

# Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



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### Single Family

Key Metrics	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	8	7	- 12.5%	74	65	- 12.2%
Sold Listings	9	3	- 66.7%	55	42	- 23.6%
Median Sales Price*	\$560,000	<b>\$850,000</b>	+ 51.8%	\$560,000	<b>\$685,000</b>	+ 22.3%
Average Sales Price*	\$542,667	<b>\$851,667</b>	+ 56.9%	\$560,695	<b>\$703,370</b>	+ 25.4%
Percent of List Price Received*	98.1%	<b>97.8%</b>	- 0.3%	97.1%	<b>98.0%</b>	+ 0.9%
Days on Market Until Sale	46	<b>99</b>	+ 115.2%	76	<b>79</b>	+ 3.9%
Inventory of Homes for Sale	18	<b>18</b>	0.0%	--	--	--
Months Supply of Inventory	2.8	<b>3.4</b>	+ 21.4%	--	--	--

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

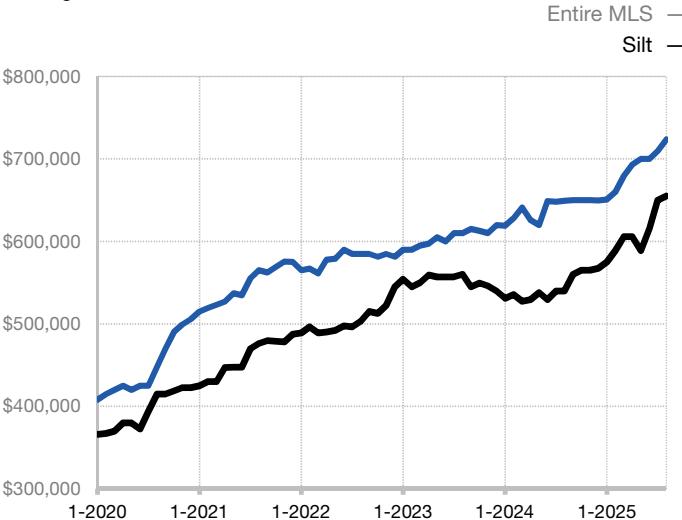
### Townhouse/Condo

Key Metrics	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	1	<b>3</b>	+ 200.0%	7	<b>14</b>	+ 100.0%
Sold Listings	1	<b>6</b>	+ 500.0%	5	<b>9</b>	+ 80.0%
Median Sales Price*	\$265,000	<b>\$407,500</b>	+ 53.8%	\$474,900	<b>\$425,000</b>	- 10.5%
Average Sales Price*	\$265,000	<b>\$379,667</b>	+ 43.3%	\$456,980	<b>\$403,278</b>	- 11.8%
Percent of List Price Received*	98.5%	<b>99.0%</b>	+ 0.5%	100.2%	<b>98.2%</b>	- 2.0%
Days on Market Until Sale	38	<b>81</b>	+ 113.2%	72	<b>71</b>	- 1.4%
Inventory of Homes for Sale	2	<b>3</b>	+ 50.0%	--	--	--
Months Supply of Inventory	1.4	<b>1.4</b>	0.0%	--	--	--

\* 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

