

Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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Seventh Congressional District

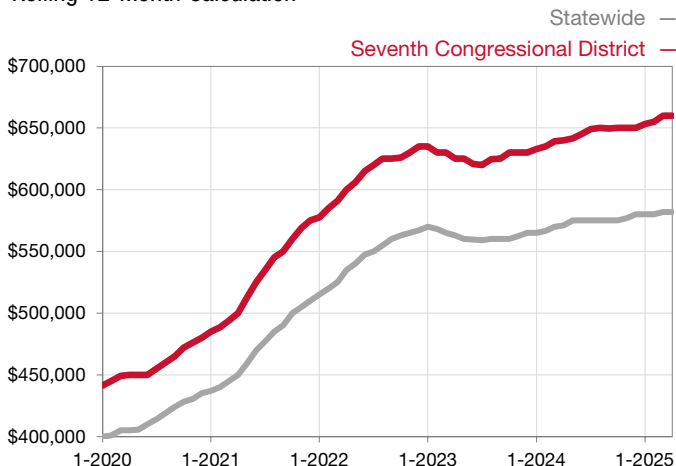
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	1,190	1,380	+ 16.0%	3,395	4,075	+ 20.0%
Sold Listings	717	714	- 0.4%	2,293	2,336	+ 1.9%
Median Sales Price*	\$670,000	\$672,575	+ 0.4%	\$645,000	\$670,000	+ 3.9%
Average Sales Price*	\$742,991	\$773,673	+ 4.1%	\$718,358	\$762,664	+ 6.2%
Percent of List Price Received*	99.7%	99.4%	- 0.3%	99.1%	99.0%	- 0.1%
Days on Market Until Sale	40	40	0.0%	49	52	+ 6.1%
Inventory of Homes for Sale	1,795	2,571	+ 43.2%	--	--	--
Months Supply of Inventory	2.7	3.6	+ 33.3%	--	--	--

* 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	263	339	+ 28.9%	915	1,196	+ 30.7%
Sold Listings	179	162	- 9.5%	558	624	+ 11.8%
Median Sales Price*	\$430,000	\$415,000	- 3.5%	\$430,000	\$419,950	- 2.3%
Average Sales Price*	\$455,731	\$454,486	- 0.3%	\$456,065	\$445,531	- 2.3%
Percent of List Price Received*	99.6%	99.0%	- 0.6%	99.3%	99.0%	- 0.3%
Days on Market Until Sale	41	43	+ 4.9%	49	49	0.0%
Inventory of Homes for Sale	438	707	+ 61.4%	--	--	--
Months Supply of Inventory	2.5	4.1	+ 64.0%	--	--	--

* 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

