

Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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Fifth Congressional District

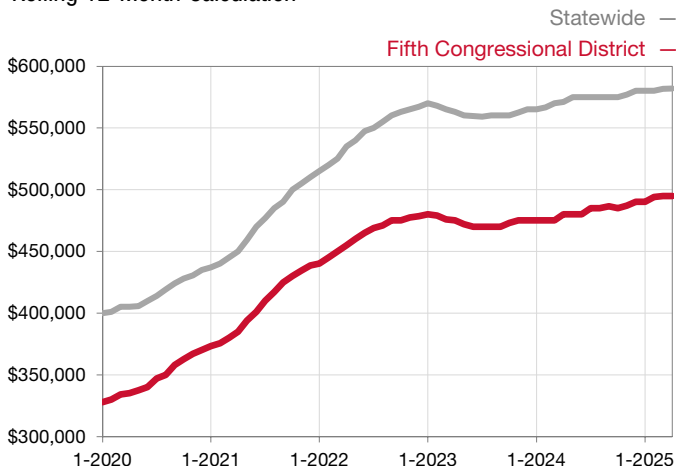
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	1,260	1,504	+ 19.4%	4,007	4,737	+ 18.2%
Sold Listings	842	921	+ 9.4%	2,869	3,019	+ 5.2%
Median Sales Price*	\$496,500	\$499,950	+ 0.7%	\$470,000	\$490,000	+ 4.3%
Average Sales Price*	\$578,674	\$581,380	+ 0.5%	\$542,117	\$561,548	+ 3.6%
Percent of List Price Received*	99.8%	99.4%	- 0.4%	99.5%	99.2%	- 0.3%
Days on Market Until Sale	38	45	+ 18.4%	48	56	+ 16.7%
Inventory of Homes for Sale	1,866	2,415	+ 29.4%	--	--	--
Months Supply of Inventory	2.3	3.0	+ 30.4%	--	--	--

* 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	258	238	- 7.8%	830	833	+ 0.4%
Sold Listings	130	150	+ 15.4%	475	468	- 1.5%
Median Sales Price*	\$339,500	\$355,000	+ 4.6%	\$338,000	\$346,250	+ 2.4%
Average Sales Price*	\$370,375	\$361,752	- 2.3%	\$362,607	\$363,962	+ 0.4%
Percent of List Price Received*	99.2%	99.0%	- 0.2%	99.4%	98.7%	- 0.7%
Days on Market Until Sale	40	58	+ 45.0%	47	68	+ 44.7%
Inventory of Homes for Sale	456	549	+ 20.4%	--	--	--
Months Supply of Inventory	3.5	4.2	+ 20.0%	--	--	--

* 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

