

Local Market Update for May 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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Second Congressional District

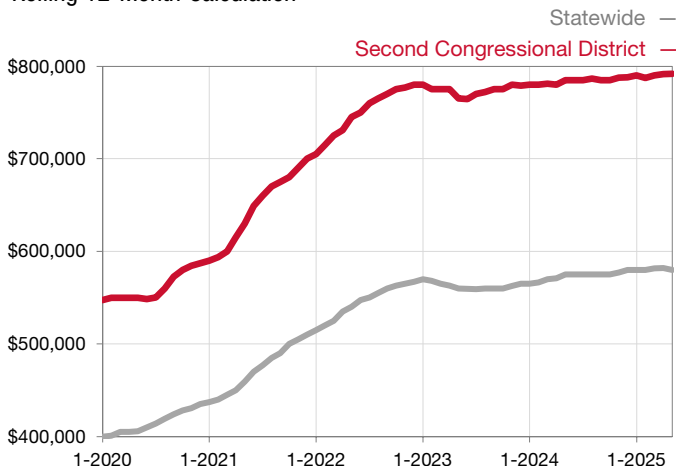
Single Family	May			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	1,414	1,646	+ 16.4%	4,855	5,840	+ 20.3%
Sold Listings	766	827	+ 8.0%	2,976	3,079	+ 3.5%
Median Sales Price*	\$797,475	\$795,000	- 0.3%	\$780,000	\$790,250	+ 1.3%
Average Sales Price*	\$1,132,184	\$1,124,238	- 0.7%	\$1,154,146	\$1,172,136	+ 1.6%
Percent of List Price Received*	98.8%	98.3%	- 0.5%	98.5%	98.2%	- 0.3%
Days on Market Until Sale	52	57	+ 9.6%	65	72	+ 10.8%
Inventory of Homes for Sale	2,423	3,182	+ 31.3%	--	--	--
Months Supply of Inventory	3.8	4.9	+ 28.9%	--	--	--

* 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	May			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	717	826	+ 15.2%	2,873	3,317	+ 15.5%
Sold Listings	400	403	+ 0.8%	1,791	1,652	- 7.8%
Median Sales Price*	\$548,950	\$578,000	+ 5.3%	\$583,000	\$580,000	- 0.5%
Average Sales Price*	\$771,918	\$767,970	- 0.5%	\$885,510	\$845,217	- 4.6%
Percent of List Price Received*	98.5%	98.4%	- 0.1%	98.5%	98.1%	- 0.4%
Days on Market Until Sale	54	72	+ 33.3%	67	76	+ 13.4%
Inventory of Homes for Sale	1,650	2,193	+ 32.9%	--	--	--
Months Supply of Inventory	4.3	6.2	+ 44.2%	--	--	--

* 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

