

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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Second Congressional District

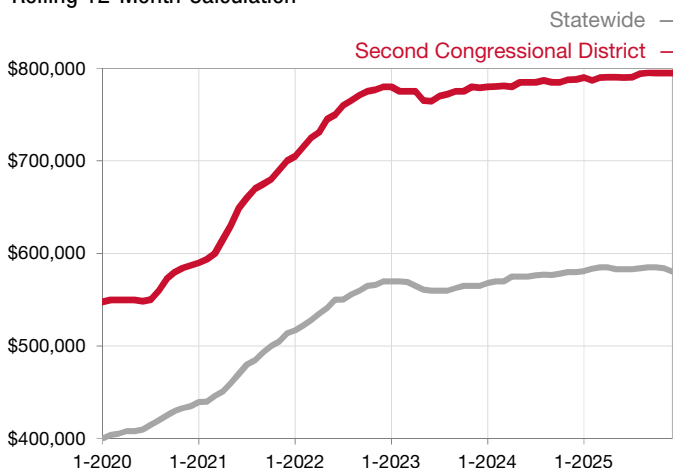
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	396	371	- 6.3%	11,354	12,556	+ 10.6%
Sold Listings	613	653	+ 6.5%	7,707	8,319	+ 7.9%
Median Sales Price*	\$758,500	\$795,000	+ 4.8%	\$788,000	\$795,000	+ 0.9%
Average Sales Price*	\$1,088,818	\$1,121,658	+ 3.0%	\$1,177,327	\$1,186,863	+ 0.8%
Percent of List Price Received*	97.3%	97.2%	- 0.1%	98.1%	97.8%	- 0.3%
Days on Market Until Sale	81	92	+ 13.6%	64	72	+ 12.5%
Inventory of Homes for Sale	2,038	2,056	+ 0.9%	--	--	--
Months Supply of Inventory	3.2	3.0	- 6.3%	--	--	--

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

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	321	342	+ 6.5%	6,628	7,125	+ 7.5%
Sold Listings	354	315	- 11.0%	4,346	4,226	- 2.8%
Median Sales Price*	\$599,450	\$540,000	- 9.9%	\$585,000	\$580,000	- 0.9%
Average Sales Price*	\$913,056	\$841,149	- 7.9%	\$858,962	\$833,676	- 2.9%
Percent of List Price Received*	97.8%	97.2%	- 0.6%	98.2%	97.7%	- 0.5%
Days on Market Until Sale	94	108	+ 14.9%	71	80	+ 12.7%
Inventory of Homes for Sale	1,525	1,586	+ 4.0%	--	--	--
Months Supply of Inventory	4.2	4.5	+ 7.1%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

