

# Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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## Third Congressional District

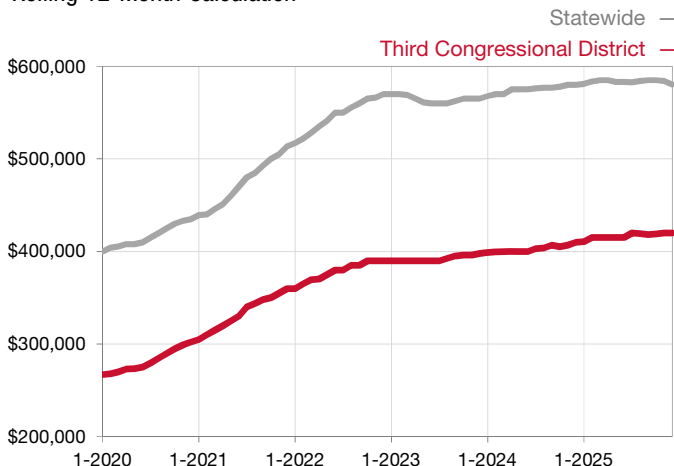
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	672	656	- 2.4%	13,785	14,641	+ 6.2%
Sold Listings	666	705	+ 5.9%	9,147	9,204	+ 0.6%
Median Sales Price*	\$395,000	\$395,000	0.0%	\$409,900	\$419,985	+ 2.5%
Average Sales Price*	\$764,538	\$651,932	- 14.7%	\$746,494	\$784,532	+ 5.1%
Percent of List Price Received*	96.6%	96.3%	- 0.3%	97.5%	97.1%	- 0.4%
Days on Market Until Sale	105	106	+ 1.0%	95	99	+ 4.2%
Inventory of Homes for Sale	3,414	3,656	+ 7.1%	--	--	--
Months Supply of Inventory	4.5	4.8	+ 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.

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	233	122	- 47.6%	2,272	2,377	+ 4.6%
Sold Listings	117	117	0.0%	1,539	1,469	- 4.5%
Median Sales Price*	\$425,000	\$420,000	- 1.2%	\$500,000	\$430,000	- 14.0%
Average Sales Price*	\$1,024,251	\$1,437,955	+ 40.4%	\$1,221,054	\$1,093,607	- 10.4%
Percent of List Price Received*	97.5%	97.0%	- 0.5%	97.4%	97.3%	- 0.1%
Days on Market Until Sale	106	136	+ 28.3%	125	112	- 10.4%
Inventory of Homes for Sale	661	673	+ 1.8%	--	--	--
Months Supply of Inventory	5.2	5.5	+ 5.8%	--	--	--

\* 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

