

Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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First Congressional District

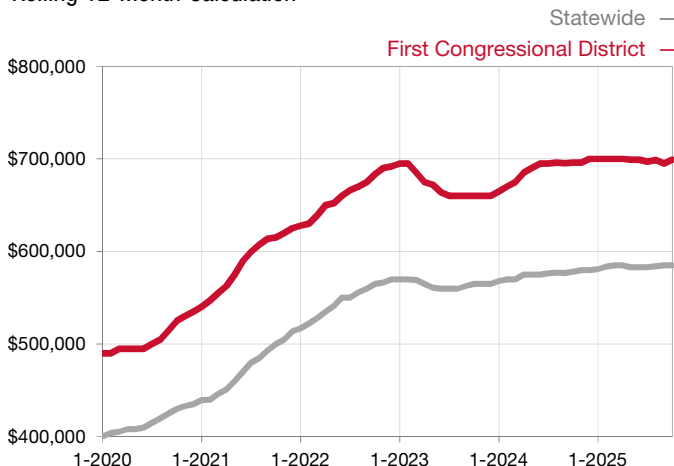
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	673	674	+ 0.1%	7,333	7,772	+ 6.0%
Sold Listings	523	475	- 9.2%	4,879	4,856	- 0.5%
Median Sales Price*	\$675,000	\$700,000	+ 3.7%	\$700,000	\$700,000	0.0%
Average Sales Price*	\$840,187	\$921,055	+ 9.6%	\$878,767	\$880,617	+ 0.2%
Percent of List Price Received*	98.1%	98.1%	0.0%	99.2%	98.6%	- 0.6%
Days on Market Until Sale	43	45	+ 4.7%	32	40	+ 25.0%
Inventory of Homes for Sale	1,686	1,567	- 7.1%	--	--	--
Months Supply of Inventory	3.7	3.3	- 10.8%	--	--	--

* 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	465	446	- 4.1%	5,211	5,503	+ 5.6%
Sold Listings	258	226	- 12.4%	2,895	2,500	- 13.6%
Median Sales Price*	\$393,000	\$405,000	+ 3.1%	\$415,000	\$402,000	- 3.1%
Average Sales Price*	\$544,748	\$577,485	+ 6.0%	\$534,053	\$506,666	- 5.1%
Percent of List Price Received*	98.4%	97.8%	- 0.6%	98.6%	98.2%	- 0.4%
Days on Market Until Sale	55	64	+ 16.4%	47	61	+ 29.8%
Inventory of Homes for Sale	1,730	1,621	- 6.3%	--	--	--
Months Supply of Inventory	6.1	6.5	+ 6.6%	--	--	--

* 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

