

Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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Eighth Congressional District

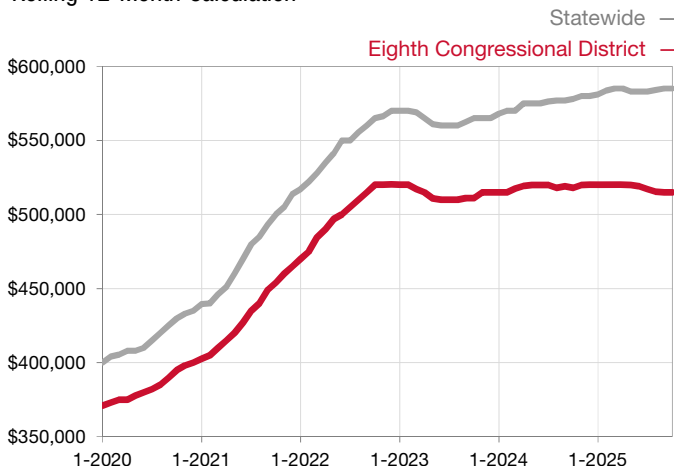
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	930	947	+ 1.8%	9,504	10,354	+ 8.9%
Sold Listings	711	695	- 2.3%	7,026	7,094	+ 1.0%
Median Sales Price*	\$510,000	\$505,000	- 1.0%	\$520,000	\$515,000	- 1.0%
Average Sales Price*	\$537,924	\$547,752	+ 1.8%	\$551,971	\$552,303	+ 0.1%
Percent of List Price Received*	99.3%	99.0%	- 0.3%	99.6%	99.4%	- 0.2%
Days on Market Until Sale	56	60	+ 7.1%	47	54	+ 14.9%
Inventory of Homes for Sale	2,125	2,168	+ 2.0%	--	--	--
Months Supply of Inventory	3.1	3.1	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	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	179	167	- 6.7%	1,831	2,063	+ 12.7%
Sold Listings	116	115	- 0.9%	1,242	1,186	- 4.5%
Median Sales Price*	\$375,000	\$360,000	- 4.0%	\$375,000	\$370,000	- 1.3%
Average Sales Price*	\$383,771	\$374,630	- 2.4%	\$376,449	\$375,317	- 0.3%
Percent of List Price Received*	98.9%	98.6%	- 0.3%	99.5%	99.1%	- 0.4%
Days on Market Until Sale	49	60	+ 22.4%	44	57	+ 29.5%
Inventory of Homes for Sale	482	529	+ 9.8%	--	--	--
Months Supply of Inventory	4.0	4.5	+ 12.5%	--	--	--

* 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

