

# Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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## Second Congressional District

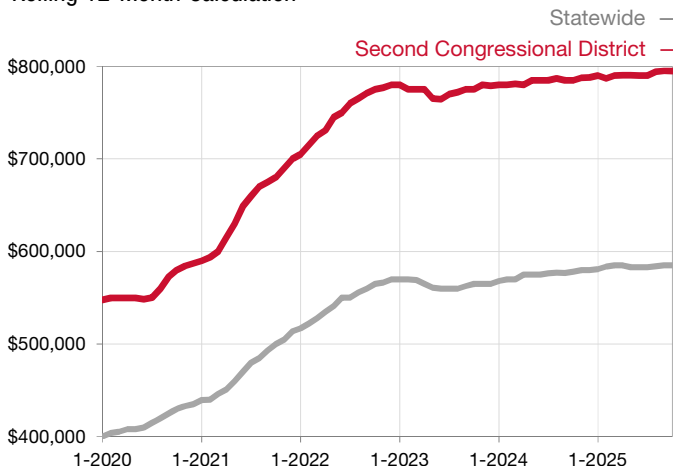
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	923	860	- 6.8%	10,460	11,680	+ 11.7%
Sold Listings	750	819	+ 9.2%	6,466	7,079	+ 9.5%
Median Sales Price*	\$810,000	\$799,000	- 1.4%	\$788,000	\$795,000	+ 0.9%
Average Sales Price*	\$1,254,738	\$1,269,453	+ 1.2%	\$1,171,980	\$1,180,919	+ 0.8%
Percent of List Price Received*	97.4%	97.4%	0.0%	98.2%	97.9%	- 0.3%
Days on Market Until Sale	73	75	+ 2.7%	61	68	+ 11.5%
Inventory of Homes for Sale	2,946	3,173	+ 7.7%	--	--	--
Months Supply of Inventory	4.7	4.6	- 2.1%	--	--	--

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

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	542	486	- 10.3%	5,937	6,420	+ 8.1%
Sold Listings	382	395	+ 3.4%	3,634	3,589	- 1.2%
Median Sales Price*	\$601,000	\$650,000	+ 8.2%	\$580,000	\$577,000	- 0.5%
Average Sales Price*	\$807,139	\$950,978	+ 17.8%	\$849,074	\$836,886	- 1.4%
Percent of List Price Received*	97.7%	97.1%	- 0.6%	98.3%	97.7%	- 0.6%
Days on Market Until Sale	74	86	+ 16.2%	67	76	+ 13.4%
Inventory of Homes for Sale	1,834	2,027	+ 10.5%	--	--	--
Months Supply of Inventory	5.1	5.7	+ 11.8%	--	--	--

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Median Sales Price – Single Family  
Rolling 12-Month Calculation



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

