

Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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Sixth Congressional District

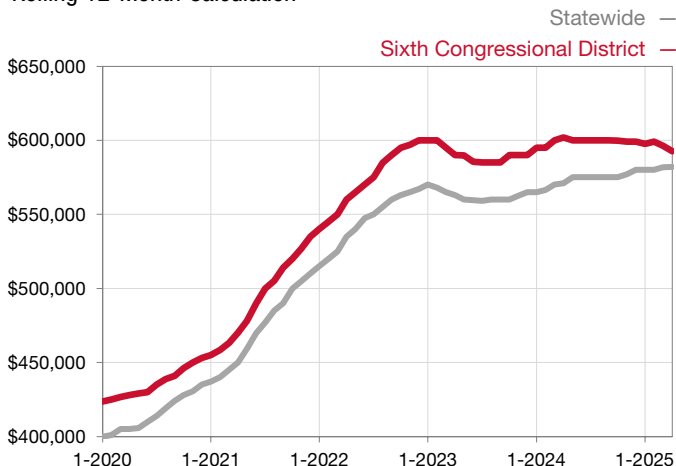
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	888	1,045	+ 17.7%	2,754	3,304	+ 20.0%
Sold Listings	608	713	+ 17.3%	1,960	2,091	+ 6.7%
Median Sales Price*	\$630,500	\$599,000	- 5.0%	\$605,000	\$590,000	- 2.5%
Average Sales Price*	\$804,073	\$743,791	- 7.5%	\$748,686	\$715,824	- 4.4%
Percent of List Price Received*	100.0%	99.4%	- 0.6%	99.8%	99.3%	- 0.5%
Days on Market Until Sale	25	32	+ 28.0%	36	46	+ 27.8%
Inventory of Homes for Sale	1,141	1,522	+ 33.4%	--	--	--
Months Supply of Inventory	2.3	2.7	+ 17.4%	--	--	--

* 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	451	486	+ 7.8%	1,454	1,775	+ 22.1%
Sold Listings	280	278	- 0.7%	967	905	- 6.4%
Median Sales Price*	\$383,500	\$362,748	- 5.4%	\$376,000	\$350,000	- 6.9%
Average Sales Price*	\$394,634	\$375,062	- 5.0%	\$393,718	\$366,106	- 7.0%
Percent of List Price Received*	99.2%	99.0%	- 0.2%	99.3%	98.7%	- 0.6%
Days on Market Until Sale	28	43	+ 53.6%	36	56	+ 55.6%
Inventory of Homes for Sale	660	1,026	+ 55.5%	--	--	--
Months Supply of Inventory	2.4	4.2	+ 75.0%	--	--	--

* 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

