

Not all agents  
are the same!



## Eighth Congressional District

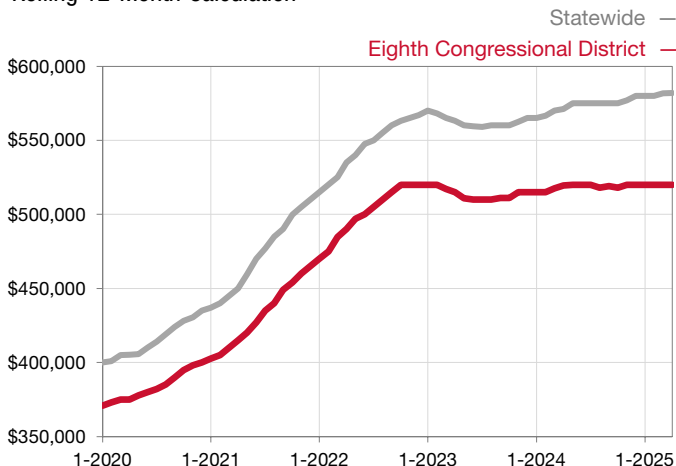
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	1,025	1,246	+ 21.6%	3,520	4,111	+ 16.8%
Sold Listings	796	766	- 3.8%	2,567	2,542	- 1.0%
Median Sales Price*	\$525,000	\$525,000	0.0%	\$518,000	\$520,000	+ 0.4%
Average Sales Price*	\$565,386	\$565,625	+ 0.0%	\$552,100	\$555,205	+ 0.6%
Percent of List Price Received*	99.8%	99.6%	- 0.2%	99.5%	99.4%	- 0.1%
Days on Market Until Sale	43	50	+ 16.3%	51	60	+ 17.6%
Inventory of Homes for Sale	1,459	1,875	+ 28.5%	--	--	--
Months Supply of Inventory	2.2	2.7	+ 22.7%	--	--	--

\* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	184	223	+ 21.2%	654	834	+ 27.5%
Sold Listings	147	162	+ 10.2%	463	436	- 5.8%
Median Sales Price*	\$389,900	\$382,850	- 1.8%	\$379,000	\$377,750	- 0.3%
Average Sales Price*	\$398,043	\$381,228	- 4.2%	\$378,934	\$378,309	- 0.2%
Percent of List Price Received*	99.7%	99.6%	- 0.1%	99.6%	99.3%	- 0.3%
Days on Market Until Sale	41	45	+ 9.8%	49	60	+ 22.4%
Inventory of Homes for Sale	278	442	+ 59.0%	--	--	--
Months Supply of Inventory	2.2	3.7	+ 68.2%	--	--	--

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

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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

