

Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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Second Congressional District

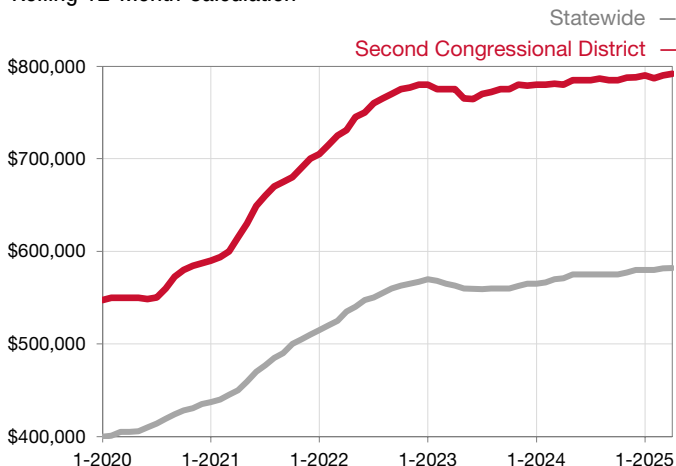
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	1,137	1,429	+ 25.7%	3,441	4,176	+ 21.4%
Sold Listings	708	726	+ 2.5%	2,210	2,244	+ 1.5%
Median Sales Price*	\$780,250	\$810,500	+ 3.9%	\$775,750	\$790,000	+ 1.8%
Average Sales Price*	\$1,219,581	\$1,210,201	- 0.8%	\$1,161,759	\$1,190,966	+ 2.5%
Percent of List Price Received*	98.9%	98.5%	- 0.4%	98.3%	98.1%	- 0.2%
Days on Market Until Sale	59	67	+ 13.6%	69	77	+ 11.6%
Inventory of Homes for Sale	1,973	2,597	+ 31.6%	--	--	--
Months Supply of Inventory	3.1	4.0	+ 29.0%	--	--	--

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

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	663	736	+ 11.0%	2,157	2,489	+ 15.4%
Sold Listings	400	376	- 6.0%	1,391	1,246	- 10.4%
Median Sales Price*	\$597,500	\$541,000	- 9.5%	\$598,000	\$580,000	- 3.0%
Average Sales Price*	\$913,354	\$848,905	- 7.1%	\$918,222	\$870,115	- 5.2%
Percent of List Price Received*	98.7%	98.0%	- 0.7%	98.5%	98.0%	- 0.5%
Days on Market Until Sale	65	74	+ 13.8%	72	77	+ 6.9%
Inventory of Homes for Sale	1,438	1,954	+ 35.9%	--	--	--
Months Supply of Inventory	3.7	5.6	+ 51.4%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

