



# Monthly Indicators

## March 2025

Percent changes calculated using year-over-year comparisons.

New Listings were up 26.7 percent for single family homes and 168.0 percent for townhouse-condo properties. Pending Sales landed at 181 for single family homes and 38 for townhouse-condo properties.

The Median Sales Price was down 0.9 percent to \$579,900 for single family homes but increased 8.3 percent to \$438,500 for townhouse-condo properties. Days on Market increased 7.5 percent for single family homes but decreased 11.5 percent for townhouse-condo properties.

Heading into March there were 1.24 million properties for sale, a 5.1% increase from the previous month and a 17% jump from one year ago, for a 3.5-month supply at the current sales pace, according to NAR. While mortgage rates have remained in the mid-to-high 6% range, the additional supply appears to have helped bring some buyers out of the woodwork, even as sales prices continue to rise nationwide.

## Activity Snapshot

<b>- 5.7%</b>	<b>+ 2.7%</b>	<b>+ 2.8%</b>
One-Year Change in <b>Sold Listings</b> All Properties	One-Year Change in <b>Median Sales Price</b> All Properties	One-Year Change in <b>Days on Market</b> All Properties

Residential real estate activity in Area 8 composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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# Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	3-2024	3-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
<b>New Listings</b>		180	<b>228</b>	+ 26.7%	454	<b>576</b>	+ 26.9%
<b>Pending / Under Contract</b>		138	<b>181</b>	+ 31.2%	367	<b>399</b>	+ 8.7%
<b>Sold Listings</b>		118	<b>109</b>	- 7.6%	308	<b>295</b>	- 4.2%
<b>Median Sales Price</b>		\$584,945	<b>\$579,900</b>	- 0.9%	\$529,945	<b>\$555,000</b>	+ 4.7%
<b>Average Sales Price</b>		\$734,658	<b>\$691,357</b>	- 5.9%	\$663,996	<b>\$688,496</b>	+ 3.7%
<b>Pct. of List Price Received</b>		99.5%	<b>98.6%</b>	- 0.9%	99.1%	<b>98.8%</b>	- 0.3%
<b>Days on Market</b>		67	<b>72</b>	+ 7.5%	76	<b>82</b>	+ 7.9%
<b>Affordability Index</b>		68	<b>73</b>	+ 7.4%	76	<b>76</b>	0.0%
<b>Active Listings</b>		234	<b>325</b>	+ 38.9%	--	<b>--</b>	--
<b>Months Supply</b>		1.9	<b>2.7</b>	+ 42.1%	--	<b>--</b>	--

# Townhouse-Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

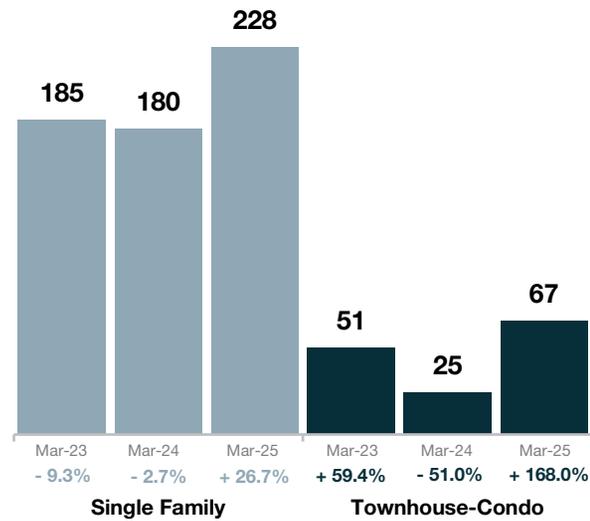


Key Metrics	Historical Sparkbars	3-2024	3-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
<b>New Listings</b>		25	67	+ 168.0%	75	155	+ 106.7%
<b>Pending / Under Contract</b>		29	38	+ 31.0%	66	91	+ 37.9%
<b>Sold Listings</b>		23	24	+ 4.3%	49	57	+ 16.3%
<b>Median Sales Price</b>		\$405,000	\$438,500	+ 8.3%	\$410,000	\$426,575	+ 4.0%
<b>Average Sales Price</b>		\$410,010	\$468,608	+ 14.3%	\$417,391	\$455,751	+ 9.2%
<b>Pct. of List Price Received</b>		100.3%	98.7%	- 1.6%	99.7%	98.7%	- 1.0%
<b>Days on Market</b>		96	85	- 11.5%	97	108	+ 11.3%
<b>Affordability Index</b>		103	97	- 5.8%	102	99	- 2.9%
<b>Active Listings</b>		69	104	+ 50.7%	--	--	--
<b>Months Supply</b>		2.9	4.3	+ 48.3%	--	--	--

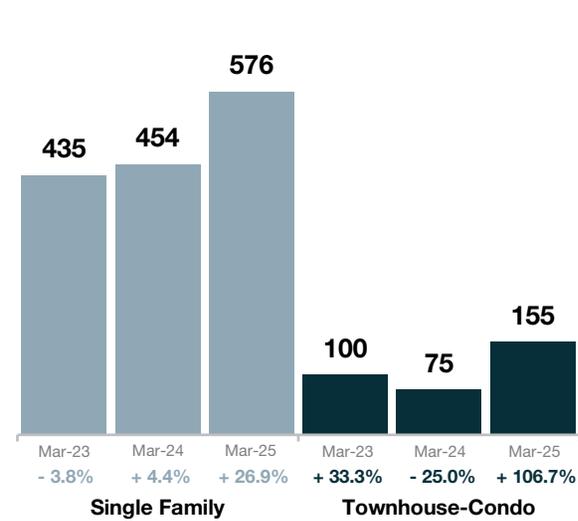
# New Listings



## March

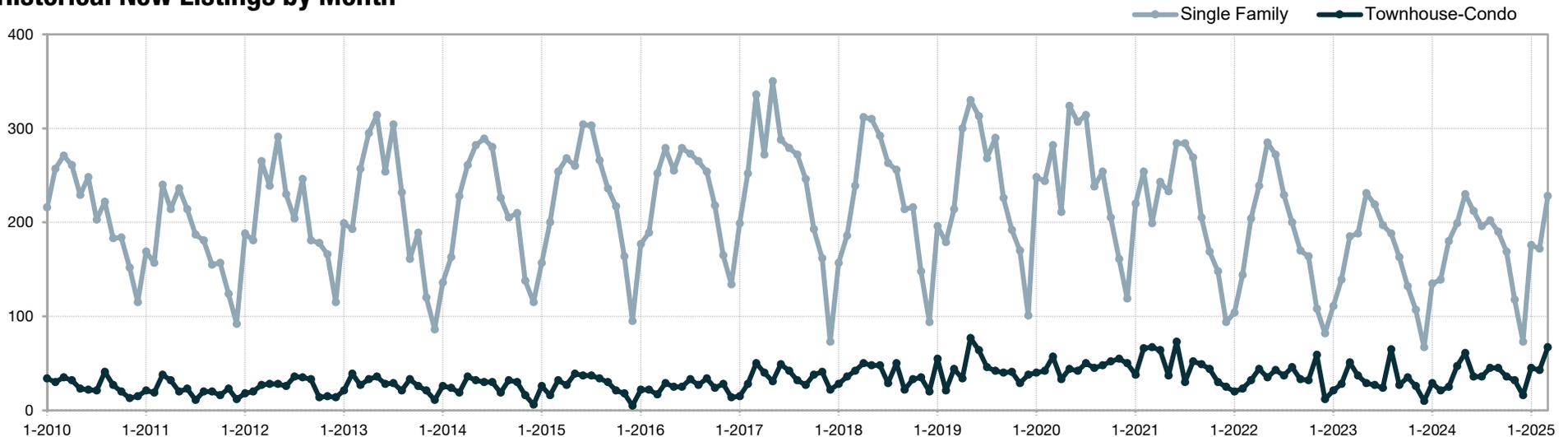


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2024	199	+5.9%	47	+27.0%
May-2024	230	-0.4%	61	+110.3%
Jun-2024	212	-3.2%	36	+33.3%
Jul-2024	196	-0.5%	36	+50.0%
Aug-2024	202	+7.4%	45	-30.8%
Sep-2024	190	+16.6%	45	+66.7%
Oct-2024	169	+28.0%	36	+2.9%
Nov-2024	118	+10.3%	32	+23.1%
Dec-2024	73	+9.0%	16	+60.0%
Jan-2025	176	+30.4%	45	+55.2%
Feb-2025	172	+23.7%	43	+104.8%
<b>Mar-2025</b>	<b>228</b>	<b>+26.7%</b>	<b>67</b>	<b>+168.0%</b>

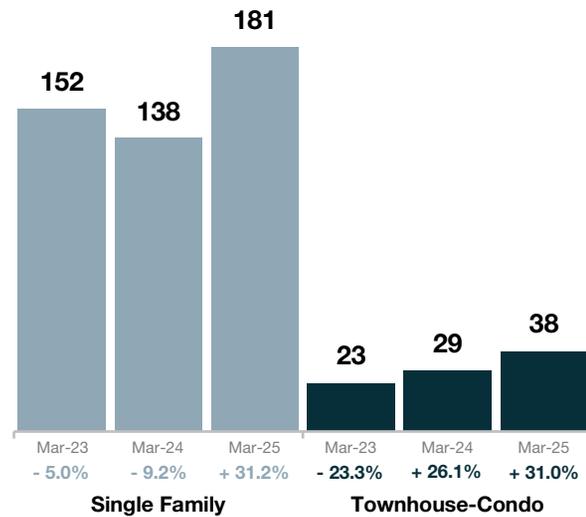
## Historical New Listings by Month



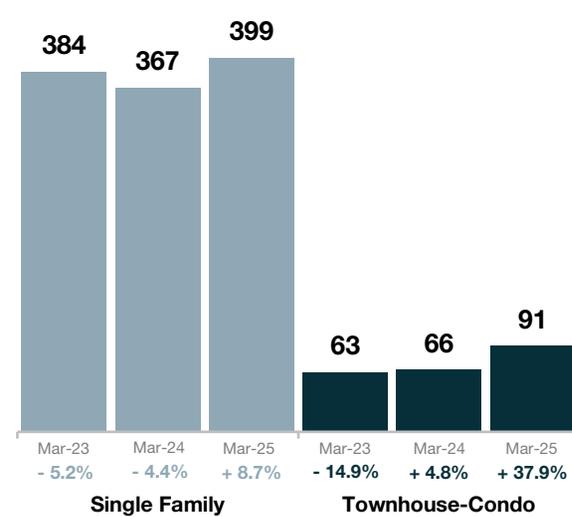
# Pending / Under Contract



## March

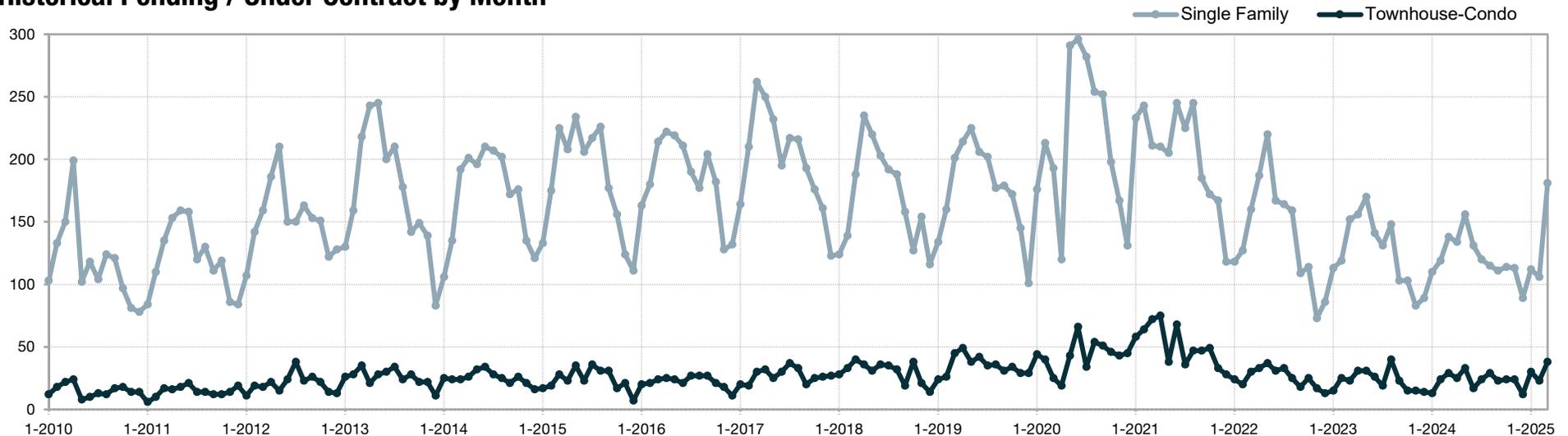


## Year to Date



Pending / Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2024	134	-14.1%	25	-19.4%
May-2024	156	-8.2%	33	+6.5%
Jun-2024	131	-7.1%	17	-34.6%
Jul-2024	120	-8.4%	24	+26.3%
Aug-2024	115	-22.3%	29	-27.5%
Sep-2024	111	+7.8%	23	0.0%
Oct-2024	114	+10.7%	24	+60.0%
Nov-2024	113	+36.1%	24	+60.0%
Dec-2024	89	0.0%	12	-14.3%
Jan-2025	112	+1.8%	30	+130.8%
Feb-2025	106	-10.9%	23	-4.2%
<b>Mar-2025</b>	<b>181</b>	<b>+31.2%</b>	<b>38</b>	<b>+31.0%</b>

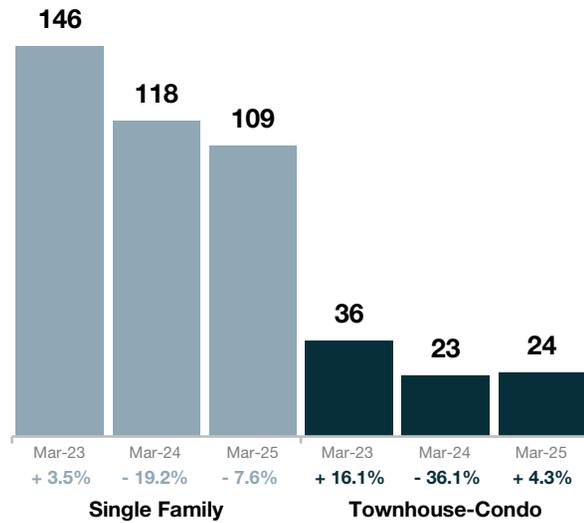
## Historical Pending / Under Contract by Month



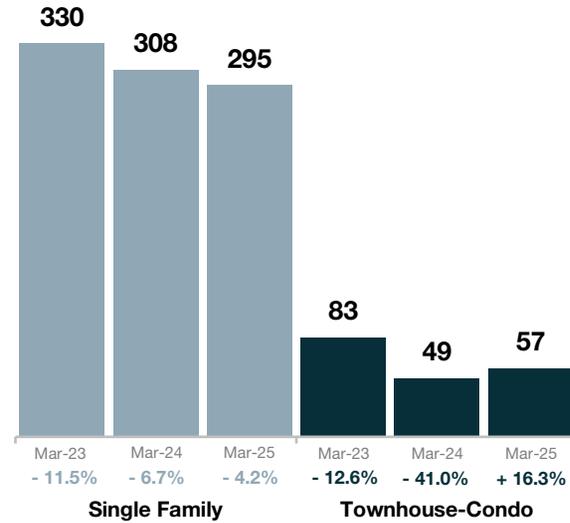
# Sold Listings



## March

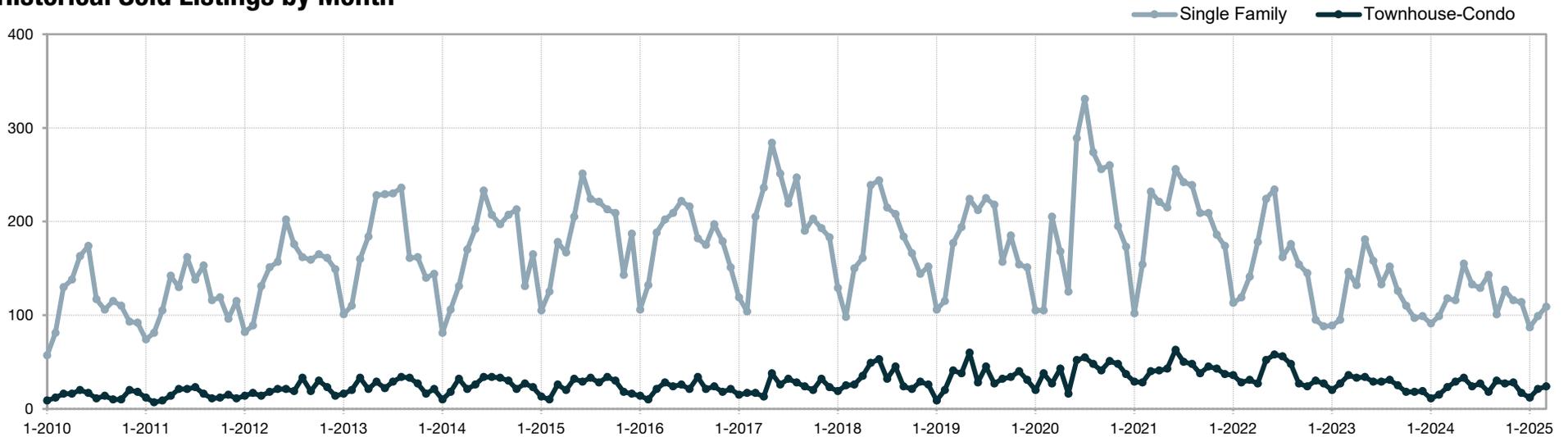


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2024	116	-12.1%	29	-12.1%
May-2024	155	-14.4%	33	-2.9%
Jun-2024	133	-15.8%	24	-17.2%
Jul-2024	129	-3.0%	27	-6.9%
Aug-2024	143	-5.9%	18	-41.9%
Sep-2024	101	-19.8%	30	+20.0%
Oct-2024	127	+15.5%	27	+50.0%
Nov-2024	116	+19.6%	28	+55.6%
Dec-2024	114	+15.2%	17	-10.5%
Jan-2025	87	-4.4%	12	+9.1%
Feb-2025	99	0.0%	21	+40.0%
<b>Mar-2025</b>	<b>109</b>	<b>-7.6%</b>	<b>24</b>	<b>+4.3%</b>

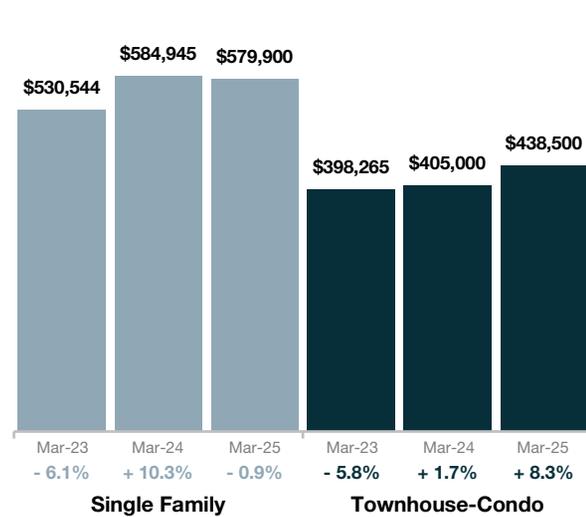
## Historical Sold Listings by Month



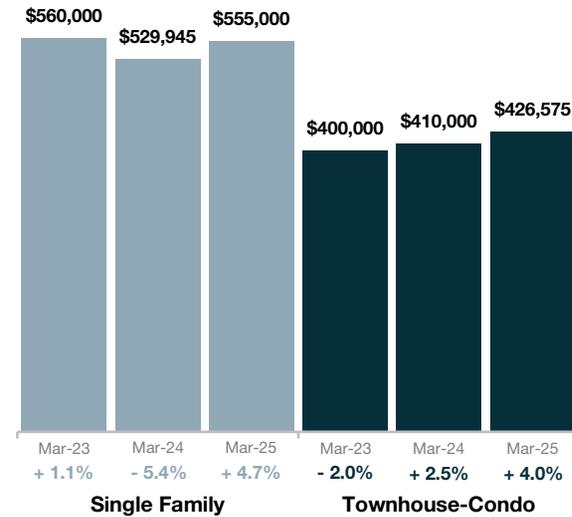
# Median Sales Price



## March

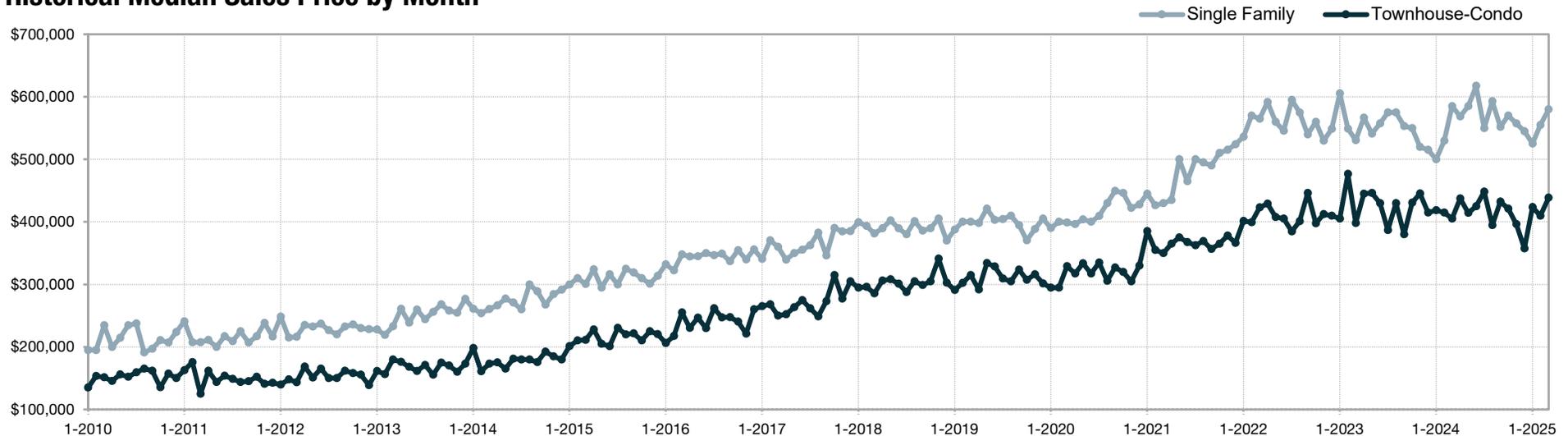


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2024	\$568,750	+0.4%	\$437,281	-1.7%
May-2024	\$585,000	+8.1%	\$414,590	-7.0%
Jun-2024	\$617,500	+10.8%	\$425,000	-1.2%
Jul-2024	\$550,000	-4.3%	\$448,220	+15.8%
Aug-2024	\$593,000	+3.1%	\$394,750	-8.2%
Sep-2024	\$552,000	-0.2%	\$432,463	+13.8%
Oct-2024	\$570,000	+3.6%	\$421,056	-2.3%
Nov-2024	\$557,376	+7.2%	\$396,250	-11.0%
Dec-2024	\$545,000	+5.8%	\$357,500	-13.9%
Jan-2025	\$525,000	+5.0%	\$423,750	+1.3%
Feb-2025	\$555,000	+4.7%	\$410,000	-1.2%
<b>Mar-2025</b>	<b>\$579,900</b>	<b>-0.9%</b>	<b>\$438,500</b>	<b>+8.3%</b>

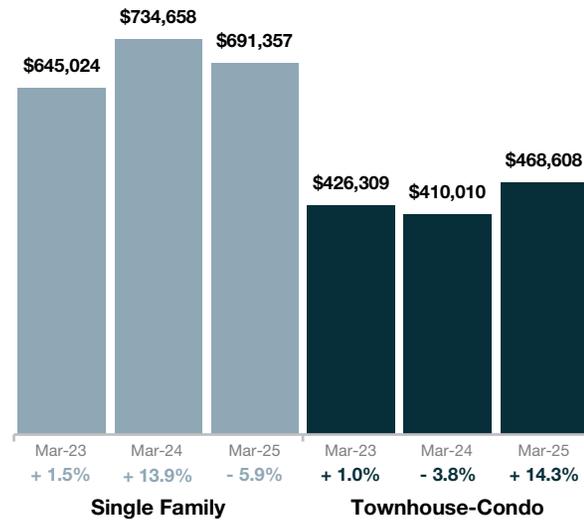
## Historical Median Sales Price by Month



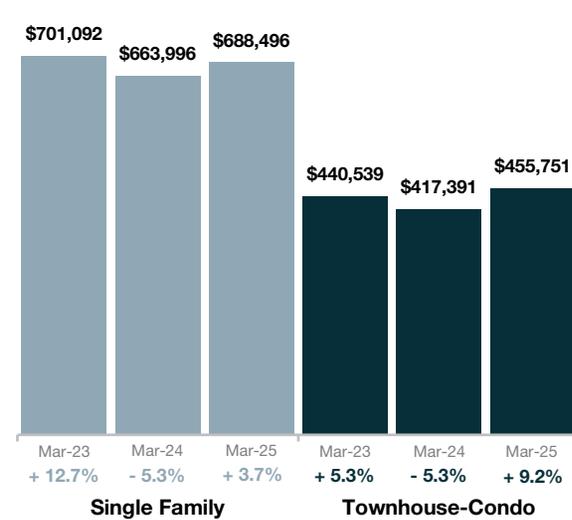
# Average Sales Price



## March

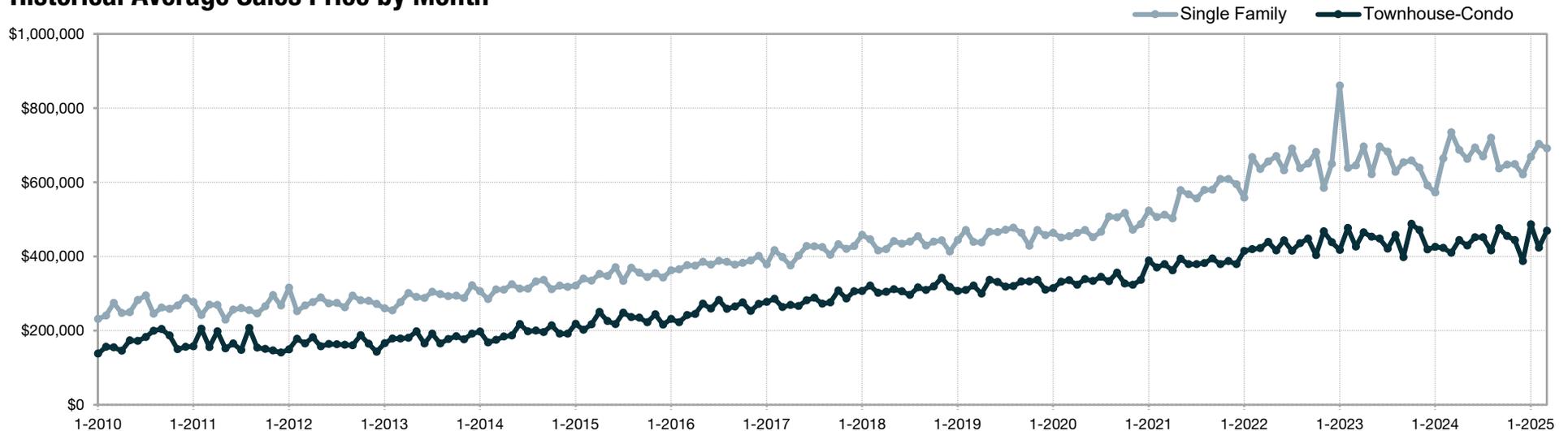


## Year to Date



Average Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2024	\$687,191	-1.3%	\$444,133	-4.5%
May-2024	\$662,355	+6.6%	\$429,053	-5.2%
Jun-2024	\$693,174	-0.4%	\$451,498	+0.7%
Jul-2024	\$669,885	-1.8%	\$451,441	+7.3%
Aug-2024	\$719,674	+14.6%	\$416,034	-9.1%
Sep-2024	\$636,955	-2.5%	\$476,079	+19.6%
Oct-2024	\$647,232	-1.7%	\$454,734	-6.8%
Nov-2024	\$648,897	+1.6%	\$443,564	-5.8%
Dec-2024	\$620,632	+4.9%	\$387,282	-7.6%
Jan-2025	\$668,273	+16.8%	\$486,014	+14.2%
Feb-2025	\$703,117	+5.8%	\$423,763	+0.2%
<b>Mar-2025</b>	<b>\$691,357</b>	<b>-5.9%</b>	<b>\$468,608</b>	<b>+14.3%</b>

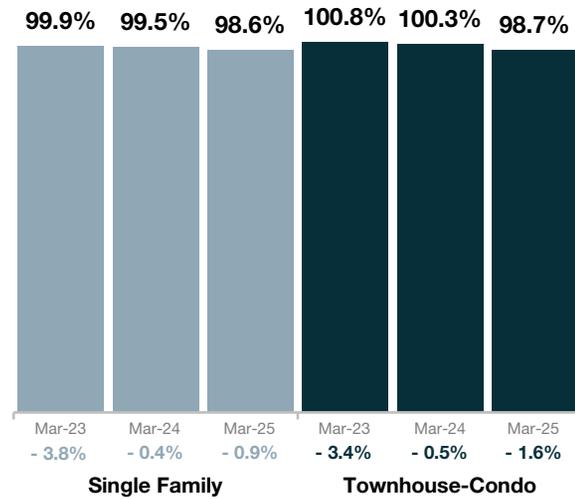
## Historical Average Sales Price by Month



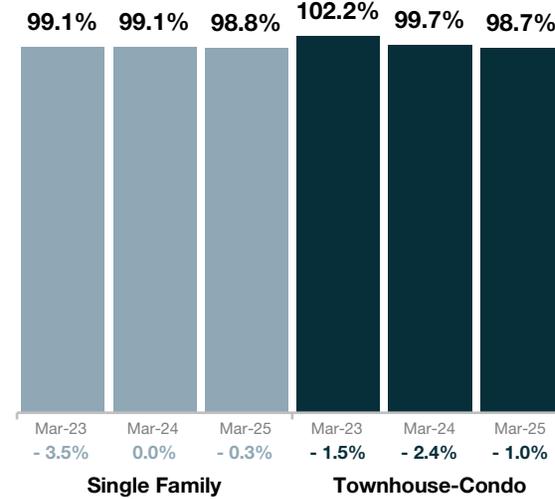
# Percent of List Price Received



## March

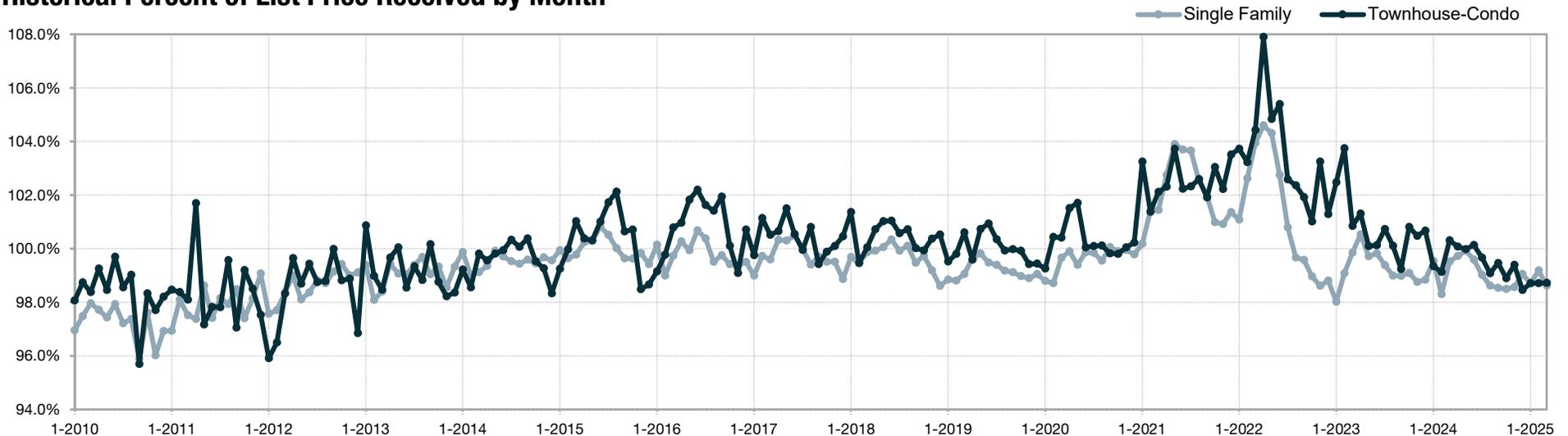


## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2024	99.7%	-0.8%	100.1%	-1.2%
May-2024	99.9%	+0.2%	100.0%	-0.1%
Jun-2024	99.6%	-0.2%	100.1%	0.0%
Jul-2024	99.0%	-0.4%	99.7%	-1.0%
Aug-2024	98.6%	-0.4%	99.1%	-1.0%
Sep-2024	98.5%	-0.5%	99.5%	+0.3%
Oct-2024	98.5%	-0.6%	98.9%	-1.9%
Nov-2024	98.6%	-0.2%	99.4%	-1.1%
Dec-2024	99.1%	+0.3%	98.5%	-2.2%
Jan-2025	98.7%	-0.8%	98.7%	-0.6%
Feb-2025	99.2%	+0.9%	98.7%	-0.4%
<b>Mar-2025</b>	<b>98.6%</b>	<b>-0.9%</b>	<b>98.7%</b>	<b>-1.6%</b>

## Historical Percent of List Price Received by Month

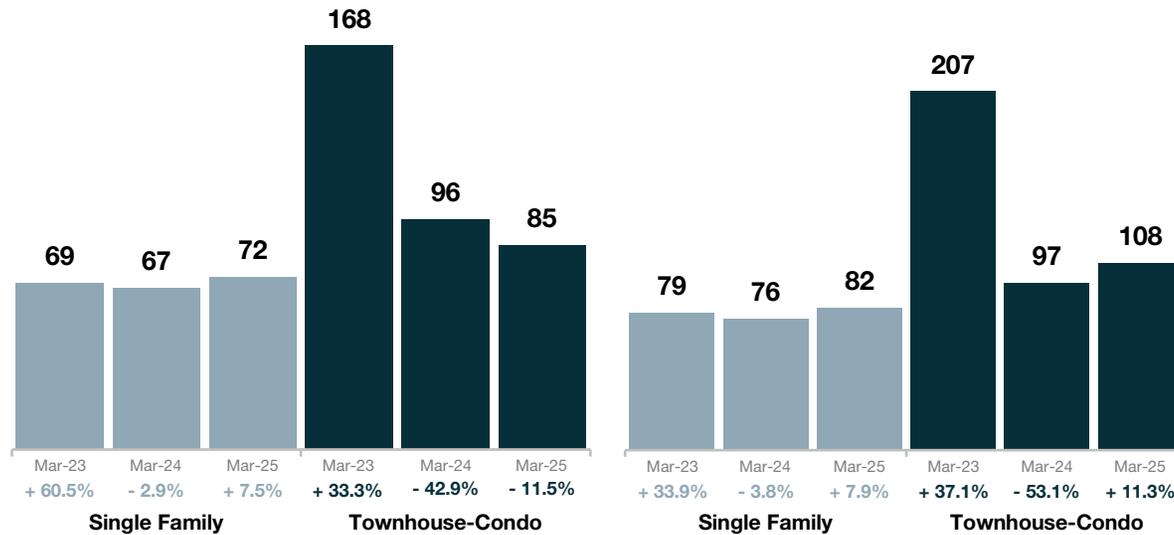


# Days on Market Until Sale



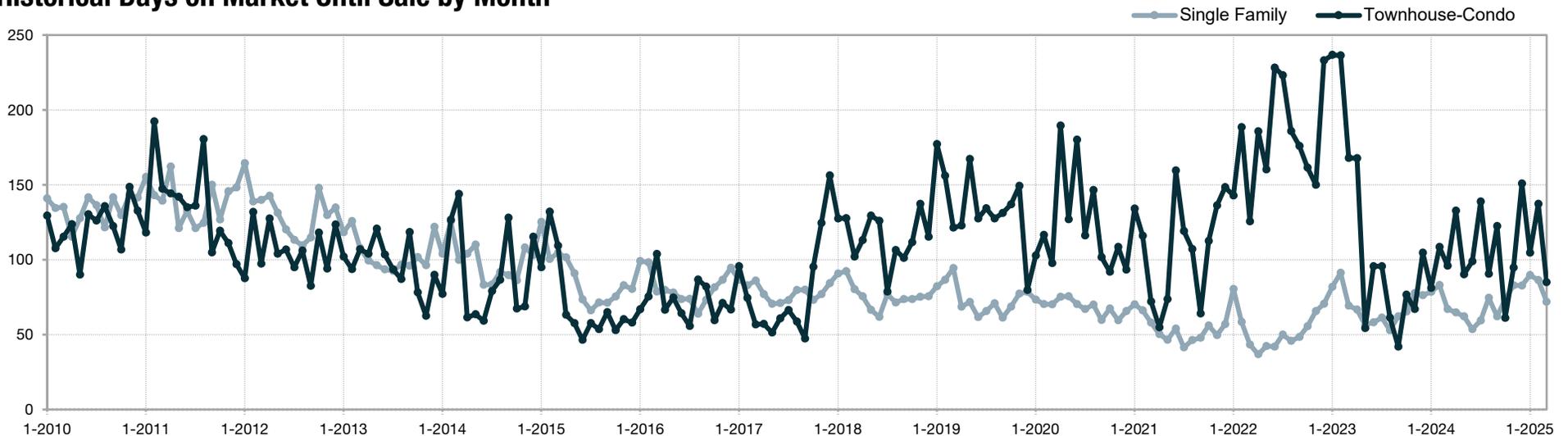
## March

## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2024	65	-3.0%	133	-20.8%
May-2024	62	+10.7%	90	+66.7%
Jun-2024	54	-6.9%	99	+3.1%
Jul-2024	59	-3.3%	139	+44.8%
Aug-2024	75	+41.5%	91	+49.2%
Sep-2024	62	0.0%	123	+192.9%
Oct-2024	74	+13.8%	61	-20.8%
Nov-2024	83	+6.4%	95	+41.8%
Dec-2024	83	+9.2%	151	+43.8%
Jan-2025	90	+13.9%	105	+29.6%
Feb-2025	86	+3.6%	137	+25.7%
<b>Mar-2025</b>	<b>72</b>	<b>+7.5%</b>	<b>85</b>	<b>-11.5%</b>

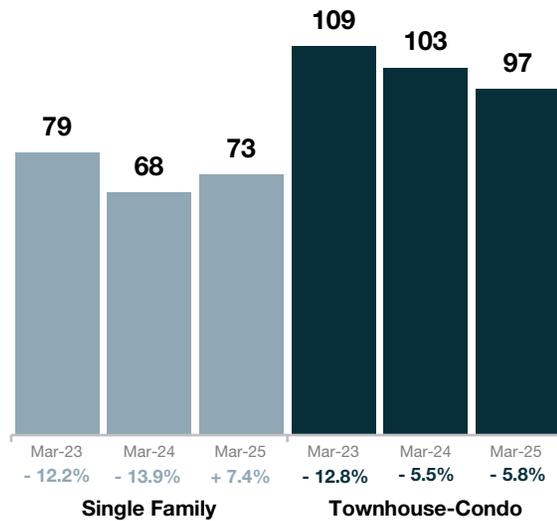
## Historical Days on Market Until Sale by Month



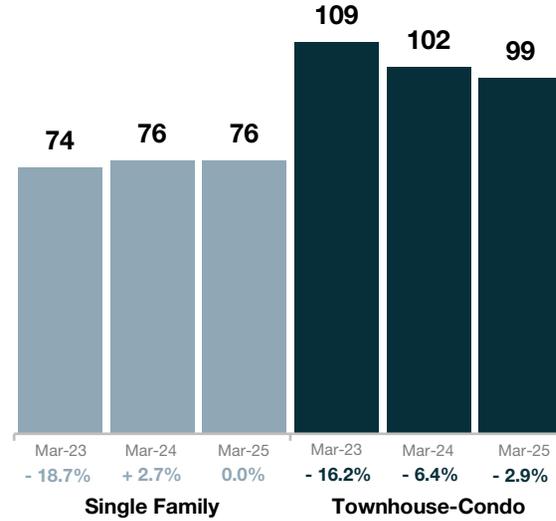
# Housing Affordability Index



## March

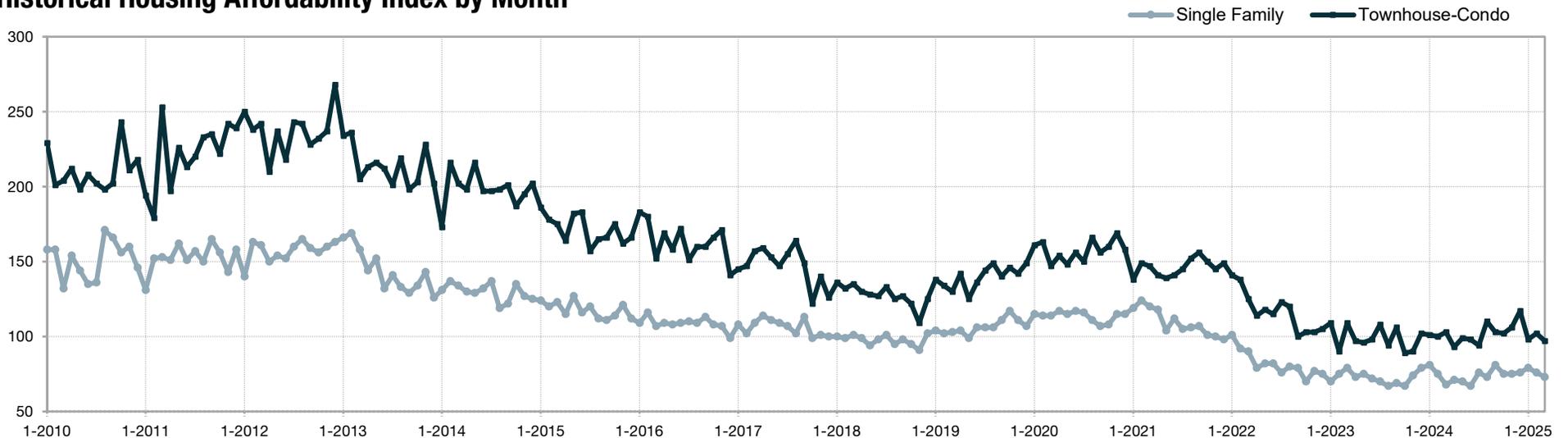


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2024	71	-2.7%	93	-4.1%
May-2024	70	-6.7%	99	+3.1%
Jun-2024	67	-6.9%	98	0.0%
Jul-2024	76	+8.6%	94	-13.0%
Aug-2024	73	+9.0%	110	+17.0%
Sep-2024	81	+17.4%	103	-2.8%
Oct-2024	75	+11.9%	102	+14.6%
Nov-2024	75	+1.4%	106	+17.8%
Dec-2024	76	-3.8%	117	+14.7%
Jan-2025	79	-2.5%	98	-3.0%
Feb-2025	76	+1.3%	102	+2.0%
<b>Mar-2025</b>	<b>73</b>	<b>+7.4%</b>	<b>97</b>	<b>-5.8%</b>

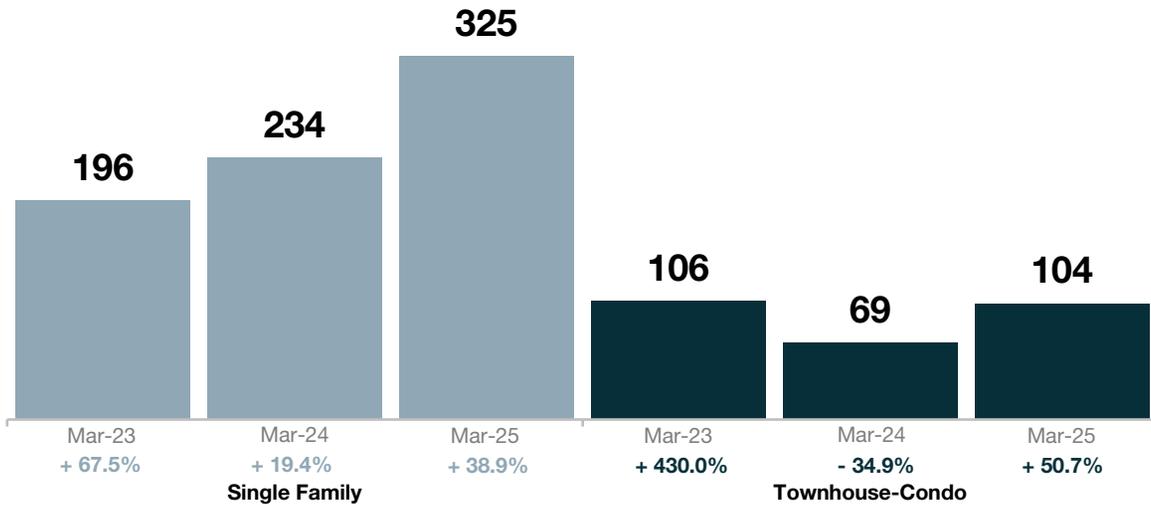
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

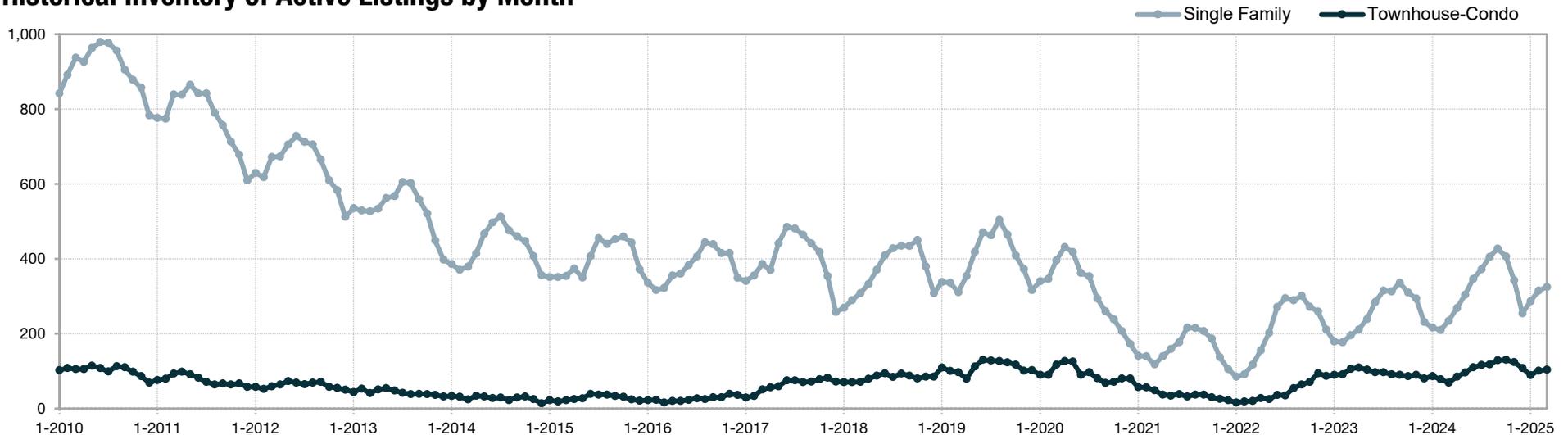


## March



Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2024	268	+27.0%	85	-22.0%
May-2024	304	+27.2%	96	-7.7%
Jun-2024	346	+21.8%	110	+13.4%
Jul-2024	372	+18.1%	116	+19.6%
Aug-2024	405	+29.4%	118	+29.7%
Sep-2024	427	+27.1%	129	+43.3%
Oct-2024	406	+31.0%	130	+51.2%
Nov-2024	343	+16.7%	124	+37.8%
Dec-2024	254	+10.0%	108	+35.0%
Jan-2025	286	+32.4%	89	+3.5%
Feb-2025	315	+50.0%	101	+29.5%
<b>Mar-2025</b>	<b>325</b>	<b>+38.9%</b>	<b>104</b>	<b>+50.7%</b>

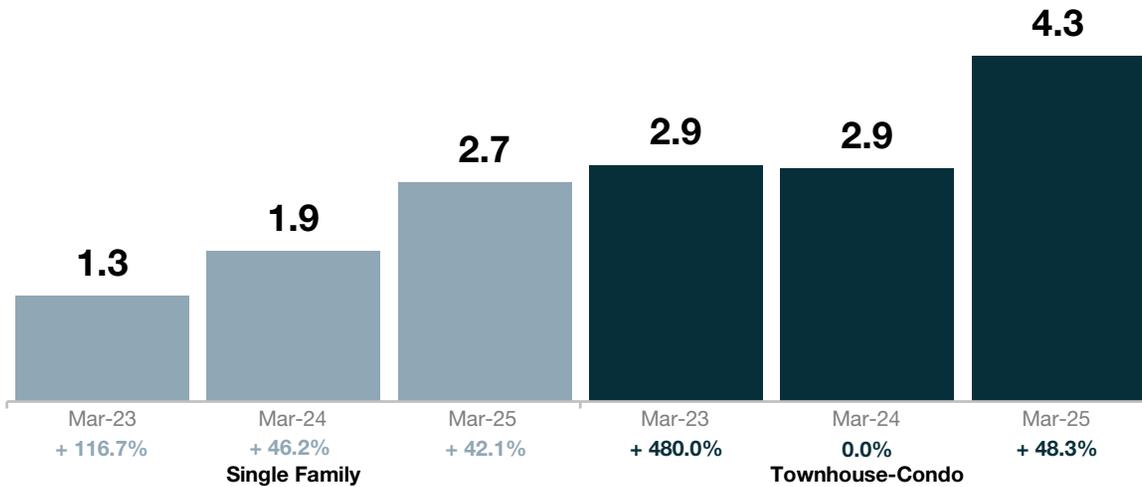
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory



## March



Months Supply	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2024	2.2	+46.7%	3.6	+20.0%
May-2024	2.5	+47.1%	4.1	+36.7%
Jun-2024	2.9	+38.1%	4.8	+60.0%
Jul-2024	3.1	+29.2%	5.1	+59.4%
Aug-2024	3.4	+41.7%	5.4	+74.2%
Sep-2024	3.7	+42.3%	5.8	+87.1%
Oct-2024	3.5	+40.0%	5.7	+90.0%
Nov-2024	2.9	+26.1%	5.2	+57.6%
Dec-2024	2.1	+16.7%	4.6	+53.3%
Jan-2025	2.4	+41.2%	3.8	+15.2%
Feb-2025	2.6	+52.9%	4.2	+35.5%
<b>Mar-2025</b>	<b>2.7</b>	<b>+42.1%</b>	<b>4.3</b>	<b>+48.3%</b>

## Historical Months Supply of Inventory by Month



# Total Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



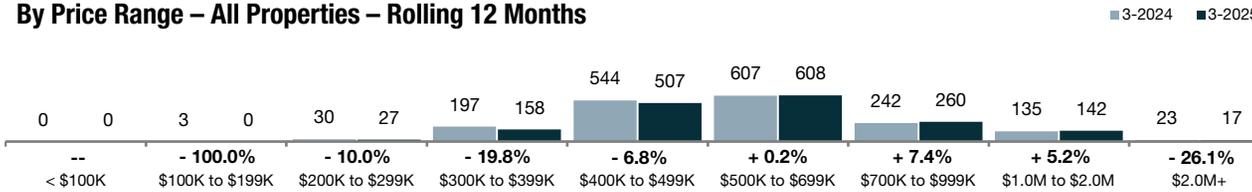
Key Metrics	Historical Sparkbars	3-2024	3-2025	Percent Change	YTD-2024	YTD-2025	Percent Change
<b>New Listings</b>		205	<b>295</b>	+ 43.9%	529	<b>731</b>	+ 38.2%
<b>Pending / Under Contract</b>		167	<b>219</b>	+ 31.1%	433	<b>490</b>	+ 13.2%
<b>Sold Listings</b>		141	<b>133</b>	- 5.7%	357	<b>352</b>	- 1.4%
<b>Median Sales Price</b>		\$535,382	<b>\$550,000</b>	+ 2.7%	\$513,220	<b>\$539,000</b>	+ 5.0%
<b>Average Sales Price</b>		\$681,701	<b>\$651,162</b>	- 4.5%	\$630,148	<b>\$650,807</b>	+ 3.3%
<b>Pct. of List Price Received</b>		99.6%	<b>98.6%</b>	- 1.0%	99.2%	<b>98.8%</b>	- 0.4%
<b>Days on Market</b>		72	<b>74</b>	+ 2.8%	78	<b>86</b>	+ 10.3%
<b>Affordability Index</b>		75	<b>77</b>	+ 2.7%	78	<b>79</b>	+ 1.3%
<b>Active Listings</b>		303	<b>429</b>	+ 41.6%	--	--	--
<b>Months Supply</b>		2.0	<b>3.0</b>	+ 50.0%	--	--	--

# Sold Listings

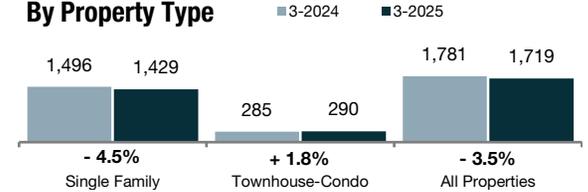
Actual sales that have closed in a given month.



## By Price Range – All Properties – Rolling 12 Months



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	3-2024	3-2025	Change	3-2024	3-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	3	0	-100.0%	0	0	--
\$200,000 to \$299,999	16	16	0.0%	14	11	-21.4%
\$300,000 to \$399,999	88	63	-28.4%	109	95	-12.8%
\$400,000 to \$499,999	454	383	-15.6%	90	124	+37.8%
\$500,000 to \$699,999	543	557	+2.6%	64	51	-20.3%
\$700,000 to \$999,999	234	252	+7.7%	8	8	0.0%
\$1,000,000 to \$1,999,999	135	141	+4.4%	0	1	--
\$2,000,000 and Above	23	17	-26.1%	0	0	--
<b>All Price Ranges</b>	<b>1,496</b>	<b>1,429</b>	<b>-4.5%</b>	<b>285</b>	<b>290</b>	<b>+1.8%</b>

### Compared to Prior Quarter

By Price Range	Single Family			Townhouse-Condo		
	2-2025	3-2025	Change	2-2025	3-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	0	--	0	0	--
\$200,000 to \$299,999	1	1	0.0%	3	0	-100.0%
\$300,000 to \$399,999	3	7	+133.3%	6	6	0.0%
\$400,000 to \$499,999	27	24	-11.1%	8	12	+50.0%
\$500,000 to \$699,999	44	41	-6.8%	4	5	+25.0%
\$700,000 to \$999,999	12	23	+91.7%	0	1	--
\$1,000,000 to \$1,999,999	11	11	0.0%	0	0	--
\$2,000,000 and Above	1	2	+100.0%	0	0	--
<b>All Price Ranges</b>	<b>99</b>	<b>109</b>	<b>+10.1%</b>	<b>21</b>	<b>24</b>	<b>+14.3%</b>

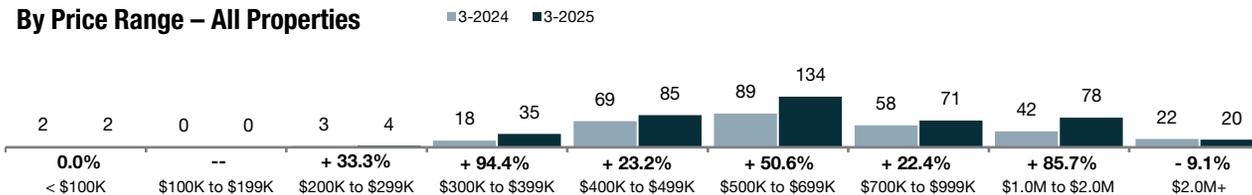
### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	3-2024	3-2025	Change	3-2024	3-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	0	--	0	0	--
\$200,000 to \$299,999	6	2	-66.7%	3	3	0.0%
\$300,000 to \$399,999	29	17	-41.4%	18	14	-22.2%
\$400,000 to \$499,999	87	78	-10.3%	20	26	+30.0%
\$500,000 to \$699,999	107	116	+8.4%	8	12	+50.0%
\$700,000 to \$999,999	44	47	+6.8%	0	2	--
\$1,000,000 to \$1,999,999	27	30	+11.1%	0	0	--
\$2,000,000 and Above	8	5	-37.5%	0	0	--
<b>All Price Ranges</b>	<b>308</b>	<b>295</b>	<b>-4.2%</b>	<b>49</b>	<b>57</b>	<b>+16.3%</b>

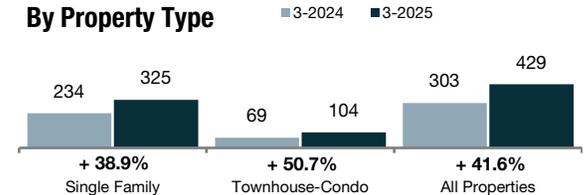
# Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

## By Price Range – All Properties



## By Property Type



### Year over Year

By Price Range	Single Family			Townhouse-Condo		
	3-2024	3-2025	Change	3-2024	3-2025	Change
\$99,999 and Below	2	2	0.0%	0	0	--
\$100,000 to \$199,999	0	0	--	0	0	--
\$200,000 to \$299,999	2	2	0.0%	1	2	+100.0%
\$300,000 to \$399,999	4	4	0.0%	14	31	+121.4%
\$400,000 to \$499,999	38	49	+28.9%	31	36	+16.1%
\$500,000 to \$699,999	74	109	+47.3%	15	25	+66.7%
\$700,000 to \$999,999	53	68	+28.3%	5	3	-40.0%
\$1,000,000 to \$1,999,999	39	71	+82.1%	3	7	+133.3%
\$2,000,000 and Above	22	20	-9.1%	0	0	--
<b>All Price Ranges</b>	<b>234</b>	<b>325</b>	<b>+38.9%</b>	<b>69</b>	<b>104</b>	<b>+50.7%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	2-2025	3-2025	Change	2-2025	3-2025	Change
\$99,999 and Below	2	2	0.0%	0	0	--
\$100,000 to \$199,999	0	0	--	0	0	--
\$200,000 to \$299,999	0	2	--	1	2	+100.0%
\$300,000 to \$399,999	9	4	-55.6%	28	31	+10.7%
\$400,000 to \$499,999	61	49	-19.7%	49	36	-26.5%
\$500,000 to \$699,999	84	109	+29.8%	23	25	+8.7%
\$700,000 to \$999,999	77	68	-11.7%	0	3	--
\$1,000,000 to \$1,999,999	64	71	+10.9%	0	7	--
\$2,000,000 and Above	18	20	+11.1%	0	0	--
<b>All Price Ranges</b>	<b>315</b>	<b>325</b>	<b>+3.2%</b>	<b>101</b>	<b>104</b>	<b>+3.0%</b>

### Year to Date

Property Type	3-2024	3-2025	Change
Single Family	234	325	+38.9%
Townhouse-Condo	69	104	+50.7%
All Properties	303	429	+41.6%

There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

# Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



<b>New Listings</b>	A measure of how much new supply is coming onto the market from sellers.
<b>Pending / Under Contract</b>	A count of all listings that went into Pending status during the reported period. Pending listings are counted at the end of the reported period only once. So if a listing goes into, out of and back into Pending status during the reporting period, it is counted just one time. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a leading indicator of buyer demand. The Pending/Under Contract metric includes Pending, Active/Backup and Active/First Right.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<b>Median Sales Price</b>	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
<b>Average Sales Price</b>	A sum of all home sales prices divided by total number of sales.
<b>Percent of List Price Received</b>	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
<b>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<b>Housing Affordability Index</b>	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.
<b>Active Listings</b>	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
<b>Months Supply of Inventory</b>	A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A seller's market has a lower number, reflecting more buyers relative to homes for sale.