

# Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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## First Congressional District

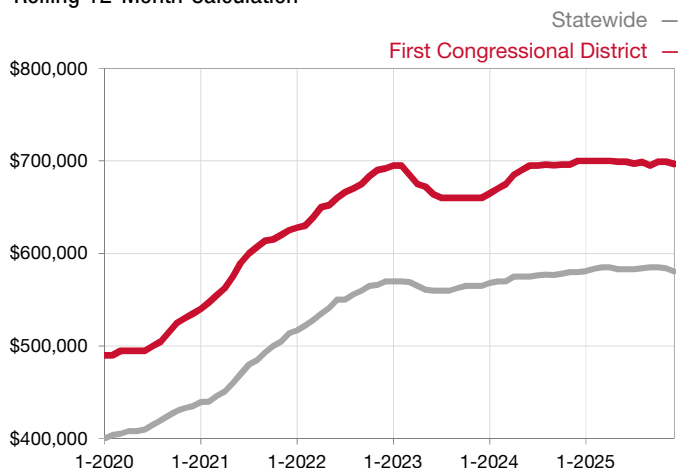
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	234	218	- 6.8%	7,927	8,300	+ 4.7%
Sold Listings	407	419	+ 2.9%	5,744	5,680	- 1.1%
Median Sales Price*	\$689,700	<b>\$675,000</b>	- 2.1%	\$700,000	<b>\$696,775</b>	- 0.5%
Average Sales Price*	\$910,827	<b>\$869,330</b>	- 4.6%	\$879,126	<b>\$878,862</b>	- 0.0%
Percent of List Price Received*	98.4%	<b>97.5%</b>	- 0.9%	99.1%	<b>98.5%</b>	- 0.6%
Days on Market Until Sale	54	60	+ 11.1%	34	42	+ 23.5%
Inventory of Homes for Sale	1,063	824	- 22.5%	--	--	--
Months Supply of Inventory	2.2	1.7	- 22.7%	--	--	--

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

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	161	178	+ 10.6%	5,641	5,975	+ 5.9%
Sold Listings	282	244	- 13.5%	3,402	2,921	- 14.1%
Median Sales Price*	\$390,000	<b>\$372,250</b>	- 4.6%	\$414,900	<b>\$400,000</b>	- 3.6%
Average Sales Price*	\$504,492	<b>\$482,396</b>	- 4.4%	\$531,949	<b>\$504,337</b>	- 5.2%
Percent of List Price Received*	97.7%	<b>97.0%</b>	- 0.7%	98.5%	<b>98.1%</b>	- 0.4%
Days on Market Until Sale	74	83	+ 12.2%	51	64	+ 25.5%
Inventory of Homes for Sale	1,167	1,070	- 8.3%	--	--	--
Months Supply of Inventory	4.1	4.4	+ 7.3%	--	--	--

\* 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

