

# Local Market Update for September 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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## Second Congressional District

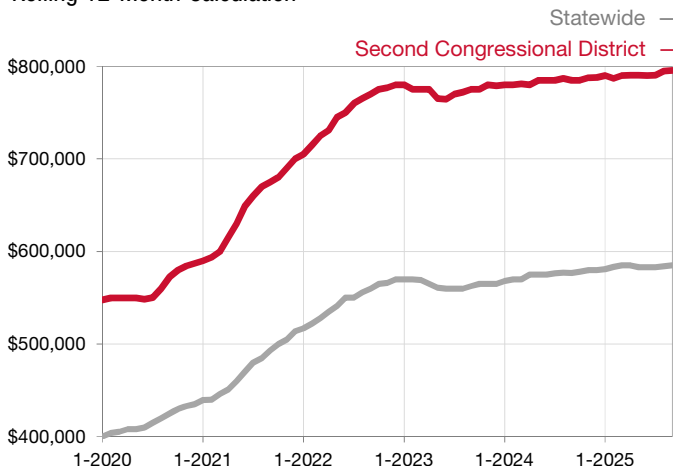
Single Family	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	962	1,034	+ 7.5%	9,537	10,812	+ 13.4%
Sold Listings	665	773	+ 16.2%	5,716	6,252	+ 9.4%
Median Sales Price*	\$776,000	\$810,000	+ 4.4%	\$785,000	\$795,000	+ 1.3%
Average Sales Price*	\$1,215,255	\$1,223,593	+ 0.7%	\$1,161,136	\$1,169,814	+ 0.7%
Percent of List Price Received*	97.6%	97.3%	- 0.3%	98.3%	97.9%	- 0.4%
Days on Market Until Sale	58	69	+ 19.0%	60	67	+ 11.7%
Inventory of Homes for Sale	3,098	3,464	+ 11.8%	--	--	--
Months Supply of Inventory	5.0	5.0	0.0%	--	--	--

\* 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	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	510	506	- 0.8%	5,395	5,944	+ 10.2%
Sold Listings	349	421	+ 20.6%	3,252	3,190	- 1.9%
Median Sales Price*	\$630,000	\$620,000	- 1.6%	\$575,000	\$570,000	- 0.9%
Average Sales Price*	\$909,524	\$905,771	- 0.4%	\$854,003	\$822,816	- 3.7%
Percent of List Price Received*	97.8%	97.4%	- 0.4%	98.3%	97.8%	- 0.5%
Days on Market Until Sale	80	81	+ 1.3%	66	75	+ 13.6%
Inventory of Homes for Sale	1,907	2,246	+ 17.8%	--	--	--
Months Supply of Inventory	5.3	6.3	+ 18.9%	--	--	--

\* 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

