

Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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Third Congressional District

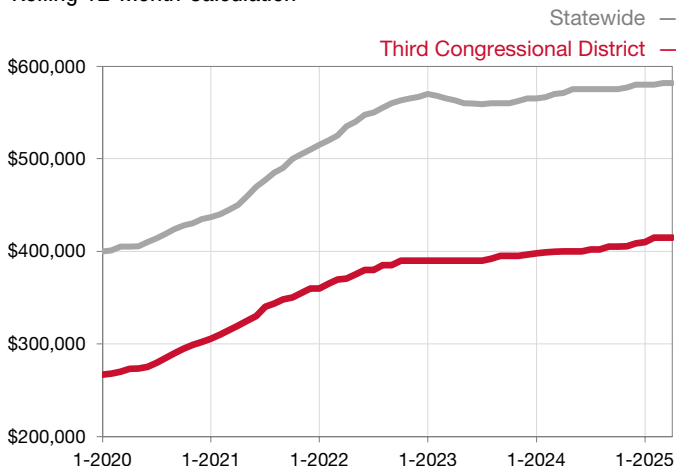
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	1,318	1,423	+ 8.0%	4,225	4,676	+ 10.7%
Sold Listings	817	760	- 7.0%	2,577	2,578	+ 0.0%
Median Sales Price*	\$403,750	\$401,500	- 0.6%	\$385,000	\$405,450	+ 5.3%
Average Sales Price*	\$1,021,338	\$833,459	- 18.4%	\$799,554	\$797,435	- 0.3%
Percent of List Price Received*	97.9%	97.8%	- 0.1%	97.5%	97.3%	- 0.2%
Days on Market Until Sale	98	99	+ 1.0%	102	107	+ 4.9%
Inventory of Homes for Sale	3,158	3,549	+ 12.4%	--	--	--
Months Supply of Inventory	4.0	4.6	+ 15.0%	--	--	--

* 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	177	236	+ 33.3%	679	858	+ 26.4%
Sold Listings	129	125	- 3.1%	436	420	- 3.7%
Median Sales Price*	\$425,000	\$392,500	- 7.6%	\$469,950	\$421,250	- 10.4%
Average Sales Price*	\$996,822	\$915,067	- 8.2%	\$1,121,318	\$1,253,396	+ 11.8%
Percent of List Price Received*	97.9%	97.4%	- 0.5%	97.5%	97.1%	- 0.4%
Days on Market Until Sale	94	95	+ 1.1%	98	107	+ 9.2%
Inventory of Homes for Sale	515	733	+ 42.3%	--	--	--
Months Supply of Inventory	4.2	5.8	+ 38.1%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

