

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®

**Make Sure
Your Agent is a REALTOR®**

Not all agents
are the same!



First 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	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	\$675,000	- 2.1%	\$700,000	\$696,775	- 0.5%
Average Sales Price*	\$910,827	\$869,330	- 4.6%	\$879,126	\$878,862	- 0.0%
Percent of List Price Received*	98.4%	97.5%	- 0.9%	99.1%	98.5%	- 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.

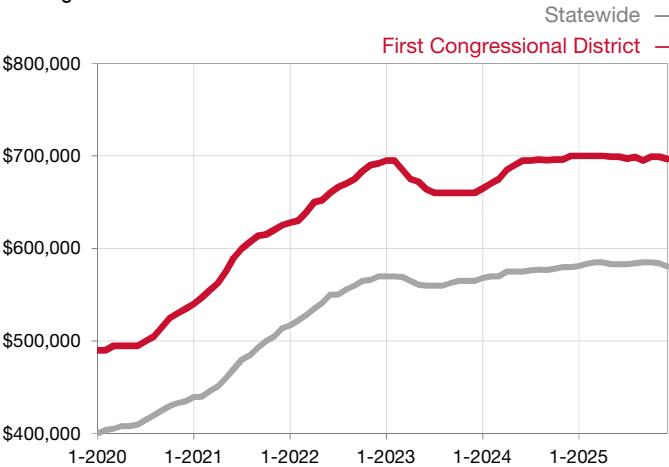
Townhouse/Condo

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	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	\$372,250	- 4.6%	\$414,900	\$400,000	- 3.6%
Average Sales Price*	\$504,492	\$482,396	- 4.4%	\$531,949	\$504,337	- 5.2%
Percent of List Price Received*	97.7%	97.0%	- 0.7%	98.5%	98.1%	- 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%	--	--	--

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Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

