

# Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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are the same!



# Eighth Congressional District

## Single Family

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

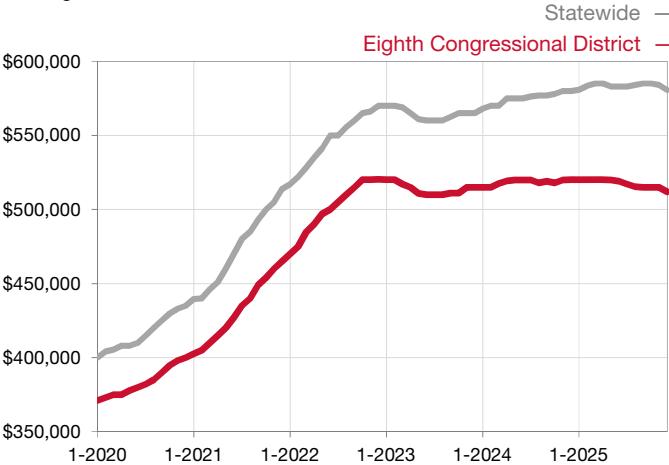
## Townhouse/Condo

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

