

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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Eighth Congressional District

Single Family

	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	460	487	+ 5.9%	10,641	11,463	+ 7.7%
Sold Listings	624	708	+ 13.5%	8,262	8,377	+ 1.4%
Median Sales Price*	\$515,000	\$499,000	- 3.1%	\$520,000	\$512,000	- 1.5%
Average Sales Price*	\$538,451	\$521,369	- 3.2%	\$551,223	\$547,946	- 0.6%
Percent of List Price Received*	99.1%	98.8%	- 0.3%	99.5%	99.3%	- 0.2%
Days on Market Until Sale	58	70	+ 20.7%	48	56	+ 16.7%
Inventory of Homes for Sale	1,701	1,567	- 7.9%	--	--	--
Months Supply of Inventory	2.5	2.2	- 12.0%	--	--	--

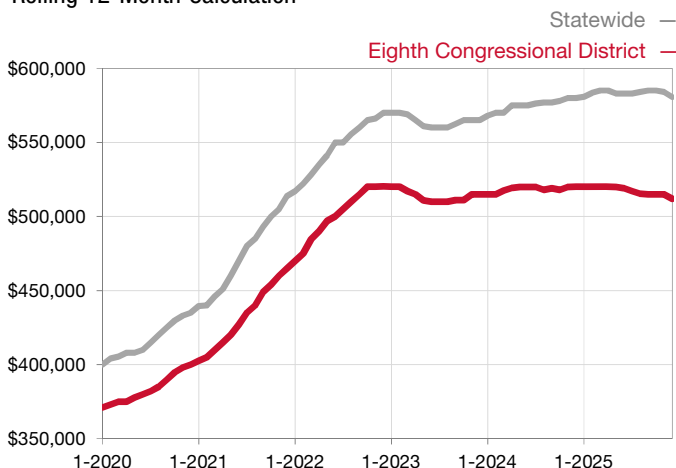
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	81	97	+ 19.8%	2,037	2,283	+ 12.1%
Sold Listings	107	113	+ 5.6%	1,468	1,373	- 6.5%
Median Sales Price*	\$359,950	\$363,000	+ 0.8%	\$375,000	\$370,000	- 1.3%
Average Sales Price*	\$368,825	\$373,224	+ 1.2%	\$378,992	\$374,866	- 1.1%
Percent of List Price Received*	99.1%	98.6%	- 0.5%	99.4%	99.0%	- 0.4%
Days on Market Until Sale	55	75	+ 36.4%	45	59	+ 31.1%
Inventory of Homes for Sale	369	370	+ 0.3%	--	--	--
Months Supply of Inventory	3.0	3.2	+ 6.7%	--	--	--

* 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

