

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!



First Congressional District

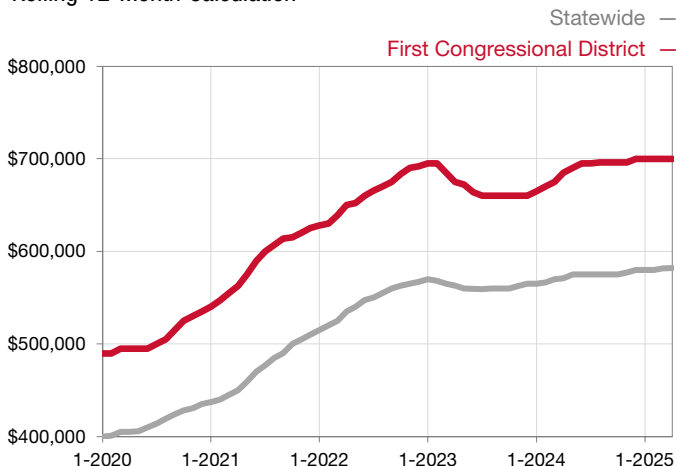
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	907	1,096	+ 20.8%	2,687	3,260	+ 21.3%
Sold Listings	555	588	+ 5.9%	1,742	1,810	+ 3.9%
Median Sales Price*	\$774,000	\$741,000	- 4.3%	\$698,750	\$699,000	+ 0.0%
Average Sales Price*	\$960,007	\$891,032	- 7.2%	\$888,451	\$868,910	- 2.2%
Percent of List Price Received*	100.1%	99.8%	- 0.3%	99.6%	99.0%	- 0.6%
Days on Market Until Sale	24	28	+ 16.7%	34	44	+ 29.4%
Inventory of Homes for Sale	1,124	1,572	+ 39.9%	--	--	--
Months Supply of Inventory	2.6	3.2	+ 23.1%	--	--	--

* 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	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	604	675	+ 11.8%	1,998	2,410	+ 20.6%
Sold Listings	334	276	- 17.4%	1,133	927	- 18.2%
Median Sales Price*	\$443,500	\$377,500	- 14.9%	\$425,000	\$395,000	- 7.1%
Average Sales Price*	\$544,207	\$510,729	- 6.2%	\$544,874	\$509,097	- 6.6%
Percent of List Price Received*	99.0%	98.8%	- 0.2%	98.8%	98.5%	- 0.3%
Days on Market Until Sale	40	53	+ 32.5%	50	59	+ 18.0%
Inventory of Homes for Sale	1,218	1,739	+ 42.8%	--	--	--
Months Supply of Inventory	3.7	6.5	+ 75.7%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

